

Charity Registration Number: 1042683
Almshouse Association Member Number: 1883

Roebuck Memorial Homes Trust

Annual Report and Financial Statements

for the Year Ended 31 March 2025

Roebuck Memorial Homes Trust

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Roebuck Memorial Homes Trust

Reference and Administrative Details

Charity Registration Number	1042683
Almshouse Association Member Number	1883
Trustees	Raymond Ram (Resigned 25/03/2025) Janis Dean (Resigned 25/03/2025) Jonathan Taylor (Resigned 25/03/2025) Tyler Hawkins Graham Sykes Manisha Kaushik Andrea Lawton-Hyde
Principal Office	Kirklees Council Civic Centre 3 Huddersfield HD1 2TG
Solicitors	Ramsdens Solicitors LLP Oakley House 1 Hungerford Road Huddersfield HD3 3AL
Bankers	Lloyds Bank 16 Market Place Oldham OL1 1JG
Independent Examiner	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 2025.

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.

Next year we will see major changes with three Trustees, including the Chair, retiring and new Trustees will be in place for 2025-26.

There were two void properties during the year. One of which followed the sad passing of long-time resident Maureen Castledine. Both properties were relet during the year.

There were no unexpected or emergency large items of expenditure during the financial year. However, there were considerable costs to relet the properties both in terms of improvement works and repairs and loss of income.

Despite this we were able to fund the resident led improvements identified at the AGM in April 2024.

These included the repair and repainting of front doors and repointing and improvements to the front patios outside of resident's front doors.

In addition, we provided internal painting to all properties of stone lintels, mullion and cills to address condensation problems arising from cold bridging.

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)

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 deficit for the year on unrestricted funds was £16,804 (2024 surplus: £2,312). There was an increase in the value of investments during the year of £2,243 (2024 - £9,994).

The total funds of the charity at 31 March 2025 were £1,646,006 (2024 - £1,662,810).

The annual report was approved by the trustees of the charity on 19.12.25 and signed on its behalf by:


Andrea Lawton-Hyde
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 2025.

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').

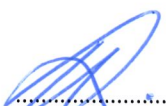
I report in respect of my examination of the Roebuck Memorial Homes Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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

Date:.....

Roebuck Memorial Homes Trust

Statement of Financial Activities for the Year Ended 31 March 2025 **(Including Income and Expenditure Account)**

		Unrestricted funds		Total 2025	Total 2024
	Note	General £	Revaluation reserve	£	£
Income and endowments from					
Charitable activities	3	41,500	-	41,500	41,714
Investments	4	2,875	-	2,875	2,653
Total income and endowments		<u>44,375</u>	<u>-</u>	<u>44,375</u>	<u>44,367</u>
Expenditure					
Charitable activities	5	(58,922)	-	(58,922)	(47,549)
Total expenditure		<u>(58,922)</u>	<u>-</u>	<u>(58,922)</u>	<u>(47,549)</u>
Net expenditure		(14,547)	-	(14,547)	(3,182)
Gains/losses on investment assets		-	(2,257)	(2,257)	5,494
Net movement in funds		<u>(14,547)</u>	<u>(2,257)</u>	<u>(16,804)</u>	<u>2,312</u>
Reconciliation of funds					
Total funds brought forward		1,260,946	401,864	1,662,810	1,660,498
Total funds carried forward		<u>1,246,399</u>	<u>399,607</u>	<u>1,646,006</u>	<u>1,662,810</u>

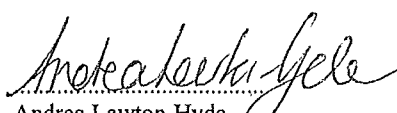
The notes on pages 7 to 14 form an integral part of these financial statements.

Roebuck Memorial Homes Trust

(Registration number: 1042683)
Balance Sheet as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	9	1,555,819	1,567,502
Investments	10	<u>87,729</u>	<u>85,486</u>
		<u>1,643,548</u>	<u>1,652,988</u>
Current assets			
Debtors	11	1,376	1,436
Cash at bank and in hand		<u>31,683</u>	<u>39,839</u>
		33,059	41,275
Creditors: Amounts falling due within one year	12	<u>(2,891)</u>	<u>(2,429)</u>
Net current assets		<u>30,168</u>	<u>38,846</u>
Total assets less current liabilities		1,673,716	1,691,834
Creditors: Amounts falling due after more than one year	13	<u>(27,710)</u>	<u>(29,024)</u>
Net assets		<u>1,646,006</u>	<u>1,662,810</u>
Funds of the charity:			
Unrestricted income funds			
Unrestricted		1,246,399	1,260,946
Revaluation reserve		<u>399,607</u>	<u>401,864</u>
Total unrestricted		<u>1,646,006</u>	<u>1,662,810</u>
Total funds	14	<u>1,646,006</u>	<u>1,662,810</u>

The financial statements on pages 5 to 14 were approved by the trustees, and authorised for issue on 19.12.25 and signed on their behalf by:


Andrea Lawton-Hyde
Trustee

Roebuck Memorial Homes Trust

Notes to the Financial Statements for the Year Ended 31 March 2025

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 2025 (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 2025 (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		
	General	Total	Total
	£	2025	2024
	£	£	£
Rents	41,500	41,500	41,714

