

KENDAL ALMSHOUSE CHARITY

Registered Charity Number 1172208

Homes England 5097

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

**Stables Thompson & Briscoe
Chartered Accountants
Statutory Auditors**

KENDAL ALMSHOUSE CHARITY
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024
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KENDAL ALMSHOUSE CHARITY

CHARITY INFORMATION

Established as CIO	22 March 2017
Principal Office	Suite 1, Cumbria Tourism Business Centre Windermere Road Staveley LA8 9PL
Registered Numbers	Registered Charity Number 1172208 Homes and Communities Agency Registration Number A1059
Trustees	Mr P G Ducksbury (Chair) Ms C Roberson (Vice Chair) Miss S J Barron (appointed 17 July 2023) Mrs H Fitch Ms L Gray Mrs J Hale Miss D Lund Mr J Stirling
Managing agent	H & H Land & Estates Suite 1, Cumbria Tourism Business Centre Windermere Road Staveley LA8 9PL Tel: 01539 721375
Bankers	Barclays Bank Plc 9 Highgate Kendal Cumbria LA9 4DF
Independent Auditors	Stables Thompson & Briscoe Chartered Accountants Statutory Auditors Lowther House Lowther Street Kendal LA9 4DX

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees present their report and the audited financial statements for the year ended 31 December 2024.

Governance, Aims, Structure and Management

Governing Document

The Kendal Almshouse Charity was originally five charitable organisations registered with the Charity Commission. In 1987, the charities were amalgamated to create the Kendal Almshouse Charity under a Memorandum of Association which established the objects and powers of the charitable organisation, dated 2 December 1987. In 2014 the assets and liabilities of Kendal War Memorial Trust were acquired by Kendal Almshouse Charity.

In March 2017, the Charity Commission approved the conversion to a Charitable Incorporated Organisation (CIO). All the assets and operations were transferred into the CIO from June 2017. The Charity Number of the CIO is 1172208.

Recruitment and Appointment of Trustees

There are eight Trustees at the date of this report, with one new trustee recruited during the last year.

Mr P G Ducksbury remains Chair. Ms C Roberson remains as Vice Chair. Mrs J Hale is currently Chair of the Finance Committee, Mrs H Fitch is Chair of the Lettings Committee and Miss D Lund is Chair of the Building Committee.

Ten Trustees would be the ideal structure. Trustees are encouraged to “network” to find suitable new Trustees and the Charity advertises positions available.

The skills of the Trustees are regularly reviewed, and they are all encouraged to take a lead in an aspect of the Charity business. Each Trustee is appointed to at least one of the three committees; Finance, Buildings or Lettings.

It is the policy of the Charity to appoint Trustees with experience in the letting of residential property, care of the elderly and those in need, building construction, finance, investment and legal matters.

Trustee Induction and Training

Prior to appointment of new Trustees, the candidates are provided with an induction pack which includes the Governing Instrument and minutes of recent quarterly meetings of the committees and the full Trustees.

The Chair and Clerk meet candidates to discuss the background, history and policy of the Charity, together with the future plans and objectives of the organisation, before their appointment. Each potential Trustee attends a quarterly Trustee meeting, as an observer, before being appointed.

Charity Commission publications are also made available, together with publications from the National Association of Almshouses of which Kendal Almshouse Charity is a member. The standard of Almshouse Management publication is made available for candidates.

New Trustees are issued with a Trustee Handbook which details how the Charity is run and what is expected of them.

The implications of being a Registered Social Housing Provider are also explained to new Trustees.

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Organisational Structure

The Finance Committee meets at least every quarter, before each quarterly Trustee meeting. The Letting Committee and Building Committee meet regularly. Recently appointed Trustees are appointed to a specific Committee which is relevant to their experience.

All committees comprise a minimum of three Trustees and operate under terms of reference.

The Letting Committee meets to decide to appoint applicants seeking a home, based on the aims and objectives of the Charity and the circumstances of the individual applicants. It also liaises with the Building Committee as regards upgrading of vacant units.

The function of the Building Committee is to advise the Trustees on major improvements, refurbishment schemes and the conclusions of the quinquennial survey reports. Quinquennial reports are obtained on the general condition of the housing stock with recommendations on improvements and urgent repairs needed. These reports are undertaken by a professional Building Surveyor. Quinquennial inspections were last undertaken in 2020 and we are in the process of obtaining tenders for quinquennial surveys on all the property stock in 2025. There are no significant building repairs required but there is an ongoing programme of replacing boilers, internal upgrades and external decoration.

The Building Committee has been concentrating on the redevelopment of the "Romleigh" site which has been vacant since 2019. The demolition of the original bungalow and construction of two semi-detached one bedroom dwellings, known as 1 & 2 Romleigh, was completed in November 2024. No.2 Romleigh has been occupied since January 2025 and No. 1 Romleigh has been occupied since March 2025, each paying a weekly maintenance contribution of £150 per week.

The final contract sum was £570,000. There is a 12-month retention of £14,250 which will be due in November 2025. The total project costs were c.£682,000.

The Charity secured total grant funding of £248,000; £208,000 from Homes England and £40,000 from Westmorland & Furness Council (WFC) which has been paid in full. Homes England has audited Kendal Almshouse Charity and reported that everything is satisfactory and there are no breaches.

The Charity obtained a loan from Charity Bank in the sum of £480,000, part of which was used to settle the outstanding Barclays loan taken out for the refurbishment of the Sleddal Victoria Almshouses after the devastation caused by flooding in 2015, resulting in net borrowings of c.£270,000 towards the Romleigh project. The loan was secured against the properties at Nobles Rest. The full loan was drawn down at the end of June 2024. The loan outstanding at 31 December 2024 was £477,422.43.

The remaining cost of the Romleigh project were met from the Charity's reserves, further details of which are provided below.

The charity follows the rules and regulations of Homes England.

Risk Management

The Finance Committee monitors the suitability and adequacy of the investments, taking into account the operational and other requirements of the Charity. It normally meets immediately prior to the full trustees meeting, providing accurate and timely reporting.

The investments are monitored by the Finance Committee. The Accountants are Registered Auditors, and the Clerk is a member of the Royal Institute of Chartered Surveyors, H & H Land & Estates.

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Risk Management (continued)

Together with the existing management structure and administrative arrangements in place, regular monitoring of the agreed risk management policy and applicable indemnity insurance arrangements, the Trustees are satisfied that appropriate risk management practices are in place to meet the needs of the Charity and protect its activities.

To address the potential risk associated with the impending retirement of the Clerk, the Trustees have agreed and signed a Service level Agreement with the Clerk's professional offices, Chartered Surveyors. The Clerk's Office has instigated the gradual transfer and delegation of the Clerk's duties to colleagues, including the Accounts and Administration Department. The Service Level Agreement was renewed from 1st January 2024 for a three year period.

The Trust regularly reviews its policies by looking at two to three at each quarterly meeting. During 2024, up to the present date, almost all the policies and the risk assessment have been reviewed and updated.

The main risk to the Charity during the last year has been the Romleigh project, however, that is now completed. The project overran by about six months and cost approximately £40,000 more than originally anticipated but the additional expenditure could still comfortably be met from the reserves.

Increases in interest rates are a risk and now that the final project costs are known, the Finance Committee will consider the merits of using some of the reserves to reduce the loan balance at the May 2025 meeting.

Going forward, the main risks are repairs and maintenance required to properties, upgrades required to comply with legislation (particularly with regard to Minimum Energy Efficiency Standards) and breaches by occupiers. However, given the current governance and organisation structure, these risks are not considered significant.

Conflicts of Interest

At the start of each meeting of Trustees, including Committee meetings, attendees are asked to declare any conflicts of interest.

During the period all Trustees signed a declaration that they are not connected to any of the regular suppliers and contractors engaged by the Charity.

Objectives and Activities

Public Benefit

The Charity's principal objective is to provide a wide range of affordable unfurnished homes for those in need and who reside in the town of Kendal, Cumbria, and adjoining parishes, as defined in the Charity's Governing Instrument. Depending on the level of interest from these areas, it is permissible to extend the defined region into the areas formally within the District of South Lakeland and the Borough of Barrow-in-Furness (now within Westmorland & Furness Council).

The Trustees confirm that they have reviewed the Charity Commission's guidance on the provision of public benefit and consider that the public benefit requirement is duly satisfied by the activities carried out in achieving the Charity's objectives.

Vacancies for almshouses are advertised in a local weekly newspaper and on the Charity's website. Applicants are required to complete a detailed application form. All applications are formally considered by the Letting Committee, which will interview applicants as necessary. No restrictions are placed on applications by virtue of gender or for social, religious or ethnic reasons.

