The Reverend Rowland Hill Almshouse Charity

Annual Report and Unaudited Financial Statements
Year ended 31 December 2025

Charity number: 233324
Registered Provider Code: AO333

Contents

Reference and Administrative Details	2
Trustees Report	
Objectives & Activities	3
Structure, Governance & Management	3
Finance Review	4
Statement of Trustees' Responsibilities	5
Independent Examiner's Report	6
Statement of Financial Activities (including Income & Expenditure account)	7
Balance Sheet	8
Notes to Financial Statements	9

REFERENCE AND ADMINISTRATIVE DETAILS

Charity Number 233324

Registered Provider Code AO333

Trustees

The following trustees served during the year:

Mrs J Robinson	
Mr P Carruthers	
Mr E Mills	
Mr R Clarke	
Mrs R York	resigned 08.09.25
Mr M Gani	appointed 23.06.25 – resigned 13.04.26
Mr J Lewis	appointed 23.06.25

Key Management Personnel

Chair	Mr P Carruthers
Clerk	Mr P Sutton

Principle place of business

4 Tabernacle Cottages
Tabernacle Pitch
Wotton under Edge
Glos
GL12 7ED

Independent Examiner

Mrs J Roberts
Willow Accountancy Ltd
Tortworth Lodge
Tortworth
Wotton under Edge
South Gloucestershire
GL12 8HG

Bank

Lloyds Bank
12 Rowcroft
Stroud
Glos
GL5 4AD

TRUSTEES REPORT

The trustees present their report and financial statements for the year ended 31 December 2025.

The Reverend Hill Almshouse Charity is an unincorporated charity registered in England and Wales.

OBJECTIVES AND ACTIVITIES

Objects of the Charity

The almshouses belonging to the Charity and the property occupied therewith shall be appropriated and used for accommodation. The residents shall be poor aged persons of good character who shall be appointed in the following order of preference:

1. Women who are former member of the Reverend Rowland Hill's Tabernacle, at Wotton under Edge, or who are members of the Wotton under Edge United Church
2. Women who are resident in Wotton under Edge and the neighbourhood thereof
3. Men who are former member of said Tabernacle or who are members of the said United Church
4. Men who are resident in Wotton under edge and the neighbourhood thereof

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Charity should undertake.

Achievements and performance

The Charity provided seven units which were let unfurnished. There were 0 months of voids during the year ended 31 December 2025.

STRUCTURE, GOVERNANCE & MANAGEMENT

The Charities of the Reverend Rowland Hill and Others are regulated by Schemes of the Charity Commissioners dated 1 August 1962 and 31 October 1985 as amended on 27 June 2018. The Charities comprise of:

1. The Charities of the Reverend Rowland Hill for almshouses
2. The Charity of the Reverend Rowland Hill for clothing
3. The Charity of Mary Croome
4. The Charity known as the Childs Trust
5. The Charity known as the Friend in Need Trust

The above charities are administered and managed together as one charity under the title of The Reverend Rowland Hill Almshouse Charity (Charity Number 233324)

The Charity is regulated by the Regulator of Social Housing.

The body of Trustees must consist of two Nominative Trustees and **four** Co-optative Trustees. Current Trustees are listed on page 2. The Nominative Trustees are members of Wotton United Church. The Co-optative Trustees are those who through residence, occupation or community standing have the skills and/or knowledge to be an asset to the trustee body. Each appointment is for the term of four years

The charity employs the services of a self-employed administrator who works under the direction of policies and practices set out by the Trustees. The administrator reports to every Trustee meeting.

FINANCIAL REVIEW

The results for the year and the financial position at the year-end were considered satisfactory by the Trustees. 2025 saw the 5 yearly re-valuation of the property which was again conducted by Bennett Jones Partnership. Bennett Jones felt that the basis of the re-valuation should change and this resulted in a significant reduction in the property valuation.

