

# AIREDALE HOMES PROJECT

England & Wales · Charity number 1019213

## Details

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**Other names** AIREDALE HOMES

**Status** Registered

**Legal form** Charitable company

**Company number** [02670888](#)

**Registered** 1993-03-26

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 240 Skipton Road  
Keighley  
BD20 6AS

**Phone** 01535604164

**Email** [office@airedalehomes.co.uk](mailto:office@airedalehomes.co.uk)

## Activities

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**Objects:** TO RELIEVE THOSE WHO ARE SUFFERING OR RECOVERING FROM MENTAL ILLNESS WITHIN THE ADMINISTRATIVE AREA SERVED BY AIREDALE HEALTH AUTHORITY IN PARTICULAR THROUGH THE PROVISION OF SUPPORTED ACCOMMODATION FOR SAID PEOPLE

**Activities:** Providing homes in the Community for people suffering from severe and enduring mental health conditions

## Classification

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- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services
- **What:** The Advancement Of Health Or Saving Of Lives, Accommodation/housing
- **Who:** People With Disabilities, Other Defined Groups

## Geography

- **Area of benefit:** AIREDALE
- Bradford City
- North Yorkshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£214,192	£224,127	-	-
2024-03-31	£225,139	£218,736	-	-
2023-03-31	£193,110	£179,449	-	-
2022-03-31	£175,416	£197,805	-	-
2021-03-31	£205,212	£189,072	-	-

## Trustees

Name	Role	Appointed
<b>Maureen Mary Jackson</b>	Chair	2019-02-26
Alexander James MacPherson		2019-11-15
Brynley William Jenkins		2020-05-28
David Pickles		2023-06-01
Theresa Anne Smith		2019-11-01

**AIREDALE HOMES PROJECT**

England & Wales - Charity number 1019213

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# Accounts

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Company Registration No. 02670888  
Registered Charity No. 1019213

**Airedale Homes Project**  
(A company limited by guarantee)

**UNAUDITED FINANCIAL STATEMENTS**

for the year ended  
31 March 2025

## DIRECTORS

Mrs M M Jackson  
Mr A J Macpherson  
Mrs T A Smith  
Mr B W Jenkins  
Mr D Pickles

## REGISTERED OFFICE

240 Skipton Road  
Keighley  
BD20 6AS

## SOLICITORS

Gordons LLP  
14 Piccadilly  
Bradford  
West Yorkshire  
BD1 3LX

## BANKERS

Virgin Money  
Online Banking

## ACCOUNTANT

Beldenn Limited  
Unit A1 Empire House  
11 Mulcture Hall Road  
Halifax  
West Yorkshire  
HX1 1SP

# Airedale Homes Project

## TRUSTEES REPORT

For the year ended 31 March 2025

The Directors present their report and the financial statements of Airedale Homes Project for the year ended 31 March 2025.

### PRINCIPAL ACTIVITIES

The charitable company (“the company”) is a self supporting association which operates within the administrative area served by Airedale Health Authority and Bradford Care Trust to provide support for those experiencing mental health difficulties through the provision of supported accommodation. The company is governed by the management committee in accordance with its memorandum and articles of association and a statement of intent. The management committee has overall responsibility for the operation of the company.

Trustees are appointed by majority vote of the management committee considering eligibility and personal competence. Trustees are encouraged to seek appropriate training if necessary and new trustees are inducted into the workings of the charity by meeting with other trustees.

### OBJECTIVES

When planning objectives for the year, the trustees consider the Charity Commissioner’s guidance on public benefit. The object of the association is the assistance of its clients who, because of their mental condition, are unable to support themselves and who are in serious necessitous circumstances. Clients are referred by stakeholders including the local health authority and social services.

### ACHIEVEMENTS AND PERFORMANCE

Airedale Homes Project provides supported housing accommodation to adults recovering from severe and enduring mental health illness.

We enable service users to develop their own self-care and daily living skills such as shopping, cooking and budgeting so they might better manage when they return to independent living.

We do however have a small number of tenants who have spent considerable time with our Project and are unlikely/unable to manage without the type of support we can offer and there are few similar resources available.

The project currently provides supported accommodation in property located in North and West Yorkshire.

During the year we acted as Managing Agents for one ‘Places for People’ Property in West Yorkshire.

AHP owns 1 Brougham Street Skipton, 240 Skipton Road Keighley and three independent flats attached to Riversedge Keighley. We also lease a Property, 3 Belgrave Road, from ‘Incommunities’.

Net expenditure for the year amounted to £13,221.

# Airedale Homes Project

## TRUSTEES REPORT

For the year ended 31 March 2025

### RESERVES POLICY

The management committee have established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the charity, should be deposited in a reserve fund.

Unrestricted funds at 31 March 2025 stood at £509,069 (31 March 2024 £522,291).

### INVESTMENT POLICY

The management committee has considered the most appropriate policy for investing funds and COIF Charity Deposit Fund meets the needs of the company most appropriately. The management committee consider the return on investments to be satisfactory.

### PLANS FOR THE FUTURE

Following a business consultancy exercise with the Cranfield Trust and negotiations with Places for People who part own a substantial part of our property portfolio, the Trustees concluded that Airedale Homes Project was not a viable business in the longer term. A decision was made to start winding up the charitable company.

We have now entered into a piecemeal process of transferring our tenants to other adult social care providers and are in the process of disposing of our property assets to other 'not for profit' service providers. We hope to conclude this process before the end of 2025.

### RISK REVIEW

The management committee has conducted its own review of the major risks to which the company is exposed and systems have been established to mitigate those risks.

The Safeguarding of the vulnerable adults for whom we provide Supported Accommodation is a priority, and adequate Policies and Procedures are in place to ensure that we meet all relevant requirements.

Income sources continue to be a combination of State Funding through Local Authority Housing Benefits and Service User's contributions to Rent/Charges. The Management Committee are confident that with financial prudence the current service provision can be maintained.

Internal risks are minimised by the implementation of procedures for authorisation of all financial transactions and a continuing effort to achieve the desired Quality Benchmarks/Outcomes for the Service Provision.

### DIRECTORS

Members of the management committee, who are directors for the purpose of Company Law, and trustees for the purpose of charity law who served during the year, are detailed below:

Mrs M M Jackson  
Mr A J Macpherson  
Mrs T A Smith  
Mr B W Jenkins  
Mr D Pickles

**Airedale Homes Project**  
**TRUSTEES REPORT**  
For the year ended 31 March 2025

**COMPANY MEMBERS**

Members of the company, all of whom are directors, guarantee to contribute an amount not exceeding £1 to the assets of the charitable company in the event of a winding up. The total number of such guarantees at 31 March 2025 was 5 (2024:5).

By order of the board



Mr B W Jenkins  
Director and Trustee

16 October 2025

# Airedale Homes Project

## DIRECTORS' RESPONSIBILITIES IN THE PREPARATION OF FINANCIAL STATEMENTS

---

Company law requires the Directors to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources, including income and expenditure, for the financial year. In preparing those financial statements, the Directors should follow best practice and:

- a. select suitable accounting policies and then apply them consistently;
- b. make judgments and accounting estimates that are reasonable and prudent;
- c. prepare the financial statements on the going concern basis unless it is not appropriate to presume that the company will continue in business.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities. The Directors are also responsible for safeguarding the assets of the charitable company and for the prevention and detection of fraud and other irregularities.

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF AIREDALE HOMES PROJECT

I report on the accounts of the company for the year ended 31 March 2025, which are set out on pages 8 to 15.

### *Respective responsibilities of trustees and examiner*

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and have opted for an independent examination.

I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

### *Basis of independent examiner's report*

My examination was carried out in accordance with the 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 you as 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*

Your attention is drawn to the fact that the charity has prepared the accounts in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2015 which is referred to in the extant regulations but has been withdrawn.

This has been done in order that the accounts provide a true and fair view in accordance with the Generally Accepted Accounting Practice for reporting periods beginning on or after 1 January 2015.

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 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

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.



James Bell  
Unit A1 Empire House  
11 Mulcture Hall Road  
Halifax  
West Yorkshire  
HX1 1SP

16 October 2025

**Airedale Homes Project**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCLUDING INCOME AND EXPENDITURE ACCOUNT)**  
For the year ended 31 March 2025

	<i>Notes</i>	2025 Unrestricted Funds £	2024 Unrestricted Funds £
INCOME FROM:			
Charitable activities		210,876	222,034
Investment income	2	3,316	3,105
		<hr/>	<hr/>
TOTAL INCOMING RESOURCES		214,192	225,139
		<hr/>	<hr/>
EXPENDITURE ON:			
Charitable activities		224,127	218,736
		<hr/>	<hr/>
TOTAL RESOURCES EXPENDED	3	224,127	218,736
		<hr/>	<hr/>
NET MOVEMENT IN FUNDS		(9,935)	6,403
TOTAL FUNDS BROUGHT FORWARD		522,291	515,888
		<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD		512,356	522,291
		<hr/> <hr/>	<hr/> <hr/>

The statement of financial activities includes all gains and losses in the year. All incoming resources and resources expended derive from continuing charitable activities.