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Public Benefit (continued)

Under the provisions of the Governing Instrument, preference is given to persons aged 50 years or more. Westmorland and Furness Council works closely with the Charity to help identify those in need in the area. The Charity also liaises with Social Services to adapt properties for the benefit of occupiers.

At the date of this report, all housing stock is occupied; there are no vacancies and no significant arrears.

Achievements and Performance

Target Rents

The weekly maintenance contributions are maintained within the guidelines of the Homes and Communities Agency. All the housing stock are now at target rents. The weekly maintenance contributions were reviewed and increased in line with the Homes England guidelines, with effect from January 2024.

Improvements and Maintenance

Regular inspections covering the general condition of the Charity's properties are undertaken by the Clerk's office, and where necessary a qualified building surveyor, to highlight improvements and other work needed to maintain the buildings in a good state of long-term repair. Additionally, the opportunity is normally taken, when a property becomes vacant, to improve the facilities as necessary. Supporting initiatives involve upgrading the quality of the Charity's housing stock to achieve Decent Homes Standards, a requirement of the Homes England as Kendal Almshouse Charity is a Registered Social Housing Provider (RSHP).

The last quinquennial building surveys were undertaken in 2020 and focused on the nine almshouses at Sandes Hospital and two at Romney Road. All items highlighted to be addressed in the medium term have been addressed. The other almshouses were surveyed prior to 2020 but the Sleddal Victoria Almshouses were substantially refurbished and restored after the 2015 floods, to comply with Decent Home Standard Status, and Nobles Rest has undergone improvements, such as new windows and doors.

Romleigh was demolished in 2023 and replaced with two new energy-efficient one-bedroom almshouses, completed November 2024.

External decoration of the rear elevations of the Sleddal Victoria almshouses was completed in 2024. As properties have become vacant, they have undergone minor improvements and refurbishment.

The Charity adheres to regulatory requirements in respect of annual gas safety certificates and five yearly Electrical Installation Certificate Reports (EICRs). It takes a pro-active approach to replacing boilers which are nearing the end of their life.

It has been identified through property inspections that Nos. 30A & 30B Aynam Road may require re-pointing in 2025 and quotations are being sought for this. There are no other significant capital works or improvements proposed for 2025.

Financial Review

An annual budget was considered and agreed by the Trustees at the 2024 and 2025 meetings, based on the recommendations from the National Association of Almshouses for annual amounts for each of the three designated funds, being routine maintenance, extraordinary repairs and cyclical maintenance.

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Financial Review (continued)

The outcome of the charity's operations for the year ended 31st December 2024 shows an operating surplus in the Statement of Comprehensive Income of £344,979 which includes grants of £248,000. If grants are excluded this would be £96,979 up £37,910 on 2023. Total comprehensive income was £673,488 for the year which was higher than the total of £72,750 for 2023 primarily due to the revaluation of the housing properties.

The costs relating to Romleigh have been capitalised.

Reserves Policy

At 31 December 2024 the Charity had a surplus on accumulated income of £100,103 before the long term mortgage of £468,269.

The Trustees have adopted a reserves policy to build a free reserve equivalent to one year's income from weekly maintenance contributions (currently £235,000). The reserve set aside provides financial stability and the means to the development of the principle activity. Our reserve level is set with the knowledge that significant void levels may occur due to the age and type of properties. Trustees are aware that some properties lie within the Kendal Flood Zone and have experience of significant prolonged voids as a consequence of flooding, although flood prevention measures are currently under construction.

The Trustees meet regularly, quarterly, to review the amount of reserves that are required to ensure that they are adequate to fulfil the continuing obligations.

It was proposed to use £100,000 of the accumulated income for the Romleigh project in 2024, with another £100,000 required for Romleigh coming from the Emergency Repair Fund investments if required. To date £13,061 of accumulated income has been used. However, Trustees will consider whether to use further reserves to reduce the balance of the loan at the next Trustees meeting in May 2025.

The total investments at 31 December 2024 are £353,905.

Investment Policy

The Charity's objective for the investment of funds not required for short-term and medium-term operational reasons is to apply such funds so as to achieve a balance between income generation and capital growth over the longer term, consistent with the degree of risk considered acceptable by the Trustees. Accordingly, the funds are invested in COIF and NAACIF which are considered to provide an adequate spread of risk and an acceptable return and are monitored regularly by the Finance Committee.

Value for money

Kendal Almshouse Charity assesses how it is achieving value for money in delivering its purpose and objectives, in accordance with the regulator's standard on value for money. This means managing resources economically, efficiently and effectively to provide quality services and homes. The Trustees review target rents, investment performance, expenses and the charity's resources while seeking to achieve decent homes standard and maintain the level of service expected by tenants.

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Value for money metrics

Kendal Almshouse Charity is a small provider for the purposes of disclosure of the Value for Money Metrics.

Disclosures are as follows:

	2024	2023	2022	2021	2020
Reinvestment %	0%	0%	0%	0%	0%
New supply delivered	0%	0%	0%	0%	0%
Gearing	17%	11%	8%	8%	8%
EBITDA MRI Interest cover	308%	331%	580%	-286%	1115%
Headline Social Housing Cost per unit	£3,370	£3,837	£4,535	£5,033	£2,255
Operating margin	147%	26%	23%	-11%	26%
Return on Capital Employed	9%	2%	1%	-1%	1%

The Value for Money Metrics are variable as this is a small RSL and any project will affect the ratios more than larger RSLs.

Statement of compliance

Kendal Almshouse Charity as a registered provider of social housing assesses compliance with the Governance and Financial Viability Standard code of Practice issued by the Homes and Communities Agency in April 2015 on an annual basis. The Charity has in place procedures and policies to comply with the code of practice and the trustees review these regularly.

Approved by the Trustees on 12 May 2025 and signed on their behalf by:



P G Ducksbury
Chair

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

STATEMENT OF TRUSTEES' RESPONSIBILITIES

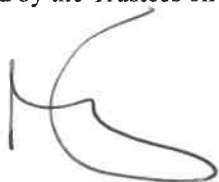
The Charities Acts and registered social housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit for that period.

In preparing the financial statements the Trustees are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. The Trustees are responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 12 May 2025 and signed on their behalf by:



P G Ducksbury
Chair

Independent Auditor's report to the Trustees of Kendal Almshouse Charity

Opinion

We have audited the financial statements of Kendal Almshouse Charity for the year ended 31 December 2024, which comprise the Statement of Comprehensive Income, the Statement of Changes in Reserves, the Statement of Financial Position and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 December 2024, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Trustees' Report, other than the financial statements and our auditor's report thereon. The board are responsible for the other information contained within the Trustees' Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the board report; or
- sufficient accounting records have not been kept; or

Independent Auditor's report to the Trustees of Kendal Almshouse Charity (continued)

Matters on which we are required to report by exception continued

- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page 7, the board members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our experience and from discussions with management. We reviewed any related correspondence and records of trustee meetings to assess compliance with laws and regulations and discussed the current position with management. We ensured the audit team were alert for any indications of non-compliance throughout the audit work.

The charitable company is managed by a management company which reduces the risk of fraud. We assessed the management company's policies and procedures on fraud risks. No instances of actual, suspected or alleged fraud were identified by us or the managing company in the year.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of controls. We are not responsible for preventing non-compliance and cannot be expected to detect compliance with all laws and regulations.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

Independent Auditor's report to the Trustees of Kendal Almshouse Charity (continued)

Use of this report

This report is made solely to the association's board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's board those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's board as a body, for our audit work, for this report, or for the opinions we have formed.



Stables Thompson & Briscoe
Statutory Auditor

Lowther House
Lowther Street
Kendal
Cumbria
LA9 4DX

Date: 27 May 2025

Stables Thompson & Briscoe is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

KENDAL ALMSHOUSE CHARITY


STATEMENT OF COMPREHENSIVE INCOME (INCLUDING INCOME AND EXPENDITURE)

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Year ended 31/12/2024 £	Year ended 31/12/2023 £
Turnover			
Maintenance contributions from residents		241,443	221,910
Less: losses from voids		(6,397)	(5,651)
		<u>235,046</u>	<u>216,259</u>
Operating Costs			
Services	35,988		32,741
Routine maintenance	26,389		29,050
Cyclical maintenance	21,810		25,578
Extraordinary repairs	12,421		33,934
Management	41,572		36,000
		<u>(138,180)</u>	<u>(157,303)</u>
Other income			
Donations and wayleave	113		113
Grant received for Romleigh development	248,000		-
		<u>248,113</u>	<u>113</u>
Operating Surplus/(Deficit)		<u>344,979</u>	<u>59,069</u>
Income from fixed asset investments		3,698	3,570
Interest receivable and similar income		2,904	2,326
Interest and financing costs		(32,381)	(17,626)
Movement in fair value of investments	5	17,928	25,411
Downward revaluation of housing properties		(526,640)	-
Surplus/(Deficit) on Ordinary Activities Before Taxation	3	<u>(189,512)</u>	<u>72,750</u>
Taxation on surplus on ordinary activities	1 (o)	<u>-</u>	<u>-</u>
Surplus / (deficit) for the year		<u>(189,512)</u>	<u>72,750</u>
Revaluation of tangible fixed assets	4	<u>863,000</u>	<u>-</u>
Total comprehensive income for the year		<u><u>673,488</u></u>	<u><u>72,750</u></u>

These financial statements were approved by the Trustees on 12 May 2025 and signed on their behalf by:


P G Ducksbury
Trustee


Mrs J Hale
Trustee

The annexed notes form part of these financial statements.

