

Hurst Consolidated Charity Annual Report 2019-2020

Registration Number 1177503

The Charity operates under the Charity Commission Scheme dated:

12th March 2018

The Charity is a Charitable Incorporated Organisation

Trustees 2019-2020

Chairman	Mr E J Edwards
Vice Chairman	Mr R J Fort
Treasurer/Trustee	Mr J H Penney
	Mr G Harper – rep Winnersh Parish Council
	Mr W Osborne – co-opted
	Mr W Smith – rep Hurst Parish Council
	Mrs P Wickenden – co-opted
	Mr T Winchester – rep Twyford Parish Council (resigned November 2019)

Introduction

The Charity's main purpose is the provision and maintenance of fifteen single and five double units of Almshouse accommodation situated across Hurst (three sites) and Twyford (one site) in Berkshire.

[Harrison Almshouses, London Road, Twyford, built 1660](#)

This site consists of five single-storey apartments (three single and two double) in a courtyard setting. During the year one single house became vacant due to the resident moving away. This property underwent complete re-decoration with the installation of a new kitchen and new flooring throughout.

[William Barker Almshouses, Church Hill, Hurst, built 1664 and 1980](#)

The original eight single two-storey dwellings underwent complete refurbishment in the 1980's. This resulted in a reconfiguration of the original houses to create four single-storey more spacious and comfortable homes. Four new bungalows were built to house the residents while the above work was carried out. This site now offers five single and three double homes in a courtyard setting with extensive gardens.

[Lodge Close Almshouses, Hinton Road, Hurst, built 1960](#)

A terrace of four single occupancy bungalows occupy this site. It was originally built by Lady Ingram of Hurst Lodge to house retired nurses. The houses were later donated to the Charity by the Ingram family.

[Richard Bigg Almshouses, Hinton Road, Hurst, built 2019](#)

This new build comprises a terrace of single-storey units on spare land adjacent to Lodge Close. The accommodation consists of two units for single occupancy and one for double occupancy. The project was completed in July 2019, with residents moving into their new homes during August. The work was funded from the Charity's reserves and loans from the Charity Bank and the Almshouse Association.

Residents

Twenty-one residents aged between fifty-two and ninety-six years are housed in the Almshouses. This is an increase on the previous year of four residents due to a new build project being completed.

Administration

A Fire Risk Assessment has been carried out on all sites with rectification actions in hand.

The Charity has changed bank to the Unity Trust Bank plc.

All gas boilers were serviced by British Gas and Landlord Safety Certificates issued.

Twenty Year-6 school leavers from St Nicholas School, Hurst were presented with bibles as indicated in the will of the late Dame Dorothy Harrison 1664.

The naming of the Richard Bigg Almshouses: this was chosen because in his will of 20th July 1677 Richard Bigg of Haines Hill, Hurst left the George Inn and two houses in the parish of St Giles, Middlesex to be sold to provide bread for the poor in the parish of Hurst. The bread was to be placed in a basket and put upon his tomb in St Nicholas Church every Sunday during divine service. After the service the bread was distributed among the “most indigent and helpless poor of the said parish of Hurst”. Over time the Bread Charity was incorporated as part of today's Hurst Consolidated Charity.

Trustees

Mr Edwards was proposed and elected to serve as Chairman for 2019-2020 Mr Winchester, representative trustee for Twyford Parish Council, resigned in November 2019 due to work commitments.

Summary

The Charity continues to provide high quality, affordable housing for local people.

The buildings benefit from regular upgrading and improvement works, along with day to day maintenance carried out as required. Grounds are regularly mowed and tended to by Charity's gardener, with residents being encouraged to care for their own flowerbeds.

Clerk to the Trustees

Mrs L Gladdish
Bridleway Farm
Islandstone Lane, Hurst
Reading, Berkshire RG10 0RJ

Bankers

Unity Trust Bank plc
PO Box 7193
Planetary Road
Willenhall WV1 9DG

Solicitors

Field, Seymour, Parkes
The Old Coroners Court
1 London Road
Reading, Berkshire RG1 4QW

Auditor

Elsbury's Ltd
Suite 2
1 Kings Ride
Crowthorne
Berkshire RG45 7BF

Architects

TP Architects
33a St Lukes Road
Maidenhead
Berkshire SL6 7D

**HURST CONSOLIDATED CHARITY
CONTENTS OF THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2020**

	Page
General Information	1.
Statement of Trustees' Responsibilities and Current Activities	2.
Accountants Report	3.
Income and Expenditure Account	4.
Balance Sheet	5.

**HURST CONSOLIDATED CHARITY
ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2020
GENERAL INFORMATION**

TRUSTEES ACTING DURING THE YEAR

CHAIRMAN:	Mr. E J Edwards
VICE CHAIRMAN	Mr. R J Fort
TREASURER	Mr. J. H. Penney
OTHER TRUSTEES	Mr. W. Smith Mr. D. Harper Mr. W Osborne Mrs. P. Wickendean Mr. T. Winchester (resigned Nov.2019)
CLERK	Mrs. L. Gladdish
BANKERS	Unity Trust Bank plc. Four Brindleyplace Birmingham B1 2JB
AUDITORS:	Elsburys Suite 2 1, Kings Rd Crowthorne Berkshire RG45 7BF
REGISTERED WITH:	The Charity Commissioners No. 1177503

**HURST CONSOLIDATED CHARITY
STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE ACCOUNTS
AND CURRENT ACTIVITIES**

The purpose of this statement is to distinguish the Trustees' responsibilities for the accounts from those of the auditors as stated in their report.