# Airedale Homes Project

BALANCE SHEET as at 31 March 2025

Company Registration No. 02670888

	<i>Notes</i>	2025		2024	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	8		321,557		332,425
<b>CURRENT ASSETS</b>					
Debtors	9	16,623		22,454	
Short term deposits	10	69,891		66,592	
Cash at bank and in hand		114,205		115,350	
			<u>200,719</u>		<u>204,396</u>
CREDITORS: Amounts falling due within one year	11	(9,920)		(14,532)	
			<u>190,799</u>		<u>189,864</u>
<b>NET CURRENT ASSETS</b>					
			<u>190,799</u>		<u>189,864</u>
<b>NET ASSETS</b>					
			<u>512,356</u>		<u>522,290</u>
<b>FUNDS</b>					
<b>UNRESTRICTED FUNDS</b>					
			<u>512,356</u>		<u>522,290</u>

**Airedale Homes Project**  
BALANCE SHEET as at 31 March 2025

Company Registration No. 02670888

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For the year ended 31 March 2025 the company was entitled to the exemption from the requirement to have an audit under Section 477 of the Companies Act 2006.

No notice has been deposited with the company under Section 476 of that Act requiring an audit to be carried out.

The directors acknowledge their responsibility for:

- a. Ensuring the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- b. Preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its result for the year then ended in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006, so far as they are applicable to the company.

The financial statements have been prepared in accordance with the Financial Reporting Standard 102 (Section 1A).

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies regime.

The financial statements on pages 7 to 15 were approved by the board of directors and authorised for issue on 5 June 2025 and are signed on its behalf by:

  
Mr B W Jenkins  
Trustee and Director

# Airedale Homes Project

## ACCOUNTING POLICIES

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### BASIS OF ACCOUNTING

The financial statements have been prepared in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102 (Section 1A).

### FUNDS ACCOUNTING

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

### INCOMING RESOURCES

All incoming resources are included in the Statement of Financial Activities when the charity is entitled to the income, receipt is probable and its amount can be measured reliably.

### RESOURCES EXPENDED

Expenditure is recognised when a constructive obligation has arisen, it is more likely than not that payment will be required, and the amount can be measured reliably. All expenditure includes attributable VAT which cannot be fully recovered.

Charitable expenditure comprises those costs incurred by the charity in the course of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature to support them.

### TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at historic cost.

Depreciation is provided on all tangible assets at rates calculated to write down each asset to its estimated residual value at the end of an assets useful life. The annual rates of depreciation are:-

Freehold property	2% on cost
Expenditure on leasehold property	5% on cost
Equipment, fixtures and fittings	25% on cost
Computers	33 1/3% on cost

**Airedale Homes Project**  
**SCHEDULE TO THE FINANCIAL STATEMENTS**  
for the year ended 31 March 2025

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1. INCOME

Rent receivable includes tenant service charges and housing benefit.

2. INVESTMENT INCOME

	2025	2024
	£	£
Income from current asset investments	3,316	3,105
	<u>          </u>	<u>          </u>

3. ANALYSIS OF RESOURCES EXPENDED

	<i>Staff costs</i>	<i>Other costs</i>	<i>Depreciation</i>	2025	2024
	£	£	£	<i>Total</i>	<i>Total</i>
				£	£
Charitable expenditure					
Provision of housing	56,696	108,391	10,868	175,955	171,110
Support costs	38,249	9,923	-	48,172	47,626
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
	94,945	112,681	10,868	224,127	218,736
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

4. NET INCOMING RESOURCES

	2025	2024
	Total	Total
	£	£
Net incoming resources is stated after charging:		
Depreciation	10,868	10,868
Independent examination fees	700	700
Other taxation and accounting services	1,100	1,110
	<u>          </u>	<u>          </u>

# Airedale Homes Project

## SCHEDULE TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2025

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### 5. EMPLOYEES

The average number of persons employed by the company during the year was:

	2025	2024
	£	£
Support workers	3	3
Other staff	3	2
	<u>6</u>	<u>5</u>
Staff costs for the above persons were:		
Wages and salaries	93,455	82,506
Social security costs	-	-
Pension costs	1,490	1,679
	<u>94,945</u>	<u>84,185</u>

### 6. DIRECTORS

In accordance with the company's Memorandum of Association the directors do not receive remuneration.

### 7. TAXATION

The charitable company is exempt from corporation tax on its activities, all of which are charitable.

**Airedale Homes Project**  
**SCHEDULE TO THE FINANCIAL STATEMENTS**  
for the year ended 31 March 2025

8. TANGIBLE FIXED ASSETS

	<i>Freehold Property</i>	<i>Expenditure on leasehold property</i>	<i>Equipment, fixtures and fittings</i>	<i>Computers</i>	<i>Total</i>
	£	£	£	£	£
Cost					
At 1 April 2024	485,361	39,979	72,956	3,597	601,893
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2025	485,361	39,979	72,956	3,597	601,893
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Depreciation					
At 1 April 2024	154,097	39,979	71,795	3,597	269,468
Charged in year	9,707	-	1,161	-	10,868
Disposals	-	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2025	163,804	39,979	72,956	3,597	280,336
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Net book value					
At 31 March 2025	321,557	-	-	-	321,557
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2024	331,264	-	1,161	-	332,425
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

The directors estimate the current market value of the freehold property is £500,000 (2024: £500,000).

9. DEBTORS

	2025	2024
	£	£
Rents receivable	13,969	14,245
Prepayments	2,654	8,209
	<u>          </u>	<u>          </u>
	16,623	22,454
	<u>          </u>	<u>          </u>

10. CURRENT ASSET INVESTMENTS

	2025	2024
	£	£
COIF charity deposit fund	69,891	66,592
	<u>          </u>	<u>          </u>

# Airedale Homes Project

## SCHEDULE TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2025

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11. CREDITORS: Amounts due in less than one year

	2025	2024
	£	£
Other creditors	2,411	8,954
Taxation and social security	1,502	1,063
Accruals and deferred income	5,995	4,503
Deposits	12	12
	<hr/>	<hr/>
	9,920	14,532
	<hr/> <hr/>	<hr/> <hr/>

12. GUARANTEE

The company is limited by guarantee of its members to contribute to the assets of the company in the event of a winding up in an amount not to exceed £1 per member.

13. OPERATING LEASES

The company has an open ended operating lease in respect of one property at 3 Belgrave Road, Keighley, at an annual rental of £3,800, and also acts as managing agent for the collection of rent on other property owned by Places for People. Termination of the lease is subject to one month's notice.

**AIREDALE HOMES PROJECT**

England & Wales - Charity number 1019213

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# Accounts

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Company Registration No. 02670888  
Registered Charity No. 1019213

**Airedale Homes Project**  
(A company limited by guarantee)

UNAUDITED FINANCIAL STATEMENTS

for the year ended  
31 March 2024

DIRECTORS

Mrs M M Jackson  
Mr A J Macpherson  
Mrs T A Smith  
Mr B W Jenkins  
Mr D Pickles

REGISTERED OFFICE

240 Skipton Road  
Keighley  
BD20 6AS

SOLICITORS

Gordons LLP  
14 Piccadilly  
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West Yorkshire  
BD1 3LX

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Beldenn Limited  
Townend House  
8 Springwell Court  
Leeds  
West Yorkshire  
LS12 1AL

# Airedale Homes Project

## TRUSTEES REPORT

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### PRINCIPAL ACTIVITIES

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Trustees are appointed by majority vote of the management committee considering eligibility and personal competence. Trustees are encouraged to seek appropriate training if necessary and new trustees are inducted into the workings of the charity by meeting with other trustees.

### OBJECTIVES

When planning objectives for the year, the trustees consider the Charity Commissioner's guidance on public benefit. The object of the association is the assistance of its clients who, because of their mental condition, are unable to support themselves and who are in serious necessitous circumstances. Clients are referred by stakeholders including the local health authority and social services.

### ACHIEVEMENTS AND PERFORMANCE

Airedale Homes Project provides supported housing accommodation to adults recovering from severe and enduring mental health illness.

We enable service users to develop their own self-care and daily living skills such as shopping, cooking and budgeting so they might better manage when they return to independent living.

We do however have a small number of tenants who have spent considerable time with our Project and are unlikely/unable to manage without the type of support we can offer and there are few similar resources available.

The project currently provides supported accommodation in property located in North and West Yorkshire.

During the year we acted as Managing Agents for one 'Places for People' Property in West Yorkshire.

AHP owns 1 Brougham Street Skipton, 240 Skipton Road Keighley and three independent flats attached to Riversedge Keighley. We also rent a Property, 3 Belgrave Road, from 'Incommunities'.