KENDAL ALMSHOUSE CHARITY
STATEMENT OF CHANGES IN RESERVES
FOR THE YEAR ENDED 31 DECEMBER 2024

	Restricted reserves £	Endowment reserves £	Designated reserves £	Property Revaluation reserve £	Investment Revaluation reserve £	Accumulated income £	Total £
At 31 December 2022 and 1 January 2023	-	55,814	2,097,103	714,290	164,293	104,009	3,135,509
Surplus (deficit) for the year	-	4,030			21,381	47,339	72,750
Transfers between reserves	-		(73,061)			73,061	-
Investment in property							-
Total comprehensive income	-	4,030	(73,061)	-	21,381	120,400	72,750
At 31 December 2023 and 1 January 2024	-	59,844	2,024,042	714,290	185,674	224,409	3,208,259
Surplus (deficit) for the year	-	1,515			16,413	(207,440)	(189,512)
Transfers between reserves	-		(83,134)			83,134	-
Revaluation				863,000			863,000
Total comprehensive income	-	1,515	(83,134)	863,000	16,413	(124,306)	673,488
At 31 December 2024	-	61,359	1,940,908	1,577,290	202,087	100,103	3,881,747

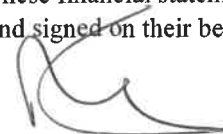
The annexed notes form part of these financial statements.

KENDAL ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2024

	Notes	31/12/2024		31/12/2023	
		£	£	£	£
Fixed Assets					
Tangible fixed assets	4		3,818,000		2,795,000
Asset in the course of construction	4		-		641,486
Investments	5		353,905		335,977
			<u>4,171,905</u>		<u>3,772,463</u>
Current Assets					
Debtors	6	9,841		10,472	
Bank Current account		72,969		32,794	
Bank Deposit accounts		156,917		210,320	
		<u>239,727</u>		<u>253,586</u>	
Creditors					
Amounts falling due within one year	7	(61,616)		(526,527)	
Net Current Assets			<u>178,111</u>		<u>(272,941)</u>
Total assets less current liabilities			<u>4,350,016</u>		<u>3,499,522</u>
Creditors					
Amounts falling due after one year	8		(468,269)		(291,263)
Total Net Assets	15		<u><u>£3,881,747</u></u>		<u><u>£3,208,259</u></u>
The Funds of the Charity					
Permanent endowment funds	10		61,359		59,844
Designated funds	11		1,940,908		2,024,042
Property revaluation reserve	12		1,577,290		714,290
Investment revaluation reserve	13		202,087		185,674
Accumulated income reserve	14		100,103		224,409
			<u><u>£3,881,747</u></u>		<u><u>£3,208,259</u></u>

These financial statements were approved by the Trustees on 12 May 2025
and signed on their behalf by:



P G Ducksbury
Trustee



Mrs J Hale
Trustee

The annexed notes form part of these financial statements.

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1 Principal Accounting Policies

a) Legal status

Kendal Almshouse Charity is an Charitable Incorporated Organisation (CIO) registered with the Charity Commission on 22 March 2017 (number 1172208) and is a private registered provider of social housing in the United Kingdom.

The Charity constitutes a public benefit entity as defined by FRS 102.

b) Basis of accounting

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 "The Financial Reporting Standard Applicable in the UK and Republic of Ireland" (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Charities Act 2011. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Registered Provider, and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

As a small entity, the Charity is not required to produce a Cash Flow Statement.

c) Going concern

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

d) Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or valuation less accumulated depreciation and accumulated impairment losses as appropriate. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, development costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

The Charity's tangible fixed assets are made up of housing properties which are principally almshouses some of which were acquired in 1887 and have previously been recorded in the accounts at cost, which was well below the existing use value as social housing (EUV - SH) or open market value. When the properties were transferred to the CIO the opportunity was taken to value the properties and the EUV-SH value has been brought into these accounts (see note 4).

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value. In the case of the housing properties held at valuation, depreciation is considered to be immaterial due to the high residual value and so is not provided.

Freehold land is not depreciated. Housing properties under construction are not depreciated until they are in use and the useful economic lives of all tangible fixed assets are reviewed annually.

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1 Principal Accounting Policies (continued)

d) Tangible fixed assets (continued)

As the housing properties are now shown at existing use valuation for social housing, and the open market value of these properties is roughly twice the EUV-SH value, the residual value of the properties is considered to be higher than the carrying value and as such depreciation is not provided.

The valuations will be reviewed on a regular basis.

e) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

f) Investments

Investments are recognised initially at cost. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

g) Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

h) Social Housing Grants (SHG) and Other Grants

SHG received as a grant towards revenue expenditure is matched against that expenditure by being included in turnover in the income and expenditure account. The related expenditure is included under operating costs. SHG is recognised in the same period as the related expenditure provided the conditions for its receipt have been satisfied and there is reasonable assurance that the grant will be received. Capital grants are shown in liabilities until the project is completed and then released to turnover.

i) Provisions

Provisions are recognised when the Charity has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

Recycled Capital Grants Fund

Capital grants can be recycled under certain condition, if a property is sold, or if another relevant event takes place. Recycled grants can be used for projects approved by the Homes and Communities Agency (HCA) and they are credited to the Recycled Capital Grant Fund within liabilities.

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1 Principal Accounting Policies (continued)

i) Provisions (continued)

In certain circumstances, such as the sale of housing properties, capital grants may be repayable, and, in that event, is subordinated to the repayment of other loans by agreement with the Homes and Communities Agency (HCA). It is accounted for as soon as the liability arises within Creditors: Amounts falling due within one year. When any grant to be recycled or repaid is less than the grant relating to the disposal, the difference is treated as abated grant. Abated capital grants are treated as a component of the surplus or deficit on disposal.

j) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable including VAT and net of trade discounts. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (local authorities) and the Homes and Communities Agency.

Property Managed by Agents

Where the Charity carries the financial risk on property managed by agents, all the income and expenditure arising from the property is included in the Statement of Comprehensive Income.

Where the agency carries the financial risk, the Statement of Comprehensive Income includes only that income and expenditure which relates solely to the Charity.

Interest and dividends receivable

Interest income is recognised using the effective interest method and dividend income is recognised as the Charity's right to receive payment is established.

k) Routine Repairs and Maintenance

The costs of routine repairs and maintenance are charged to the Income and Expenditure Account in the year in which they are incurred.

l) Extraordinary Repairs

Costs of extraordinary repairs, unless representing capital improvements to the properties, are charged to the Income and Expenditure Account in the year in which they are incurred.

m) Value Added Tax

Kendal Almshouse Charity is not registered for VAT. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

n) Current Taxation

No taxation is payable by Kendal Almshouse Charity since it has charitable status and its charitable activities are exempt from tax.

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1 Principal Accounting Policies (continued)

o) Designated and Restricted Funds

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each fund is set out in the notes to the financial statements.

Endowment funds represent those assets which must be held permanently by the Charity, principally investments. Income arising on the endowment funds can be used in accordance with the objects of the Charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and legal fees relating to the fund are charged against the fund.

Investment income and gains are allocated to the appropriate fund.

There are three designated funds in these accounts:

Property Fund

This represents that proportion of the cost of properties which was financed by charitable donations and the Charity's own resources.

Cyclical Maintenance Fund

This Fund represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs Fund

This Fund represents amounts set aside to carry out unexpected repairs and capital improvements on housing properties.

2 Board and key management personnel remuneration

Key management are defined as the Trustees.

