



CHARITY COMMISSION  
FOR ENGLAND AND WALES

## Trustees' Annual Report for the period

From 1 April 2021  
31 March 2022

Period start date To  
Period end date

Charity name: Roebuck Memorial Homes Trust

Charity registration number: 1042683

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<b>The purpose of the Almshouse is to provide reasonably priced accommodation for retired local residents who are most in need of the type of accommodation the Trust provides</b>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<b>The Trust provides, manages, and maintains 8 cottages and associated gardens. This includes both day to day management and maintenance and a programme of improvements to the listed buildings and gardens</b>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<b>Trustees have read and understood the guidance on public benefit. Our Trust does not provide universal benefits but rather benefits to 8 local households who require the type of accommodation we provide</b>

## Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	<b>Not relevant we do not make grants</b>
Policy on social investment including program related investment	Para 1.38	<b>Not relevant</b>
Contribution made by volunteers	Para 1.38	<b>Not relevant volunteers are not involved in the Trust</b>
Other		<b>None</b>

--	--	--

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p><b>The Trust over the past few years has ensured the financial stability of the Trust and improved value for money by negotiating and renegotiating contracts.</b></p> <p><b>Residents have benefitted from a range of improvement works both within their homes (most recently through improved insulation) and improvements to the extensive gardens</b></p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	<b>No further statements - see Trustees report in the annual report and financial statements</b>
Performance of fundraising activities against objectives set	Para 1.41	<b>No fundraising activities</b>
Investment performance against objectives	Para 1.41	<b>See trustees report and financial statements</b>
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<b>The charity is financially sound and able from weekly maintenance charge income to carry out day to day management and maintenance of the properties. Current finances do not allow for significant improvement works to the listed gardens, but a strategy is being developed to address this</b>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>We hold reserves and add to them each year in order to have funds available for major repair works. In particular we expect that in the next 10 years we will need to do a full or partial roof replacement</b>
Amount of reserves held	Para 1.22	<b>£73,735</b>
Reasons for holding zero reserves	Para 1.22	<b>Not applicable</b>
Details of fund materially in deficit	Para 1.24	<b>None</b>
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<b>No concerns</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		



## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	<b>Trust deed</b>
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	<b>Unincorporated charity</b>
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<b>2 management Trustees are appointed by Kirklees Council. The remaining trustees (currently 2) are appointed from within the local community and from professionals who bring additional skills and expertise to the Trust</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<b>All Trustees receive induction using the Almshouse Association recommendations</b>
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

## Reference and Administrative details

Charity name	Roebuck Memorial Homes Trust
Other name the charity uses	Roebuck Homes and Gardens Trust
Registered charity number	1042683

Charity's principal address	Kirklees Council Civic Centre 3 Huddersfield HD1 2TG

## Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Raymond Ram	Chair and Management Trustee	N/A	Kirklees Council
2	Tyler Hawkins	Management Trustee	Appointed Sept 2022	Kirklees Council
3	Janis Dean	Treasurer and Trustee		Trustees
4	Jonathan Taylor	Trustee		Trustees

Corporate trustees - names of the directors at the date the report was approved

Director name	None	

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
	None	

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

--

### Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

### Other optional information

--



## Declarations

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

Signed on behalf of the charity's trustees

**Signature(s)**

R D Ram

**Full name(s)**

Raymond Dennis Ram

**Position (eg  
Secretary, Chair, etc)**

Chair

**Date**

31 January 2023



Charity Registration Number: 1042683  
Almshouse Association Member Number: 1883

# Roebuck Memorial Homes Trust

Annual Report and Financial Statements

for the Year Ended 31 March 2022

## **Roebuck Memorial Homes Trust**

### **Contents**

Reference and Administrative Details	1
Trustees' Report	2 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7 to 15