The Charities Act 2011 requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus/deficit of the Association for that period. In preparing these the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed;
- prepare the accounts on the going concern basis unless it is inappropriate.

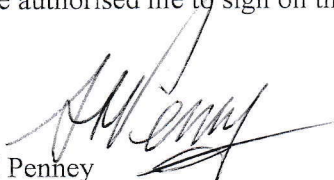
The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the accounts comply with the Charities Act 2011 and the Housing Act 1996.

The Trustees are also responsible for maintaining a satisfactory system of control of its books of account, its cash holdings and all its receipts and remittances and hence for taking responsible steps for the prevention and detection of fraud and other irregularities.

Current Activities: The Charity performed within the budget parameters set and a surplus of 25,023 was achieved.

I declare in my capacity of charity trustee that:

- 1) the trustees have approved the report above; and
- 2) have authorised me to sign on their behalf


John H Penney
Treasurer

Date... 21 Sept 2020

**HURST CONSOLIDATED CHARITY
ACCOUNTANT'S REPORT ON THE ACCOUNTS**

Report to the trustees/members of Hurst Consolidated Charity on the accounts for the year ended 31 March 2020 set out on pages 4 and 5.

Respective responsibilities of trustees and accountants

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 Act)) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 145 of the Act);
- follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the Act); and
- state whether particular matters have come to my attention.

Basis of independent accountant's statement

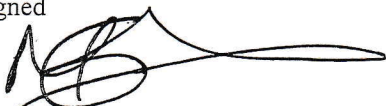
My examination was carried out in accordance with General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or 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 I do not express an audit opinion of the accounts.

Accountant'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 2011 Act: and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 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.

Signed



Matt Elsbury
ACCA

Date 15/09/2020

Address: Suite 2
1 Kings Rd.
Crowthorne
Berkshire
RG45 7BF

Hurst Consolidated Charity
Income & Expenditure Account
For the Year to 31st March 2020

	Actual	Mar-19
	£	£
INCOME		
Maintenance Income	88,736	63,951
Laundry Income	592	-
Dividend Income	6,152	7,673
Interest Income	-	-
Solar Panel Income	4,159	4,975
Total Income	£99,639	£76,599
EXPENDITURE		
Loan Interest	12,760	2,658
Water Rates	3,046	2,171
Electricity	638	542
Gas Service & Supply	6,813	6,667
Gardening	5,896	4,200
Maintenance	14,094	15,343
Alarm Maintenance	1,085	1,189
NAA Subscription	210	200
Sundries	8	188
Admin	13,838	12,360
Post & Stat	143	36
Telephone	0	0
Gen Admin	793	784
Insurance	3,343	2,637
Accountancy	840	880
Donations	255	260
Legal / Professional	1,080	5,590
Appliance Rental	1,458	0
Property Depreciation	4,960	4,990
Office Equipment Dep'n	277	368
Solar Panel Dep'n	3,052	3,052
Bank Charges	28	10
Total Expenditure	74,616	64,124
Surplus prior to sale of Investments	£25,023	£12,475
Add Sale of Investments	0	155,523
Surplus for Period	£25,023	£167,998

Hurst Consolidated Charity

Balance Sheet - 31st March 2020

			Mar-19
	£	£	£
FIXED ASSETS			
Freehold Properties	134,145		134,145
Property Improvements	188,582		188,582
Church Hill Extension	68,952		68,952
Twyford Renovation	252,399		252,399
Richard Bigg Almshouses	547,147		292,869
	<u>1,191,225</u>		<u>936,947</u>
Less: Depreciation	(81,818)		(76,858)
		1,109,407	860,088
Less: Social Housing Grant		(389,048)	(389,048)
		<u>720,359</u>	<u>471,040</u>
Equipment	40,905		40,905
Less: Depreciation	(33,971)		(30,642)
		6,933	10,262
Investments (Re-valued at 31st March 2020)		193,636	209,472
		<u>920,928</u>	<u>690,775</u>
Total Fixed Assets			
CURRENT ASSETS			
Bank - Business/Res A/C	-		115,884
Unity Bank	14,351		0
	<u>14,351</u>		<u>115,884</u>
Total Current Assets			
CURRENT LIABILITIES			
Accruals	1,152		1,033
Housing Loans repayable within 1 year	11,442		172
Total Current Liabilities	<u>12,594</u>		<u>1,205</u>
Net Current Assets		1,757	114,679
TOTAL NET ASSETS:		<u>£ 922,686</u>	<u>£ 805,454</u>
Creditors - Over One Year & Provisions			
Housing Loans - Over 1 Year		22,400	22,590
Almshouse Ass. Loan		85,000	100,000
Charity Bank Mortgage		223,235	100,000
CAPITAL & RESERVES			
Almshouses Capital Fund	193,636		209,472
Reserves B/F	373,391		205,394
			-
Surplus/ (Loss) for Year	<u>25,023</u>		<u>167,998</u>
		592,051	805,454
CAPITAL & RESERVES		<u>£ 922,686</u>	<u>£ 805,454</u>

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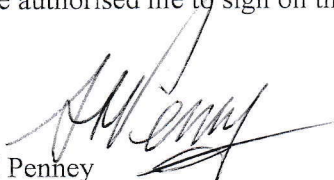
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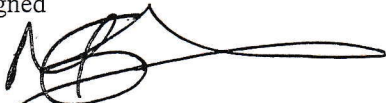
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