

**ALCESTER UNITED ALMSHOUSE CHARITY**

**ACCOUNTS**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

## Alcester United Almshouse Charity

### Trustees' Annual report for the year ending 31<sup>st</sup> December 2020.

This Charity is also known as Alcester United Charities which incorporates the Smallwood Educational Charity and the Alcester Poores Charity .

The Charity Number is 8103638.

The financial year begins on the 1<sup>st</sup> of January and ends on the 31<sup>st</sup> of December.

The Charity's address is c/o Mr A G Deeks 34 Henley Street Alcester Warwickshire B49 5QY.

The names of the Trustees are:-

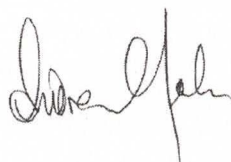
Mr D Henderson		Until 2 <sup>nd</sup> November	Low Bailiff
Mr P Stephens		Until 2 <sup>nd</sup> of November	High Bailiff
Mr D Henderson		From 2 <sup>nd</sup> November	High Bailiff
Mrs K Cargill	Vice-chair	Until 2 <sup>nd</sup> November	Town Council Nominee
Mrs K Cargill	Chair	From 2 <sup>nd</sup> November	Town Council Nominee
Mr K Greenaway			Town Council Nominee
Mr T Forman			Town Council Nominee
Mr A Mills			Co-opted
Mrs D Gittus			Co-opted
Mrs M Payne			Co-opted
Revd A M Guthrie	Chair	Until 2 <sup>nd</sup> November	Ex-officio

The Charity operates under a sealed Scheme of Management dated the 19<sup>th</sup> of May 1982 and subsequent orders to maintain and manage six Almshouses.

In 2020 only minor repairs and maintenance were undertaken according to need. The Trustees approved a decision to proceed with the Quinquennial inspection which had been postponed from earlier in the year because of Covid-19 restrictions having been delayed already from the previous year. Residents were consulted for their agreement to the inspection taking place under safe distancing and other preventative measures. The results of the inspection were used to form a programme of repair and maintenance work. The annual fire equipment inspection was carried out and the gas central heating boilers have been serviced with a Landlord's (Gas Safety) Certificate issued. The residents' own gas appliances were checked by a Gas Safe Registered plumber and all was in order. The residents appear to be very satisfied with the properties and the standard of maintenance.

A surplus of £21,651 was made on the running costs of the Charity during 2020; £20,000 of this was added to investments for the future refurbishment and replacement of assets and the repair programme expected as a result of the quinquennial inspection's findings. In addition, a sum of £3,750 was transferred to the Cyclical Maintenance Fund as advised by the Almshouses Association specimen budget. Residents' contributions were increased during the year in line with inflation to cover the increasing costs of future repairs and maintenance. The combined assets of the Charities showed an increase in value of £268,865 to £1,261,575, mainly due to a revised valuation of the almshouses (£247,000) and the surplus made during the year.

The Trustees approved the report and ratified the accounts at their meeting held on 1<sup>st</sup> February 2021.



Andrew Gerald Deeks  
Clerk to the Trustees.

**UNITED CHARITIES IN THE PARISH OF ALCESTER**

**WILLIAM SMALLWOOD ALMSHOUSE CHARITY Number 810368**

**Receipts and Payments Account for the Year Ending 31st December 2020**

<u>2019</u>	<u>Receipts</u>	<u>2020</u>	<u>Payments</u>	<u>2020</u>
£		£		£
4,193.44	Dividends	4,969.97	Account Examiners Fee	147.60
25,431.60	Residents Maintenance Charges	26,277.80	National Assoc of Almshouses	182.00
6,357.90	Residents Heating Charges	6,683.20	Water and Sewerage Charges	1,809.44
0.12	Bank Interest	-	Insurance	1,357.12
			Gas	78.91
			Electricity	276.00
			Clerk's Honorarium	2,750.00
			Office Allowance & stationery	300.00
			Postage, Telephone and Travelling etc	50.00
			Fire Extinguisher Maintenance	48.00
			Garden Maintenance	544.21
			TV Licence	180.00
			Repairs	1,670.27
			Heating System Maintenance	720.00
			Christmas Gifts	150.95
			Misc.	2,265.00
			To Cyclical Maintenance Fund	3,750.00
			Excess of income over expenditure	21,651.47
<b>£ 35,983.06</b>		<b>£ 37,930.97</b>		<b>£ 37,930.97</b>