## **Roebuck Memorial Homes Trust**

### **Reference and Administrative Details**

<b>Charity Registration Number</b>	1042683
<b>Almshouse Association Member Number</b>	1883
<b>Trustees</b>	Clifford Preest Raymond Ram Janis Dean Jonathan Taylor
<b>Other Officers</b>	Kirklees Metropolitan Council
<b>Principal Office</b>	Kirklees Council Civic Centre 3 Huddersfield HD1 2TG
<b>Solicitors</b>	Ramsdens Solicitors LLP Oakley House 1 Hungerford Road Huddersfield HD3 3AL
<b>Bankers</b>	Lloyds Bank 16 Market Place Oldham OL1 1JG
<b>Independent Examiner</b>	Watson Buckle Limited Independent Examiner York House Cottingley Business Park Bradford BD16 1PE

## **Roebuck Memorial Homes Trust**

### **Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2022.

#### **Objectives, activities and performance**

Roebuck Memorial Homes Trust, is a not for profit registered charity administered by a voluntary group of trustees. The principle activities are to provide accommodation for those who qualify under the trust deed, with priority being given to local residents. When making decisions about the applicants the trustees have tried to ensure that they provide accommodation to those most in need of the type of accommodation the trust offers.

This has been a busy year despite the limitations imposed by the Pandemic. Meetings of Trustees have been virtual via email rather than face to face.

Despite these limitations and in response to increases in energy prices the Trust has undertaken a programme of loft insulation.

Unfortunately, the asbestos surveys undertaken by KMC proved to be deficient, so the Trust had to undertake full asbestos management surveys to allow the insulation works to proceed. This has been completed and any risks identified. Fortunately, no asbestos removal was required, and the insulation programme was allowed to be completed.

Residents were keen for this to be carried out and assisted the contractor in removing items stored in the loft space.

KMC have been requested to provide another management Trustee as required by the Trust deed in the meantime Cliff will remain a Trustee.

KNH now part of KMC has appointed a Housing Officer to the scheme. Rueban Jerome is an experience housing manager.

The Trustees will have to consider the long-term strategy outlined previously engaging with KCA and the Entrust organisation to be able to fund the necessary external works to the gardens.

#### **Public benefit**

The trustees pay due regard to the Charity Commission guidance on Public Benefit and believe that the provision of social housing within the local community conforms with this guidance.

#### **Structure, governance and management**

Trustees are appointed from within the local community and from professionals who bring additional skills and expertise to the trust. All new trustees are provided with Charity Commission publication CC3 'The Essential Trustee; what you need to know' and CC10 'The Hallmarks of an Effective Charity'. Trustees are also given an introduction by existing trustees to the specific rules relating to social housing along with an overview of the charity's operations.

The trustees remain committed to their aim of providing a high standard of accommodation at an affordable weekly contribution in order to compete with other social housing providers.

#### **Details of the properties**

There are 8 two bedroom cottages built in 1932. The Trust owns the properties with Kirklees Council acting as the Custodian trustee.

## Roebuck Memorial Homes Trust

### Trustees' Report

#### Financial review

The trustees continue to build up the charity's funds as and when possible and uses the routine maintenance for renewals and regular maintenance.

The surplus for the year on unrestricted funds was £4,283 (2021 - £10,181). There was an increase in the value of investments during the year of £5,500 (2021 - £11,085).

The total funds of the charity at 31 March 2022 were £1,657,460 (2021 - £1,647,677).

The annual report was approved by the trustees of the charity on 29/9/22 and signed on its behalf by:



.....  
Raymond Ram  
Trustee

## Roebuck Memorial Homes Trust

### Independent Examiner's Report to the trustees of Roebuck Memorial Homes Trust

I report to the trustees on my examination of the accounts of Roebuck Memorial Homes Trust for the year ended 31 March 2022.

#### Responsibilities and basis of report

As the charity trustees of Roebuck Memorial Homes Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Roebuck Memorial Homes Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

#### Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of Roebuck Memorial Homes Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

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



.....  
Selina J Armitage FCA  
Independent Examiner  
Watson Buckle Limited  
Bradford

Date: 29/9/22.....