Property modernisation works have now been substantially completed, and the trustees have plans to renovate property on a cyclical basis in the future.

Net income for the year amounted to £6,403.

# Airedale Homes Project

## TRUSTEES REPORT

For the year ended 31 March 2024

### RESERVES POLICY

The management committee have established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the charity, should be accumulated for the purposes of reinvestment in further property in order to provide more places for the accommodation of clients or for acquiring existing properties that are leased.

Unrestricted funds at 31 March 2024 stood at £522,291 (31 March 2023 £515,888).

### INVESTMENT POLICY

The management committee has considered the most appropriate policy for investing funds and COIF Charity Deposit Fund meets the needs of the company most appropriately. The management committee consider the return on investments to be satisfactory.

### PLANS FOR THE FUTURE

Now that renovation works have been completed a reasonable surplus is anticipated in the coming year.

### RISK REVIEW

The management committee has conducted its own review of the major risks to which the company is exposed and systems have been established to mitigate those risks.

The Safeguarding of the vulnerable adults for whom we provide Supported Accommodation is a priority, and adequate Policies and Procedures are in place to ensure that we meet all relevant requirements.

Income sources continue to be a combination of State Funding through Local Authority Housing Benefits and Service User's contributions to Rent/Charges. The Management Committee are confident that with financial prudence the current service provision can be maintained.

Internal risks are minimised by the implementation of procedures for authorisation of all financial transactions and a continuing effort to achieve the desired Quality Benchmarks/Outcomes for the Service Provision.

### DIRECTORS

Members of the management committee, who are directors for the purpose of Company Law, and trustees for the purpose of charity law who served during the year, are detailed below:

Mrs M M Jackson  
Mr A J Macpherson  
Mrs T A Smith  
Mr B W Jenkins  
Mr D Pickles

Airedale Homes Project  
TRUSTEES REPORT  
For the year ended 31 March 2024

COMPANY MEMBERS

Members of the company, all of whom are directors, guarantee to contribute an amount not exceeding £1 to the assets of the charitable company in the event of a winding up. The total number of such guarantees at 31 March 2024 was 5 (2023:4).

By order of the board



Mr B W Jenkins  
Director and Trustee

20 November 2024

# Airedale Homes Project

## DIRECTORS' RESPONSIBILITIES IN THE PREPARATION OF FINANCIAL STATEMENTS

---

Company law requires the Directors to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources, including income and expenditure, for the financial year. In preparing those financial statements, the Directors should follow best practice and:

- a. select suitable accounting policies and then apply them consistently;
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The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities. The Directors are also responsible for safeguarding the assets of the charitable company and for the prevention and detection of fraud and other irregularities.

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF AIREDALE HOMES PROJECT

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### *Respective responsibilities of trustees and examiner*

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and have opted for an independent examination.

I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

### *Basis of independent examiner's report*

My examination was carried out in accordance with the 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 you as 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*

Your attention is drawn to the fact that the charity has prepared the accounts in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2015 which is referred to in the extant regulations but has been withdrawn.

This has been done in order that the accounts provide a true and fair view in accordance with the Generally Accepted Accounting Practice for reporting periods beginning on or after 1 January 2015.

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 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

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.



James Bell  
Townend House  
8 Springwell Court  
Leeds  
West Yorkshire  
LA12 1AL

20 November 2024

**Airedale Homes Project**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCLUDING INCOME AND EXPENDITURE ACCOUNT)**  
For the year ended 31 March 2024

	<i>Notes</i>	2024 Unrestricted Funds £	2023 Unrestricted Funds £
<b>INCOME FROM:</b>			
Charitable activities		222,034	197,715
Investment income	2	3,105	1,114
		<u>225,139</u>	<u>198,829</u>
<b>TOTAL INCOMING RESOURCES</b>			
<b>EXPENDITURE ON:</b>			
Charitable activities		218,736	191,050
		<u>218,736</u>	<u>191,050</u>
<b>TOTAL RESOURCES EXPENDED</b>			
	3	218,736	191,050
<b>NET MOVEMENT IN FUNDS</b>			
		6,403	7,779
<b>TOTAL FUNDS BROUGHT FORWARD</b>			
		515,888	508,109
<b>TOTAL FUNDS CARRIED FORWARD</b>			
		<u>522,291</u>	<u>515,888</u>

The statement of financial activities includes all gains and losses in the year. All incoming resources and resources expended derive from continuing charitable activities.

**Airedale Homes Project**  
BALANCE SHEET as at 31 March 2024

Company Registration No. 02670888

	<i>Notes</i>	2024		2023	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	8		332,425		343,293
<b>CURRENT ASSETS</b>					
Debtors	9	22,454		11,498	
Short term deposits	10	66,592		63,505	
Cash at bank and in hand		115,350		107,322	
		<u>204,396</u>		<u>182,325</u>	
CREDITORS: Amounts falling due within one year	11	(14,532)		(9,730)	
NET CURRENT ASSETS			189,864		172,595
NET ASSETS			<u>522,290</u>		<u>515,888</u>
<b>FUNDS</b>					
UNRESTRICTED FUNDS			<u>522,290</u>		<u>515,888</u>

**Airedale Homes Project**  
BALANCE SHEET as at 31 March 2024

Company Registration No. 02670888

For the year ended 31 March 2024 the company was entitled to the exemption from the requirement to have an audit under Section 477 of the Companies Act 2006.

No notice has been deposited with the company under Section 476 of that Act requiring an audit to be carried out.


The directors acknowledge their responsibility for:

- a. Ensuring the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- b. Preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its result for the year then ended in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006, so far as they are applicable to the company.

The financial statements have been prepared in accordance with the Financial Reporting Standard 102 (Section 1A).

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies regime.

The financial statements on pages 7 to 15 were approved by the board of directors and authorised for issue on 10 September 2024 and are signed on its behalf by:



Mr B W Jenkins  
Trustee and Director

# Airedale Homes Project

## ACCOUNTING POLICIES

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### BASIS OF ACCOUNTING

The financial statements have been prepared in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102 (Section 1A).

### FUNDS ACCOUNTING

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

### INCOMING RESOURCES

All incoming resources are included in the Statement of Financial Activities when the charity is entitled to the income, receipt is probable and its amount can be measured reliably.

### RESOURCES EXPENDED

Expenditure is recognised when a constructive obligation has arisen, it is more likely than not that payment will be required, and the amount can be measured reliably. All expenditure includes attributable VAT which cannot be fully recovered.

Charitable expenditure comprises those costs incurred by the charity in the course of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature to support them.

### TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at historic cost.

Depreciation is provided on all tangible assets at rates calculated to write down each asset to its estimated residual value at the end of an assets useful life. The annual rates of depreciation are:-

Freehold property	2% on cost
Expenditure on leasehold property	5% on cost
Equipment, fixtures and fittings	25% on cost
Computers	33 1/3% on cost

**Airedale Homes Project**  
**SCHEDULE TO THE FINANCIAL STATEMENTS**  
for the year ended 31 March 2024

1. INCOME

Rent receivable includes tenant service charges and housing benefit.

2. INVESTMENT INCOME

	2024 £	2023 £
Income from current asset investments	3,105	1,114

3. ANALYSIS OF RESOURCES EXPENDED

	<i>Staff costs</i> £	<i>Other costs</i> £	<i>Depreciation</i> £	2024 <i>Total</i> £	2023 <i>Total</i> £
Charitable expenditure					
Provision of housing	47,640	112,602	10,868	171,110	144,931
Support costs	36,545	11,081	-	47,626	46,119
	<u>84,185</u>	<u>123,683</u>	<u>10,868</u>	<u>218,736</u>	<u>191,050</u>

4. NET INCOMING RESOURCES

	2024 Total £	2023 Total £
Net incoming resources is stated after charging:		
Depreciation	10,868	11,601
Independent examination fees	700	700
Other taxation and accounting services	1,110	1,050

**Airedale Homes Project**  
SCHEDULE TO THE FINANCIAL STATEMENTS  
for the year ended 31 March 2024

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5. EMPLOYEES

The average number of persons employed by the company during the year was:

	2024	2023
	£	£
Support workers	3	5
Other staff	2	2
	<u>5</u>	<u>7</u>
Staff costs for the above persons were:		
Wages and salaries	82,506	83,657
Social security costs	-	270
Pension costs	1,679	1,466
	<u>84,185</u>	<u>85,393</u>

6. DIRECTORS

In accordance with the company's Memorandum of Association the directors do not receive remuneration.

7. TAXATION

The charitable company is exempt from corporation tax on its activities, all of which are charitable.

