The Almshouses and Hospital of Miss Ann Bearpacker

Trustees Report and Unaudited Accounts

Charity number: 238708

31 December 2025

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REFERENCE AND ADMINISTRATIVE DETAILS

Charity Number	238708

Trustees

The following trustees served during the year:

D Aston (interim chair)	(appointed 7/5/2025),)
A Bell	
R Bernays	
S Dove	
L Hewish (Chair)	(Retiring 31/7/2026)
D Moss	
L Leyland	

Key Management Personnel

Retiring Chair	Rev'd Lesley Hewish (Incumbent of St Mary's Parish Church)
Interim Chair	D Aston was appointed chair during the Interregnum, until a new incumbent is recruited following Rev'd L Hewish retirement
Clerk to the trustees	Teresa Pottinger

Principal place of business

6 Holywell Road,
Wotton-under-Edge
Glos.
GL12 7NJ

Independent Examiner

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

Bank

Lloyds Bank
P.O. Box 1000
Andover
BX1 1LT

TRUSTEES REPORT

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

OBJECTIVES AND ACTIVITIES

To provide accommodation for ten elderly, independent inhabitants (or close relatives of inhabitants) of the Parish of Wotton-under-Edge and members of the Church of England.

To maintain the ten cottages and gardens that comprise Miss Ann Bearpacker's Almshouses.

Achievements and performance

2025 has been yet another year of changes for the residents and trustees of the Anne Bearpacker Almshouses as our two newest residents moved in during January and March 2025, following a refresh to the décor, and have now settled in. This means our 10 cottages were fully occupied at the end of 2025. The residents continue to be self-sufficient and care and look out for each other.

The cottages are kept in good order by the residents and were maintained by Glenn Wedlake and Leigh Leyland, our new Trustee who replaced Glenn after many years of service. Glenn also finally retired from all his duties as a Gardener and on call contact, at the end of 2025. He will be sadly missed by all. This year the stone mullions on roofs of numbers 1 to 4 have been replaced by a specialist stone mason where the weather had caused erosion and splintering of stone to the paths below.

Easter is a time of giving and the residents were delighted as always to receive their golden chocolate bunnies. In June we had a very enjoyable afternoon tea and cake social with the residents and Trustees in the sunny church graveyard. We had a very jolly Christmas with a resident's and Trustee lunch at The Fleece in Hillesley and an evening when the Cubs and Beavers came carol singing finishing with hot chocolate and more singing in the church around the tree.

We ended the year with a full complement of six trustees; Derek Aston (who joined us in May), Alan Bell, Robert Bernays, Sharon Dove, Leigh Leyland and Dot Moss with our chair being Rev'd Lesley Hewish. Teresa Pottinger continues as Clerk to the Trustees.

STRUCTURE, GOVERNANCE & MANAGEMENT

The Charity was founded in 1836 by Miss Ann Bearpacker. It is governed by a deed of trust granted on 07/02/1838 and by the Charity Commission initially on 11/07/1916 with further updates as required by the commission.

Trustees are appointed at any of the four general meetings by agreement of the Chairman and existing trustees. The Chairman is the Vicar of The Parish of St Mary the Virgin, who is due to retire in July 2026 so a Chair will be nominated from within the group during the Interregnum.

FINANCIAL REVIEW

Income is received in the form of monthly maintenance payments from the residents. Larger projects are funded from accumulated reserves. No major transfers from reserves were required this year, as expected expenses were deferred to 2026. Therefore£7,000 was transferred from our current account to the Extra Ordinary Repair Fund (ERF) to earn interest.

- The revaluation of the buildings was undertaken and is reflected in the accounts.
- The implementation of a payroll system for the Clerk to the Trustees was implemented from April 2025.
- Masonry repairs on the roofs of numbers 1 to 4, where successfully carried out to the carved stone copings that were being affected by the weather and beginning to fall away. At a cost of £8,255. Whilst the scaffolding was erected for the roof, facia boards, gutters and down pipes were fixed and re-painted.
- Potential damp issues were monitored and addressed in number 5 and number 10, two end of terrace cottages. They have been maintained at satisfactory levels following internal and external improvements to aid air circulation.
- The Budgeting from 2025 and forecast for 2026 indicated continuing increase in the rise in utility costs. Therefore, the weekly maintenance payment was agreed to increase by 3% from January 2026.