**UNITED CHARITIES IN THE PARISH OF ALCESTER**

**WILLIAM SMALLWOOD ALMSHOUSE CHARITY Number 810368**

**CYCLICAL MAINTENANCE FUND 2020**

	<u>2019</u>		<u>2020</u>		<u>2019</u>		<u>2020</u>
	£	<u>Receipts</u>	£		£	<u>Payments</u>	£
	3,750.00	From General Account	3,750.00		-		-
	-		-	Excess of Income over Expenditure	3,750.00		3,750.00
	<u>£ 3,750.00</u>		<u>£ 3,750.00</u>				<u>£ 3,750.00</u>

£

**ASSETS**

Bank current account	31,848.15
Bank deposit account	-
COIF 516510001T 1170.09 Income Units in the Charities Official Investment Fund valued at £18.0114 per unit	21,074.96
M&G Alms BNH 22463.39 Income Shares in the National Association of Almshouses Common Investment Fund valued at £0.8362	18,783.89
M&G Recoupment 62985.351 Income Shares in the National Association of Almshouses Common Investment Fund valued at £0.8362	52,668.35
M&G ERF 495.960 Accumulation Shares in the National Association of Almshouses Common Investment Fund valued at £92.5157 per share	45,884.09
6 Almshouses 1-11 Birmingham Road Alcester (QQ revaluation 2020)	1,086,000.00
William Smallwood Almshouse Charity	947.33
Poors Charity	4,368.57

**REPRESENTED BY**

Accumulated fund brought forward	992,709.95
Excess of income over expenditure for the year:	
General fund	21,651.47
Cyclical maintenance fund increase	3,750.00
Unrealised gain/(loss) on valuation of Almshouses	247,000.00
Unrealised gain/(loss) on investments	-
	3,536.08
	45,884.09
	1,086,000.00
	947.33
	4,368.57
	<u>£ 1,261,575.34</u>

£ 1,261,575.34



UNITED CHARITIES IN THE PARISH OF ALCESTER

POORS CHARITY Number 211526

Receipts and Payments Account for the Year Ending 31st December 2020

	<u>2019</u>		<u>2020</u>		<u>2019</u>		<u>2020</u>
	£		£		£		£
	402.43	Dividends	410.59		50.00	Recharge of admin costs	50.00
					34.99	Expenditure	400.00
					317.44	Excess of expenditure over income	- 39.41
	<u>402.43</u>		<u>410.59</u>		<u>402.43</u>		<u>410.59</u>

Statement of Assets and Liabilities as at 31st December 2020

ASSETS

365.55 Income Shares in the Charities Official Investment Fund valued at  
 £18,0114 per unit  
 426.33 Income Shares in the Charities Official Investment Fund valued  
 £18,0114 at per unit

LIABILITIES

Accumulated funds bought forward  
 Creditor - general fund  
 Excess of expenditure over income  
 Unrealised gain/(loss) on investments

9,076.34  
 4,368.57  
 - 39.41  
 857.37

£ 14,262.87

£ 14,262.86

**William Smallwood Almshouse Charity (810368)**

**Independent examiners report for the year ending 31<sup>st</sup> December 2020**

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities 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 procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

**Basis of independent examiner's statement**

My examination was carried out in accordance with 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 the 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 matter has come to my attention:

1. which gives me reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

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Vinings Limited  
Chartered Certified Accountants  
Grafton House  
Bulls Head Yard  
Alcester  
Warwickshire  
B49 5BX