



Trustees of Berwick Almshouses Charity	214070
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Receipts and payments accounts

CC16a

For the period from	01/07/2016	To	30/06/2017
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Maintenance contributions	56,706	-	-	56,706	57,463
Washing machine	1,081	-	-	1,081	1,342
Tumble dryer	615	-	-	615	820
Guest room hire	150	-	-	150	535
TV licence contribution	135	-	-	135	-
Bank and building society interest	108	-	-	108	115
Other income	-	-	-	-	-
Sub total (Gross income for AR)	58,795	-	-	58,795	60,275
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	58,795	-	-	58,795	60,275
A3 Payments					
Maintenance	11,638	-	-	11,638	11,292
Electrical	2,541	-	-	2,541	4,417
Insurance	-	-	-	-	1,276
Management and admin	28,183	-	-	28,183	20,072
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	42,362	-	-	42,362	37,057
A4 Asset and investment purchases, (see table)					
Investment purchase	2,520	-	-	2,520	2,520
Asset purchase	-	-	-	-	-
Sub total	2,520	-	-	2,520	2,520
Total payments	44,882	-	-	44,882	39,577
Net of receipts/(payments)	13,913	-	-	13,913	20,698
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	86,132	-	-	86,132	65,434
Cash funds this year end	100,045	-	-	100,045	86,132

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Current account	43,937	-	-
	Nationwide Building Society	55,869	-	-
	Petty Cash	239	-	-
	Total cash funds	100,045	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Debtors	774	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	NAACIF Shares at cost - ERF		50,970	118,343
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Freehold property		649,987	-
	Equipment		27,650	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	Creditors		3,096	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
	<i>M. J. Angell-James</i>	M. J. ANGELL-JAMES	26.3.18	
	<i>J. Mackenzie</i>	JANE MACKENZIE	26.3.18	

BERWICK ALMSHOUSES CHARITY
TRUSTEES ANNUAL REPORT FOR THE YEAR ENDING 30 JUNE 2017

LEGAL AND ADMINISTRATIVE INFORMATION

1. Name The Berwick Almshouses Charity
2. Charity Number 214070A/3
3. Principal Address C/o New Windsor House, Oxon Business Park,
Shrewsbury
4. Charity's Governing Document Trust Deed dated 1968
5. Trustees who served during the year

Mrs R E Angell-James	Chairman
Mayor of Shrewsbury	Cllr Jane MacKenzie
Cllr Vernon Bushell	SCC Nominated
Cllr Pam Moseley	STC Nominated
Cllr Kevin Pardy	STC Nominated
T M Evans	Trustee
6. Officers and Agents
 - a) Clerk and land agent: M Watney Balfours LLP New Windsor House Oxon Business
Park, Shrewsbury SY3 5HJ
 - b) Bankers: Lloyds TSB Shrewsbury
 - c) Independent Examiner of the Accounts: Whittingham Riddell LLP Shrewsbury

AIMS AND ORGANISATION

1. Objects

The object of the Charity is to provide accommodation for people of modest means from the Parish of St Mary, Shrewsbury or from a wider area if no local applications are received.

2. Organisation

The Charity is controlled by a Board of Trustees who meets once or twice a year. The Trustees have a Clerk and employ a Land Agent and Surveyor who charges for his services. His office keeps the books of the Charity and the accounts are independently examined by a firm of Chartered Accountants. There is one paid employee of the Charity the warden for the Almshouses who occupy one of the houses known as the Priest House.

3. Summary of Charitable Activities undertaken during the Year

Most of the Almshouses have been occupied during the year but there have been vacancies. The Shrewsbury Town Council has the right of nomination for some of the vacancies following a substantial grant towards the modernisation of the Almshouses. (A list of residents is attached at Appendix A)

REVIEW OF FINANCIAL ACTIVITIES AND AFFAIRS

1. Most of the Almshouses have been occupied throughout the year resulting in the Charity income amounted to £56,657.50 from maintenance charges. In addition, £1981 was received from residents for services. Bank interest and dividends amounted to £108.02
- 2 The Trustees have made a contribution of £2,520 to an extraordinary repair fund which now amounts to £50,970.
2. The Trustees carry out normal routine maintenance each year and redecorate a proportion of the flats. This year we have had normal expenditure but are saving for a new garden room in 2017
3. Cash reserves as at 30 June 2017 amounted to £99,805. Running expenses for the Charity for the year have been £11,331.24 for maintenance and £30,750.66 for overheads.
4. The charity has a policy on reserves. It sets aside between 7.5% and 10% of its gross income for an Extraordinary Repairs Fund (ERF) which is invested with NAACIF. In addition it aims to hold cash amounting to about half a year's income to allow for emergency repairs or for a sudden reduction in income due to unexpected vacancies. After that the charity will build up a fund for a special project to improve the welfare of residents of the almshouses
5. The annual account for the Charity as certified by the independent inspector is attached at Appendix B.

N.J. Angell-James.

Chairman
On behalf of the Trustees

TRUSTEES OF BERWICK ALMSHOUSES CHARITY

CHARITY REFERENCE NUMBER 214070

STATEMENT OF ACCOUNTS

FOR THE YEAR

1st JULY 2016 TO 30th JUNE 2017

Declaration

The accounts set out for this financial year, and the Statement of Assets and Liabilities, are as approved by the Trustees.