**Airedale Homes Project**  
**SCHEDULE TO THE FINANCIAL STATEMENTS**  
for the year ended 31 March 2024

8. TANGIBLE FIXED ASSETS

	<i>Freehold Property</i>	<i>Expenditure on leasehold property</i>	<i>Equipment, fixtures and fittings</i>	<i>Computers</i>	<i>Total</i>
	£	£	£	£	£
Cost					
At 1 April 2023	485,361	39,979	72,956	3,597	601,893
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2024	485,361	39,979	72,956	3,597	601,893
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Depreciation					
At 1 April 2023	144,390	39,979	70,634	3,597	258,600
Charged in year	9,707	-	1,161	-	10,868
Disposals	-	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2024	154,097	39,979	71,795	3,597	269,468
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Net book value					
At 31 March 2024	331,264	-	1,161	-	332,425
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2023	340,971	-	2,233	-	343,204
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

The directors estimate the current market value of the freehold property is £500,000 (2023: £500,000).

9. DEBTORS

	2024	2023
	£	£
Rents receivable	14,245	10,863
Prepayments	8,209	633
	<u>          </u>	<u>          </u>
	22,454	11,496
	<u>          </u>	<u>          </u>

10. CURRENT ASSET INVESTMENTS

	2024	2023
	£	£
COIF charity deposit fund	66,592	63,505
	<u>          </u>	<u>          </u>

# Airedale Homes Project

## SCHEDULE TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2024

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### 11. CREDITORS: Amounts due in less than one year

	2024	2023
	£	£
Other creditors	8,954	1,975
Taxation and social security	1,063	829
Accruals and deferred income	4,503	6,914
Deposits	12	12
	<hr/>	<hr/>
	14,532	9,730
	<hr/>	<hr/>

### 12. GUARANTEE

The company is limited by guarantee of its members to contribute to the assets of the company in the event of a winding up in an amount not to exceed £1 per member.

### 13. OPERATING LEASES

The company has an open ended operating lease in respect of one property at 3 Belgrave Road, Keighley, at an annual rental of £3,800, and also acts as managing agent for the collection of rent on other property owned by Places for People. Termination of the lease is subject to one month's notice.

**AIREDALE HOMES PROJECT**

England & Wales - Charity number 1019213

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# Accounts

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Company Registration No. 02670888  
Registered Charity No. 1019213

**Airedale Homes Project**  
(A company limited by guarantee)

UNAUDITED FINANCIAL STATEMENTS

for the year ended  
31 March 2023

## DIRECTORS

Mrs M M Jackson  
Mr A J Macpherson  
Mrs T A Smith  
Mr B W Jenkins

## REGISTERED OFFICE

240 Skipton Road  
Keighley  
BD20 6AS

## SOLICITORS

Gordons LLP  
14 Piccadilly  
Bradford  
West Yorkshire  
BD1 3LX

## BANKERS

Yorkshire Bank plc  
North Street  
Keighley  
West Yorkshire  
BD21 3SD

## ACCOUNTANT

Ian Milner  
2 Langthorne Court  
Morley  
Leeds  
West Yorkshire  
LS27 9DR

# Airedale Homes Project

## TRUSTEES REPORT

For the year ended 31 March 2023

The Directors present their report and the financial statements of Airedale Homes Project for the year ended 31 March 2023.

### PRINCIPAL ACTIVITIES

The charitable company (“the company”) is a self supporting association which operates within the administrative area served by Airedale Health Authority and Bradford Care Trust to provide support for those experiencing mental health difficulties through the provision of supported accommodation. The company is governed by the management committee in accordance with its memorandum and articles of association and a statement of intent. The management committee has overall responsibility for the operation of the company.

Trustees are appointed by majority vote of the management committee considering eligibility and personal competence. Trustees are encouraged to seek appropriate training if necessary and new trustees are inducted into the workings of the charity by meeting with other trustees.

### OBJECTIVES

When planning objectives for the year, the trustees consider the Charity Commissioner’s guidance on public benefit. The object of the association is the assistance of its tenants who, because of their mental condition, are unable to support themselves and who are in serious necessitous circumstances. Clients are referred by stakeholders including the local health authority and social services.

### ACHIEVEMENTS AND PERFORMANCE

Airedale Homes Project provides supported housing accommodation to adults recovering from severe and enduring mental health illness.

We enable our tenants to develop their own self-care and daily living skills such as shopping, cooking and budgeting so they might better manage when they return to independent living.

We do however have a small number of tenants who have spent considerable time with our project and are unlikely/unable to manage without the type of support we can offer and there are few similar resources available.

The project currently provides supported accommodation in property located in North and West Yorkshire.

During the year we acted as Managing Agents for one ‘Places for People’ Property in West Yorkshire.

AHP owns 1 Brougham Street Skipton, 240 Skipton Road Keighley and three independent flats attached to Riversedge Keighley. We also rent a Property, 3 Belgrave Road, from ‘Incommunities’.

Property modernisation works have now been substantially completed, and the trustees have plans to renovate property on a cyclical basis in the future.

Net income for the year amounted to £7,779.

# Airedale Homes Project

## TRUSTEES REPORT

For the year ended 31 March 2023

### RESERVES POLICY

The management committee have established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the charity, should be accumulated for the purposes of reinvestment in further property in order to provide more places for the accommodation of clients or for acquiring existing properties that are leased.

Unrestricted funds at 31 March 2023 stood at £515,888 (31 March 2022 £508,109).

### INVESTMENT POLICY

The management committee has considered the most appropriate policy for investing funds and COIF Charity Deposit Fund meets the needs of the company most appropriately. The management committee consider the return on investments to be satisfactory.

### PLANS FOR THE FUTURE

We are currently reviewing options to hopefully expand our provision.

### RISK REVIEW

The management committee has conducted its own review of the major risks to which the company is exposed and systems have been established to mitigate those risks.

The Safeguarding of the vulnerable adults for whom we provide Supported Accommodation is a priority, and adequate Policies and Procedures are in place to ensure that we meet all relevant requirements.

Income sources continue to be a combination of State Funding through Local Authority Housing Benefits and Service User's contributions to Rent/Charges. The Management Committee are confident that with financial prudence the current service provision can be maintained.

Internal risks are minimised by the implementation of procedures for authorisation of all financial transactions and a continuing effort to achieve the desired Quality Benchmarks/Outcomes for the Service Provision.

### DIRECTORS

Members of the management committee, who are directors for the purpose of Company Law, and trustees for the purpose of charity law who served during the year, are detailed below:

Mrs M M Jackson  
Mr A J Macpherson  
Mrs T A Smith  
Mr B W Jenkins

# Airedale Homes Project

## TRUSTEES REPORT

For the year ended 31 March 2023

### COMPANY MEMBERS

Members of the company, all of whom are directors, guarantee to contribute an amount not exceeding £1 to the assets of the charitable company in the event of a winding up. The total number of such guarantees at 31 March 2023 was 4 (2022:4).

By order of the board

Mr B W Jenkins  
Director and Trustee

26 September 2023

# Airedale Homes Project

## DIRECTORS' RESPONSIBILITIES IN THE PREPARATION OF FINANCIAL STATEMENTS

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Company law requires the Directors to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources, including income and expenditure, for the financial year. In preparing those financial statements, the Directors should follow best practice and:

- a. select suitable accounting policies and then apply them consistently;
- b. make judgments and accounting estimates that are reasonable and prudent;
- c. prepare the financial statements on the going concern basis unless it is not appropriate to presume that the company will continue in business.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities. The Directors are also responsible for safeguarding the assets of the charitable company and for the prevention and detection of fraud and other irregularities.

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF AIREDALE HOMES PROJECT

I report on the accounts of the company for the year ended 31 March 2023, which are set out on pages 8 to 15.

### *Respective responsibilities of trustees and examiner*

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and have opted for an independent examination.

I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

### *Basis of independent examiner's report*

My examination was carried out in accordance with the 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 you as 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*

Your attention is drawn to the fact that the charity has prepared the accounts in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2015 which is referred to in the extant regulations but has been withdrawn.

This has been done in order that the accounts provide a true and fair view in accordance with the Generally Accepted Accounting Practice for reporting periods beginning on or after 1 January 2015.

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 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

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.

Ian Milner F.C.A.  
2 Langthorne Court  
Morley  
Leeds  
LS27 9DR

26 September 2023

**Airedale Homes Project**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCLUDING INCOME AND EXPENDITURE ACCOUNT)**  
For the year ended 31 March 2023

	<i>Notes</i>	2023 Unrestricted Funds £	2022 Unrestricted Funds £
<b>INCOME FROM:</b>			
Charitable activities		197,715	175,314
Investment income	2	1,114	102
		-----	-----
<b>TOTAL INCOMING RESOURCES</b>		198,829	175,416
		-----	-----
<b>EXPENDITURE ON:</b>			
Charitable activities		191,050	197,805
		-----	-----
<b>TOTAL RESOURCES EXPENDED</b>	3	191,050	197,805
		-----	-----
<b>NET MOVEMENT IN FUNDS</b>	4	7,779	(22,389)
<b>TOTAL FUNDS BROUGHT FORWARD</b>		508,109	530,498
		-----	-----
<b>TOTAL FUNDS CARRIED FORWARD</b>		515,888	508,109
		=====	=====

The statement of financial activities includes all gains and losses in the year. All incoming resources and resources expended derive from continuing charitable activities.

