



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## Trustees' Annual Report for the period

From Period start date 1 April 2023

To Period end date 31 March 2024

Charity name: Robuck 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	The purpose of the Almshouse is to provide affordable accommodation for retired local residents who are most in need of the type of accommodation the Trust provides
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	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
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	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

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	Not relevant we do not make grants
Policy on social investment including program related investment	Para 1.38	Not relevant
Contribution made by volunteers	Para 1.38	Not relevant volunteers are not involved in the Trust (except for the 4 volunteers who are Trustees)
Other		None

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## 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>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.</p> <p>Residents have benefitted from a range of improvement works both within their homes and improvements to the extensive gardens</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

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

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<p>The charity is financially sound and able, from weekly maintenance charge income, to carry out day to day management and maintenance of the properties.</p> <p>Current finances do not allow for significant improvement works to the listed gardens, but a strategy is being developed to address this</p>
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Statement explaining the policy for holding reserves stating why they are held	Para 1.22	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
Amount of reserves held	Para 1.22	<b>£85,485.73</b>
Reasons for holding zero reserves	Para 1.22	Not applicable
Details of fund materially in deficit	Para 1.24	None
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	No concerns

### 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	Trust deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Unincorporated charity

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	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
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### **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	All Trustees receive induction using the Almshouse Association recommendations
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		Kirklees Council
3	Janis Dean	Treasurer, Secretary 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
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**Name of chief executive or names of senior staff members (Optional information)**

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**Exemptions from disclosure**

Reason for non-disclosure of key personnel details

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**Other optional information**

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**Declarations**

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

Signed on behalf of the charity’s trustees

<b>Signature(s)</b>	Janis Dean	
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<b>Full name(s)</b>	Janis Elizabeth Dean	
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<b>Position (eg Secretary, Chair, etc)</b>	Treasurer and Secretary	
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<b>Date</b>	30 September 2024
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Charity Registration Number: 1042683  
Almshouse Association Member Number: 1883

# Roebuck Memorial Homes Trust

Annual Report and Financial Statements

for the Year Ended 31 March 2024

## **Roebuck Memorial Homes Trust**

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## **Roebuck Memorial Homes Trust**

### **Reference and Administrative Details**

<b>Charity Registration Number</b>	1042683
<b>Almshouse Association Member Number</b>	1883
<b>Trustees</b>	Raymond Ram Janis Dean Jonathan Taylor Tyler Hawkins
<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 2024.

#### **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.

We are pleased to say that we have a full complement of trustees which remain as was the case last year.

There were no void properties, unexpected or emergency large items of expenditure during the 2023-24 financial year.

This meant that our finances were healthy enough to undertake improvement works to external areas, gardens and within resident's homes.

At the Annual General Meeting last year residents identified improvements they would like to see. As a result, we set up a resident led improvement fund.

During 2023-24 we completed the priorities identified which were mainly around electrical improvement works. The priority for 2024-25 has been identified by residents as repair and repainting of front doors which we hope to carry out during 2024.

We have also started phase 1 of improvements to the wider scheme and gardens. For example, tarmacking works to the driveway and some repointing of the patio terrace.

During the year we were pleased when Kirklees Council set up a dedicated team lead by Mr Moonaf Dabharria to work on non- Housing Revenue Account properties such as Almshouses.

This has led to improvements in communication and service from the council who carry out housing management and rent services for the Trustees under contract.

#### **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 (continued)**

The annual report was approved by the trustees of the charity on 9 September 2024 and signed on its behalf by:

Handwritten signature of Raymond Ram in black ink.

.....  
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 2024.