# Roeback Memorial Homes Trust

## Statement of Financial Activities for the Year Ended 31 March 2022 (Including Income and Expenditure Account)

		Unrestricted funds		Total 2022	Total 2021
	Note	General £	Revaluation reserve	£	£
<b>Income and endowments from</b>					
Charitable activities	3	35,814	-	35,814	34,211
Investments	4	2,084	-	2,084	1,995
<b>Total income and endowments</b>		<u>37,898</u>	<u>-</u>	<u>37,898</u>	<u>36,206</u>
<b>Expenditure</b>					
Charitable activities	5	(33,615)	-	(33,615)	(37,110)
<b>Total expenditure</b>		<u>(33,615)</u>	<u>-</u>	<u>(33,615)</u>	<u>(37,110)</u>
Net income/(expenditure)		4,283	-	4,283	(904)
Gains/losses on investment assets		-	5,500	5,500	11,085
Net movement in funds		<u>4,283</u>	<u>5,500</u>	<u>9,783</u>	<u>10,181</u>
<b>Reconciliation of funds</b>					
Total funds brought forward		1,254,063	393,614	1,647,677	1,637,496
Total funds carried forward		<u>1,258,346</u>	<u>399,114</u>	<u>1,657,460</u>	<u>1,647,677</u>

The notes on pages 7 to 15 form an integral part of these financial statements.

# Roebuck Memorial Homes Trust

(Registration number: 1042683)  
Balance Sheet as at 31 March 2022

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	9	1,590,023	1,602,177
Investments	10	<u>73,736</u>	<u>63,736</u>
		<u>1,663,759</u>	<u>1,665,913</u>
<b>Current assets</b>			
Debtors	11	1,112	1,135
Cash at bank and in hand		<u>26,429</u>	<u>15,424</u>
		27,541	16,559
<b>Creditors: Amounts falling due within one year</b>	12	<u>(2,338)</u>	<u>(2,127)</u>
<b>Net current assets</b>		<u>25,203</u>	<u>14,432</u>
<b>Total assets less current liabilities</b>		1,688,962	1,680,345
<b>Creditors: Amounts falling due after more than one year</b>	13	<u>(31,502)</u>	<u>(32,668)</u>
<b>Net assets</b>		<u>1,657,460</u>	<u>1,647,677</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted		1,258,346	1,254,063
Revaluation reserve		<u>399,114</u>	<u>393,614</u>
Total unrestricted		<u>1,657,460</u>	<u>1,647,677</u>
<b>Total funds</b>	14	<u>1,657,460</u>	<u>1,647,677</u>

The financial statements on pages 5 to 15 were approved by the trustees, and authorised for issue on 29/9/22 and signed on their behalf by:



Raymond Ram  
Trustee

## **Roebuck Memorial Homes Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2022**

#### **1 General information**

The entity is an unincorporated registered charity governed by their constitution, registered in England and Wales.

Registered charity number: 1042683

Almshouse Association member number: 1883

Their registered address is:

Kirklees Council

Civic Centre 3

Huddersfield

HD1 2TG

#### **2 Accounting policies**

##### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

##### **Statement of compliance**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) - (Charities SORP (FRS 102)) and the Charities Act 2011.

##### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The charity constitutes a public benefit entity as defined by FRS102.

The charity's functional and presentation currency is pound sterling.

##### **Going concern**

The financial statements have been prepared on a going concern basis.

##### **Exemption from preparing a cash flow statement**

The charity opted to adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

## **Roebuck Memorial Homes Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2022**

#### **Income and endowments**

##### ***Investment income***

Income is earned from holding fixed assets for investment purposes and is recognised when receivable and the amount can be measured reliably by the charity.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity.

##### ***Charitable activities***

Rent from land and buildings is recognised on an accruals basis.

#### **Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably.

##### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the charity in the delivery 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 necessary to support them.

#### **Governance costs**

Governance costs include the examination of the statutory accounts.

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable entity for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Tangible fixed assets**

Tangible fixed assets are stated at historical cost or valuation.

#### **Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Freehold buildings	2% on cost
Land	Not depreciated



## **Rocbuck Memorial Homes Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2022**

#### **Significant judgements and estimates**

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgments and estimates have been made include:

##### *Depreciation*

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets; however, by their nature, component life cannot be determined with absolute certainty.

#### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

#### **Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

#### **Debtors**

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

#### **Creditors**

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 3 Income from Charitable activities

	Unrestricted funds		
	General £	Total 2022 £	Total 2021 £
Rents	35,814	35,814	34,211

#### 4 Income from investments

	Unrestricted funds		
	General £	Total 2022 £	Total 2021 £
Other income from fixed asset investments	2,084	2,084	1,995

#### 5 Expenditure on Charitable Activities

	Unrestricted funds		
	General £	Total 2022 £	Total 2021 £
Repairs and renewals	5,079	5,079	9,600
Insurance	1,598	1,598	1,670
Gardening costs	6,437	6,437	6,437
Light, heat and power	292	292	204
Consultancy & management fees	66	66	81
Subscriptions	402	402	46
Management charges	3,229	3,229	2,439
Depreciation of freehold property	14,277	14,277	14,234
Loan interest	1,335	1,335	1,379
Independent Examiner's remuneration	900	900	1,020
	<u>33,615</u>	<u>33,615</u>	<u>37,110</u>

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 6 Analysis of support costs

##### Governance costs

	Unrestricted		
	General	Total	Total
	£	2022	2021
		£	£
Independent examiners fees	900	900	1,020

#### 7 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

The amount expenses waived by the trustees during the year totalled £Nil (2021 - £Nil).

#### 8 Key management personnel

The charity considers its key management personnel comprise the trustees.

The total key management personnel remuneration benefits were £Nil (2021 - £Nil).

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 9 Tangible fixed assets

	Land and buildings £	Total £
<b>Cost</b>		
At 1 April 2021	1,671,709	1,671,709
Additions	2,123	2,123
At 31 March 2022	<u>1,673,832</u>	<u>1,673,832</u>
<b>Depreciation</b>		
At 1 April 2021	69,532	69,532
Charge for the year	14,277	14,277
At 31 March 2022	<u>83,809</u>	<u>83,809</u>
<b>Net book value</b>		
At 31 March 2022	<u>1,590,023</u>	<u>1,590,023</u>
At 31 March 2021	<u>1,602,177</u>	<u>1,602,177</u>

Included within land and buildings at the year end is £960,000 (2021 - £960,00) relating to land which is not depreciated because it is considered to have an infinite useful life.

#### Revaluation

The charity's land and buildings are recognised at depreciated replacement cost and was revalued on 20 April 2016 by Jowett Chartered Surveyors & Estate Agents, an independent valuer.

Had this class of asset been measured on a historical cost basis, their carrying amount would have been £1,248,170 (2021 - £1,248,170).



## Rocbuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 10 Fixed asset investments

	2022 £	2021 £
Other investments	<u>73,736</u>	<u>63,736</u>

#### Other investments

	Listed investments £	Total £
<b>Cost or Valuation</b>		
At 1 April 2021	63,736	63,736
Additions	4,500	4,500
Revaluation	<u>5,500</u>	<u>5,500</u>
At 31 March 2022	<u>73,736</u>	<u>73,736</u>
<b>Net book value</b>		
At 31 March 2022	<u>73,736</u>	<u>73,736</u>
At 31 March 2021	<u>63,736</u>	<u>63,736</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. The historical cost of the investments is £51,396 (2021 - £46,896).

#### 11 Debtors

	2022 £	2021 £
Trade debtors	-	93
Prepayments	<u>1,112</u>	<u>1,042</u>
	<u>1,112</u>	<u>1,135</u>

#### 12 Creditors: amounts falling due within one year

	2022 £	2021 £
Other loans	1,166	1,121
Accruals and deferred income	<u>1,172</u>	<u>1,006</u>
	<u>2,338</u>	<u>2,127</u>

# Roeback Memorial Homes Trust

## Notes to the Financial Statements for the Year Ended 31 March 2022

### 13 Creditors: amounts falling due after one year

	2022 £	2021 £
Other loan 1 (1-2yrs)	1,214	1,166
Other loan 1 (2-5yrs)	3,945	3,791
Other loan 1 (over 5yrs)	26,343	27,711
	<u>31,502</u>	<u>32,668</u>