# Airedale Homes Project

BALANCE SHEET as at 31 March 2023

Company Registration No. 02670888

	<i>Notes</i>	2023		2022	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	8		343,293		354,894
<b>CURRENT ASSETS</b>					
Debtors	9	11,498		11,100	
Short term deposits	10	63,505		62,398	
Cash at bank and in hand		107,322		91,309	
		<u>182,325</u>		<u>164,807</u>	
CREDITORS: Amounts falling due within one year	11	<u>(9,730)</u>		<u>(11,592)</u>	
NET CURRENT ASSETS			172,595		153,215
NET ASSETS			<u>515,888</u>		<u>508,109</u>
<b>FUNDS</b>					
UNRESTRICTED FUNDS			<u>515,888</u>		<u>508,109</u>

# Airedale Homes Project

BALANCE SHEET as at 31 March 2023

Company Registration No. 02670888

---

For the year ended 31 March 2023 the company was entitled to the exemption from the requirement to have an audit under Section 477 of the Companies Act 2006.

No notice has been deposited with the company under Section 476 of that Act requiring an audit to be carried out.

The directors acknowledge their responsibility for:

- a. Ensuring the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- b. Preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its result for the year then ended in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006, so far as they are applicable to the company.

The financial statements have been prepared in accordance with the Financial Reporting Standard 102 (Section 1A).

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies regime.

The financial statements on pages 7 to 15 were approved by the board of directors and authorised for issue on 26 September 2023 and are signed on its behalf by:

Mr B W Jenkins  
Trustee and Director

# Airedale Homes Project

## ACCOUNTING POLICIES

---

### BASIS OF ACCOUNTING

The financial statements have been prepared in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102 (Section 1A).

### FUNDS ACCOUNTING

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

### INCOMING RESOURCES

All incoming resources are included in the Statement of Financial Activities when the charity is entitled to the income, receipt is probable and its amount can be measured reliably.

### RESOURCES EXPENDED

Expenditure is recognised when a constructive obligation has arisen, it is more likely than not that payment will be required, and the amount can be measured reliably. All expenditure includes attributable VAT which cannot be fully recovered.

Charitable expenditure comprises those costs incurred by the charity in the course of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature to support them.

### TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at historic cost.

Depreciation is provided on all tangible assets at rates calculated to write down each asset to its estimated residual value at the end of an assets useful life. The annual rates of depreciation are:-

Freehold property	2% on cost
Expenditure on leasehold property	5% on cost
Equipment, fixtures and fittings	25% on cost
Computers	33 1/3% on cost

**Airedale Homes Project**  
**SCHEDULE TO THE FINANCIAL STATEMENTS**  
for the year ended 31 March 2023

---

1. INCOME

Rent receivable includes tenant service charges and housing benefit.

2. INVESTMENT INCOME

	2023 £	2022 £
Income from current asset investments	1,114	102

3. ANALYSIS OF RESOURCES EXPENDED

	<i>Staff costs</i> £	<i>Other costs</i> £	<i>Depreciation</i> £	2023 <i>Total</i> £	2022 <i>Total</i> £
Charitable expenditure					
Provision of housing	51,310	82,020	11,601	144,931	158,519
Support costs	34,083	12,036	-	46,119	39,286
	<u>85,393</u>	<u>94,056</u>	<u>11,601</u>	<u>191,050</u>	<u>197,805</u>

4. NET INCOMING RESOURCES

	2023 Total £	2022 Total £
Net incoming resources is stated after charging:		
Depreciation	11,601	11,854
Independent examination fees	700	650
Other taxation and accounting services	1,050	1,020

# Airedale Homes Project

## SCHEDULE TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2023

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### 5. EMPLOYEES

The average number of persons employed by the company during the year was:

	2023	2022
	£	£
Support workers	5	4
Administrative staff	2	2
	<u>7</u>	<u>6</u>
Staff costs for the above persons were:		
Wages and salaries	83,657	91,351
Furlough receipts	-	(5,793)
Social security costs	270	1,706
Pension costs	1,466	1,311
	<u>85,393</u>	<u>88,575</u>

### 6. DIRECTORS

In accordance with the company's Memorandum of Association the directors do not receive remuneration.

### 7. TAXATION

The charitable company is exempt from corporation tax on its activities, all of which are charitable.

**Airedale Homes Project**  
**SCHEDULE TO THE FINANCIAL STATEMENTS**  
for the year ended 31 March 2023

8. TANGIBLE FIXED ASSETS

	<i>Freehold Property</i>	<i>Expenditure on leasehold property</i>	<i>Equipment, fixtures and fittings</i>	<i>Computers</i>	<i>Total</i>
	£	£	£	£	£
Cost					
At 1 April 2022	485,361	39,979	72,956	3,597	601,893
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2023	485,361	39,979	72,956	3,597	601,893
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Depreciation					
At 1 April 2022	134,683	39,979	68,740	3,597	246,999
Charged in year	9,707	-	1,894	-	11,601
Disposals	-	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2020	144,390	39,979	70,634	3,597	258,600
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Net book value					
At 31 March 2023	340,971	-	2,233	-	343,293
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2022	350,678	-	4,216	-	354,894
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

The directors estimate the current market value of the freehold property is £500,000 (2022: £500,000).

9. DEBTORS

	2023 £	2022 £
Rents receivable	10,863	11,100
Prepayments	633	-
	<u>          </u>	<u>          </u>
	11,496	11,100
	<u>          </u>	<u>          </u>

10. CURRENT ASSET INVESTMENTS

	2023 £	2022 £
COIF charity deposit fund	63,505	62,398
	<u>          </u>	<u>          </u>

# Airedale Homes Project

## SCHEDULE TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2023

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### 11. CREDITORS: Amounts due in less than one year

	2023	2022
	£	£
Rents received in advance	4,332	4,434
Taxation and social security	829	930
Accruals and deferred income	4,557	6,216
Deposits	12	12
	<u>9,730</u>	<u>11,592</u>

### 12. GUARANTEE

The company is limited by guarantee of its members to contribute to the assets of the company in the event of a winding up in an amount not to exceed £1 per member.

### 13. OPERATING LEASES

The company has an open ended operating lease in respect of one property at 3 Belgrave Road, Keighley, at an annual rental of £3,800, and also acts as managing agent for the collection of rent on other property owned by various housing associations. Termination of the lease is subject to one months notice.

**AIREDALE HOMES PROJECT**

England & Wales - Charity number 1019213

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# Accounts

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Company Registration No. 02670888  
Registered Charity No. 1019213

**Airedale Homes Project**  
(A company limited by guarantee)

UNAUDITED FINANCIAL STATEMENTS

for the year ended  
31 March 2022

## DIRECTORS

Mrs M M Jackson  
Mr A J Macpherson  
Mrs T A Smith  
Mr B W Jenkins

## REGISTERED OFFICE

240 Skipton Road  
Keighley  
BD20 6AS

## SOLICITORS

Gordons LLP  
14 Piccadilly  
Bradford  
West Yorkshire  
BD1 3LX

## BANKERS

Yorkshire Bank plc  
North Street  
Keighley  
West Yorkshire  
BD21 3SD

## ACCOUNTANT

Ian Milner  
2 Langthorne Court  
Morley  
Leeds  
West Yorkshire  
LS27 9DR

# Airedale Homes Project

## TRUSTEES REPORT

For the year ended 31 March 2022

The Directors present their report and the financial statements of Airedale Homes Project for the year ended 31 March 2022.

### PRINCIPAL ACTIVITIES

The charitable company (“the company”) is a self supporting association which operates within the administrative area served by Airedale Health Authority and Bradford Care Trust to provide support for those experiencing mental health difficulties through the provision of supported accommodation. The company is governed by the management committee in accordance with its memorandum and articles of association and a statement of intent. The management committee has overall responsibility for the operation of the company.

Trustees are appointed by majority vote of the management committee considering eligibility and personal competence. Trustees are encouraged to seek appropriate training if necessary and new trustees are inducted into the workings of the charity by meeting with other trustees.

### OBJECTIVES

When planning our objectives for the year, the trustees have considered the Charity Commissioner’s guidance on public benefit. The object of the association is the assistance of its clients who, because of their mental condition, are unable to support themselves and who are in serious necessitous circumstances. Clients are referred by stakeholders including the local health authority and social services.

### ACHIEVEMENTS AND PERFORMANCE

Airedale Homes Project provides supported housing accommodation to adults recovering from severe and enduring mental health illness.

We enable service users to develop their own self-care and daily living skills such as shopping, cooking and budgeting so they might better manage when they return to independent living.

