

ALCESTER UNITED ALMSHOUSE CHARITY

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2021

Alcester United Almshouse Charity

Trustees' Annual report for the year ending 31st December 2021.

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

The Charity Number is 8103638.

The financial year begins on the 1st of January and ends on the 31st 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 during the year are:-

Mr D Henderson			High Bailiff
Mrs K Cargill	Chair		Town Council Nominee
Mr K Greenaway		Until 12 th April	Town Council Nominee
Mr T Forman			Town Council Nominee
Mr M Bowe		From 27 th July	Town Council Nominee
Mrs K Blake		From 1 st November	Co-opted
Mrs J Smith		From 1 st February	Co-opted
Mr A Mills			Co-opted
Mrs D Gittus		Until 1 st February	Co-opted
Mrs M Payne		Until 27 th July	Co-opted
Revd K M Cross		From 1 st November	Ex-officio

The Charity operates under a sealed Scheme of Management dated the 19th of May 1982, and subsequent orders, to maintain and manage six almshouses.

In 2021, following the quinquennial inspection of 2020, a repairs and maintenance programme of work was followed. The major items were the external paintwork refurbishment and a complete inspection and circuit board replacement of the electrical installations. In addition some central heating piping was replaced to increase efficiency. 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 and were appreciative of the improvements that were made.

A surplus of £6,382 was made on the running costs of the Charity during 2021; £10,000 was added to investments for the future refurbishment and replacement of assets and the continuation of the repair programme. 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 £124,654 to £1,386,228, mainly due to a revised valuation of the almshouses (£100,455) and other investments plus the surplus made during the year.

The Trustees approved the report and ratified the accounts at their meeting held on 1st February 2022.



Andrew Gerald Deeks
Clerk to the Trustees.

UNITED CHARITIES IN THE PARISH OF ALCESTER

WILLIAM SMALLWOOD ALMSHOUSE CHARITY Number 810368

CYCLICAL MAINTENANCE FUND 2021

	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>Payments</u>	<u>2021</u>
	£	£	£	£		£
<u>Receipts</u>						
0.00 Bank Interest	0.00	0.00	0.00	0.00		0.00
3,750.00 From General Account	3,750.00				3,750.00 Excess of Income over Expenditure	3,750.00
	£ 3,750.00		£ 3,750.00			£ 3,750.00

Statement of Assets and Liabilities as at 31st December 2021

ASSETS

Bank current account	30,993.93	1,261,575.34
Bank deposit account	0.00	
COIF 516510001T 1170.09 Income Units in the Charities Official Investment Fund valued at £20,5664 per unit	24,064.54	6,381.54
M&G Alms BNH 22463.39 Income Shares in the National Association of Almshouses Common Investment Fund valued at £0.9115	20,475.38	3,750.00
M&G Recoupment 62985.351 Income Shares in the National Association of Almshouses Common Investment Fund valued at £0.9115	57,411.15	100,455.00
M&G ERF 543.719 Accumulation Shares in the National Association of Almshouses Common Investment Fund valued at £104.7035 per share	56,929.28	14,066.87
M&G ERF 17.613 Accumulation Shares in the National Association of Almshouses Charifund Fund valued at £290.0458 per share	5,108.58	
6 Almshouses 1-11 Birmingham Road Alcester (QQ revaluation 2020)	1,186,455.00	
William Smallwood Educational Charity	791.07	
Poors Charity	3,999.82	
	£ 1,386,228.75	£ 1,386,228.75

REPRESENTED BY

Accumulated fund bought forward	1,261,575.34
Excess of income over expenditure for the year:	
General fund	6,381.54
Cyclical maintenance fund increase	3,750.00
Unrealised gain/(loss) on valuation of Almshouses	100,455.00
Unrealised gain/(loss) on investments	14,066.87

£ 1,386,228.75

UNITED CHARITIES IN THE PARISH OF ALCESTER

WILLIAM SMALLWOOD EDUCATIONAL FOUNDATION Number 528712

Receipts and Payments Account for the Year Ending 31st December 2021

	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>Payments</u>	<u>2021</u>
	£	£	£		£
Dividends	177.73	181.26	25.00	Recharge of admin costs	25.00
Bank Interest			160.00	Donation for St Nicholas pupil OB Course	0.00
			-7.27	Excess of income over expenditure	156.26
	<u>177.73</u>	<u>181.26</u>	<u>177.73</u>		<u>181.26</u>

Statement of Assets and Liabilities as at 31st December 2021

ASSETS

342.77 Income Shares in the Charities Official Investment Fund valued at
£20.5664 per unit

7,049.54

£ 7,049.54

LIABILITIES

Accumulated funds brought forward 5,226.43
 Creditor - general fund 791.07
 Excess of income over expenditure 156.26
 Unrealised gain/(loss) on investments 875.77

£ 7,049.54

UNITED CHARITIES IN THE PARISH OF ALCESTER

POORS CHARITY Number 211526

Receipts and Payments Account for the Year Ending 31st December 2021

	<u>2020</u>		<u>2021</u>		<u>2020</u>		<u>2021</u>
	£		£		£		£
410.59 Dividends	410.59		418.75		50.00	Recharge of admin costs	50.00
					400.00	Expenditure	0.00
					-39.41	Excess of Income over expenditure	368.75
					<u>410.59</u>		<u>418.75</u>
	£ 410.59		£ 418.75		£ 410.59		£ 418.75

Statement of Assets and Liabilities as at 31st December 2021

ASSETS

365.55 Income Shares in the Charities Official Investment Fund valued at
 £20.5664 per unit
 426.33 Income Shares in the Charities Official Investment Fund valued
 £20.5664 at per unit

LIABILITIES

7,518.05 Accumulated funds brought forward
 Creditor - general fund
 8,768.07 Excess of income over expenditure
 Unrealised gain/(loss) on investments

	<u>£ 16,286.12</u>
	<u>£ 16,286.12</u>

William Smallwood Almshouse Charity (810368)

Independent examiners report for the year ending 31st December 2021

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.

Vinings Limited
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