Specific expenses in 2026 are likely for:

- A walk-in shower (conversion from a bath) and re-vamp of number 9 is due to the passing of a long-term resident in April. Re-quoting is being undertaken and should cost approximately £10,000. Budgeting for this improvement was made in 2025.
- The boiler in number 10 was serviced and works well, however due to its age it may need replacing in 2026.
- Plan of works is being scoped out looking specifically at upgrading the 30-year-old kitchens.
- The Risk Management policy has highlighted small outlay of cost required to address a Bearpacker specific Information Technology system and is investigating any costs to address any outstanding fire risks.

The Charity does not actively raise funds from the public.

The Charity made a surplus of £3,297

Reserves Policy

Accumulated surplus funds are held in COIF Charities Deposit Fund accounts for future large-scale repairs and maintenance of the properties.

The Trustees approved a new Reserves Policy on 22nd January 2025 which makes provision in the event of a reduction in WMC income following the departure of residents pending new residents being appointed in order to mitigate the risk. The trustees have calculated that free reserves of £12,000 would be needed to allow the charity to operate for at least six months without income from WMC.

The Trustees intend to build up this fund using surplus income over the next few years and that any excess income in the current account would be transferred to our savings account to help accrue interest on a quarterly basis

The Trustees also recognise the need for investment to fund upgrading the bathrooms and kitchens in the near future and to replace the remaining roof at some future point and has resolved to accumulate and maintain reserves to the value of £150,000 to achieve this.

Going Concern

At the time of approving the financial statements the Trustees have a reasonable expectation that the charity has adequate resources currently held in bank and investment accounts to continue in the operational existence and to meet known capital expenditure 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 trustee's annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

D T Aston

Signed .....signed on 14/08/2026, 11:08:59 BST..... Date.....

Derek Aston (Chair of trustees, during the Interregnum) or Chair appointed from within the Trustees.

Independent Examiner's Report to the trustees of The Almshouses or Hospital of Miss Ann Bearpacker

I report to the trustees on my examination of the financial statements of The Almshouses or Hospital of Miss Ann Bearpacker for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity's trustees 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 04/08/2026, 15:10:08 BST

Mrs J Roberts Chartered Institute of Management Accountants
Willow Accountancy
Willow Accountancy Ltd
Tortworth Lodge
Tortworth
Wotton under Edge
GL12 8HG
04 August 2026

The Almshouses or Hospital of Miss Ann Bearpacker
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	-	-	50
Investments	3	8,200	8,200	9,395
Other	4	33,769	33,769	30,525
Total		41,969	41,969	39,970
Expenditure on:				
Other	5	38,672	38,672	28,089
Total		38,672	38,672	28,089
Net gains on investments		-	-	-
Net income		3,297	3,297	11,881
Transfers between funds		-	-	-
Net income before other gains/(losses)		3,297	3,297	11,881
Other gains and losses				
Gains/(Losses) on revaluation of fixed assets		23,840	23,840	(206,719)
Net movement in funds		27,137	27,137	(194,838)
Reconciliation of funds:				
Total funds brought forward		521,617	521,617	716,455
Total funds carried forward		548,754	548,754	521,617

The Almshouses or Hospital of Miss Ann Bearpacker

Balance Sheet

at 31 December 2025

Charity No. 238708		**2025**	**2024**
		£	**£**
Fixed assets			
Tangible assets	8	329,090	305,250
		329,090	305,250
Current assets			
Cash at bank and in hand		219,664	216,367
		219,664	216,367
Net current assets		219,664	216,367
Total assets less current liabilities		548,754	521,617
Net assets excluding pension asset or liability		548,754	521,617
Total net assets		548,754	521,617
The funds of the charity			
Unrestricted funds	9		
General funds		32,438	51,951
Designated funds		187,226	164,416
		219,664	216,367
Reserves	9		
Revaluation reserve		329,090	305,250
		329,090	305,250
Total funds		548,754	521,617

Approved by the trustees on 12 August 2026

And signed on their behalf by:

D. Aston
Trustee
12 August 2026

D T Aston
signed on 14/08/2026, 11:08:59 BST

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.