We do however have a small number of tenants who have spent considerable time with our Project and are unlikely/unable to manage without the type of support we can offer and there are few similar resources available.

The project currently provides supported accommodation in property located in North and West Yorkshire.

After 2 years of substantial investment to ensure properties in need of modernisation meets current Health and Safety legislation, most of this work has now been completed. The garden areas of Riversedge and Castle Haven have also been renovated and refurbished. Work is planned to be done at Brougham Street and Belgrave Road in the summer of 2023.

The operating environment is challenging. Unlet accommodation and the expenses of COVID provision have led to an operating loss for the year ending 31 March 2022.

During the year we have acted as managing agents for one Places for People property in Bingley. The management agreement for Belle Vue, a Sanctuary property in Skipton has been relinquished and ended in September 2021.

AHP owns 1, Brougham Street, Skipton, 240 Skipton Road, Keighley, and 3 independent flats attached to Riversedge, Bingley. We also rent a property, 3 Belgrave Road, Keighley, from Incommunities.

# Airedale Homes Project

## TRUSTEES REPORT

For the year ended 31 March 2022

### RESERVES POLICY

The management committee have established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the charity, should be accumulated for the purposes of reinvestment in further property in order to provide more places for the accommodation of clients or for acquiring existing properties that are leased.

Unrestricted funds at 31 March 2022 stood at £508,109.

### INVESTMENT POLICY

The management committee has considered the most appropriate policy for investing funds and COIF Charity Deposit Fund meets the needs of the company most appropriately. The management committee consider the return on investments to be satisfactory.

### PLANS FOR THE FUTURE

Given current inflationary pressures and uncertainty over government spending plans, a challenging year is envisaged for finances. Long term price deals for gas and electricity will help to mitigate against this in the current financial year (2022-23). Occupation rates of property have improved so far over the first half of the current year (2022-23).

### RISK REVIEW

The management committee has conducted its own review of the major risks to which the company is exposed and systems have been established to mitigate those risks.

The Safeguarding of the vulnerable adults for whom we provide Supported Accommodation is a priority, and adequate Policies and Procedures are in place to ensure that we meet all relevant requirements.

Income sources continue to be a combination of State Funding through Local Authority Housing Benefits and Service User's contributions to Rent/Charges. The Management Committee are confident that with financial prudence the current service provision can be maintained.

Internal risks are minimised by the implementation of procedures for authorisation of all financial transactions and a continuing effort to achieve the desired Quality Benchmarks/Outcomes for the Service Provision.

### DIRECTORS

Members of the management committee, who are directors for the purpose of Company Law, and trustees for the purpose of charity law who served during the year, are detailed below:

Mrs M M Jackson  
Mr A J Macpherson  
Mrs T A Smith  
Mr B W Jenkins

# Airedale Homes Project

## TRUSTEES REPORT

For the year ended 31 March 2022

### COMPANY MEMBERS

Members of the company, all of whom are directors, guarantee to contribute an amount not exceeding £1 to the assets of the charitable company in the event of a winding up. The total number of such guarantees at 31 March 2022 was 4 (2021:4).

By order of the board

Mr B W Jenkins  
Treasurer and Trustee

1 December 2022

# Airedale Homes Project

## DIRECTORS' RESPONSIBILITIES IN THE PREPARATION OF FINANCIAL STATEMENTS

---

Company law requires the Directors to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources, including income and expenditure, for the financial year. In preparing those financial statements, the Directors should follow best practice and:

- a. select suitable accounting policies and then apply them consistently;
- b. make judgments and accounting estimates that are reasonable and prudent;
- c. prepare the financial statements on the going concern basis unless it is not appropriate to presume that the company will continue in business.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities. The Directors are also responsible for safeguarding the assets of the charitable company and for the prevention and detection of fraud and other irregularities.

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF AIREDALE HOMES PROJECT

I report on the accounts of the company for the year ended 31 March 2022, which are set out on pages 8 to 15.

### *Respective responsibilities of trustees and examiner*

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and have opted for an independent examination.

I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

### *Basis of independent examiner's report*

My examination was carried out in accordance with the 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 you as 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*

Your attention is drawn to the fact that the charity has prepared the accounts in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2015 which is referred to in the extant regulations but has been withdrawn.

This has been done in order that the accounts provide a true and fair view in accordance with the Generally Accepted Accounting Practice for reporting periods beginning on or after 1 January 2015.

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 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

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.

Ian Milner F.C.A.  
2 Langthorne Court  
Morley  
Leeds  
LS27 9DR

1 December 2022

**Airedale Homes Project**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCLUDING INCOME AND EXPENDITURE ACCOUNT)**  
For the year ended 31 March 2022

	<i>Notes</i>	2022 Unrestricted Funds £	2021 Unrestricted Funds £
<b>INCOME FROM:</b>			
Charitable activities		175,314	205,212
Investment income	2	102	-
		<u>          </u>	<u>          </u>
<b>TOTAL INCOMING RESOURCES</b>		<b>175,416</b>	<b>205,212</b>
		<u>          </u>	<u>          </u>
<b>EXPENDITURE ON:</b>			
Charitable activities		197,805	189,072
		<u>          </u>	<u>          </u>
<b>TOTAL RESOURCES EXPENDED</b>	3	<b>197,805</b>	<b>189,072</b>
		<u>          </u>	<u>          </u>
<b>NET MOVEMENT IN FUNDS</b>	4	<b>(22,389)</b>	<b>16,140</b>
<b>TOTAL FUNDS BROUGHT FORWARD</b>		<b>530,498</b>	<b>514,358</b>
		<u>          </u>	<u>          </u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>508,109</b>	<b>530,498</b>
		<u>          </u>	<u>          </u>

The statement of financial activities includes all gains and losses in the year. All incoming resources and resources expended derive from continuing charitable activities.

# Airedale Homes Project

BALANCE SHEET as at 31 March 2022

Company Registration No. 02670888

	<i>Notes</i>	2022		2021	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	8		354,894		362,104
<b>CURRENT ASSETS</b>					
Debtors	9	11,100		19,144	
Short term deposits	10	62,398		62,298	
Cash at bank and in hand		91,309		105,091	
		<u>164,807</u>		<u>186,533</u>	
CREDITORS: Amounts falling due within one year	11	(11,592)		(18,139)	
			<u>153,215</u>		<u>168,394</u>
<b>NET CURRENT ASSETS</b>					
			<u>508,109</u>		<u>530,498</u>
<b>NET ASSETS</b>					
<b>FUNDS</b>					
<b>UNRESTRICTED FUNDS</b>					
			<u>508,109</u>		<u>530,498</u>

# Airedale Homes Project

BALANCE SHEET as at 31 March 2022

Company Registration No. 02670888

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For the year ended 31 March 2022 the company was entitled to the exemption from the requirement to have an audit under Section 477 of the Companies Act 2006.

No notice has been deposited with the company under Section 476 of that Act requiring an audit to be carried out.

The directors acknowledge their responsibility for:

- a. Ensuring the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- b. Preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its result for the year then ended in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006, so far as they are applicable to the company.

The financial statements have been prepared in accordance with the Financial Reporting Standard 102 (Section 1A).

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies regime.

The financial statements on pages 8 to 15 were approved by the board of directors and authorised for issue on 1 December 2022 and are signed on its behalf by:

Mr B W Jenkins  
Treasurer and Trustee

# Airedale Homes Project

## ACCOUNTING POLICIES

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### BASIS OF ACCOUNTING

The financial statements have been prepared in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102 (Section 1A).

### FUNDS ACCOUNTING

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

### INCOMING RESOURCES

All incoming resources are included in the Statement of Financial Activities when the charity is entitled to the income, receipt is probable and its amount can be measured reliably.

### RESOURCES EXPENDED

Expenditure is recognised when a constructive obligation has arisen, it is more likely than not that payment will be required, and the amount can be measured reliably. All expenditure includes attributable VAT which cannot be fully recovered.

Charitable expenditure comprises those costs incurred by the charity in the course of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature to support them.

### TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at historic cost.

Depreciation is provided on all tangible assets at rates calculated to write down each asset to its estimated residual value at the end of an assets useful life. The annual rates of depreciation are:-

Freehold property	2% on cost
Expenditure on leasehold property	5% on cost
Equipment, fixtures and fittings	25% on cost
Computers	33 1/3% on cost

**Airedale Homes Project**  
**SCHEDULE TO THE FINANCIAL STATEMENTS**  
for the year ended 31 March 2022

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1. INCOME

Rent receivable includes tenant service charges and housing benefit.