#### **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.



.....  
Mark Wilcock FCA  
Independent Examiner  
Watson Buckle Limited  
Bradford

9 September 2024

# **Roebuck Memorial Homes Trust**

## **Statement of Financial Activities for the Year Ended 31 March 2024** **(Including Income and Expenditure Account)**

		Unrestricted funds		Total 2024	Total 2023
	Note	General £	Revaluation reserve	£	£
<b>Income and endowments from</b>					
Charitable activities	3	41,714	-	41,714	37,690
Investments	4	2,653	-	2,653	2,402
<b>Total income and endowments</b>		<u>44,367</u>	<u>-</u>	<u>44,367</u>	<u>40,092</u>
<b>Expenditure</b>					
Charitable activities	5	(47,549)	-	(47,549)	(34,310)
<b>Total expenditure</b>		<u>(47,549)</u>	<u>-</u>	<u>(47,549)</u>	<u>(34,310)</u>
Net (expenditure)/income		(3,182)	-	(3,182)	5,782
Gains/losses on investment assets		-	5,494	5,494	(2,744)
Net movement in funds		<u>(3,182)</u>	<u>5,494</u>	<u>2,312</u>	<u>3,038</u>
<b>Reconciliation of funds</b>					
Total funds brought forward		1,264,128	396,370	1,660,498	1,657,460
Total funds carried forward		<u>1,260,946</u>	<u>401,864</u>	<u>1,662,810</u>	<u>1,660,498</u>

# Roebuck Memorial Homes Trust

(Registration number: 1042683)  
Balance Sheet as at 31 March 2024

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	9	1,567,502	1,581,904
Investments	10	85,486	75,492
		<u>1,652,988</u>	<u>1,657,396</u>
<b>Current assets</b>			
Debtors	11	1,436	1,251
Cash at bank and in hand		<u>39,839</u>	<u>34,428</u>
		41,275	35,679
<b>Creditors: Amounts falling due within one year</b>	12	<u>(2,429)</u>	<u>(2,289)</u>
<b>Net current assets</b>		<u>38,846</u>	<u>33,390</u>
<b>Total assets less current liabilities</b>		1,691,834	1,690,786
<b>Creditors: Amounts falling due after more than one year</b>	13	<u>(29,024)</u>	<u>(30,288)</u>
<b>Net assets</b>		<u>1,662,810</u>	<u>1,660,498</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted		1,260,946	1,264,128
Revaluation reserve		<u>401,864</u>	<u>396,370</u>
Total unrestricted		<u>1,662,810</u>	<u>1,660,498</u>
<b>Total funds</b>	14	<u>1,662,810</u>	<u>1,660,498</u>

The financial statements on pages 5 to 14 were approved by the trustees, and authorised for issue on 9 September 2024 and signed on their behalf by:



Raymond Ram  
Trustee



## **Roebuck Memorial Homes Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2024**

#### **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.

##### **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.

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

#### 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:

Asset class	Depreciation method and rate
Freehold buildings	2% on cost
Land	Not depreciated

#### 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.

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

#### 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.

### 3 Income from Charitable activities

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
Rents	41,714	41,714	37,690

### 4 Income from investments

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
Other income from fixed asset investments	2,653	2,653	2,402

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

#### 5 Expenditure on Charitable Activities

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
Repairs and renewals	19,333	19,333	5,812
Insurance	1,679	1,679	1,727
Gardening costs	6,079	6,079	5,364
Light, heat and power	443	443	392
Consultancy & management fees	158	158	192
Subscriptions	395	395	221
Management charges	2,438	2,438	3,891
Depreciation of freehold property	14,402	14,402	14,402
Loan interest	1,242	1,242	1,289
Independent Examiner's remuneration	1,080	1,080	1,020
Computer software and maintenance costs	300	300	-
	<u>47,549</u>	<u>47,549</u>	<u>34,310</u>

#### 6 Analysis of support costs

##### Governance costs

	Unrestricted	Total	Total
	General £	2024 £	2023 £
Independent examiners fees	1,080	1,080	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 (2023 - £Nil).

#### 8 Key management personnel

The charity considers its key management personnel comprise the trustees.

The total key management personnel remuneration benefits were £Nil (2022 - £Nil).

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

#### 9 Tangible fixed assets

	Land and buildings £	Total £
<b>Cost</b>		
At 1 April 2023	<u>1,680,115</u>	<u>1,680,115</u>
At 31 March 2024	<u>1,680,115</u>	<u>1,680,115</u>
<b>Depreciation</b>		
At 1 April 2023	98,211	98,211
Charge for the year	<u>14,402</u>	<u>14,402</u>
At 31 March 2024	<u>112,613</u>	<u>112,613</u>
<b>Net book value</b>		
At 31 March 2024	<u><u>1,567,502</u></u>	<u><u>1,567,502</u></u>
At 31 March 2023	<u><u>1,581,904</u></u>	<u><u>1,581,904</u></u>

Included within land and buildings at the year end is £960,000 (2023 - £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 £1,240,864 (2023 - £1,248,042).