None of the Trustees received any emoluments or had reimbursed expenses except for J Stirling who was reimbursed £6.30 travel expenses. The Trustees have a service agreement with H&H Land & Estates who manage the properties on a day to day basis. The management fees payable were as follows:

	31/12/2024	31/12/2023
	£	£
Management fees	<u>£41,572</u>	<u>£40,200</u>

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

3 Surplus on Ordinary Activities	31/12/2024	31/12/2023
	£	£
Surplus on ordinary activities is stated after charging:		
Auditors' remuneration in their capacity as Auditors	£6,350	£6,350
Surplus/(deficit) on fair value movement of investments	<u>£17,928</u>	<u>-</u>

Auditors' remuneration includes £3,654 for preparing the accounts.

4 Fixed Assets: Freehold Housing Property

	Sledall Victoria and Aynam Chapel £	Nobles Rest £	Sandes Hospital £	John Aston Watkins £	Romleigh and War Memorial Gardens £	Total £
Valuation 1 January 2024	1,370,000	715,000	450,000	180,000	80,000	2,795,000
Transfer	-	-	-	-	686,640	686,640
(Impairment)	-	-	-	-	(526,640)	(526,640)
Revaluation	<u>475,000</u>	<u>298,000</u>	<u>20,000</u>	<u>70,000</u>	<u>-</u>	<u>863,000</u>
Valuation as at 31/12/2024	<u>£1,845,000</u>	<u>£1,013,000</u>	<u>£470,000</u>	<u>£250,000</u>	<u>£240,000</u>	<u>£3,818,000</u>

The properties were independently valued as at 31 December 2024 by Edwin Thompson on 17 April 2025. The valuations reflect the almshouse and residency restrictions which equates to existing use value - social housing as required by the Housing SORP 2018. The discount on open market value was between 35% - 50% depending on the property.

The properties were all held for letting and represented 42 general housing units.

General works to properties amounted to £60,620 (2023 - £88,562).

The original cost of the properties is a mix of the valuation at the time of transfer to the charity and subsequent development work and amounts to £3,582,047 (2023 - £2,895,407) less Social Housing grants of £449,120.

During the year, the redevelopment of the Romleigh site was completed and was transferred into Freehold Housing Property from Asset in the course of construction in November 2024. This property was independently re-valued at 31 December 2024 using the same valuation methodology (existing use value minus social housing) and as such the valuation has been capped at £240,000. An impairment of £526,640 has been recognised as the difference between historic cost including redevelopment and the value as at 31 December 2024.

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

Asset in the course of construction

	Romleigh £	Total £
Historical cost at 1 January 2024	641,486	641,486
Additions	45,154	45,154
Transfer to Freehold Housing Property	(686,640)	
Cost at 31 December 2024	-	£686,640

Grants of £208,000 were received from Homes England towards this development and a further £40,000 was received from Westmorland and Furness Council.

5 Investments	Extraordinary Repairs Fund £	Permanent Endowment Fund £	Cyclical Maintenance Fund £	Total £
Historical cost at 1 January 2024	46,102	13,714	44,357	104,173
Historical cost at 31 December 2024	£46,102	£13,714	£44,357	£104,173
Market value at 1 January 2024	201,916	59,844	74,217	335,977
Unrealised surplus/(deficit)	13,153	1,515	3,260	17,928
Market value at 31 December 2024	£215,069	£61,359	£77,477	£353,905

All the investments are placed with COIF and M&G.

6 Debtors: Amounts Falling Due Within One Year	31/12/2024 £	31/12/2023 £
Weekly maintenance contributions	1,477	1,553
Other debtors	-	1,284
Prepayments	8,364	7,635
	£9,841	£10,472
7 Creditors: Amounts Falling Due Within One Year	31/12/2024 £	31/12/2023 £
Trade creditors	45,863	68,243
Bank loan due within one year	9,153	6,417
Grant received for asset in the course of construction	-	156,000
Asset in the course of construction contracted expenses	-	289,267
Accruals and deferred income	6,600	6,600
	£61,616	£526,527

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

8 Creditors: Amounts Falling Due After One Year	31/12/2024	31/12/2023
	£	£
Bank loan due after one year	468,269	291,263
	<u>£468,269</u>	<u>£291,263</u>

The loan is repayable over 25 years, interest only for the first twelve months, with interest charged at base rate + 2.1%.

The loan is secured by a legal charge on the freehold housing property at Nobles Rest.

Debt analysis

Based on the lenders earliest repayment date, borrowings are repayable as follows:

	31/12/2024	31/12/2023
	£	£
Within one year or on demand	9,153	6,417
One year or more but less than two years	9,240	15,400
Two years or more but less than five years	27,720	61,600
Five years or more	431,309	214,263
	<u>£477,422</u>	<u>£297,680</u>

9 Capital grants received

The charity has received assistance in renovation projects from the Homes and Community Agency and Westmorland and Furness Council by way of grants which would only be repayable if the charity were to sell the properties or cease acting as a social housing trust. As this is a remote possibility no provision for these has been made in these accounts. The amounts involved are as follows:

	31/12/2024	31/12/2023
	£	£
Sleddall Victoria and Aynam Chapel	618,960	618,960
Nobles Rest	115,423	115,423
Sandes Hospital	102,197	102,197
John Aston Watkins	27,540	27,540
Romleigh and War Memorial Gardens	282,028	34,028
	<u>£1,146,148</u>	<u>£898,148</u>

This does not include grants received shown in Creditors: due within one year.

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

10	Permanent Endowment Funds		Permanent Endowment Fund	Investment Revaluation Fund	Total
			£	£	£
	Balance at 1 January 2024		13,714	46,130	59,844
	Unrealised surplus			1,515	1,515
	Balance at 31 December 2024		£13,714	£47,645	£61,359
11	Designated Funds		Extraordinary Repairs Fund	Cyclical Maintenance Fund	Total
		Property Fund	£	£	£
	Balance at 1 January 2024	1,789,447	150,239	84,356	2,024,042
	Trfs (to)/from Accumulated Income reserve		14,417	22,038	36,455
	Investment in property	(134,589)	-	-	(134,589)
	Transfer for Decent Homes Standard		7,500	7,500	15,000
	Balance at 31 December 2024	£1,654,858	£172,156	£113,894	£1,940,908
	The Property fund represents internal funds invested in property. The other funds represent funds set aside for future works on property.				
12	Property Revaluation Reserve			Social Housing Revaluation Reserve	Total
				£	£
	Balance at 1 January 2024			714,290	714,290
	Movement in the year			863,000	863,000
	Balance at 31 December 2024			£1,577,290	£1,577,290
13	Investment Revaluation Reserve		Extraordinary Repairs Revaluation	Cyclical Maintenance Revaluation	Total
			£	£	£
	Balance at 1 January 2024		155,814	29,860	185,674
	Unrealised surplus		13,153	3,260	16,413
	Balance at 31 December 2024		£168,967	£33,120	£202,087

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

14	Accumulated Income Reserve	£
	Balance at 1 January 2024	224,409
	Surplus for the year excluding movement in fair value of investments	(207,440)
	Transfer from/(to):	
	Investment in property - loan movements	179,743
	Investment in property - additions	(45,154)
	Designated funds - extraordinary repair fund under spend	(14,417)
	Designated funds - cyclical maintenance fund under spend	(22,038)
	Designated funds - Decent Homes Standard	(15,000)
		83,134
	Balance at 31 December 2024	100,103

15 Analysis of net assets between funds

	Tangible Fixed Assets £	Investments £	Net Current Assets £	Creditors due after one year £	Total 31/12/2024 £
Permanent endowment funds	-	61,359	-	-	61,359
Designated funds	2,240,710	90,459	78,008	(468,269)	1,940,908
Property revaluation reserve	1,577,290	-	-	-	1,577,290
Investment revaluation reserve	-	202,087	-	-	202,087
Accumulated income reserve	-	-	100,103	-	100,103
	£3,818,000	£353,905	178,111	(468,269)	£3,881,747

The net current liability position is covered by future loan drawdowns and promised grants.

Comparatives:	Tangible Fixed Assets £	Investments £	Net Current Liability £	Creditors due after one year £	Total 31/12/2023 £
Permanent endowment funds	-	59,844	-	-	59,844
Designated funds	2,080,710	90,459	144,136	(291,263)	2,024,042
Property revaluation reserve	714,290	-	-	-	714,290
Investment revaluation reserve	-	185,674	-	-	185,674
Accumulated income reserve	641,486	-	(417,077)	-	224,409
	£3,436,486	£335,977	(272,941)	(291,263)	£3,208,259

KENDAL ALMSHOUSE CHARITY

Registered Charity Number 1172208

Homes England 5097

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

**Stables Thompson & Briscoe
Chartered Accountants
Statutory Auditors**

KENDAL ALMSHOUSE CHARITY
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024
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KENDAL ALMSHOUSE CHARITY

CHARITY INFORMATION

Established as CIO	22 March 2017
Principal Office	Suite 1, Cumbria Tourism Business Centre Windermere Road Staveley LA8 9PL
Registered Numbers	Registered Charity Number 1172208 Homes and Communities Agency Registration Number A1059
Trustees	Mr P G Ducksbury (Chair) Ms C Roberson (Vice Chair) Miss S J Barron (appointed 17 July 2023) Mrs H Fitch Ms L Gray Mrs J Hale Miss D Lund Mr J Stirling
Managing agent	H & H Land & Estates Suite 1, Cumbria Tourism Business Centre Windermere Road Staveley LA8 9PL Tel: 01539 721375
Bankers	Barclays Bank Plc 9 Highgate Kendal Cumbria LA9 4DF
Independent Auditors	Stables Thompson & Briscoe Chartered Accountants Statutory Auditors Lowther House Lowther Street Kendal LA9 4DX

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees present their report and the audited financial statements for the year ended 31 December 2024.