2. INVESTMENT INCOME

	2022 £	2021 £
Income from current asset investments	102	-

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3. ANALYSIS OF RESOURCES EXPENDED

	<i>Staff costs</i> £	<i>Other costs</i> £	<i>Depreciation</i> £	2022 <i>Total</i> £	2021 <i>Total</i> £
Charitable expenditure					
Provision of housing	59,594	87,278	11,647	158,519	143,279
Support costs	28,981	10,098	207	39,286	45,793
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	88,575	97,376	11,854	197,805	189,072
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

4. NET INCOMING RESOURCES

	2022 Total £	2021 Total £
Net incoming resources is stated after charging:		
Depreciation	11,854	10,747
Independent examination fees	650	525
Other taxation and accounting services	1,020	1,455
	<hr/>	<hr/>

**Airedale Homes Project**  
**SCHEDULE TO THE FINANCIAL STATEMENTS**  
for the year ended 31 March 2022

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5. EMPLOYEES

The average number of persons employed by the company during the year was:

	2022	2021
	£	£
Support workers	4	4
Administrative staff	2	2
	<u>6</u>	<u>6</u>
	<u>6</u>	<u>6</u>
Staff costs for the above persons were:		
Wages and salaries	91,351	92,209
Furlough receipts	(5,793)	(8,751)
Social security costs	1,706	1,355
Pension costs	1,311	1,560
	<u>88,575</u>	<u>86,373</u>
	<u>88,575</u>	<u>86,373</u>

6. DIRECTORS

In accordance with the company’s Memorandum of Association the directors do not receive remuneration.

7. TAXATION

The charitable company is exempt from corporation tax on its activities, all of which are charitable.

**Airedale Homes Project**  
**SCHEDULE TO THE FINANCIAL STATEMENTS**  
for the year ended 31 March 2022

8. TANGIBLE FIXED ASSETS

	<i>Freehold Property</i>	<i>Expenditure on leasehold property</i>	<i>Equipment, fixtures and fittings</i>	<i>Computers</i>	<i>Total</i>
	£	£	£	£	£
Cost					
At 1 April 2021	485,361	39,979	68,312	3,597	597,249
Additions	-	-	4,644	-	4,644
Disposals	-	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2022	485,361	39,979	72,956	3,597	601,893
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Depreciation					
At 1 April 2021	124,975	39,979	66,746	3,445	235,145
Charged in year	9,708	-	1,994	152	11,854
Disposals	-	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2020	134,683	39,979	68,740	3,597	246,999
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Net book value					
At 31 March 2022	350,678	-	4,216	-	354,894
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2021	360,386	-	1,566	152	362,104
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

The directors estimate the current market value of the freehold property is £500,000 (2021: £500,000).

9. DEBTORS

	2022 £	2021 £
Rents receivable	11,100	8,114
Prepayments	-	11,029
	<u>          </u>	<u>          </u>
	11,100	19,143
	<u>          </u>	<u>          </u>

10. CURRENT ASSET INVESTMENTS

	2022 £	2021 £
COIF charity deposit fund	62,398	62,298
	<u>          </u>	<u>          </u>

# Airedale Homes Project

## SCHEDULE TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2022

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### 11. CREDITORS: Amounts due in less than one year

	2022	2021
	£	£
Rents received in advance	4,434	1,282
Taxation and social security	930	1,222
Accruals and deferred income	6,216	15,623
Deposits	12	12
	<u>11,592</u>	<u>18,139</u>

### 12. GUARANTEE

The company is limited by guarantee of its members to contribute to the assets of the company in the event of a winding up in an amount not to exceed £1 per member.

### 13. OPERATING LEASES

The company has an open ended operating lease in respect of one property at 3 Belgrave Road, Keighley, at an annual rental of £3,800, and also acts as managing agent for the collection of rent on other property owned by various housing associations. Termination of the lease is subject to one months notice.

**AIREDALE HOMES PROJECT**

England & Wales - Charity number 1019213

---

# Accounts

---

Company Registration No. 02670888  
Registered Charity No. 1019213

**Airedale Homes Project**  
(A company limited by guarantee)

UNAUDITED FINANCIAL STATEMENTS

for the year ended  
31 March 2021

## DIRECTORS

Mrs M M Jackson  
Mr A J Macpherson  
Mrs T A Smith  
Mr B W Jenkins

## REGISTERED OFFICE

240 Skipton Road  
Keighley  
BD20 6AS

## SOLICITORS

Gordons LLP  
14 Piccadilly  
Bradford  
West Yorkshire  
BD1 3LX

## BANKERS

Yorkshire Bank plc  
North Street  
Keighley  
West Yorkshire  
BD21 3SD

## ACCOUNTANT

Ian Milner  
2 Langthorne Court  
Morley  
Leeds  
West Yorkshire  
LS27 9DR

# Airedale Homes Project

## TRUSTEES REPORT

For the year ended 31 March 2021

The Directors present their report and the financial statements of Airedale Homes Project for the year ended 31 March 2021.

### PRINCIPAL ACTIVITIES

The charitable company (“the company”) is a self supporting association which operates within the administrative area served by Airedale Health Authority and Bradford Care Trust to provide support for those experiencing mental health difficulties through the provision of supported accommodation. The company is governed by the management committee in accordance with its memorandum and articles of association and a statement of intent. The management committee has overall responsibility for the operation of the company.

Trustees are appointed by majority vote of the management committee considering eligibility and personal competence. Trustees are encouraged to seek appropriate training if necessary and new trustees are inducted into the workings of the charity by meeting with other trustees.

### OBJECTIVES

When planning our objectives for the year, the trustees have considered the Charity Commissioner’s guidance on public benefit. The object of the association is the assistance of its clients who, because of their mental condition, are unable to support themselves and who are in serious necessitous circumstances. Clients are referred by stakeholders including the local health authority and social services.

### ACHIEVEMENTS AND PERFORMANCE

Airedale Homes Project provides supported housing accommodation to adults recovering from severe and enduring mental health illness.

We enable service users to develop their own self-care and daily living skills such as shopping, cooking and budgeting so they might better manage when they return to independent living.

We do however have a small number of tenants who have spent considerable time with our Project and are unlikely/unable to manage without the type of support we can offer and there are few similar resources available.

The project currently provides supported accommodation in property located in North and West Yorkshire.

During the year we acted as Managing Agents for a ‘Sanctuary’ Property in Skipton and as Managing Agents for one ‘Places for People’ Property in West Yorkshire.

The trustees decided that the lease on the let property in Skipton should not be renewed, the residents were all moved to other homes, and the Trustees are now seeking alternative homes for future use.

AHP owns 1 Brougham Street Skipton, 240 Skipton Road Keighley and three independent flats attached to Riversedge Keighley. We also rent a Property, 3 Belgrave Road, from ‘Incommunities’.

Following a few years of restrained spending, during a period in which income was uncertain, property modernisation works were necessarily accumulated. Planned projects to renovate and improve each property on a cyclical basis have continued, and this expenditure is reflected in the current year.

The appointment of a manager in July 2019 has been pivotal in bringing about service and accommodation improvements. Staff have appreciated and responded well to new leadership and support, and there has been a resultant improvement of both morale and work practices ultimately benefitting the organisation.

Net income for the year amounted to £16,140.

# Airedale Homes Project

## TRUSTEES REPORT

For the year ended 31 March 2021

### RESERVES POLICY

The management committee have established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the charity, should be accumulated for the purposes of reinvestment in further property in order to provide more places for the accommodation of clients or for acquiring existing properties that are leased.

Unrestricted funds at 31 March 2021 stood at £530,498.

### INVESTMENT POLICY

The management committee has considered the most appropriate policy for investing funds and COIF Charity Deposit Fund meets the needs of the company most appropriately. The management committee consider the return on investments to be satisfactory.

### PLANS FOR THE FUTURE

A more challenging year is envisaged for our finances, and we expect to achieve a break-even situation with only a small surplus.

### RISK REVIEW

The management committee has conducted its own review of the major risks to which the company is exposed and systems have been established to mitigate those risks.

The Safeguarding of the vulnerable adults for whom we provide Supported Accommodation is a priority, and adequate Policies and Procedures are in place to ensure that we meet all relevant requirements.

Income sources continue to be a combination of State Funding through Local Authority Housing Benefits and Service User's contributions to Rent/Charges. The Management Committee are confident that with financial prudence the current service provision can be maintained.

Internal risks are minimised by the implementation of procedures for authorisation of all financial transactions and a continuing effort to achieve the desired Quality Benchmarks/Outcomes for the Service Provision.

### DIRECTORS

Members of the management committee, who are directors for the purpose of Company Law, and trustees for the purpose of charity law who served during the year, are detailed below:

Mrs M M Jackson

Mr A J Macpherson

Mrs T A Smith

Mr B W Jenkins (Appointed 28 May 2020)

Miss E Hooley (Resigned 11 May 2020)

# Airedale Homes Project

## TRUSTEES REPORT

For the year ended 31 March 2021

### COMPANY MEMBERS

Members of the company, all of whom are directors, guarantee to contribute an amount not exceeding £1 to the assets of the charitable company in the event of a winding up. The total number of such guarantees at 31 March 2021 was 4 (2020:4).

