

THE ACCOUNTS AND ANNUAL REPORT
FOR
WILLINGHAM COMBINED CHARITY
FOR THE YEAR ENDING
31 DECEMBER 2023

Charity Registration Number: 1093138

Willingham Combined Charity

Willingham Combined Charity provides housing for those in need with accommodation in the Josiah Smith Memorial Homes and a bungalow in Haden Way. There are also two sites which provide allotments, both as a service to the village and to support our charitable aims.

Willingham Combined Charity is registered with the Charity Commission, number 1093138. It is governed by a scheme made on 9th June 2000.

The objects of the charity are:

1. The provision of housing accommodation for persons (of whom 2 must be women) who are in need, hardship, or distress and have resided in the area of benefit (the Parish of Willingham in the County of Cambridgeshire) for not less than 2 years prior to their appointment
2. The provision of housing accommodation for women over the age of 60 who are in need, hardship and distress who were born in the area of benefit
3. Such charitable purposes for the benefit of the residents as the trustees decide.

There are twelve trustees: one ex-officio trustee, 2 nominated trustees and 9 co-opted trustees.

The ex-officio trustee is the Rector of the ecclesiastical parish of St Mary and All Saints, Willingham.

The nominated trustees are appointed by Willingham Parish Council.

Co-opted trustees are appointed by the trustees themselves.

The trustees must meet at least twice each year.

The Annual Report and Accounts are published on the Charity Commission website which also maintains a full list of Trustees.

The Charity is a member of The Almshouse Association.

Trustees

Mrs P Amos

Mr G Atherton – Chair

Mrs S Ayling – Vice-chair

Mrs L Bald

Ms L Cosford (resigned 31 March 2023)

Rev S Gill – Ex-officio trustee (resigned 31 December 2023)

Mr N Harris – Nominated trustee

Mr S James (resigned 17 October 2023)

Mr D Law – Nominated trustee

Mrs S Lines (appointed 18 April 2023)

Mrs S Shimmens

Mr A Thompson (resigned 17 October 2023)

Mrs J Wake

Willingham Combined Charity

Annual Report 2023

Willingham Combined Charity are responsible for 6 one-bedroomed bungalows and 1 two-bedroom bungalow in Willingham. These bungalows are let to residents who meet the charity's in need criteria.

In 2023 one resident moved out of one of the bungalows as she no longer met the in-need criteria due to the sale of her property. This was in line with the terms of her contract when she was offered a bungalow. A new resident moved in after full redecoration of the bungalow. Regular maintenance work has been carried out on the bungalows including the resealing of all external windows and doors. All required gas and electrical checks were carried out successfully. The electric meter for communal areas at Josiah Smith Bungalows was replaced with a smart meter. In the garden of Haden Way bungalow the dying conifer hedge was trimmed back to the boundary and replaced with fencing. All residents were given a hamper of goodies at Christmas.

The charity also owns land let out as allotment plots in two locations in the village. There have been a number of changes of allotment holders due to people giving up their plots. Most have now been re-let. A third plot of land is let to a farmer. A large ash tree was removed from Westmeadow Close allotments after concerns raised by local residents.

Over the year three trustees have stepped down at the end of their term of office and new trustees have been appointed. The Rector of the parish of Willingham who is an ex-officio trustee resigned from his appointment as Rector on 31 December.

The charity continues to work with its residents to ensure that their properties and surrounds are maintained to a comfortable and acceptable standard.

Graham Atherton

Chair

Willingham Combined Charity

Willingham Combined Charity

Financial Report Year ended 31 December 2023

Receipts [In]	2023	2022
Josiah Smith Maintenance	£26,290.00	£27,130.00
Haden Way Maintenance	£5,720.00	£6,240.00
Allotment rent	£1,070.00	£1,475.00
Allotment deposit	£420.00	£170.00
Field rent	£420.00	£420.00
Wayleave payment	£109.50	£109.50
M&G investments	£846.72	£414.72
Black Rock	£192.28	£192.28
Unpresented cheque	£0.00	£93.45
Compensation from banks	£50.00	£60.00
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Totals	£35,118.50	£36,304.95