Receipt of donated goods, facilities and services

All donated goods, facilities and services received are recognised within incoming resources and expenditure at an estimate of the value to the charity.

2 Income from donations and legacies

	Total 2025	Total 2024
	£	£
Donations from residents	-	50
	-	50

3 Income from investments

	Unrestricted	Total 2025	Total 2024
	£	£	£
Interest received	8,200	8,200	9,395
	8,200	8,200	9,395

4 Other income

	Unrestricted	Total 2025	Total 2024
	£	£	£
Maintenance Contributions	33,769	33,769	30,525
	33,769	33,769	30,525

5 Other expenditure

	Unrestricted	Total 2025	Total 2024
	£	£	£
Employee costs	5,408	5,408	3,600
Premises costs	30,648	30,648	21,708
General administrative costs	2,112	2,112	2,277
Legal and professional costs	504	504	504
	38,672	38,672	28,089

6 Trustee remuneration and expenses

One or more of the trustees has been paid expenses in the current or prior periods.

		2025 Number	2024 Number
Number of trustees paid expenses		3	4
The nature of the reimbursed expenses	Two trustees were reimbursed for out of pocket expenses incurred exclusively for the purpose of the Charity. Mr L Leyland (Trustee) was paid £7,021 for services in the period for maintenance of the properties (2024: £254 for expenses & £1,831 for maintenance).		
		£	£
Total expenses reimbursed to trustees		7,144	9,886

7 Staff costs

	2025	2024
Salaries and wages	5,408	3,600
	5,408	3,600

No employee received emoluments in excess of £60,000.

8 Tangible fixed assets

	£	£
Cost or revaluation		
At 1 January 2025	305,250	305,250
Revaluation	23,840	23,840
At 31 December 2025	329,090	329,090
Net book values		
At 31 December 2025	329,090	329,090
At 31 December 2024	305,250	305,250

The property has been revalued to reflect a verbal valuation confirmed by J Ashton MNAEA (Aug 2025)

9 Movement in funds

	At 1 January 2025	Incoming resources (including other gains/losses)	Resources expended	Gross transfers	At 31 December 2025
	£	£	£	£	£
Restricted funds:					
Unrestricted funds:					
General funds	51,951	34,582	(38,672)	(15,423)	32,438
Designated funds:					
Cyclical Maintenance Fund	133,525	5,999	-	6,840	146,364
Extraordinary Repairs Fund	30,891	1,388	-	8,583	40,862
Total	164,416	7,387	-	15,423	187,226
Revaluation Reserves:					
Revaluation fund	305,250	23,840			329,090
Total revaluation reserves	305,250	23,840			329,090
Total funds	521,617	65,809	(38,672)	-	548,754

Purposes and restrictions in relation to the funds:

Revaluation reserves	Represent the amount by which investments exceed their historical cost.

Designated funds:

Cyclical Maintenance Fund	Periodic repair and maintenance of property
Extraordinary Repairs Fund	Substantial repair and maintenance of property

10 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total
	£	£	£
Fixed assets	-	329,090	329,090
Net current assets	32,437	187,227	219,664
	32,437	516,317	548,754

11 Reconciliation of net debt

	At 1 January 2025	Cash flows	At 31 December 2025
	£	£	£
Cash and cash equivalents	216,367	3,297	219,664
	216,367	3,297	219,664
Net debt	216,367	3,297	219,664

Signatures' technical details

Signatures

derek@astons.info

14/08/2026, 11:08:59 BST

Fingerprint

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Event log

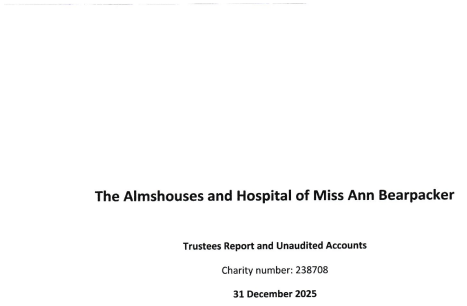
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System	14/08/2026, 10:11:21 BST Notification sent to derek@astons.info.
System	14/08/2026, 11:07:34 BST Signing page opened by signee derek@astons.info.
System	14/08/2026, 11:08:59 BST Signee derek@astons.info signed document.
System	14/08/2026, 11:08:59 BST Signing process completed.

Summary

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