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

#### 10 Fixed asset investments

	2024 £	2023 £
Other investments	<u>85,486</u>	<u>75,492</u>

#### Other investments

	Listed investments £	Total £
<b>Cost or Valuation</b>		
At 1 April 2023	75,492	75,492
Additions	4,500	4,500
Revaluation	<u>5,494</u>	<u>5,494</u>
At 31 March 2024	<u>85,486</u>	<u>85,486</u>
<b>Net book value</b>		
At 31 March 2024	<u>85,486</u>	<u>85,486</u>
At 31 March 2023	<u>75,492</u>	<u>75,492</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 £60,396 (2023 - £55,896).

#### 11 Debtors

	2024 £	2023 £
Trade debtors	91	20
Prepayments	<u>1,345</u>	<u>1,231</u>
	<u>1,436</u>	<u>1,251</u>

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

	2024 £	2023 £
Other loans	1,263	1,213
Accruals and deferred income	<u>1,166</u>	<u>1,076</u>
	<u>2,429</u>	<u>2,289</u>

# **Roebuck Memorial Homes Trust**

## **Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)**

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

	2024 £	2023 £
Other loan 1 (1-2yrs)	1,314	1,263
Other loan 1 (2-5yrs)	4,272	4,105
Other loan 1 (over 5yrs)	23,438	24,920
	<u>29,024</u>	<u>30,288</u>

### **14 Funds**

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2024 £
<b>Unrestricted</b>					
General	1,264,128	44,367	(47,549)	-	1,260,946
<i>Unrestricted other funds</i>					
Revaluation reserve	396,370	-	-	5,494	401,864
<b>Total funds</b>	<u>1,660,498</u>	<u>44,367</u>	<u>(47,549)</u>	<u>5,494</u>	<u>1,662,810</u>
	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2023 £
<b>Unrestricted</b>					
General	1,258,346	40,092	(34,310)	-	1,264,128
<i>Unrestricted other funds</i>					
Revaluation reserve	399,114	-	-	(2,744)	396,370
<b>Total funds</b>	<u>1,657,460</u>	<u>40,092</u>	<u>(34,310)</u>	<u>(2,744)</u>	<u>1,660,498</u>

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

#### 15 Analysis of net assets between funds

	Unrestricted funds		
	General funds	Revaluation reserve	Total funds
	£	£	£
Tangible fixed assets	1,190,728	376,774	1,567,502
Fixed asset investments	60,396	25,090	85,486
Current assets	41,275	-	41,275
Current liabilities	(2,429)	-	(2,429)
Creditors over 1 year	(29,024)	-	(29,024)
Total net assets	<u>1,260,946</u>	<u>401,864</u>	<u>1,662,810</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 £158 (2023 - £192). At the balance sheet date the amount due to/from Raymond Ram was £Nil (2023 - £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 2024

## **Roebuck Memorial Homes Trust**

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## **Roebuck Memorial Homes Trust**

### **Reference and Administrative Details**

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<b>Almshouse Association Member Number</b>	1883
<b>Trustees</b>	Raymond Ram Janis Dean Jonathan Taylor Tyler Hawkins
<b>Principal Office</b>	Kirklees Council Civic Centre 3 Huddersfield HD1 2TG
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This meant that our finances were healthy enough to undertake improvement works to external areas, gardens and within resident's homes.

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During 2023-24 we completed the priorities identified which were mainly around electrical improvement works. The priority for 2024-25 has been identified by residents as repair and repainting of front doors which we hope to carry out during 2024.

We have also started phase 1 of improvements to the wider scheme and gardens. For example, tarmacking works to the driveway and some repointing of the patio terrace.

