

**THE ROGER EDWARDS ALMSHOUSES CHARITY**

**FINANCIAL STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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FINANCIAL STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2024**

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# **THE ROGER EDWARDS ALMSHOUSES CHARITY**

## **LEGAL AND ADMINISTRATIVE INFORMATION**

### Status

The scheme was set up by the Charity Commissioners in 1862 and has been amended several times, the last being on 3 April 1998.

It is one of many Almshouses Charities that belong to The National Association of Almshouses.

### Trustees (Management Committee)

Mrs Kathryn Clarke (Chairperson)  
Mr Paul Ntjortjis (Treasurer)  
Mrs Lisa Morgan  
Mr John Pask  
Mrs Rosa Yoxall  
Mrs Eleanor Hawkins  
Linda Eileen Savage  
Mrs Isobel Brown  
Mr Ken Hart  
Mrs Priscilla Greenland  
Mr Richard Edwards  
Rev Sally Ingle-Gillis (ex-officio)

### Secretary and Almshouses Manager

Mr Richard Baker

### Principal Address

Red House  
Llangeview  
Usk  
NP15 1NE  
Tel: 01291 673367

### Charity's Independent Examiner

Brenda Davies  
9 Sycamore Close  
Hanham  
Bristol  
BS15 3TL

Charity's Bankers

HSBC Bank plc  
35 Gwent Square  
Cwmbran  
NP44 1XL  
Tel: 0345 740 4404

Monmouthshire Building Society  
John Frost Square  
Newport  
NP20 1PX  
Tel: 01633 840454

Charity's Solicitor

*None appointed*

Charity's Chief Adviser

The Almshouse Association  
Billingbear Lodge  
Carters Hill  
Wokingham  
Berkshire  
RG40 5RU  
Tel: 01344 452922

## **THE ROGER EDWARDS ALMSHOUSES CHARITY**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024**

The trustees present their report together with their financial statements for the year ended 31 December 2024.

#### Activities

The Charity exists to provide low cost rural housing to local people, primarily those in the Parishes of Llangwm, Gwernesney and Llangeview. The Residents are not tenants of the Charity. They ‘Occupy by License’ and pay a Weekly Maintenance Contribution. Each resident has to pay his/her own electricity and Council Tax.

The Weekly Maintenance Contribution (WMC) for the five two-bedroom dwellings was £79 at the start of the year. The WMC for the converted wash-house was £66 at the start of the year. The Trustees agreed not to increase the WMC during the year.

There were no changes in residents during the year; consequently there was no loss of income from maintenance contributions during the year.

#### Future Plans

The Trustees continue to look for opportunities to utilise surplus funds to improve the facilities offered to its residents, specifically in terms of reducing heating costs. Given the buildings are Grade 2 listed, identifying suitable improvements that are consistent with listed building requirements has been very difficult. In May 2024, the Charity was granted listed building consent to replace existing windows with double glazed units. This work is ongoing and should be complete by the 3<sup>rd</sup> quarter of 2025.

The Trustees have been reviewing the charity’s governance and structure. Starting in 2024 and hoping to complete the process in 2025, the trustees plan to update the banking arrangements, strengthen fiscal controls, update policies and to transition the charity’s structure from an unincorporated charity to a CIO.

#### Reserves Policy

Accumulated surplus income is retained to meet future maintenance and improvement costs of existing accommodation.

#### Investment Policy

Funds, which are surplus to short term requirements, are placed on deposit preparatory to meeting commitments as they fall due.

#### Risk Review

The management committee has conducted its own review of the risks to which the Charity is exposed and systems have been established to mitigate those risks. Risks are minimised by

the implementation of procedures for authorisation of all transactions and projects. These procedures are periodically reviewed by the management committee.

### Responsibilities of the Trustees

The trustees are required to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charity as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year.

In preparing those financial statements, the trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare for financial statements on the going concern basis unless it is inappropriate to assume that the Charity will continue on that basis.

The trustees are responsible for maintaining proper accounting records, which disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charity Commission. The trustees are also responsible for safeguarding the assets of the Charity and hence for taking responsible steps for the prevention and detection of fraud and other irregularities.

### Members of the Management Committee

The management committee consists of the trustees of the Charity, as laid out on page 1, and Richard Baker, the Secretary and Almshouses Manager.

All trustees work voluntarily and the management committee meets once every two months or more regularly as required.

### Independent Examiner

An independent examiner was appointed due to the income for the year exceeding the threshold of £25,000.

This report has been prepared in accordance with the general Directions given by the Charity Commission.

Approved by the trustees and signed on their behalf by:

*Kathryn Clarke* .....

KATHRYN CLARKE .....

Date: *15<sup>th</sup> July 2025* .....

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF ROGER EDWARDS ALMSHOUSES CHARITY

I report on the accounts of Roger Edwards Almshouses Charity for the year ended 31 December 2024.

### Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011 (the 'Act').

The charity's trustees consider that an audit is not required for this year under section 144 of the Act and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act, and
- to state whether particular matters have come to my attention

### Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

### Independent examiner's statement

In connection with my examination, no matters have come to my attention which give me cause to believe that, in any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts 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 accounts to be reached.

Signed:



Date: 5<sup>th</sup> June 2025.