By order of the board

Mrs M M Jackson  
Director and Trustee

1 December 2021

# Airedale Homes Project

## DIRECTORS' RESPONSIBILITIES IN THE PREPARATION OF FINANCIAL STATEMENTS

---

Company law requires the Directors to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources, including income and expenditure, for the financial year. In preparing those financial statements, the Directors should follow best practice and:

- a. select suitable accounting policies and then apply them consistently;
- b. make judgments and accounting estimates that are reasonable and prudent;
- c. prepare the financial statements on the going concern basis unless it is not appropriate to presume that the company will continue in business.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities. The Directors are also responsible for safeguarding the assets of the charitable company and for the prevention and detection of fraud and other irregularities.

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF AIREDALE HOMES PROJECT

I report on the accounts of the company for the year ended 31 March 2021, which are set out on pages 8 to 15.

### *Respective responsibilities of trustees and examiner*

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and have opted for an independent examination.

I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

### *Basis of independent examiner's report*

My examination was carried out in accordance with the 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 you as 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*

Your attention is drawn to the fact that the charity has prepared the accounts in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2015 which is referred to in the extant regulations but has been withdrawn.

This has been done in order that the accounts provide a true and fair view in accordance with the Generally Accepted Accounting Practice for reporting periods beginning on or after 1 January 2015.

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 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

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.

Ian Milner F.C.A.  
2 Langthorne Court  
Morley  
Leeds  
LS27 9DR  
1 December 2021

**Airedale Homes Project**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCLUDING INCOME AND EXPENDITURE ACCOUNT)**  
For the year ended 31 March 2021

	<i>Notes</i>	2021 Unrestricted Funds £	2020 Unrestricted Funds £
<b>INCOME FROM:</b>			
Charitable activities		205,212	203,613
Investment income	2	-	380
		-----	-----
<b>TOTAL INCOMING RESOURCES</b>		205,212	203,993
		-----	-----
<b>EXPENDITURE ON:</b>			
Charitable activities		189,072	223,031
		-----	-----
<b>TOTAL RESOURCES EXPENDED</b>	3	189,072	223,031
		-----	-----
<b>NET MOVEMENT IN FUNDS</b>	4	16,140	(19,038)
<b>TOTAL FUNDS BROUGHT FORWARD</b>		514,358	533,396
		-----	-----
<b>TOTAL FUNDS CARRIED FORWARD</b>		530,498	514,358
		=====	=====

The statement of financial activities includes all gains and losses in the year. All incoming resources and resources expended derive from continuing charitable activities.

# Airedale Homes Project

BALANCE SHEET as at 31 March 2021

Company Registration No. 02670888

	<i>Notes</i>	2021		2020	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	8		362,104		372,851
<b>CURRENT ASSETS</b>					
Debtors	9	19,144		11,257	
Short term deposits	10	62,298		62,298	
Cash at bank and in hand		105,091		76,749	
			<u>186,533</u>		<u>150,304</u>
CREDITORS: Amounts falling due within one year	11	(18,139)		(8,797)	
			<u>168,394</u>		<u>141,507</u>
NET CURRENT ASSETS					
			<u>530,498</u>		<u>514,358</u>
<b>FUNDS</b>					
UNRESTRICTED FUNDS			<u>530,498</u>		<u>514,358</u>

# Airedale Homes Project

BALANCE SHEET as at 31 March 2021

Company Registration No. 02670888

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For the year ended 31 March 2021 the company was entitled to the exemption from the requirement to have an audit under Section 477 of the Companies Act 2006.

No notice has been deposited with the company under Section 476 of that Act requiring an audit to be carried out.

The directors acknowledge their responsibility for:

- a. Ensuring the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- b. Preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its result for the year then ended in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006, so far as they are applicable to the company.

The financial statements have been prepared in accordance with the Financial Reporting Standard 102 (Section 1A).

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies regime.

The financial statements on pages 7 to 15 were approved by the board of directors and authorised for issue on 1 December 2021 and are signed on its behalf by:

Mrs M M Jackson  
Trustee and Director

# Airedale Homes Project

## ACCOUNTING POLICIES

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### BASIS OF ACCOUNTING

The financial statements have been prepared in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102 (Section 1A).

### FUNDS ACCOUNTING

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

### INCOMING RESOURCES

All incoming resources are included in the Statement of Financial Activities when the charity is entitled to the income, receipt is probable and its amount can be measured reliably.

### RESOURCES EXPENDED

Expenditure is recognised when a constructive obligation has arisen, it is more likely than not that payment will be required, and the amount can be measured reliably. All expenditure includes attributable VAT which cannot be fully recovered.

Charitable expenditure comprises those costs incurred by the charity in the course of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature to support them.

### TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at historic cost.

Depreciation is provided on all tangible assets at rates calculated to write down each asset to its estimated residual value at the end of an assets useful life. The annual rates of depreciation are:-

Freehold property	2% on cost
Expenditure on leasehold property	5% on cost
Equipment, fixtures and fittings	25% on cost
Computers	33 1/3% on cost

**Airedale Homes Project**  
**SCHEDULE TO THE FINANCIAL STATEMENTS**  
for the year ended 31 March 2021

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1. INCOME

Rent receivable includes tenant service charges and housing benefit.

2. INVESTMENT INCOME

	2021 £	2020 £
Income from current asset investments	-	380

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3. ANALYSIS OF RESOURCES EXPENDED

	<i>Staff costs</i> £	<i>Other costs</i> £	<i>Depreciation</i> £	2021 <i>Total</i> £	2020 <i>Total</i> £
Charitable expenditure					
Provision of housing	51,499	81,240	10,540	143,279	204,171
Support costs	34,874	10,712	207	45,793	35,345
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	86,373	91,952	10,747	189,072	239,516
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

4. NET INCOMING RESOURCES

	2021 Total £	2020 Total £
Net incoming resources is stated after charging:		
Depreciation	10,747	10,901
Independent examination fees	525	525
Other taxation and accounting services	1,455	1,125
	<hr/>	<hr/>

**Airedale Homes Project**  
**SCHEDULE TO THE FINANCIAL STATEMENTS**  
for the year ended 31 March 2021

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5. EMPLOYEES

The average number of persons employed by the company during the year was:

	2021	2020
	£	£
Support workers	4	4
Administrative staff	2	2
	<u>6</u>	<u>6</u>
	<u>6</u>	<u>6</u>
Staff costs for the above persons were:		
Wages and salaries	92,209	99,357
Furlough receipts	(8,751)	-
Social security costs	1,355	3,766
Pension costs	1,560	1,894
	<u>86,373</u>	<u>105,017</u>
	<u>86,373</u>	<u>105,017</u>

6. DIRECTORS

In accordance with the company's Memorandum of Association the directors do not receive remuneration.

7. TAXATION

The charitable company is exempt from corporation tax on its activities, all of which are charitable.

**Airedale Homes Project**  
**SCHEDULE TO THE FINANCIAL STATEMENTS**  
for the year ended 31 March 2021

8. TANGIBLE FIXED ASSETS

	<i>Freehold Property</i>	<i>Expenditure on leasehold property</i>	<i>Equipment, fixtures and fittings</i>	<i>Computers</i>	<i>Total</i>
	£	£	£	£	£
Cost					
At 1 April 2020	485,361	39,979	68,312	3,597	597,249
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2021	485,361	39,979	68,312	3,597	597,249
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Depreciation					
At 1 April 2020	115,268	39,979	65,913	3,238	224,398
Charged in year	9,707	-	833	207	10,747
Disposals	-	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2020	124,975	39,979	66,746	3,445	224,398
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Net book value					
At 31 March 2021	360,386	-	1,566	152	362,104
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 March 2020	370,093	-	2,399	359	372,851
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

The directors estimate the current market value of the freehold property is £500,000 (2020: £500,000).

9. DEBTORS

	2021 £	2020 £
Rents receivable	8,114	8,697
Prepayments	11,029	2,560
	<u>          </u>	<u>          </u>
	19,143	11,257
	<u>          </u>	<u>          </u>

10. CURRENT ASSET INVESTMENTS

	2021 £	2020 £
COIF charity deposit fund	62,298	62,298
	<u>          </u>	<u>          </u>

# Airedale Homes Project

## SCHEDULE TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2021

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### 11. CREDITORS: Amounts due in less than one year

	2021	2020
	£	£
Rents received in advance	1,282	583
Taxation and social security	1,222	1,304
Accruals and deferred income	15,623	6,898
Deposits	12	12
	<u>18,139</u>	<u>8,797</u>

### 12. GUARANTEE

The company is limited by guarantee of its members to contribute to the assets of the company in the event of a winding up in an amount not to exceed £1 per member.

### 13. OPERATING LEASES

The company has an open ended operating lease in respect of one property at 3 Belgrave Road, Keighley, at an annual rental of £3,800, and also acts as managing agent for the collection of rent on other property owned by various housing associations. Termination of the lease is subject to one months notice.