

Trustees' Annual Report

for the period

From (start date) 010117 to (end date) 311217

Section A

Reference and administration details

Charity name CHARITY OF FRANCES WILSON

Other names the charity is known by N/A

Registered charity number (if any) 216232-

Charity's principal address
43 BERESFORD ROAD
ST. ALBANS
HERTS.

Postcode AL1 5NW

Names of the charity trustees who manage the charity

	Trustee Name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	E. BOWEN			
2	S. DANIELS			
3	I. WALKER	TREASURER		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any (for example, any custodian trustees)

Name	Dates acted if not for whole year

Section A

Reference and administration details (continued)

Names and addresses of advisers (optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (optional information)

Section B

Structure, governance and management

Description of the charity's trusts

Type of governing document (eg trust deed, constitution)

WILL OF FRANCES WILSON

How the charity is constituted (eg trust, association, company)

BY THE WILL & CODICILS OF FRANCES WILSON

Trustee selection methods (eg appointed by, elected by)

APPOINTED BY EXISTING TRUSTEES FOR INDEFINITE TERM.

Additional governance issues (optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Section C

Objectives and activities

Summary of the objects of the charity set out in its governing document

TO PROVIDE SUBSIDISED HOUSING FOR POOR WOMEN RESIDENT OR FORMERLY RESIDENT IN STANMORE (PREFERENCE TO BE GIVEN TO WIDOWS)

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

IN PLANNING OUR ACTIVITIES WE HAVE CONSIDERED THE GUIDANCE ON PUBLIC BENEFIT AS ISSUED BY THE CHARITY COMMISSION. WE HAVE CONTINUED OUR PROGRAMME OF MAINTENANCE & UPGRADE TO OUR PROPERTIES TO PROVIDE BETTER ACCOMODATION FOR OUR BENEFICIARIES.

Additional details of objectives and activities (optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

WE HAVE CONTINUED TO PROVIDE GOOD SUBSIDISED ACCOMODATION FOR OUR DESERVING TENANTS. ALSO THROUGH ONGOING FUND RAISING EFFORTS HAVE BUILT A GOOD FINANCIAL RESERVE FOR FUTURE PLANNED PROPERTY UPGRADES.

Section E

Financial review

Brief statement of the charity's policy on reserves

WE AIM TO HAVE ENOUGH IN RESERVE TO COVER ANY MAJOR REPAIR NEEDED ON OUR PROPERTIES.

Details of any funds materially in deficit

N/A

Further financial review details (optional information)

You **may choose** to include additional information, where relevant, about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above

Signed on behalf of the charity's trustees

Signature(s)

Ian Walker

Full name(s)

IAN WALKER

Position (eg Secretary, Chair, etc)

TREASURER

Date

03/10/18



Section A

Independent Examiner's Report

Report to the trustees/
members of

CHARITY OF FRANCES WILSON

On accounts for the year
ended

31st DECEMBER 2017

Charity no
(if any)

0216232

Set out on pages

Respective
responsibilities of
trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

The charity's trustees consider that an audit is not required for this year under section 144 of the 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 applicable Directions given by the Charity Commission (under section 145(5)(b) of the 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 material matters have come to my attention (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Charities Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

11th June 2018

Name:

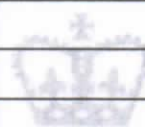
DANIEL TUCHBAND FCCA

Relevant professional
qualification(s) or body
(if any):

Chartered Association of
Certified Accountants.

Address:

40 Evelyn Drive
Pinner Middlesex
HA5 4RS



Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

On accounts for the year ended

Set out on pages

Respective responsibilities of trustees and examiner

Basis of independent examiner's statement

Independent examiner's statement

Relevant professional qualification(s) or body (if any):

Signed: Date:

Signed:

Name:

Relevant professional qualification(s) or body (if any):

CHARITY OF FRANCES WILSON

Charity number 216232

Financial Statement for the year ended 31st December 2017

General Unrestricted Fund Receipts and Payments Account

	2017	2016
	£	£
<u>Receipts</u>		
Rental income	3,024.61	1,314.57
Rental income – Fundraising	32,900.00	23,973.60
Investment income	295.25	273.53
Insurance claim	0.00	11,752.00
Interest received	0.00	0.00
	<u>36,219.86</u>	<u>37,313.70</u>
<u>Payments</u>		
Insurance	854.52	768.27
Repairs and maintenance	2,139.62	47,215.40
Letting Fees	5,231.80	5,503.60
Independent Examination of Accounts	180.00	0.00
Council Tax	0.00	743.76
Gas, Electric, Water	0.00	103.18
Almshouse Assoc. Membership	0.00	251.00
	<u>8,405.94</u>	<u>54,585.21</u>
Excess of receipts over payments	<u>27,813.92</u>	<u>-17,271.51</u>
Cash and bank deposits at 1st January 2017	6,809.58	24,081.09
Cash and bank deposits at 31st December 2017	<u><u>34,623.50</u></u>	<u><u>6,809.58</u></u>

Statement of Assets and Liabilities at 31st December 2017

General Unrestricted Fund

<u>Monetary Assets</u>		
Santander reserve account	0.00	0.00
Santander current account	34,623.50	6,809.58
Total Cash	<u>34,623.50</u>	<u>6,809.58</u>
<u>Investment Assets</u>		
605 Charities Investment Fund Income Shares (Included at COIF valuation at 31st December)	8,935.25	8,222.37

Capital Endowment Fund

<u>Investment Assets</u>		
Freehold of 1 - 4 Wilson Cottages, Stanmore (Included at purchase price on 7th August 1974)	19,100.00	19,100.00

Signed:  11/6/18
Ian Walker C.A.T., A.T.T. (Trustee)