Governance, Aims, Structure and Management

Governing Document

The Kendal Almshouse Charity was originally five charitable organisations registered with the Charity Commission. In 1987, the charities were amalgamated to create the Kendal Almshouse Charity under a Memorandum of Association which established the objects and powers of the charitable organisation, dated 2 December 1987. In 2014 the assets and liabilities of Kendal War Memorial Trust were acquired by Kendal Almshouse Charity.

In March 2017, the Charity Commission approved the conversion to a Charitable Incorporated Organisation (CIO). All the assets and operations were transferred into the CIO from June 2017. The Charity Number of the CIO is 1172208.

Recruitment and Appointment of Trustees

There are eight Trustees at the date of this report, with one new trustee recruited during the last year.

Mr P G Ducksbury remains Chair. Ms C Roberson remains as Vice Chair. Mrs J Hale is currently Chair of the Finance Committee, Mrs H Fitch is Chair of the Lettings Committee and Miss D Lund is Chair of the Building Committee.

Ten Trustees would be the ideal structure. Trustees are encouraged to “network” to find suitable new Trustees and the Charity advertises positions available.

The skills of the Trustees are regularly reviewed, and they are all encouraged to take a lead in an aspect of the Charity business. Each Trustee is appointed to at least one of the three committees; Finance, Buildings or Lettings.

It is the policy of the Charity to appoint Trustees with experience in the letting of residential property, care of the elderly and those in need, building construction, finance, investment and legal matters.

Trustee Induction and Training

Prior to appointment of new Trustees, the candidates are provided with an induction pack which includes the Governing Instrument and minutes of recent quarterly meetings of the committees and the full Trustees.

The Chair and Clerk meet candidates to discuss the background, history and policy of the Charity, together with the future plans and objectives of the organisation, before their appointment. Each potential Trustee attends a quarterly Trustee meeting, as an observer, before being appointed.

Charity Commission publications are also made available, together with publications from the National Association of Almshouses of which Kendal Almshouse Charity is a member. The standard of Almshouse Management publication is made available for candidates.

New Trustees are issued with a Trustee Handbook which details how the Charity is run and what is expected of them.

The implications of being a Registered Social Housing Provider are also explained to new Trustees.

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Organisational Structure

The Finance Committee meets at least every quarter, before each quarterly Trustee meeting. The Letting Committee and Building Committee meet regularly. Recently appointed Trustees are appointed to a specific Committee which is relevant to their experience.

All committees comprise a minimum of three Trustees and operate under terms of reference.

The Letting Committee meets to decide to appoint applicants seeking a home, based on the aims and objectives of the Charity and the circumstances of the individual applicants. It also liaises with the Building Committee as regards upgrading of vacant units.

The function of the Building Committee is to advise the Trustees on major improvements, refurbishment schemes and the conclusions of the quinquennial survey reports. Quinquennial reports are obtained on the general condition of the housing stock with recommendations on improvements and urgent repairs needed. These reports are undertaken by a professional Building Surveyor. Quinquennial inspections were last undertaken in 2020 and we are in the process of obtaining tenders for quinquennial surveys on all the property stock in 2025. There are no significant building repairs required but there is an ongoing programme of replacing boilers, internal upgrades and external decoration.

The Building Committee has been concentrating on the redevelopment of the "Romleigh" site which has been vacant since 2019. The demolition of the original bungalow and construction of two semi-detached one bedroom dwellings, known as 1 & 2 Romleigh, was completed in November 2024. No.2 Romleigh has been occupied since January 2025 and No. 1 Romleigh has been occupied since March 2025, each paying a weekly maintenance contribution of £150 per week.

The final contract sum was £570,000. There is a 12-month retention of £14,250 which will be due in November 2025. The total project costs were c.£682,000.

The Charity secured total grant funding of £248,000; £208,000 from Homes England and £40,000 from Westmorland & Furness Council (WFC) which has been paid in full. Homes England has audited Kendal Almshouse Charity and reported that everything is satisfactory and there are no breaches.

The Charity obtained a loan from Charity Bank in the sum of £480,000, part of which was used to settle the outstanding Barclays loan taken out for the refurbishment of the Sleddal Victoria Almshouses after the devastation caused by flooding in 2015, resulting in net borrowings of c.£270,000 towards the Romleigh project. The loan was secured against the properties at Nobles Rest. The full loan was drawn down at the end of June 2024. The loan outstanding at 31 December 2024 was £477,422.43.

The remaining cost of the Romleigh project were met from the Charity's reserves, further details of which are provided below.

The charity follows the rules and regulations of Homes England.

Risk Management

The Finance Committee monitors the suitability and adequacy of the investments, taking into account the operational and other requirements of the Charity. It normally meets immediately prior to the full trustees meeting, providing accurate and timely reporting.

The investments are monitored by the Finance Committee. The Accountants are Registered Auditors, and the Clerk is a member of the Royal Institute of Chartered Surveyors, H & H Land & Estates.

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Risk Management (continued)

Together with the existing management structure and administrative arrangements in place, regular monitoring of the agreed risk management policy and applicable indemnity insurance arrangements, the Trustees are satisfied that appropriate risk management practices are in place to meet the needs of the Charity and protect its activities.

To address the potential risk associated with the impending retirement of the Clerk, the Trustees have agreed and signed a Service level Agreement with the Clerk's professional offices, Chartered Surveyors. The Clerk's Office has instigated the gradual transfer and delegation of the Clerk's duties to colleagues, including the Accounts and Administration Department. The Service Level Agreement was renewed from 1st January 2024 for a three year period.

The Trust regularly reviews its policies by looking at two to three at each quarterly meeting. During 2024, up to the present date, almost all the policies and the risk assessment have been reviewed and updated.

The main risk to the Charity during the last year has been the Romleigh project, however, that is now completed. The project overran by about six months and cost approximately £40,000 more than originally anticipated but the additional expenditure could still comfortably be met from the reserves.

Increases in interest rates are a risk and now that the final project costs are known, the Finance Committee will consider the merits of using some of the reserves to reduce the loan balance at the May 2025 meeting.

Going forward, the main risks are repairs and maintenance required to properties, upgrades required to comply with legislation (particularly with regard to Minimum Energy Efficiency Standards) and breaches by occupiers. However, given the current governance and organisation structure, these risks are not considered significant.

Conflicts of Interest

At the start of each meeting of Trustees, including Committee meetings, attendees are asked to declare any conflicts of interest.

During the period all Trustees signed a declaration that they are not connected to any of the regular suppliers and contractors engaged by the Charity.

Objectives and Activities

Public Benefit

The Charity's principal objective is to provide a wide range of affordable unfurnished homes for those in need and who reside in the town of Kendal, Cumbria, and adjoining parishes, as defined in the Charity's Governing Instrument. Depending on the level of interest from these areas, it is permissible to extend the defined region into the areas formally within the District of South Lakeland and the Borough of Barrow-in-Furness (now within Westmorland & Furness Council).

The Trustees confirm that they have reviewed the Charity Commission's guidance on the provision of public benefit and consider that the public benefit requirement is duly satisfied by the activities carried out in achieving the Charity's objectives.

Vacancies for almshouses are advertised in a local weekly newspaper and on the Charity's website. Applicants are required to complete a detailed application form. All applications are formally considered by the Letting Committee, which will interview applicants as necessary. No restrictions are placed on applications by virtue of gender or for social, religious or ethnic reasons.

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Public Benefit (continued)

Under the provisions of the Governing Instrument, preference is given to persons aged 50 years or more. Westmorland and Furness Council works closely with the Charity to help identify those in need in the area. The Charity also liaises with Social Services to adapt properties for the benefit of occupiers.

At the date of this report, all housing stock is occupied; there are no vacancies and no significant arrears.