SIGNED -

M. J. Angell-James

Trustee authorised to sign on behalf of all Trustees

DATE -

26.3.18

**BALFOURS
MARKET HOUSE
MARKET STREET
CRAVEN ARMS
SHROPSHIRE
SY7 9NN**

Trustees of The Berwick Almshouses

Balance Sheet

From - 1st July 2016
To - 30th June 2017

	<u>2016/2017</u>	<u>2015/2016</u>
FIXED ASSETS		
Freehold Property	£ 630,500.00	£ 630,500.00
Property Improvements	£ 19,487.02	£ 19,487.02
New Equipment	£ -	£ -
Plant & Machinery	£ 27,649.53	£ 27,649.53
	<u>£ 677,636.55</u>	<u>£ 677,636.55</u>
CURRENT ASSETS		
Lloyds TSB - Treasurers Account	£ 55,869.01	£ 40,624.04
Debtors Control	£ 774.28	£ 822.66
Nationwide Building Society Account	£ 43,936.66	£ 43,848.96
Petty Cash	£ 238.54	£ 348.04
NAACIF - ERF Investment - at cost	£ 50,970.00	£ 48,450.00
Creditors Control	£ -	£ -
	<u>£ 151,788.49</u>	<u>£ 134,093.70</u>
CURRENT LIABILITIES		
Creditors Control	£ 3,096.31	£ 1,973.74
Sundry Creditors and Accruals	£ -	£ -
Debtors Control Account	£ -	£ -
	<u>£ 3,096.31</u>	<u>£ 1,973.74</u>
Current Assets less Current Liabilities	<u>£ 148,692.18</u>	<u>£ 132,119.96</u>
	<u><u>£ 826,328.73</u></u>	<u><u>£ 809,756.51</u></u>
CAPITAL & RESERVES		
Capital Account	£ 690,819.13	£ 688,299.13
Revenue Account	£ 118,844.98	£ 97,202.60
Revenue Account 16/17	£ 16,664.62	£ 24,254.78
Suspense	£ -	£ -
	<u>£ 826,328.73</u>	<u>£ 809,756.51</u>

Account Notes -

NAACIF Investment - ERF - currently contribute £210.00 per month

Debtors

Blundell, Mrs A	-£ 351.88
Ferguson, Mrs A	£ 304.00
Lythgoe, Mrs M	£ 348.00
Morgan, Mrs D E	£ 15.00
Shone, Mrs V	£ 74.66
Sumner, Mrs G	£ 377.00
Woodall, Mrs D J	£ 7.50
	<u>£ 774.28</u>

Sundry Creditors and Accruals

Balfours	£ 1,763.81
Arrol & Snell	£ 167.00
Grout Insurance Brokers	£ 1,349.20
Scottish Power Group	-£ 183.70
	<u>£ 3,096.31</u>

Trustees of The Berwick Almshouses

Revenue Accounts

From - 1st July 2016
To - 30th June 2017

	2016 / 2017		2015 / 2016	
INCOME				
Maintenance Contributions	£	56,657.50	£	58,144.00
Washing Machine	£	1,081.00	£	1,342.00
Tumble Dryer	£	615.00	£	820.00
Guest Room Hire	£	150.00	£	535.00
TV Licence Contribution	£	135.00	£	-
Bank and Building Society Interest	£	108.02	£	114.48
Other Income	£	-	£	-
		<u>£ 58,746.52</u>		<u>£ 60,955.48</u>
MAINTENANCE				
Flat Repairs and Maintenance	£	9,978.65	£	8,741.13
General Maintenance Misc	£	254.11	£	593.84
Garden Maintenance	£	1,098.48	£	2,440.49
		<u>£ 11,331.24</u>		<u>£ 11,775.46</u>
		<u>£ 47,415.28</u>		<u>£ 49,180.02</u>
OVERHEADS				
Electricity	£	1,824.98	£	2,498.02
Sewage maintenance			£	147.60
Insurance	£	1,349.20	£	1,275.59
Water	£	381.56	£	909.88
Council Tax			£	-
TV Licencing			£	67.50
Warden's Wages	£	11,340.00	£	11,187.42
Management Fees and Costs	£	8,566.65	£	7,408.28
Professional Fees and Costs	£	5,653.56	£	450.00
Subscriptions	£	191.00	£	187.00
Advertising			£	-
Miscellaneous	£	1,443.71	£	793.95
Grants to Residents	£	-	£	-
		<u>£ 30,750.66</u>		<u>£ 24,925.24</u>
REVENUE Surplus		<u>£ 16,664.62</u>		<u>£ 24,254.78</u>
CAPITAL TRANSACTIONS				
+ Sale of Barclays Shares	£	-	£	-
- NAACIF - ERF Investment	-£	2,520.00	-£	2,520.00
- Sewage Treatment Project	£	-	£	-
- Almshouse Association - loan repayment	£	-	£	-
- Equipment Purchases	£	-	£	-
		<u>-£ 2,520.00</u>		<u>-£ 2,520.00</u>
EXCESS Surplus		<u>£ 14,144.62</u>		<u>£ 21,734.78</u>