



JOHN ABBOTT'S TRUSTEES' LADIES HOME

FINANCIAL STATEMENTS

31 MARCH 2023

Charity Number 1054844



Spenser Wilson
Chartered Accountants & Business Advisers

JOHN ABBOTT'S TRUSTEES' LADIES HOME

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

CONTENTS	PAGE
Members of the Board and professional advisers	1
Trustees Annual Report	2
Independent examiner's report to the Trustees	4
Receipts and payments account	5
Statement of assets and liabilities	6

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
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 2023

The trustees have pleasure in presenting their report and the unaudited financial statements of the charity for the year ended 31 March 2023.

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

Income exceeded expenditure during the year by £4,305 and the value of the Trust's other assets increased during the year by £23,828.

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 2023

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

19 December 2023

JOHN ABBOTT'S TRUSTEES' LADIES HOME

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

YEAR ENDED 31 MARCH 2023

I report on the accounts of the charity for the year ended 31 March 2023 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

19 December 2023

JOHN ABBOTT'S TRUSTEES' LADIES HOME**INCOME AND EXPENDITURE ACCOUNT****YEAR ENDED 31 MARCH 2023**

	Unrestricted funds £	Restricted funds £	Total funds 2023 £	Total funds 2022 £
RECEIPTS				
Grants received	-	-	-	-
Contributions and rents	101,794	-	101,794	90,411
Dividends and interest	3,240	-	3,240	5,103
Receipts from sale of investments	4,285	-	4,285	199,931
Bank loan received	-	-	-	-
TOTAL RECEIPTS	109,319	-	109,319	295,445
PAYMENTS				
Administration				
Clerk's fees	7,963	-	7,963	7,647
Architect's fees	6,773	-	6,773	6,668
Gardening services	6,712	-	6,712	8,172
Accountancy fees	1,254	-	1,254	1,194
Administrator fees	3,752	-	3,752	3,384
	26,454	-	26,454	27,065
Property expenses				
Exceptional maintenance repairs	19,020	-	19,020	5,570
Routine maintenance and repairs	8,304	-	8,304	9,816
	53,778	-	53,778	42,451
Sundry expenses				
Stockbrokers' management fees	2,412	-	2,412	3,201
Legal fees	-	-	-	-
Almshouse Association subscription	233	-	233	222
Almshouse Consortium Ltd member fee	-	-	-	-
Insurance premium	4,209	-	4,209	3,798
Bank interest/charges	220	-	220	2,800
Sundries	1,513	-	1,513	247
	62,365	-	62,365	52,719
Purchase of fixed assets	-	-	-	-
Purchase of investments	42,649	-	42,649	81,982
Bank loan paid	-	-	-	151,148
TOTAL PAYMENTS	105,014	-	105,014	285,849
NET RECEIPTS	4,305	-	4,305	9,596
Transfers between funds	-	-	-	-
OPENING CASH FUNDS	32,540	-	32,540	22,944
CLOSING CASH FUNDS	36,845	-	36,845	32,540

JOHN ABBOTT'S TRUSTEES' LADIES HOME

STATEMENT OF ASSETS AND LIABILITIES

YEAR ENDED 31 MARCH 2023

	2023		2022	
	£	£	£	£
CASH FUNDS				
CAF – Current account	21,588		12,165	
CAF – Deposit account	365		362	
Barclays – Current account	7,749		6,719	
Finn Gledhill	-		3,615	
Extraordinary repair fund	3,327		7,029	
Stockbrokers	<u>3,816</u>		<u>2,650</u>	
TOTAL CASH FUNDS		36,845		32,540
INVESTMENTS (At valuation)		173,900		150,072
LAND AND BUILDINGS AT COST		417,743		<u>417,743</u>
TOTAL ASSETS		<u>628,488</u>		<u>600,355</u>
 FUNDS RECONCILIATION				
Opening net assets		600,355		542,535
Net receipts		4,305		9,596
Net (decrease)/increase in other assets		<u>23,828</u>		<u>48,224</u>
		<u>628,488</u>		<u>600,355</u>

These financial statements were approved by the trustees on 19 December 2023 and are signed on their behalf by:

Mr E Wood
Co-optative Governor

Mrs D Thomas
Co-optative Governor