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# **JOHN ABBOTT'S TRUSTEES' LADIES HOME**

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## **FINANCIAL STATEMENTS**

**31 MARCH 2025**

**Charity Number 1054844**

**Streets.**

**JOHN ABBOTT'S TRUSTEES' LADIES HOME**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2025**

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# **JOHN ABBOTT'S TRUSTEES' LADIES HOME**

## **MEMBERS OF THE BOARD AND PROFESSIONAL ADVISERS**

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<b>Registered charity name</b>	John Abbott's Trustees Ladies Home
<b>Charity number</b>	1054844
<b>Co-operative Governors</b>	Mr E N Wood (Chairman) Mr P Benson Mrs J Crowther Mrs D Thomas Mrs D Gallimore
<b>Clerk to the governors</b>	Mr R M Gledhill Finn Gledhill 2 Harrison Road Halifax HX1 2AG
<b>Independent examiner</b>	S R Shacklock FCA Equitable House 55 Pellon Lane Halifax West Yorkshire HX1 5SP
<b>Stockbrokers</b>	Rathbones 3 Wellington Place Leeds LS1 4AP
<b>Architect</b>	Pickles 16 Church Lane Brighouse HD6 1AT
<b>Bankers</b>	CAF Bank 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4JQ
<b>Solicitors</b>	Finn Gledhill 1-4 Harrison Road Halifax West Yorkshire HX1 2AG

# **JOHN ABBOTT'S TRUSTEES' LADIES HOME**

## **TRUSTEES ANNUAL REPORT**

### **YEAR ENDED 31 MARCH 2025**

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The trustees have pleasure in presenting their report and the unaudited financial statements of the charity for the year ended 31 March 2025.

#### **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 £2,069 and the value of the Trust's other assets increased during the year by £6,807.

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 2025**

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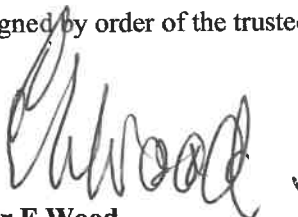
### **PUBLIC BENEFIT**

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**

S R Shacklock FCA has been re-appointed as independent examiner for the ensuing year.

Signed by order of the trustees



**Mr E Wood**  
Co-optative Governor



**Mrs J Crowther**  
Co-optative Governor

26 January 2026

# **JOHN ABBOTT'S TRUSTEES' LADIES HOME**

## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

**YEAR ENDED 31 MARCH 2025**

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I report on the accounts of the charity for the year ended 31 March 2025 as set out on pages 5 to 6.

### **RESPONSIBILITIES AND BASIS OF REPORT**

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements 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 the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable 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.

**S R Shacklock FCA**  
Independent examiner

Equitable House  
55 Pellon Lane  
Halifax  
West Yorkshire  
HX1 5SP

26 January 2026

**JOHN ABBOTT'S TRUSTEES' LADIES HOME****INCOME AND EXPENDITURE ACCOUNT****YEAR ENDED 31 MARCH 2025**

	<b>Unrestricted funds £</b>	<b>Restricted funds £</b>	<b>Total funds 2025 £</b>	<b>Total funds 2024 £</b>
<b>RECEIPTS</b>				
Contributions and rents	<b>108,142</b>	-	<b>108,142</b>	86,592
Dividends and interest	<b>2,760</b>	-	<b>2,760</b>	3,885
Receipts from sale of investments	<b>22,162</b>	-	<b>22,162</b>	55,040
<b>TOTAL RECEIPTS</b>	<b>133,064</b>	-	<b>133,064</b>	145,517
<b>PAYMENTS</b>				
<b>Administration</b>				
Clerk's fees	<b>9,155</b>	-	<b>9,155</b>	8,509
Architect's fees	<b>7,187</b>	-	<b>7,187</b>	6,390
Gardening services	<b>8,002</b>	-	<b>8,002</b>	7,720
Accountancy fees	<b>1,638</b>	-	<b>1,638</b>	1,380
Administrator fees	<b>4,323</b>	-	<b>4,323</b>	4,492
	<b>30,305</b>	-	<b>30,305</b>	28,491
<b>Property expenses</b>				
Exceptional maintenance repairs	<b>48,713</b>	-	<b>48,713</b>	71,491
Routine maintenance and repairs	<b>18,017</b>	-	<b>18,017</b>	14,285
	<b>97,035</b>	-	<b>97,035</b>	114,267
<b>Sundry expenses</b>				
Stockbrokers' management fees	<b>2,260</b>	-	<b>2,260</b>	2,648
Almshouse Association subscription	<b>419</b>	-	<b>419</b>	407
Insurance premium	<b>4,510</b>	-	<b>4,510</b>	4,404
Bank interest/charges	<b>60</b>	-	<b>60</b>	108
Sundries	<b>2,777</b>	-	<b>2,777</b>	1,241
	<b>107,061</b>	-	<b>107,061</b>	123,075
Purchase of fixed assets	-	-	-	-
Purchase of investments	<b>23,934</b>	-	<b>23,934</b>	46,472
<b>TOTAL PAYMENTS</b>	<b>130,995</b>	-	<b>130,995</b>	169,547
<b>NET (EXPENDITURE)/RECEIPTS</b>	<b>2,069</b>	-	<b>2,069</b>	(24,030)
<b>Transfers between funds</b>	-	-	-	-
<b>OPENING CASH FUNDS</b>	<b>12,815</b>	-	<b>12,185</b>	36,845
<b>CLOSING CASH FUNDS</b>	<b>14,884</b>	-	<b>14,884</b>	12,815

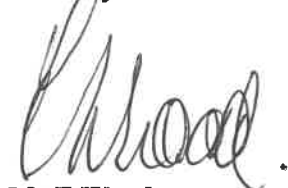
# JOHN ABBOTT'S TRUSTEES' LADIES HOME

## STATEMENT OF ASSETS AND LIABILITIES

YEAR ENDED 31 MARCH 2025

	2025		2024	
	£	£	£	£
<b>CASH FUNDS</b>				
CAF – Current account	12,040		7,714	
CAF – Deposit account	52		1,020	
Extraordinary repair fund	1,626		2,118	
Stockbrokers	1,166		1,963	
<b>TOTAL CASH FUNDS</b>		14,884		12,815
<b>INVESTMENTS (At valuation)</b>		177,197		170,390
<b>LAND AND BUILDINGS AT COST</b>		417,743		417,743
<b>TOTAL ASSETS</b>		609,824		600,948
<b>FUNDS RECONCILIATION</b>				
Opening net assets		600,948		628,488
Net receipts		2,069		(24,030)
Net (decrease)/increase in other assets		6,807		(3,510)
		609,824		600,948

These financial statements were approved by the trustees on 26 January 2026 and are signed on their behalf by:



**Mr E Wood**  
Co-optative Governor



**Mrs J Crowther**  
Co-optative Governor