Willingham Combined Charity

Financial Report Year ended 31 December 2023

Payments [Out]	2023	2022
House maintenance – JSB	£7,481.56	£6,927.15
House maintenance – Hayden Way	£2,091.54	£239.98
Legionella & gas checks	£1,632.00	£1,896.00
Electricity	£214.44	£228.74
Grass cutting – JSB	£262.50	£896.50
Allot deposit refund	£40.00	£30.00
Water (allotments)	£327.90	£297.32
Atlas trees	£2,160.00	£0.00
Field maintenance	£0.00	£709.50
Almshouse Assn	£539.00	£187.00
Buildings Insurance	£1,871.37	£881.55
Management protection insurance	£332.64	£332.64
Land/public liability insurance	£553.59	£553.59
Clerk fees	£1,525.00	£1,793.50
Accountancy fees	£0.00	£480.00
Room hire	£52.50	£40.00
Gifts	£206.30	£125.45
Transfer to other a/c	£120,100.00	£100.00
Postage & stationary	£83.45	£38.54
Website	£15.00	£0.00
Allotment maintenance	£542.50	£0.00
Totals	£140,031.29	£15,757.46

Willingham Combined Charity

Financial Report Year ended 31 December 2023

Cash Balances

Lloyds Bank Current a/c

Balance 01/01/2023	£120,768.04	
Receipts	£45,193.50	
Payments	£139,990.42	
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Balance at 31/12/2023		£25,971.12

Lloyds Bank Deposit a/c

Balance 01/01/2023	£12,786.98	
Interest received	£835.23	
Transfer from current a/c	£110,100.00	
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Balance at 31/12/2023		£123,722.21

Cambridge Building Society a/c

Balance 01/01/2023	£90,255.14	
Interest received	£1,563.43	
Transfer to Lloyds current acc	£10,000.00	
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Balance at 31/12/2023		£81,818.57

NS&I Investment a/c

Balance 01/01/2023	£41,939.01	
Interest received	£385.91	
Transfer from Lloyds current a/c	£10,000.00	
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Balance at 31/12/2023		£52,324.92

Cash in hand held by Clerk/Treasurer		£6.21
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Total cash balances at 31/12/2023		£283,843.03
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Willingham Combined Charity

Financial Report Year ended 31 December 2023

Unit Trust investments

			Value at year end		Change in value
M&G investments			2023	2022	
NAACIF	17280 shares	WCC	£15,520.90	£15,259.97	£260.93
NAACIF	624 shares	EORF	£69,939.54	£65,851.28	£4,088.26
Blackrock					
CIF	3035.63 units	PE	£4,503.11	£4,429.95	£73.16
CIF	169.116 units	JSHT	£250.87	£246.79	£4.08
CIF	799.908 units	REC	£37,017.85	£34,917.46	£2,100.39
CCLA					
COIF	340.67 units	WCC	£84,486.26	£75,185.53	£9,300.73

Notes:

WCC	Willingham Combined Charity
EORF	Extraordinary Repair Fund
PE	
JSHT	Josiah Smith Homes Trust
REC	Recoupment Account

Willingham Combined Charity

Financial Report Year ended 31 December 2023

Assets held by Willingham Combined Charity

2 End of terrace bungalows in Over Road, Willingham	£410,000
4 Terraced bungalows in Over Road, Willingham	£780,000
1 bungalow at 31 Haden Way, Willingham	£235,000
Land at Over Road, Willingham at rear of bungalows bordering Rook Grove/Mereway around 8.25 acres guide value	£90,000
Allotments on Over Road, Willingham around 2.75 acres	£40,000
Allotments on Church Street, Willingham around 0.75 acres	£20,000

These values are based on the assumption that the land and bungalows are free from structural defect and legal encumbrance and available with vacant possession.

Valuation carried out April 2023,

Liabilities

Deposits held for allotments on Over Road, Willingham	£1,410.00
Deposits held for allotments on Church Street, Willingham	£210.00
	Total £1,620.00

Notes to the accounts

1. All cash funds are classified as unrestricted funds with the exception of the sum of £1,620 of restricted funds in the Lloyds deposit account. This is the sum of the allotment deposits held at £30 per plot. This £30 is returned to the allotment holder when the plot is surrendered in a clean and tidy condition.
2. All investments are classified as unrestricted with the exception of the M&G Investments Extraordinary Repair Fund which is held for the use of any extraordinary repairs required on the charity's properties.