### 14 Funds

	Balance at 1 April 2021 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2022 £
<b>Unrestricted</b>					
General	1,254,063	37,898	(33,615)	-	1,258,346
<i>Unrestricted other funds</i>					
Revaluation reserve	393,614	-	-	5,500	399,114
<b>Total funds</b>	<u>1,647,677</u>	<u>37,898</u>	<u>(33,615)</u>	<u>5,500</u>	<u>1,657,460</u>
	Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2021 £
<b>Unrestricted</b>					
General	1,254,967	36,206	(37,110)	-	1,254,063
<i>Unrestricted other funds</i>					
Revaluation reserve	382,529	-	-	11,085	393,614
<b>Total funds</b>	<u>1,637,496</u>	<u>36,206</u>	<u>(37,110)</u>	<u>11,085</u>	<u>1,647,677</u>

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 15 Analysis of net assets between funds

	Unrestricted funds General funds £	Revaluation reserve £	Total funds £
Tangible fixed assets	1,213,249	376,774	1,590,023
Fixed asset investments	51,396	22,340	73,736
Current assets	27,541	-	27,541
Current liabilities	(2,338)	-	(2,338)
Creditors over 1 year	(31,502)	-	(31,502)
Total net assets	<u>1,258,346</u>	<u>399,114</u>	<u>1,657,460</u>

#### 16 Related party transactions

During the year the charity made the following related party transactions:

##### **Raymond Ram**

(Trustee)

Mr Raymond Ram was reimbursed expenses during the year of £66 (2021 - £81). At the balance sheet date the amount due to/from Raymond Ram was £Nil (2021 - £Nil).

Charity Registration Number: 1042683  
Almshouse Association Member Number: 1883

## Roebuck Memorial Homes Trust

Annual Report and Financial Statements

for the Year Ended 31 March 2022

## **Roebuck Memorial Homes Trust**

### **Contents**

Reference and Administrative Details	1
Trustees' Report	2 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7 to 15

## **Roebuck Memorial Homes Trust**

### **Reference and Administrative Details**

<b>Charity Registration Number</b>	1042683
<b>Almshouse Association Member Number</b>	1883
<b>Trustees</b>	Clifford Preest Raymond Ram Janis Dean Jonathan Taylor
<b>Other Officers</b>	Kirklees Metropolitan Council
<b>Principal Office</b>	Kirklees Council Civic Centre 3 Huddersfield HD1 2TG
<b>Solicitors</b>	Ramsdens Solicitors LLP Oakley House 1 Hungerford Road Huddersfield HD3 3AL
<b>Bankers</b>	Lloyds Bank 16 Market Place Oldham OL1 1JG
<b>Independent Examiner</b>	Watson Buckle Limited Independent Examiner York House Cottingley Business Park Bradford BD16 1PE

## **Roebuck Memorial Homes Trust**

### **Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2022.

#### **Objectives, activities and performance**

Roebuck Memorial Homes Trust, is a not for profit registered charity administered by a voluntary group of trustees. The principle activities are to provide accommodation for those who qualify under the trust deed, with priority being given to local residents. When making decisions about the applicants the trustees have tried to ensure that they provide accommodation to those most in need of the type of accommodation the trust offers.

This has been a busy year despite the limitations imposed by the Pandemic. Meetings of Trustees have been virtual via email rather than face to face.

Despite these limitations and in response to increases in energy prices the Trust has undertaken a programme of loft insulation.

Unfortunately, the asbestos surveys undertaken by KMC proved to be deficient, so the Trust had to undertake full asbestos management surveys to allow the insulation works to proceed. This has been completed and any risks identified. Fortunately, no asbestos removal was required, and the insulation programme was allowed to be completed.

Residents were keen for this to be carried out and assisted the contractor in removing items stored in the loft space.

KMC have been requested to provide another management Trustee as required by the Trust deed in the meantime Cliff will remain a Trustee.

KNH now part of KMC has appointed a Housing Officer to the scheme. Rueban Jerome is an experience housing manager.