Achievements and Performance

Target Rents

The weekly maintenance contributions are maintained within the guidelines of the Homes and Communities Agency. All the housing stock are now at target rents. The weekly maintenance contributions were reviewed and increased in line with the Homes England guidelines, with effect from January 2024.

Improvements and Maintenance

Regular inspections covering the general condition of the Charity's properties are undertaken by the Clerk's office, and where necessary a qualified building surveyor, to highlight improvements and other work needed to maintain the buildings in a good state of long-term repair. Additionally, the opportunity is normally taken, when a property becomes vacant, to improve the facilities as necessary. Supporting initiatives involve upgrading the quality of the Charity's housing stock to achieve Decent Homes Standards, a requirement of the Homes England as Kendal Almshouse Charity is a Registered Social Housing Provider (RSHP).

The last quinquennial building surveys were undertaken in 2020 and focused on the nine almshouses at Sandes Hospital and two at Romney Road. All items highlighted to be addressed in the medium term have been addressed. The other almshouses were surveyed prior to 2020 but the Sleddal Victoria Almshouses were substantially refurbished and restored after the 2015 floods, to comply with Decent Home Standard Status, and Nobles Rest has undergone improvements, such as new windows and doors.

Romleigh was demolished in 2023 and replaced with two new energy-efficient one-bedroom almshouses, completed November 2024.

External decoration of the rear elevations of the Sleddal Victoria almshouses was completed in 2024. As properties have become vacant, they have undergone minor improvements and refurbishment.

The Charity adheres to regulatory requirements in respect of annual gas safety certificates and five yearly Electrical Installation Certificate Reports (EICRs). It takes a pro-active approach to replacing boilers which are nearing the end of their life.

It has been identified through property inspections that Nos. 30A & 30B Aynam Road may require re-pointing in 2025 and quotations are being sought for this. There are no other significant capital works or improvements proposed for 2025.

Financial Review

An annual budget was considered and agreed by the Trustees at the 2024 and 2025 meetings, based on the recommendations from the National Association of Almshouses for annual amounts for each of the three designated funds, being routine maintenance, extraordinary repairs and cyclical maintenance.

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Financial Review (continued)

The outcome of the charity's operations for the year ended 31st December 2024 shows an operating surplus in the Statement of Comprehensive Income of £344,979 which includes grants of £248,000. If grants are excluded this would be £96,979 up £37,910 on 2023. Total comprehensive income was £673,488 for the year which was higher than the total of £72,750 for 2023 primarily due to the revaluation of the housing properties.

The costs relating to Romleigh have been capitalised.

Reserves Policy

At 31 December 2024 the Charity had a surplus on accumulated income of £100,103 before the long term mortgage of £468,269.

The Trustees have adopted a reserves policy to build a free reserve equivalent to one year's income from weekly maintenance contributions (currently £235,000). The reserve set aside provides financial stability and the means to the development of the principle activity. Our reserve level is set with the knowledge that significant void levels may occur due to the age and type of properties. Trustees are aware that some properties lie within the Kendal Flood Zone and have experience of significant prolonged voids as a consequence of flooding, although flood prevention measures are currently under construction.

The Trustees meet regularly, quarterly, to review the amount of reserves that are required to ensure that they are adequate to fulfil the continuing obligations.

It was proposed to use £100,000 of the accumulated income for the Romleigh project in 2024, with another £100,000 required for Romleigh coming from the Emergency Repair Fund investments if required. To date £13,061 of accumulated income has been used. However, Trustees will consider whether to use further reserves to reduce the balance of the loan at the next Trustees meeting in May 2025.

The total investments at 31 December 2024 are £353,905.

Investment Policy

The Charity's objective for the investment of funds not required for short-term and medium-term operational reasons is to apply such funds so as to achieve a balance between income generation and capital growth over the longer term, consistent with the degree of risk considered acceptable by the Trustees. Accordingly, the funds are invested in COIF and NAACIF which are considered to provide an adequate spread of risk and an acceptable return and are monitored regularly by the Finance Committee.

Value for money

Kendal Almshouse Charity assesses how it is achieving value for money in delivering its purpose and objectives, in accordance with the regulator's standard on value for money. This means managing resources economically, efficiently and effectively to provide quality services and homes. The Trustees review target rents, investment performance, expenses and the charity's resources while seeking to achieve decent homes standard and maintain the level of service expected by tenants.

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Value for money metrics

Kendal Almshouse Charity is a small provider for the purposes of disclosure of the Value for Money Metrics.

Disclosures are as follows:

	2024	2023	2022	2021	2020
Reinvestment %	0%	0%	0%	0%	0%
New supply delivered	0%	0%	0%	0%	0%
Gearing	17%	11%	8%	8%	8%
EBITDA MRI Interest cover	308%	331%	580%	-286%	1115%
Headline Social Housing Cost per unit	£3,370	£3,837	£4,535	£5,033	£2,255
Operating margin	147%	26%	23%	-11%	26%
Return on Capital Employed	9%	2%	1%	-1%	1%

The Value for Money Metrics are variable as this is a small RSL and any project will affect the ratios more than larger RSLs.

Statement of compliance

Kendal Almshouse Charity as a registered provider of social housing assesses compliance with the Governance and Financial Viability Standard code of Practice issued by the Homes and Communities Agency in April 2015 on an annual basis. The Charity has in place procedures and policies to comply with the code of practice and the trustees review these regularly.

Approved by the Trustees on 12 May 2025 and signed on their behalf by:



P G Ducksbury
Chair

KENDAL ALMSHOUSE CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

STATEMENT OF TRUSTEES' RESPONSIBILITIES

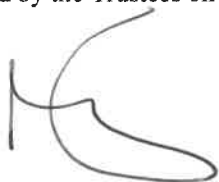
The Charities Acts and registered social housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit for that period.

In preparing the financial statements the Trustees are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. The Trustees are responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 12 May 2025 and signed on their behalf by:



P G Ducksbury
Chair

Independent Auditor's report to the Trustees of Kendal Almshouse Charity

Opinion

We have audited the financial statements of Kendal Almshouse Charity for the year ended 31 December 2024, which comprise the Statement of Comprehensive Income, the Statement of Changes in Reserves, the Statement of Financial Position and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 December 2024, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Trustees' Report, other than the financial statements and our auditor's report thereon. The board are responsible for the other information contained within the Trustees' Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the board report; or
- sufficient accounting records have not been kept; or

Independent Auditor's report to the Trustees of Kendal Almshouse Charity (continued)

Matters on which we are required to report by exception continued

- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page 7, the board members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our experience and from discussions with management. We reviewed any related correspondence and records of trustee meetings to assess compliance with laws and regulations and discussed the current position with management. We ensured the audit team were alert for any indications of non-compliance throughout the audit work.

The charitable company is managed by a management company which reduces the risk of fraud. We assessed the management company's policies and procedures on fraud risks. No instances of actual, suspected or alleged fraud were identified by us or the managing company in the year.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of controls. We are not responsible for preventing non-compliance and cannot be expected to detect compliance with all laws and regulations.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

Independent Auditor's report to the Trustees of Kendal Almshouse Charity (continued)

Use of this report

This report is made solely to the association's board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's board those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's board as a body, for our audit work, for this report, or for the opinions we have formed.



Stables Thompson & Briscoe
Statutory Auditor

Lowther House
Lowther Street
Kendal
Cumbria
LA9 4DX

Date: 27 May 2025

Stables Thompson & Briscoe is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

KENDAL ALMSHOUSE CHARITY


STATEMENT OF COMPREHENSIVE INCOME (INCLUDING INCOME AND EXPENDITURE)

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Year ended 31/12/2024	Year ended 31/12/2023
		£	£
Turnover			
Maintenance contributions from residents		241,443	221,910
Less: losses from voids		(6,397)	(5,651)
		<u>235,046</u>	<u>216,259</u>
Operating Costs			
Services	35,988		32,741
Routine maintenance	26,389		29,050
Cyclical maintenance	21,810		25,578
Extraordinary repairs	12,421		33,934
Management	41,572		36,000
		<u>(138,180)</u>	<u>(157,303)</u>
Other income			
Donations and wayleave	113		113
Grant received for Romleigh development	248,000		-
		<u>248,113</u>	<u>113</u>
Operating Surplus/(Deficit)		<u>344,979</u>	<u>59,069</u>
Income from fixed asset investments		3,698	3,570
Interest receivable and similar income		2,904	2,326
Interest and financing costs		(32,381)	(17,626)
Movement in fair value of investments	5	17,928	25,411
Downward revaluation of housing properties		(526,640)	-
Surplus/(Deficit) on Ordinary Activities Before Taxation	3	<u>(189,512)</u>	<u>72,750</u>
Taxation on surplus on ordinary activities	1 (o)	-	-
Surplus / (deficit) for the year		<u>(189,512)</u>	<u>72,750</u>
Revaluation of tangible fixed assets	4	<u>863,000</u>	<u>-</u>
Total comprehensive income for the year		<u><u>673,488</u></u>	<u><u>72,750</u></u>

These financial statements were approved by the Trustees on 12 May 2025 and signed on their behalf by:


P G Ducksbury
Trustee


Mrs J Hale
Trustee

The annexed notes form part of these financial statements.