Reserves Policy

The Trustees policy on reserves is to aim for the Charity to have sufficient reserves to cover repairs and refurbishment costs. The Charity's free reserves at 31 December 2025 were £20,405 (2024: £19,425).

Going Concern

At the time of approving the financial statements the Trustees have a reasonable expectation that the charity has adequate resources to continue in the operational existence for the foreseeable future. Thus, the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

STATEMENT OF TRUSTEES RESPONSIBILITIES

The charity trustees are responsible for preparing a trustees annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements and accompanying notes; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. The Trustees are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the charity's trustees

Signed.....Paul Carruthers..... Date.....22/06/2026.....

Paul Carruthers (Chair of trustees)

Independent Examiner's Report to the trustee of The Reverend Rowland Hill Almshouse Charity

I report to the trustees on my examination of the financial statements of The Reverend Rowland Hill Almshouse Charity for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity's trustee you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I can confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- the accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Jo Roberts
signed on 24/06/2026, 11:42:13 BST

Mrs Jo Roberts
Willow Accountancy Ltd
Tortworth Lodge
Tortworth
Wotton under Edge
GL12 8HG
18 June 2026

The Reverend Rowland Hill Almshouse Charity
Statement of Financial Activities

for the year ended 31 December 2025

	Notes	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income and endowments from:				
Donations and legacies	2	180	180	250
Charitable activities	3	27,729	27,729	25,283
Investments	4	396	396	396
Total		28,305	28,305	25,929
Expenditure on:				
Charitable activities	5	26,266	26,266	27,498
Other	6	480	480	480
Total		26,746	26,746	27,978
Net (losses)/gains on investments		(89,079)	(89,079)	267
Net expenditure		(87,520)	(87,520)	(1,782)
Transfers between funds		-	-	-
Net expenditure before other gains/(losses)		(87,520)	(87,520)	(1,782)
Other gains and losses				
Net movement in funds		(87,520)	(87,520)	(1,782)
Reconciliation of funds:				
Total funds brought forward		199,425	199,425	201,207
Total funds carried forward		111,905	111,905	199,425

The Reverend Rowland Hill Almshouse Charity

Balance Sheet

at 31 December 2025

Charity No. 233324

		2025	2024
		£	£
Fixed assets			
Tangible assets	9	91,500	180,000
Investments	10	11,524	12,103
		103,024	192,103
Current assets			
Debtors	11	1,204	1,304
Cash at bank and in hand		8,877	7,280
		10,081	8,584
Creditors: Amount falling due within one year	12	(1,200)	(1,262)
Net current assets		8,881	7,322
Total assets less current liabilities		111,905	199,425
Net assets excluding pension asset or liability		111,905	199,425
Total net assets		111,905	199,425
The funds of the charity			
Unrestricted funds	13		
General funds		37,476	36,496
		37,476	36,496
Reserves	13		
Revaluation reserve		74,429	162,929
		74,429	162,929
Total funds		111,905	199,425

Approved by the trustees on 22 June 2026

And signed on their behalf by:

P. Carruthers
Trustee
22 June 2026

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic if Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

Fund accounting

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Designated funds	These are unrestricted funds earmarked by the trustees for particular purposes.
Revaluation funds	These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.
Restricted funds	These are available for use subject to restrictions imposed by the donor or through terms of an appeal.

Income

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
Tax reclaims on donations and gifts	Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.
Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
Volunteer help	The value of any volunteer help received is not included in the accounts.
Investment income	This is included in the accounts when receivable.
Gains/(losses) on revaluation of fixed assets	This includes any gain or loss resulting from revaluing investments to market value at the end of the year.
Gains/(losses) on investment assets	This includes any gain or loss on the sale of investments.

Expenditure

Recognition of expenditure	Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Governance costs	These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.
Other expenditure	These are support costs not allocated to a particular activity.

Taxation

The charity is exempt from tax on its charitable activities.