The Trustees will have to consider the long-term strategy outlined previously engaging with KCA and the Entrust organisation to be able to fund the necessary external works to the gardens.

#### **Public benefit**

The trustees pay due regard to the Charity Commission guidance on Public Benefit and believe that the provision of social housing within the local community conforms with this guidance.

#### **Structure, governance and management**

Trustees are appointed from within the local community and from professionals who bring additional skills and expertise to the trust. All new trustees are provided with Charity Commission publication CC3 'The Essential Trustee; what you need to know' and CC10 'The Hallmarks of an Effective Charity'. Trustees are also given an introduction by existing trustees to the specific rules relating to social housing along with an overview of the charity's operations.

The trustees remain committed to their aim of providing a high standard of accommodation at an affordable weekly contribution in order to compete with other social housing providers.

#### **Details of the properties**

There are 8 two bedroom cottages built in 1932. The Trust owns the properties with Kirklees Council acting as the Custodian trustee.

## Roebuck Memorial Homes Trust

### Trustees' Report

#### Financial review

The trustees continue to build up the charity's funds as and when possible and uses the routine maintenance for renewals and regular maintenance.

The surplus for the year on unrestricted funds was £4,283 (2021 - £10,181). There was an increase in the value of investments during the year of £5,500 (2021 - £11,085).

The total funds of the charity at 31 March 2022 were £1,657,460 (2021 - £1,647,677).

The annual report was approved by the trustees of the charity on 29/9/22 and signed on its behalf by:



.....  
Raymond Ram  
Trustee



## Roebuck Memorial Homes Trust

### Independent Examiner's Report to the trustees of Roebuck Memorial Homes Trust

I report to the trustees on my examination of the accounts of Roebuck Memorial Homes Trust for the year ended 31 March 2022.

#### Responsibilities and basis of report

As the charity trustees of Roebuck Memorial Homes Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Roebuck Memorial Homes Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

#### Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of Roebuck Memorial Homes Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

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



.....  
Selina J Armitage FCA  
Independent Examiner  
Watson Buckle Limited  
Bradford

Date: 29/9/22.....

# Roeback Memorial Homes Trust

## Statement of Financial Activities for the Year Ended 31 March 2022 (Including Income and Expenditure Account)

		Unrestricted funds		Total 2022	Total 2021
	Note	General £	Revaluation reserve	£	£
<b>Income and endowments from</b>					
Charitable activities	3	35,814	-	35,814	34,211
Investments	4	2,084	-	2,084	1,995
<b>Total income and endowments</b>		<u>37,898</u>	<u>-</u>	<u>37,898</u>	<u>36,206</u>
<b>Expenditure</b>					
Charitable activities	5	(33,615)	-	(33,615)	(37,110)
<b>Total expenditure</b>		<u>(33,615)</u>	<u>-</u>	<u>(33,615)</u>	<u>(37,110)</u>
Net income/(expenditure)		4,283	-	4,283	(904)
Gains/losses on investment assets		-	5,500	5,500	11,085
Net movement in funds		<u>4,283</u>	<u>5,500</u>	<u>9,783</u>	<u>10,181</u>
<b>Reconciliation of funds</b>					
Total funds brought forward		1,254,063	393,614	1,647,677	1,637,496
Total funds carried forward		<u>1,258,346</u>	<u>399,114</u>	<u>1,657,460</u>	<u>1,647,677</u>

The notes on pages 7 to 15 form an integral part of these financial statements.

