

ALCESTER UNITED ALMSHOUSE CHARITY

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2022

Alcester United Almshouse Charity

Trustees' Annual report for the year ending 31st December 2022.

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

The Charity Number is 8103638.

The financial year began on the 1st of January 2022 and ended on the 31st of December 2022.

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 were:-

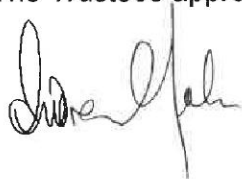
Mrs K Cargill	Chair		Town Council Nominee
Mrs W Mills			Town Council Nominee
Mr M Bowe			Town Council Nominee
Mr D Henderson		Until 1.11.22.	High Bailiff
Mr M Venables		From 1.11.22.	High Bailiff
Mr M Venables		Until 1.11.22.	Low Bailiff
Mr M Burden		From 1.11.22.	Low Bailiff
Mrs K Blake			Co-opted
Mrs J Smith			Co-opted
Mr A Mills			Co-opted
Revd K M Cross			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 2022, the repairs and maintenance programme of work was continued. There were no major items of maintenance and repair, the main work concerning electrical and gas boiler repairs. The annual fire equipment inspection was carried out and out-of-date fire extinguishers were replaced. 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. During the year the Residents and Trustees held an afternoon tea party to celebrate the end of Covid restrictions and the delayed 75th anniversary of the Almshouses Association.

A surplus of £22,237 was made on the running costs of the Charity during 2022; £15,000 of which 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 £18,375 to £1,404,604 mainly due to the additional investments made and the surplus retained in the bank account.

The Trustees approved the report and ratified the accounts at their meeting held on 23rd January 2023.



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 2022

<u>2021</u>	<u>Receipts</u>	<u>2022</u>	<u>2021</u>	<u>Payments</u>	<u>2022</u>
£		£	£		£
4,969.97	Dividends	6,526.20	147.60	Account Examiners Fee	156.00
0.00	Baron Davenport's Charity	0.00	182.00	National Assoc of Almshouses	196.00
26,277.80	Residents Maintenance Charges	27,264.00	1,809.44	Water and Sewerage Charges	2,056.58
6,683.20	Residents Heating Charges	6,792.00	1,357.12	Insurance	1,405.90
0.00	Bank Interest	0.00	78.91	Gas	3,183.28
			276.00	Electricity	516.00
			2,750.00	Clerk's Honorarium	2,350.00
			300.00	Office Allowance & stationery	312.50
			50.00	Postage, Telephone and Travelling etc	866.21
			48.00	Fire Extinguisher Maintenance	48.00
			544.21	Garden Maintenance	1,008.00
			180.00	TV Licence	174.00
			1620.27	Repairs	1,253.68
			720.00	Heating System Maintenance	576.00
			150.95	Christmas Gifts	174.90
				Refurbishment	240.00
			2,315.00	Misc.	78.20
			3,750.00	To Cyclical Maintenance Fund	3,750.00
			21,651.47	Excess of income over expenditure	22,236.95
£ 37,930.97		£ 40,582.20	£ 37,930.97		£ 40,582.20

UNITED CHARITIES IN THE PARISH OF ALCESTER

WILLIAM SMALLWOOD ALMSHOUSE CHARITY Number 810368

CYCLICAL MAINTENANCE FUND 2022

	<u>2021</u>		<u>2022</u>		<u>2021</u>		<u>2022</u>
	£	<u>Receipts</u>	£		£	<u>Payments</u>	£
	0.00	Bank Interest	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
	<u>£ 3,750.00</u>				<u>£ 3,750.00</u>		<u>£ 3,750.00</u>

Statement of Assets and Liabilities as at 31st December 2022

ASSETS

Bank current account	39,281.22	Accumulated fund bought forward	1,386,228.75
Bank deposit account	0.00	Excess of income over expenditure for the year:	
COIF 516510001T 1170.09 Income Units in the Charities Official Investment Fund valued at £18.1749 per unit	21,266.27	General fund	22,236.95
M&G Alms BNH 22463.39 Income Shares in the National Association of Almshouses Common Investment Fund valued at £0.8831	19,837.42	Cyclical maintenance fund increase	3,750.00
M&G Recoupment 62985.351 Income Shares in the National Association of Almshouses Common Investment Fund valued at £0.8831	55,622.36	Unrealised gain/(loss) on valuation of Almshouses	-
M&G ERF 543.719 Acc Shares in the Charifund Multi Asset @ £105.5309	57,379.16	Unrealised gain/(loss) on investments	7,611.32
M&G ERF 69.691 Shares in the Charifund @ £289.4616	20,172.87		
6 Almshouses 1-11 Birmingham Road Alcester (Insurance valuation)	1,186,455.00		
William Smallwood Almshouse Charity	970.01		
Poors Charity	3,620.07		
	<u>£ 1,404,604.38</u>		<u>£ 1,404,604.38</u>

REPRESENTED BY

UNITED CHARITIES IN THE PARISH OF ALCESTER

WILLIAM SMALLWOOD EDUCATIONAL FOUNDATION Number 528712

Receipts and Payments Account for the Year Ending 31st December 2022

	<u>2021</u>		<u>2022</u>		<u>2021</u>		<u>2022</u>
	<u>£</u>		<u>£</u>		<u>£</u>		<u>£</u>
	181.26	Dividends	186.01		25.00	Recharge of admin costs	25.00
		Bank Interest			0.00	Banner for School Hall	339.95
					156.26	Excess of income over expenditure	-178.94
	<u>181.26</u>		<u>186.01</u>		<u>181.26</u>		<u>186.01</u>

Statement of Assets and Liabilities as at 31st December 2022

ASSETS

342.77 Income Shares in the Charities Official Investment Fund valued at
£18.1749 per unit

LIABILITIES

Accumulated funds bought forward	6,258.47
Creditor - general fund	970.01
Excess of income over expenditure	-178.94
Unrealised gain/(loss) on investments	-819.73
	<u>£ 6,229.81</u>

£ 6,229.81

UNITED CHARITIES IN THE PARISH OF ALCESTER

POORS CHARITY Number 211526

Receipts and Payments Account for the Year Ending 31st December 2022

<u>2021</u>	<u>Receipts</u>	<u>2022</u>	<u>2021</u>	<u>Payments</u>	<u>2022</u>
£ 418.75	Dividends	£ 429.75	£ 50.00	Recharge of admin costs	£ 50.00
			368.75	Excess of Income over expenditure	379.75
<u>£ 418.75</u>		<u>£ 429.75</u>	<u>£ 418.75</u>		<u>£ 429.75</u>

Statement of Assets and Liabilities as at 31st December 2022

ASSETS

365.55 Income Shares in the Charities Official Investment Fund valued at
£18.1749 per unit
426.33 Income Shares in the Charities Official Investment Fund valued
£18.1749 at per unit

LIABILITIES

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

12,286.30
3,620.07
379.75
-1,893.78

£ 14,392.34

£ 14,392.34

William Smallwood Almshouse Charity (810368)

Independent examiners report for the year ending 31st December 2022

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 our 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 our 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 our examination, no matter has come to our attention:

1. which gives us 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 our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Vinings Limited
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Vinings Limited
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Warwickshire
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