4 Income from investments

	Unrestricted funds		
	General	Total	Total
	£	2025	2024
	£	£	£
Other income from fixed asset investments	2,875	2,875	2,653

Roebuck Memorial Homes Trust

Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

5 Expenditure on Charitable Activities

	Unrestricted funds		
	General	Total	Total
	£	2025 £	2024 £
Repairs and renewals	27,299	27,299	19,333
Insurance	1,804	1,804	1,679
Gardening costs	5,006	5,006	6,079
Light, heat and power	632	632	443
Consultancy & management fees	318	318	158
Subscriptions	376	376	395
Management charges	6,702	6,702	2,438
Depreciation of freehold property	14,458	14,458	14,402
Loan interest	1,193	1,193	1,242
Independent Examiner's remuneration	1,134	1,134	1,080
Computer software and maintenance costs	-	-	300
	<u>58,922</u>	<u>58,922</u>	<u>47,549</u>

6 Analysis of support costs

Governance costs

	Unrestricted		
	General	Total	Total
	£	2025 £	2024 £
Independent examiners fees	<u>1,134</u>	<u>1,134</u>	<u>1,080</u>

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 (2024 - £Nil).

8 Key management personnel

The charity considers its key management personnel comprise the trustees.

The total key management personnel remuneration benefits were £Nil (2024 - £Nil).

Roebuck Memorial Homes Trust

Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

9 Tangible fixed assets

	Land and buildings £	Total £
Cost		
At 1 April 2024	1,680,115	1,680,115
Additions	<u>2,775</u>	<u>2,775</u>
At 31 March 2025	<u>1,682,890</u>	<u>1,682,890</u>
Depreciation		
At 1 April 2024	112,613	112,613
Charge for the year	<u>14,458</u>	<u>14,458</u>
At 31 March 2025	<u>127,071</u>	<u>127,071</u>
Net book value		
At 31 March 2025	<u><u>1,555,819</u></u>	<u><u>1,555,819</u></u>
At 31 March 2024	<u><u>1,567,502</u></u>	<u><u>1,567,502</u></u>

Included within land and buildings at the year end is £960,000 (2024 - £960,000) 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 £1,236,406 (2024 - £1,240,864).

Roebuck Memorial Homes Trust

Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

10 Fixed asset investments

	2025 £	2024 £
Other investments	<u>87,729</u>	<u>85,486</u>

Other investments

	Listed investments £	Total £
Cost or Valuation		
At 1 April 2024	85,486	85,486
Additions	4,500	4,500
Revaluation	<u>(2,257)</u>	<u>(2,257)</u>
At 31 March 2025	<u>87,729</u>	<u>87,729</u>
Net book value		
At 31 March 2025	<u>87,729</u>	<u>87,729</u>
At 31 March 2024	<u>85,486</u>	<u>85,486</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 £64,896 (2024 - £60,396).

11 Debtors

	2025 £	2024 £
Trade debtors	-	91
Prepayments	<u>1,376</u>	<u>1,345</u>
	<u>1,376</u>	<u>1,436</u>

12 Creditors: amounts falling due within one year

	2025 £	2024 £
Other loans	1,314	1,263
Accruals and deferred income	<u>1,577</u>	<u>1,166</u>
	<u>2,891</u>	<u>2,429</u>

Roebuck Memorial Homes Trust

Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

13 Creditors: amounts falling due after one year

	2025 £	2024 £
Other loan 1 (1-2yrs)	1,368	1,314
Other loan 1 (2-5yrs)	4,445	4,272
Other loan 1 (over 5yrs)	21,897	23,438
	<u>27,710</u>	<u>29,024</u>

14 Funds

	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2025 £
Unrestricted					
General	1,260,946	44,375	(58,922)	-	1,246,399
<i>Unrestricted other funds</i>					
Revaluation reserve	<u>401,864</u>	<u>-</u>	<u>-</u>	<u>(2,257)</u>	<u>399,607</u>
Total funds	<u>1,662,810</u>	<u>44,375</u>	<u>(58,922)</u>	<u>(2,257)</u>	<u>1,646,006</u>
	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2024 £
Unrestricted					
General	1,264,128	44,367	(47,549)	-	1,260,946
<i>Unrestricted other funds</i>					
Revaluation reserve	<u>396,370</u>	<u>-</u>	<u>-</u>	<u>5,494</u>	<u>401,864</u>
Total funds	<u>1,660,498</u>	<u>44,367</u>	<u>(47,549)</u>	<u>5,494</u>	<u>1,662,810</u>

Roebuck Memorial Homes Trust

Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

15 Analysis of net assets between funds

	Unrestricted funds General funds £	Revaluation reserve £	Total funds £
Tangible fixed assets	1,179,045	376,774	1,555,819
Fixed asset investments	64,896	22,833	87,729
Current assets	33,059	-	33,059
Current liabilities	(2,891)	-	(2,891)
Creditors over 1 year	(27,710)	-	(27,710)
Total net assets	<u>1,246,399</u>	<u>399,607</u>	<u>1,646,006</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 £318 (2024 - £158). At the balance sheet date the amount due to/from Raymond Ram was £Nil (2024 - £Nil).