KENDAL ALMSHOUSE CHARITY
STATEMENT OF CHANGES IN RESERVES
FOR THE YEAR ENDED 31 DECEMBER 2024

	Restricted reserves £	Endowment reserves £	Designated reserves £	Property Revaluation reserve £	Investment Revaluation reserve £	Accumulated income £	Total £
At 31 December 2022 and 1 January 2023	-	55,814	2,097,103	714,290	164,293	104,009	3,135,509
Surplus (deficit) for the year	-	4,030			21,381	47,339	72,750
Transfers between reserves	-		(73,061)			73,061	-
Investment in property							-
Total comprehensive income	-	4,030	(73,061)	-	21,381	120,400	72,750
At 31 December 2023 and 1 January 2024	-	59,844	2,024,042	714,290	185,674	224,409	3,208,259
Surplus (deficit) for the year	-	1,515			16,413	(207,440)	(189,512)
Transfers between reserves	-		(83,134)			83,134	-
Revaluation				863,000			863,000
Total comprehensive income	-	1,515	(83,134)	863,000	16,413	(124,306)	673,488
At 31 December 2024	-	61,359	1,940,908	1,577,290	202,087	100,103	3,881,747

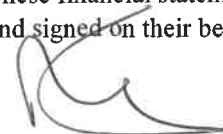
The annexed notes form part of these financial statements.

KENDAL ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2024

	Notes	31/12/2024		31/12/2023	
		£	£	£	£
Fixed Assets					
Tangible fixed assets	4		3,818,000		2,795,000
Asset in the course of construction	4		-		641,486
Investments	5		353,905		335,977
			<u>4,171,905</u>		<u>3,772,463</u>
Current Assets					
Debtors	6	9,841		10,472	
Bank Current account		72,969		32,794	
Bank Deposit accounts		156,917		210,320	
		<u>239,727</u>		<u>253,586</u>	
Creditors					
Amounts falling due within one year	7	(61,616)		(526,527)	
Net Current Assets			<u>178,111</u>		<u>(272,941)</u>
Total assets less current liabilities			<u>4,350,016</u>		<u>3,499,522</u>
Creditors					
Amounts falling due after one year	8		(468,269)		(291,263)
Total Net Assets	15		<u><u>£3,881,747</u></u>		<u><u>£3,208,259</u></u>
The Funds of the Charity					
Permanent endowment funds	10		61,359		59,844
Designated funds	11		1,940,908		2,024,042
Property revaluation reserve	12		1,577,290		714,290
Investment revaluation reserve	13		202,087		185,674
Accumulated income reserve	14		100,103		224,409
			<u><u>£3,881,747</u></u>		<u><u>£3,208,259</u></u>

These financial statements were approved by the Trustees on 12 May 2025
and signed on their behalf by:



P G Ducksbury
Trustee



Mrs J Hale
Trustee

The annexed notes form part of these financial statements.

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1 Principal Accounting Policies

a) Legal status

Kendal Almshouse Charity is an Charitable Incorporated Organisation (CIO) registered with the Charity Commission on 22 March 2017 (number 1172208) and is a private registered provider of social housing in the United Kingdom.

The Charity constitutes a public benefit entity as defined by FRS 102.

b) Basis of accounting

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 "The Financial Reporting Standard Applicable in the UK and Republic of Ireland" (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Charities Act 2011. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Registered Provider, and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

As a small entity, the Charity is not required to produce a Cash Flow Statement.

c) Going concern

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

d) Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or valuation less accumulated depreciation and accumulated impairment losses as appropriate. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, development costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

The Charity's tangible fixed assets are made up of housing properties which are principally almshouses some of which were acquired in 1887 and have previously been recorded in the accounts at cost, which was well below the existing use value as social housing (EUV - SH) or open market value. When the properties were transferred to the CIO the opportunity was taken to value the properties and the EUV-SH value has been brought into these accounts (see note 4).

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value. In the case of the housing properties held at valuation, depreciation is considered to be immaterial due to the high residual value and so is not provided.

Freehold land is not depreciated. Housing properties under construction are not depreciated until they are in use and the useful economic lives of all tangible fixed assets are reviewed annually.

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1 Principal Accounting Policies (continued)

d) Tangible fixed assets (continued)

As the housing properties are now shown at existing use valuation for social housing, and the open market value of these properties is roughly twice the EUV-SH value, the residual value of the properties is considered to be higher than the carrying value and as such depreciation is not provided.

The valuations will be reviewed on a regular basis.

e) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

f) Investments

Investments are recognised initially at cost. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

g) Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

h) Social Housing Grants (SHG) and Other Grants

SHG received as a grant towards revenue expenditure is matched against that expenditure by being included in turnover in the income and expenditure account. The related expenditure is included under operating costs. SHG is recognised in the same period as the related expenditure provided the conditions for its receipt have been satisfied and there is reasonable assurance that the grant will be received. Capital grants are shown in liabilities until the project is completed and then released to turnover.

i) Provisions

Provisions are recognised when the Charity has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

Recycled Capital Grants Fund

Capital grants can be recycled under certain condition, if a property is sold, or if another relevant event takes place. Recycled grants can be used for projects approved by the Homes and Communities Agency (HCA) and they are credited to the Recycled Capital Grant Fund within liabilities.

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1 Principal Accounting Policies (continued)

i) Provisions (continued)

In certain circumstances, such as the sale of housing properties, capital grants may be repayable, and, in that event, is subordinated to the repayment of other loans by agreement with the Homes and Communities Agency (HCA). It is accounted for as soon as the liability arises within Creditors: Amounts falling due within one year. When any grant to be recycled or repaid is less than the grant relating to the disposal, the difference is treated as abated grant. Abated capital grants are treated as a component of the surplus or deficit on disposal.

j) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable including VAT and net of trade discounts. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (local authorities) and the Homes and Communities Agency.

Property Managed by Agents

Where the Charity carries the financial risk on property managed by agents, all the income and expenditure arising from the property is included in the Statement of Comprehensive Income.

Where the agency carries the financial risk, the Statement of Comprehensive Income includes only that income and expenditure which relates solely to the Charity.

Interest and dividends receivable

Interest income is recognised using the effective interest method and dividend income is recognised as the Charity's right to receive payment is established.

k) Routine Repairs and Maintenance

The costs of routine repairs and maintenance are charged to the Income and Expenditure Account in the year in which they are incurred.

l) Extraordinary Repairs

Costs of extraordinary repairs, unless representing capital improvements to the properties, are charged to the Income and Expenditure Account in the year in which they are incurred.

m) Value Added Tax

Kendal Almshouse Charity is not registered for VAT. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

n) Current Taxation

No taxation is payable by Kendal Almshouse Charity since it has charitable status and its charitable activities are exempt from tax.

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1 Principal Accounting Policies (continued)

o) Designated and Restricted Funds

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each fund is set out in the notes to the financial statements.

Endowment funds represent those assets which must be held permanently by the Charity, principally investments. Income arising on the endowment funds can be used in accordance with the objects of the Charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and legal fees relating to the fund are charged against the fund.

Investment income and gains are allocated to the appropriate fund.

There are three designated funds in these accounts:

Property Fund

This represents that proportion of the cost of properties which was financed by charitable donations and the Charity's own resources.

Cyclical Maintenance Fund

This Fund represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs Fund

This Fund represents amounts set aside to carry out unexpected repairs and capital improvements on housing properties.

2 Board and key management personnel remuneration

Key management are defined as the Trustees.

None of the Trustees received any emoluments or had reimbursed expenses except for J Stirling who was reimbursed £6.30 travel expenses. The Trustees have a service agreement with H&H Land & Estates who manage the properties on a day to day basis. The management fees payable were as follows:

	31/12/2024	31/12/2023
	£	£
Management fees	<u>£41,572</u>	<u>£40,200</u>

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

3 Surplus on Ordinary Activities	31/12/2024	31/12/2023
	£	£
Surplus on ordinary activities is stated after charging:		
Auditors' remuneration in their capacity as Auditors	£6,350	£6,350
Surplus/(deficit) on fair value movement of investments	<u>£17,928</u>	<u>-</u>

Auditors' remuneration includes £3,654 for preparing the accounts.

