



JOHN ABBOTT'S TRUSTEES' LADIES HOME

FINANCIAL STATEMENTS

31 MARCH 2021

Charity Number 1054844



Spenser Wilson
Chartered Accountants & Business Advisers

JOHN ABBOTT'S TRUSTEES' LADIES HOME
FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2021

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JOHN ABBOTT'S TRUSTEES' LADIES HOME

MEMBERS OF THE BOARD AND PROFESSIONAL ADVISERS

Registered charity name	John Abbott's Trustees Ladies Home
Charity number	1054844
Co-operative Governors	Mr E N Wood (Chairman) Mr P Benson Mrs J Crowther Mrs D Thomas Mrs D Gallimore (Per minutes 8/12/20)
Clerk to the governors	Mr R M Gledhill Finn Gledhill 2 Harrison Road Halifax HX1 2AG
Independent examiner	Andrea Kennedy BFP FCA FCCA ATT(Fellow) Equitable House 55 Pellon Lane Halifax West Yorkshire HX1 5SP
Stockbrokers	Investec Quayside House Canal Wharf Leeds LS11 5PU
Architect	Pickles 16 Church Lane Brighouse HD6 1AT
Bankers	Barclays Bank plc Commercial Street Halifax West Yorkshire HX1 1BG
Solicitors	Finn Gledhill 1-4 Harrison Road Halifax West Yorkshire HX1 2AG

JOHN ABBOTT'S TRUSTEES' LADIES HOME

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2021

The trustees have pleasure in presenting their report and the unaudited financial statements of the charity for the year ended 31 March 2021.

REFERENCE AND ADMINISTRATIVE DETAILS

Reference and administrative details are shown in the schedule of members of the board and professional advisers and professional advisers on page 1 of the financial statements financial accounts.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trust was established by a Deed of Trust dated 1 July 1886 and varied by schemes of the Charity Commissioners dated 13 March 1953 and 13 December 1994.

The Trust is administered by co-optative and nominated Governors. Nominated Governors are appointed by the Local Authority for a four year period. Co-optative Governors are appointed by the Trustees for a five year period.

OBJECTIVES AND ACTIVITIES

The objects of the Trust are to provide for ladies in reduced circumstances by:

1. The provision of subsidised living accommodation
2. The payment of annuities, if required.

Although the Trust's finances are reasonable all funds have been utilised under the first of the above objects and no annuity payments are likely to be made in the immediate future.

ACHIEVEMENTS AND PERFORMANCE

The charity has continued to provide subsidised living accommodation, together with modernisation of the charity's properties.

FINANCIAL REVIEW

Expenditure exceeded income during the year by £26,773 and the value of the Trust's other assets increased during the year by £92,307.

The Trustees believe the funds to be in a generally sound financial condition and, taking into account the ongoing property expenditure, the properties are in a reasonable condition.

Sufficient reserves are maintained to finance at least 6 months normal total expenditure.

JOHN ABBOTT'S TRUSTEES' LADIES HOME

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2021

PUBLIC BENEFIT

The Trustees confirm that they have complied with their duty to have due regard for the Charity Commission's general guidance on public benefit, 'Charities and public benefit'.

INDEPENDENT EXAMINER

Andrea Kennedy BFP FCA FCCA ATT(Fellow) has been re-appointed as independent examiner for the ensuing year.

Signed by order of the trustees

Mr E Wood
Co-optative Governor

Mrs D Thomas
Co-optative Governor

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JOHN ABBOTT'S TRUSTEES' LADIES HOME

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

YEAR ENDED 31 MARCH 2021

I report on the accounts of the charity for the year ended 31 March 2021 as set out on pages 5 to 6.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this period under section 144 of the Charities Act 2011 ('the Charities Act') and that an independent examination is needed.

It is my responsibility to:

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

BASIS OF INDEPENDENT EXAMINER'S STATEMENT

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

INDEPENDENT EXAMINER'S STATEMENT

In connection with my examination, no material matters have come to my attention which give me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Charities Act, or
- the accounts do not accord with the accounting records

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

Andrea Kennedy BFP FCA FCCA ATT(Fellow)

Independent examiner

Equitable House
55 Pellon Lane
Halifax
West Yorkshire
HX1 5SP

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JOHN ABBOTT'S TRUSTEES' LADIES HOME**INCOME AND EXPENDITURE ACCOUNT****YEAR ENDED 31 MARCH 2021**

	Unrestricted funds £	Restricted funds £	Total funds 2021 £	Total funds 2020 £
RECEIPTS				
Grants received	-	-	-	-
Contributions and rents	89,239	-	89,239	86,808
Dividends and interest	10,637	-	10,637	10,746
Receipts from sale of investments	51,218	-	51,218	17,450
Bank loan received	-	-	-	-
TOTAL RECEIPTS	151,094	-	151,094	115,004
PAYMENTS				
Administration				
Clerk's fees	7,357	-	7,357	7,992
Architect's fees	6,836	-	6,836	6,242
Gardening services	10,164	-	10,164	15,272
Accountancy fees	1,158	-	1,158	1,122
Administrator fees	3,313	-	3,313	3,533
	28,828	-	28,828	34,161
Property expenses				
Exceptional maintenance repairs	4,883	-	4,883	5,424
Routine maintenance and repairs	13,682	-	13,682	11,928
	47,393	-	47,393	51,513
Sundry expenses				
Stockbrokers' management fees	3,448	-	3,448	1,708
Legal fees	-	-	-	-
Almshouse Association subscription	216	-	216	210
Almshouse Consortium Ltd – member fee	-	-	-	-
Insurance premium	3,552	-	3,552	3,483
Bank interest/charges	4,705	-	4,705	6,599
Sundries	331	-	331	240
	59,645	-	59,645	63,825
Purchase of fixed assets	-	-	-	-
Purchase of investments	95,416	-	95,416	-
Bank loan paid	26,593	-	26,593	26,593
TOTAL PAYMENTS	177,868	-	177,868	90,418
NET RECEIPTS	(26,773)	-	(26,773)	24,856
Transfers between funds	-	-	-	-
OPENING CASH FUNDS	49,717	-	49,717	25,131
CLOSING CASH FUNDS	22,944	-	22,944	49,717

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STATEMENT OF ASSETS AND LIABILITIES

YEAR ENDED 31 MARCH 2021

	2021	2020
	£	£
CASH FUNDS		
Lloyds Bank Plc – Current account	-	151
Lloyds Bank Plc – Deposit account	-	401
CAF – Current account	4,455	477
CAF – Deposit account	363	362
Barclays – Current account	9,203	2,320
Finn Gledhill	1,094	2,322
Extraordinary repair fund	1,353	27,269
Stockbrokers	6,476	16,415
TOTAL CASH FUNDS	22,944	49,717
INVESTMENTS (At valuation)	252,994	183,495
LAND AND BUILDINGS AT COST	417,743	417,743
TOTAL ASSETS	693,681	650,955
LIABILITIES		
Bank loan	(151,146)	(173,954)
TOTAL ASSETS LESS LIABILITIES	542,535	477,001
FUNDS RECONCILIATION		
Opening net assets	477,001	464,529
Net receipts	(26,773)	24,586
Net (decrease)/increase in other assets	92,307	(12,114)
	542,535	477,001

These financial statements were approved by the trustees on2021 and are signed on their behalf by:

Mr E Wood
Co-optative Governor

Mrs D Thomas
Co-optative Governor