Freehold investment property

Investment properties are measured initially at cost and subsequently at fair value at each balance sheet date and are not depreciated. All gains or losses are taken to the Statement of Financial Activities as they arise.

Trade and other debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

2 Income from donations and legacies

	Unrestricted	Total 2025	Total 2024
	£	£	£
Donations	180	180	250
	180	180	250

3 Income from charitable activities

	Unrestricted	Total 2025	Total 2024
	£	£	£
Rental Income	27,322	27,322	24,922
Other Operating Income	397	397	348
Miscellaneous Income	10	10	13
	27,729	27,729	25,283

4 Income from investments

	Unrestricted	Total 2025	Total 2024
	£	£	£
Interest & Dividend Income	396	396	396
	396	396	396

5 Expenditure on charitable activities

	Unrestricted	Total 2025	Total 2024
	£	£	£
Expenditure on charitable activities			
Property & Site Maintenance	17,643	17,643	19,929
Insurance	1,478	1,478	1,252
Utilities (including Care Line)	3,457	3,457	3,686
Other Costs	595	595	831
Governance costs			
Administration	1,500	1,500	1,500
Accountancy Fees	300	300	300
Surveryor Fees	1,293	1,293	-
	26,266	26,266	27,498

6 Other expenditure

	Unrestricted	Total 2025	Total 2024
	£	£	£
Legal and professional costs	480	480	480
	480	480	480

7 Trustee remuneration and expenses

	2025 Number	2024 Number
The nature of the reimbursed expenses	No remuneration was paid to the Trustees, and neither were any expenses reimbursed during the year (2024: Nil)	

8 Staff costs

The average number of employees during the year was Nil (2024: Nil)
No employee received emoluments in excess of £60,000 (2024: Nil)

9 Tangible fixed assets

	£	£
Cost or revaluation		
At 1 January 2025	180,000	180,000
Revaluation	(88,500)	(88,500)
At 31 December 2025	91,500	91,500
Net book values		
At 31 December 2025	91,500	91,500
At 31 December 2024	180,000	180,000

10 Investments

	Other investments - Unlisted £	Total £
Cost or revaluation		
At 1 January 2025	12,103	12,103
Revaluation	(579)	(579)
At 31 December 2025	11,524	11,524
Net book values		
At 31 December 2025	11,524	11,524
At 31 December 2024	12,103	12,103

11 Debtors

	2025 £	2024 £
Trade debtors	-	47
Prepayments and accrued income	1,204	1,257
	1,204	1,304

12 **Creditors:**

amounts falling due within one year

	2025	2024
	£	£
Trade creditors	-	82
Accruals	780	780
Deferred income	420	400
	1,200	1,262

13 **Movement in funds**

	At 1 January 2025	Incoming resources (including other gains/losses)	Resources expended	At 31 December 2025
		£	£	£
Restricted funds:				
Unrestricted funds:				
General funds	36,496	27,726	(26,746)	37,476
Revaluation Reserves:				
Revaluation fund	162,929	(88,500)		74,429
Total revaluation reserves	162,929	(88,500)		74,429
Total funds	199,425	(60,774)	(26,746)	111,905

Purposes and restrictions in relation to the funds:

Revaluation reserves	Represent the amount by which investments exceed their historical cost.
Revaluation basis	The property was valued by Malcolm Elliot MRICS of Bennett Jones Partnership in December 2025 in accordance with the Housing Statement of Recommended Practice (SORP), which generally requires housing properties used for social housing purposes to be valued at Existing Use Value - Social Housing (EUV-SH). The previous valuation performed in October 2020 by Bennett Jones Partnership, applied the basis of Market value in accordance with SORP (FRS 102). The trustees have accepted the new basis for valuation.

14 Analysis of net assets between funds

	Unrestricted funds	Total
	£	£
Fixed assets	91,500	91,500
Investments	11,524	11,524
Net current assets	8,881	8,881
	111,905	111,905