Name: Brenda Davies

# THE ROGER EDWARDS ALMSHOUSES CHARITY

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2024

		Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
	Note				
<b><u>Incoming Resources</u></b>					
Maintenance contributions		23,755		23,755	23,955
Investment income		3,342		3,342	1,153
Income from fundraising		-	-	-	-
Other income		-	-	-	-
		<hr/> 27,097	-	<hr/> 27,097	<hr/> 25,108
<b><u>Resources Expended</u></b>					
Direct charitable expenditure	2	7,668	21,534	29,202	7,849
Fundraising costs		-	-	-	-
Management & administration	3	3,727	-	3,727	4,258
		<hr/> 11,395	21,534	<hr/> 32,929	<hr/> 12,107
Net Incoming Resources for the year		15,702	(21,534)	(5,832)	13,001
Unrealised profit/(loss) on revaluation of investment properties		-	-	-	-
Transfer to Extraordinary Repair Fund		(3,834)	3,834	-	-
Transfer to Cyclical Maintenance Fund		(6,264)	6,264	-	-
		<hr/> 5,604	(11,436)	<hr/> (5,832)	<hr/> 13,001
<b><u>Accumulated Funds</u></b>					
Balances brought forward		393,120	66,758	459,878	446,877
Net transfers for the current year		5,604	(11,436)	(5,832)	13,001
		<hr/> 398,724	55,322	<hr/> 454,046	<hr/> 459,878

# THE ROGER EDWARDS ALMSHOUSES CHARITY

## BALANCE SHEET AS AT 31 DECEMBER 2024

		31 December 2024		31 December 2023	
	Note	£	£	£	£
Fixed Assets	4		317,479		318,448
Current Assets					
Bank account		4,981		11,096	
Building society account		133,069		134,727	
Debtors and prepayments		1,865		657	
		<u>139,914</u>		<u>146,480</u>	
Current Liabilities					
Other creditors		3,348		5,050	
		<u>3,348</u>		<u>5,050</u>	
Current Assets less Current Liabilities			136,567		141,430
			<u>454,046</u>		<u>459,878</u>
Creditors Due After 1 Year			-		-
Other creditors > 1 yr			-		-
			<u>454,046</u>		<u>459,878</u>
Financed By:					
Accumulated Funds:					
Unrestricted funds	5		398,724		393,120
Restricted funds	6		55,322		66,758
			<u>454,046</u>		<u>459,878</u>

**THE ROGER EDWARDS ALMSHOUSES CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**1 Statement of Accounting Policies**

a) Basis of Accounting

The accounts have been prepared in accordance with applicable accounting standards and the requirements of the Charities Act 2011.

b) Tangible Fixed Assets

Tangible fixed assets are stated at cost or valuation.

Investment properties were revalued as at 31 December 2013 by Parys with Chris Brain, Chartered Surveyors, on an open market value for existing use basis which reflects the low income generated by the properties due to their use for the charity’s purposes.

The properties are revalued periodically and consequently no provision for depreciation is made and any unrealised gain or loss on revaluation is provided in the statement of financial activities.

Depreciation on fixtures and fittings is provided for on a straight line basis at a rate of 5% per annum.

Depreciation has previously been provided on equipment on the straight line method over the expected useful life of the asset, the provision being 20% per annum.

**2 Direct charitable expenditure relates to direct costs on let properties as follows:**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2024</b>	<b>2024</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Insurance	1,017		1,017	1,017
Repairs & Maintenance	3,946	21,534	25,480	4,693
Electricity	1,214		1,214	762
Water rates	458		458	408
Depreciation	969		969	969
	7,604	21,534	29,138	7,849

## THE ROGER EDWARDS ALMSHOUSES CHARITY

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

3 Management and administration expenses are made up of the following:

	Unrestricted Funds 2024	Restricted Funds 2024	Total Funds 2024	Total Funds 2023
	£	£	£	£
Legal and professional charges	0	-	0	780
Honoraria	3,304	-	3,304	3,108
Other expenses	423	-	423	370
Bad debt	0	-	0	-
	3,727	-	3,727	4,258

4 Fixed assets:

	2024		2023	
	£	£	£	£
<u>Investment Properties</u>				
Balance brought forward	309,000		309,000	
Additions	-		-	
Profit/(Loss) on revaluation	-		-	
Value carried forward		309,000		309,000
<u>Fixtures and Fittings</u>				
Balance brought forward	19,380		19,380	
Additions	-		-	
Accumulated depreciation	10,402		9,932	
Value carried forward		8,978		9,448
<u>Office Equipment</u>				
Cost	-		500	
Disposal	-		(500)	
Accumulated depreciation	-		499	
Disposal	-		(499)	
Balance carried forward		-		-
	317,978		318,448	

# THE ROGER EDWARDS ALMSHOUSES CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

### 5 Unrestricted Funds

	General £	Total £
Fund as at 1 January 2024	393,120	393,120
Movement for the year	5,604	5,604
Fund as at 31 December 2024	<u>398,724</u>	<u>398,724</u>

### 6 Restricted Funds

	Extraordinary Repair Fund £	Cyclical Maintenance Fund £	Total £
Funds as at 1 January 2024	45,613	21,144	66,758
Movement for the year	<u>-8,186</u>	<u>-3,250</u>	<u>- 11,436</u>
Funds as at 31 December 2024	<u>37,427</u>	<u>17,894</u>	<u>55,322</u>