During the year we were pleased when Kirklees Council set up a dedicated team lead by Mr Moonaf Dabharria to work on non- Housing Revenue Account properties such as Almshouses.

This has led to improvements in communication and service from the council who carry out housing management and rent services for the Trustees under contract.

#### **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 (continued)**

The annual report was approved by the trustees of the charity on 9 September 2024 and signed on its behalf by:

Handwritten signature of Raymond Ram in black ink.

.....  
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 2024.

#### **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.



.....  
Mark Wilcock FCA  
Independent Examiner  
Watson Buckle Limited  
Bradford

9 September 2024

# **Roebuck Memorial Homes Trust**

## **Statement of Financial Activities for the Year Ended 31 March 2024** **(Including Income and Expenditure Account)**

		Unrestricted funds		Total 2024	Total 2023
	Note	General £	Revaluation reserve	£	£
<b>Income and endowments from</b>					
Charitable activities	3	41,714	-	41,714	37,690
Investments	4	2,653	-	2,653	2,402
<b>Total income and endowments</b>		<u>44,367</u>	<u>-</u>	<u>44,367</u>	<u>40,092</u>
<b>Expenditure</b>					
Charitable activities	5	(47,549)	-	(47,549)	(34,310)
<b>Total expenditure</b>		<u>(47,549)</u>	<u>-</u>	<u>(47,549)</u>	<u>(34,310)</u>
Net (expenditure)/income		(3,182)	-	(3,182)	5,782
Gains/losses on investment assets		-	5,494	5,494	(2,744)
Net movement in funds		<u>(3,182)</u>	<u>5,494</u>	<u>2,312</u>	<u>3,038</u>
<b>Reconciliation of funds</b>					
Total funds brought forward		1,264,128	396,370	1,660,498	1,657,460
Total funds carried forward		<u>1,260,946</u>	<u>401,864</u>	<u>1,662,810</u>	<u>1,660,498</u>

# Roebuck Memorial Homes Trust

(Registration number: 1042683)  
Balance Sheet as at 31 March 2024

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	9	1,567,502	1,581,904
Investments	10	85,486	75,492
		<u>1,652,988</u>	<u>1,657,396</u>
<b>Current assets</b>			
Debtors	11	1,436	1,251
Cash at bank and in hand		<u>39,839</u>	<u>34,428</u>
		41,275	35,679
<b>Creditors: Amounts falling due within one year</b>	12	<u>(2,429)</u>	<u>(2,289)</u>
<b>Net current assets</b>		<u>38,846</u>	<u>33,390</u>
<b>Total assets less current liabilities</b>		1,691,834	1,690,786
<b>Creditors: Amounts falling due after more than one year</b>	13	<u>(29,024)</u>	<u>(30,288)</u>
<b>Net assets</b>		<u>1,662,810</u>	<u>1,660,498</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted		1,260,946	1,264,128
Revaluation reserve		<u>401,864</u>	<u>396,370</u>
Total unrestricted		<u>1,662,810</u>	<u>1,660,498</u>
<b>Total funds</b>	14	<u>1,662,810</u>	<u>1,660,498</u>

The financial statements on pages 5 to 14 were approved by the trustees, and authorised for issue on 9 September 2024 and signed on their behalf by:



Raymond Ram  
Trustee



## **Roebuck Memorial Homes Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2024**

#### **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.

##### **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.

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

#### 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:

Asset class	Depreciation method and rate
Freehold buildings	2% on cost
Land	Not depreciated

#### 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.

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

#### 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.

### 3 Income from Charitable activities

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
Rents	41,714	41,714	37,690

### 4 Income from investments

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
Other income from fixed asset investments	2,653	2,653	2,402

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

#### 5 Expenditure on Charitable Activities

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
Repairs and renewals	19,333	19,333	5,812
Insurance	1,679	1,679	1,727
Gardening costs	6,079	6,079	5,364
Light, heat and power	443	443	392
Consultancy & management fees	158	158	192
Subscriptions	395	395	221
Management charges	2,438	2,438	3,891
Depreciation of freehold property	14,402	14,402	14,402
Loan interest	1,242	1,242	1,289
Independent Examiner's remuneration	1,080	1,080	1,020
Computer software and maintenance costs	300	300	-
	<u>47,549</u>	<u>47,549</u>	<u>34,310</u>

#### 6 Analysis of support costs

##### Governance costs

	Unrestricted	Total	Total
	General £	2024 £	2023 £
Independent examiners fees	1,080	1,080	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 (2023 - £Nil).