# Roebuck Memorial Homes Trust

(Registration number: 1042683)  
Balance Sheet as at 31 March 2022

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	9	1,590,023	1,602,177
Investments	10	<u>73,736</u>	<u>63,736</u>
		<u>1,663,759</u>	<u>1,665,913</u>
<b>Current assets</b>			
Debtors	11	1,112	1,135
Cash at bank and in hand		<u>26,429</u>	<u>15,424</u>
		27,541	16,559
<b>Creditors: Amounts falling due within one year</b>	12	<u>(2,338)</u>	<u>(2,127)</u>
<b>Net current assets</b>		<u>25,203</u>	<u>14,432</u>
<b>Total assets less current liabilities</b>		1,688,962	1,680,345
<b>Creditors: Amounts falling due after more than one year</b>	13	<u>(31,502)</u>	<u>(32,668)</u>
<b>Net assets</b>		<u>1,657,460</u>	<u>1,647,677</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted		1,258,346	1,254,063
Revaluation reserve		<u>399,114</u>	<u>393,614</u>
Total unrestricted		<u>1,657,460</u>	<u>1,647,677</u>
<b>Total funds</b>	14	<u>1,657,460</u>	<u>1,647,677</u>

The financial statements on pages 5 to 15 were approved by the trustees, and authorised for issue on 29/9/22 and signed on their behalf by:



Raymond Ram  
Trustee

## **Roebuck Memorial Homes Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2022**

#### **1 General information**

The entity is an unincorporated registered charity governed by their constitution, registered in England and Wales.

Registered charity number: 1042683

Almshouse Association member number: 1883

Their registered address is:

Kirklees Council

Civic Centre 3

Huddersfield

HD1 2TG

#### **2 Accounting policies**

##### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

##### **Statement of compliance**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) - (Charities SORP (FRS 102)) and the Charities Act 2011.

##### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The charity constitutes a public benefit entity as defined by FRS102.

The charity's functional and presentation currency is pound sterling.

##### **Going concern**

The financial statements have been prepared on a going concern basis.

##### **Exemption from preparing a cash flow statement**

The charity opted to adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

## **Roebuck Memorial Homes Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2022**

#### **Income and endowments**

##### ***Investment income***

Income is earned from holding fixed assets for investment purposes and is recognised when receivable and the amount can be measured reliably by the charity.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity.

##### ***Charitable activities***

Rent from land and buildings is recognised on an accruals basis.

#### **Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably.

##### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the charity in the delivery 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 necessary to support them.

#### **Governance costs**

Governance costs include the examination of the statutory accounts.

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable entity for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Tangible fixed assets**

Tangible fixed assets are stated at historical cost or valuation.

#### **Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Freehold buildings	2% on cost
Land	Not depreciated



## **Rocbuck Memorial Homes Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2022**

#### **Significant judgements and estimates**

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgments and estimates have been made include:

##### *Depreciation*

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets; however, by their nature, component life cannot be determined with absolute certainty.

#### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

#### **Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

#### **Debtors**

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

#### **Creditors**

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 3 Income from Charitable activities

	Unrestricted funds		
	General £	Total 2022 £	Total 2021 £
Rents	35,814	35,814	34,211

#### 4 Income from investments

	Unrestricted funds		
	General £	Total 2022 £	Total 2021 £
Other income from fixed asset investments	2,084	2,084	1,995

#### 5 Expenditure on Charitable Activities

	Unrestricted funds		
	General £	Total 2022 £	Total 2021 £
Repairs and renewals	5,079	5,079	9,600
Insurance	1,598	1,598	1,670
Gardening costs	6,437	6,437	6,437
Light, heat and power	292	292	204
Consultancy & management fees	66	66	81
Subscriptions	402	402	46
Management charges	3,229	3,229	2,439
Depreciation of freehold property	14,277	14,277	14,234
Loan interest	1,335	1,335	1,379
Independent Examiner's remuneration	900	900	1,020
	<u>33,615</u>	<u>33,615</u>	<u>37,110</u>

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 6 Analysis of support costs

##### Governance costs

	Unrestricted		
	General	Total	Total
	£	2022	2021
		£	£
Independent examiners fees	900	900	1,020

#### 7 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

The amount expenses waived by the trustees during the year totalled £Nil (2021 - £Nil).

#### 8 Key management personnel

The charity considers its key management personnel comprise the trustees.

The total key management personnel remuneration benefits were £Nil (2021 - £Nil).



## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 9 Tangible fixed assets

	Land and buildings £	Total £
<b>Cost</b>		
At 1 April 2021	1,671,709	1,671,709
Additions	2,123	2,123
At 31 March 2022	<u>1,673,832</u>	<u>1,673,832</u>
<b>Depreciation</b>		
At 1 April 2021	69,532	69,532
Charge for the year	14,277	14,277
At 31 March 2022	<u>83,809</u>	<u>83,809</u>
<b>Net book value</b>		
At 31 March 2022	<u>1,590,023</u>	<u>1,590,023</u>
At 31 March 2021	<u>1,602,177</u>	<u>1,602,177</u>

Included within land and buildings at the year end is £960,000 (2021 - £960,00) relating to land which is not depreciated because it is considered to have an infinite useful life.

#### Revaluation

The charity's land and buildings are recognised at depreciated replacement cost and was revalued on 20 April 2016 by Jowett Chartered Surveyors & Estate Agents, an independent valuer.

Had this class of asset been measured on a historical cost basis, their carrying amount would have been £1,248,170 (2021 - £1,248,170).

## Rocbuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 10 Fixed asset investments

	2022 £	2021 £
Other investments	<u>73,736</u>	<u>63,736</u>

#### Other investments

	Listed investments £	Total £
<b>Cost or Valuation</b>		
At 1 April 2021	63,736	63,736
Additions	4,500	4,500
Revaluation	<u>5,500</u>	<u>5,500</u>
At 31 March 2022	<u>73,736</u>	<u>73,736</u>
<b>Net book value</b>		
At 31 March 2022	<u>73,736</u>	<u>73,736</u>
At 31 March 2021	<u>63,736</u>	<u>63,736</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. The historical cost of the investments is £51,396 (2021 - £46,896).

#### 11 Debtors

	2022 £	2021 £
Trade debtors	-	93
Prepayments	<u>1,112</u>	<u>1,042</u>
	<u>1,112</u>	<u>1,135</u>

#### 12 Creditors: amounts falling due within one year

	2022 £	2021 £
Other loans	1,166	1,121
Accruals and deferred income	<u>1,172</u>	<u>1,006</u>
	<u>2,338</u>	<u>2,127</u>

# Roeback Memorial Homes Trust

## Notes to the Financial Statements for the Year Ended 31 March 2022

### 13 Creditors: amounts falling due after one year

	2022 £	2021 £
Other loan 1 (1-2yrs)	1,214	1,166
Other loan 1 (2-5yrs)	3,945	3,791
Other loan 1 (over 5yrs)	26,343	27,711
	<u>31,502</u>	<u>32,668</u>

### 14 Funds

	Balance at 1 April 2021 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2022 £
<b>Unrestricted</b>					
General	1,254,063	37,898	(33,615)	-	1,258,346
<i>Unrestricted other funds</i>					
Revaluation reserve	393,614	-	-	5,500	399,114
<b>Total funds</b>	<u>1,647,677</u>	<u>37,898</u>	<u>(33,615)</u>	<u>5,500</u>	<u>1,657,460</u>
	Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2021 £
<b>Unrestricted</b>					
General	1,254,967	36,206	(37,110)	-	1,254,063
<i>Unrestricted other funds</i>					
Revaluation reserve	382,529	-	-	11,085	393,614
<b>Total funds</b>	<u>1,637,496</u>	<u>36,206</u>	<u>(37,110)</u>	<u>11,085</u>	<u>1,647,677</u>

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 15 Analysis of net assets between funds

	Unrestricted funds General funds £	Revaluation reserve £	Total funds £
Tangible fixed assets	1,213,249	376,774	1,590,023
Fixed asset investments	51,396	22,340	73,736
Current assets	27,541	-	27,541
Current liabilities	(2,338)	-	(2,338)
Creditors over 1 year	(31,502)	-	(31,502)
Total net assets	<u>1,258,346</u>	<u>399,114</u>	<u>1,657,460</u>

#### 16 Related party transactions

During the year the charity made the following related party transactions:

##### **Raymond Ram**

(Trustee)

Mr Raymond Ram was reimbursed expenses during the year of £66 (2021 - £81). At the balance sheet date the amount due to/from Raymond Ram was £Nil (2021 - £Nil).