#### 8 Key management personnel

The charity considers its key management personnel comprise the trustees.

The total key management personnel remuneration benefits were £Nil (2022 - £Nil).

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

#### 9 Tangible fixed assets

	Land and buildings £	Total £
<b>Cost</b>		
At 1 April 2023	<u>1,680,115</u>	<u>1,680,115</u>
At 31 March 2024	<u>1,680,115</u>	<u>1,680,115</u>
<b>Depreciation</b>		
At 1 April 2023	98,211	98,211
Charge for the year	<u>14,402</u>	<u>14,402</u>
At 31 March 2024	<u>112,613</u>	<u>112,613</u>
<b>Net book value</b>		
At 31 March 2024	<u>1,567,502</u>	<u>1,567,502</u>
At 31 March 2023	<u>1,581,904</u>	<u>1,581,904</u>

Included within land and buildings at the year end is £960,000 (2023 - £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 £1,240,864 (2023 - £1,248,042).

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

#### 10 Fixed asset investments

	2024 £	2023 £
Other investments	<u>85,486</u>	<u>75,492</u>

#### Other investments

	Listed investments £	Total £
<b>Cost or Valuation</b>		
At 1 April 2023	75,492	75,492
Additions	4,500	4,500
Revaluation	<u>5,494</u>	<u>5,494</u>
At 31 March 2024	<u>85,486</u>	<u>85,486</u>
<b>Net book value</b>		
At 31 March 2024	<u>85,486</u>	<u>85,486</u>
At 31 March 2023	<u>75,492</u>	<u>75,492</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 £60,396 (2023 - £55,896).

#### 11 Debtors

	2024 £	2023 £
Trade debtors	91	20
Prepayments	<u>1,345</u>	<u>1,231</u>
	<u>1,436</u>	<u>1,251</u>

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

	2024 £	2023 £
Other loans	1,263	1,213
Accruals and deferred income	<u>1,166</u>	<u>1,076</u>
	<u>2,429</u>	<u>2,289</u>

# **Roebuck Memorial Homes Trust**

## **Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)**

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

	2024 £	2023 £
Other loan 1 (1-2yrs)	1,314	1,263
Other loan 1 (2-5yrs)	4,272	4,105
Other loan 1 (over 5yrs)	23,438	24,920
	<u>29,024</u>	<u>30,288</u>

### **14 Funds**

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2024 £
<b>Unrestricted</b>					
General	1,264,128	44,367	(47,549)	-	1,260,946
<i>Unrestricted other funds</i>					
Revaluation reserve	396,370	-	-	5,494	401,864
<b>Total funds</b>	<u>1,660,498</u>	<u>44,367</u>	<u>(47,549)</u>	<u>5,494</u>	<u>1,662,810</u>
	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2023 £
<b>Unrestricted</b>					
General	1,258,346	40,092	(34,310)	-	1,264,128
<i>Unrestricted other funds</i>					
Revaluation reserve	399,114	-	-	(2,744)	396,370
<b>Total funds</b>	<u>1,657,460</u>	<u>40,092</u>	<u>(34,310)</u>	<u>(2,744)</u>	<u>1,660,498</u>

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

#### 15 Analysis of net assets between funds

	Unrestricted funds		
	General funds	Revaluation reserve	Total funds
	£	£	£
Tangible fixed assets	1,190,728	376,774	1,567,502
Fixed asset investments	60,396	25,090	85,486
Current assets	41,275	-	41,275
Current liabilities	(2,429)	-	(2,429)
Creditors over 1 year	(29,024)	-	(29,024)
Total net assets	<u>1,260,946</u>	<u>401,864</u>	<u>1,662,810</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 £158 (2023 - £192). At the balance sheet date the amount due to/from Raymond Ram was £Nil (2023 - £Nil).