4 Fixed Assets: Freehold Housing Property

	Sledall Victoria and Aynam Chapel £	Nobles Rest £	Sandes Hospital £	John Aston Watkins £	Romleigh and War Memorial Gardens £	Total £
Valuation 1 January 2024	1,370,000	715,000	450,000	180,000	80,000	2,795,000
Transfer	-	-	-	-	686,640	686,640
(Impairment)	-	-	-	-	(526,640)	(526,640)
Revaluation	<u>475,000</u>	<u>298,000</u>	<u>20,000</u>	<u>70,000</u>	<u>-</u>	<u>863,000</u>
Valuation as at 31/12/2024	<u>£1,845,000</u>	<u>£1,013,000</u>	<u>£470,000</u>	<u>£250,000</u>	<u>£240,000</u>	<u>£3,818,000</u>

The properties were independently valued as at 31 December 2024 by Edwin Thompson on 17 April 2025. The valuations reflect the almshouse and residency restrictions which equates to existing use value - social housing as required by the Housing SORP 2018. The discount on open market value was between 35% - 50% depending on the property.

The properties were all held for letting and represented 42 general housing units.

General works to properties amounted to £60,620 (2023 - £88,562).

The original cost of the properties is a mix of the valuation at the time of transfer to the charity and subsequent development work and amounts to £3,582,047 (2023 - £2,895,407) less Social Housing grants of £449,120.

During the year, the redevelopment of the Romleigh site was completed and was transferred into Freehold Housing Property from Asset in the course of construction in November 2024. This property was independently re-valued at 31 December 2024 using the same valuation methodology (existing use value minus social housing) and as such the valuation has been capped at £240,000. An impairment of £526,640 has been recognised as the difference between historic cost including redevelopment and the value as at 31 December 2024.

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

Asset in the course of construction

	Romleigh £	Total £
Historical cost at 1 January 2024	641,486	641,486
Additions	45,154	45,154
Transfer to Freehold Housing Property	(686,640)	
Cost at 31 December 2024	-	£686,640

Grants of £208,000 were received from Homes England towards this development and a further £40,000 was received from Westmorland and Furness Council.

5 Investments	Extraordinary Repairs Fund £	Permanent Endowment Fund £	Cyclical Maintenance Fund £	Total £
Historical cost at 1 January 2024	46,102	13,714	44,357	104,173
Historical cost at 31 December 2024	£46,102	£13,714	£44,357	£104,173
Market value at 1 January 2024	201,916	59,844	74,217	335,977
Unrealised surplus/(deficit)	13,153	1,515	3,260	17,928
Market value at 31 December 2024	£215,069	£61,359	£77,477	£353,905

All the investments are placed with COIF and M&G.

6 Debtors: Amounts Falling Due Within One Year	31/12/2024 £	31/12/2023 £
Weekly maintenance contributions	1,477	1,553
Other debtors	-	1,284
Prepayments	8,364	7,635
	£9,841	£10,472
7 Creditors: Amounts Falling Due Within One Year	31/12/2024 £	31/12/2023 £
Trade creditors	45,863	68,243
Bank loan due within one year	9,153	6,417
Grant received for asset in the course of construction	-	156,000
Asset in the course of construction contracted expenses	-	289,267
Accruals and deferred income	6,600	6,600
	£61,616	£526,527

KENDAL ALMSHOUSE CHARITY
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FOR THE YEAR ENDED 31 DECEMBER 2024

8 Creditors: Amounts Falling Due After One Year	31/12/2024	31/12/2023
	£	£
Bank loan due after one year	468,269	291,263
	<u>£468,269</u>	<u>£291,263</u>

The loan is repayable over 25 years, interest only for the first twelve months, with interest charged at base rate + 2.1%.

The loan is secured by a legal charge on the freehold housing property at Nobles Rest.

Debt analysis

Based on the lenders earliest repayment date, borrowings are repayable as follows:

	31/12/2024	31/12/2023
	£	£
Within one year or on demand	9,153	6,417
One year or more but less than two years	9,240	15,400
Two years or more but less than five years	27,720	61,600
Five years or more	431,309	214,263
	<u>£477,422</u>	<u>£297,680</u>

9 Capital grants received

The charity has received assistance in renovation projects from the Homes and Community Agency and Westmorland and Furness Council by way of grants which would only be repayable if the charity were to sell the properties or cease acting as a social housing trust. As this is a remote possibility no provision for these has been made in these accounts. The amounts involved are as follows:

	31/12/2024	31/12/2023
	£	£
Sleddall Victoria and Aynam Chapel	618,960	618,960
Nobles Rest	115,423	115,423
Sandes Hospital	102,197	102,197
John Aston Watkins	27,540	27,540
Romleigh and War Memorial Gardens	282,028	34,028
	<u>£1,146,148</u>	<u>£898,148</u>

This does not include grants received shown in Creditors: due within one year.

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

10	Permanent Endowment Funds		Permanent Endowment Fund	Investment Revaluation Fund	Total
			£	£	£
	Balance at 1 January 2024		13,714	46,130	59,844
	Unrealised surplus			1,515	1,515
	Balance at 31 December 2024		£13,714	£47,645	£61,359
11	Designated Funds		Extraordinary Repairs Fund	Cyclical Maintenance Fund	Total
		Property Fund	£	£	£
	Balance at 1 January 2024	1,789,447	150,239	84,356	2,024,042
	Trfs (to)/from Accumulated Income reserve		14,417	22,038	36,455
	Investment in property	(134,589)	-	-	(134,589)
	Transfer for Decent Homes Standard		7,500	7,500	15,000
	Balance at 31 December 2024	£1,654,858	£172,156	£113,894	£1,940,908
	The Property fund represents internal funds invested in property. The other funds represent funds set aside for future works on property.				
12	Property Revaluation Reserve			Social Housing Revaluation Reserve	Total
				£	£
	Balance at 1 January 2024			714,290	714,290
	Movement in the year			863,000	863,000
	Balance at 31 December 2024			£1,577,290	£1,577,290
13	Investment Revaluation Reserve		Extraordinary Repairs Revaluation	Cyclical Maintenance Revaluation	Total
			£	£	£
	Balance at 1 January 2024		155,814	29,860	185,674
	Unrealised surplus		13,153	3,260	16,413
	Balance at 31 December 2024		£168,967	£33,120	£202,087

KENDAL ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

14	Accumulated Income Reserve	£
	Balance at 1 January 2024	224,409
	Surplus for the year excluding movement in fair value of investments	(207,440)
	Transfer from/(to):	
	Investment in property - loan movements	179,743
	Investment in property - additions	(45,154)
	Designated funds - extraordinary repair fund under spend	(14,417)
	Designated funds - cyclical maintenance fund under spend	(22,038)
	Designated funds - Decent Homes Standard	(15,000)
		83,134
	Balance at 31 December 2024	100,103

15 Analysis of net assets between funds

	Tangible Fixed Assets £	Investments £	Net Current Assets £	Creditors due after one year £	Total 31/12/2024 £
Permanent endowment funds	-	61,359	-	-	61,359
Designated funds	2,240,710	90,459	78,008	(468,269)	1,940,908
Property revaluation reserve	1,577,290	-	-	-	1,577,290
Investment revaluation reserve	-	202,087	-	-	202,087
Accumulated income reserve	-	-	100,103	-	100,103
	£3,818,000	£353,905	178,111	(468,269)	£3,881,747

The net current liability position is covered by future loan drawdowns and promised grants.

Comparatives:	Tangible Fixed Assets £	Investments £	Net Current Liability £	Creditors due after one year £	Total 31/12/2023 £
Permanent endowment funds	-	59,844	-	-	59,844
Designated funds	2,080,710	90,459	144,136	(291,263)	2,024,042
Property revaluation reserve	714,290	-	-	-	714,290
Investment revaluation reserve	-	185,674	-	-	185,674
Accumulated income reserve	641,486	-	(417,077)	-	224,409
	£3,436,486	£335,977	(272,941)	(291,263)	£3,208,259



STABLES THOMPSON & BRISCOE

www.stb-accountants.co.uk

Our reference: HH/KEN120

19 May 2025

The Trustees
Kendal Almshouse Charity
c/o 36 Finkle Street
Kendal
LA9 4AB

Dear Ladies and Gentlemen,

Kendal Almshouse Charity – Report to Management for the period ended 31 December 2024

It is normal procedure on completion of our audit work to write to inform you of the results of our audit and any findings where we consider that changes should be made to your accounting procedures.

The general findings of our audit were that the charity's financial transactions had been well controlled and that the accounting records had been accurately maintained.

There were a number of matters which arose during the course of our audit which we consider should be brought to your attention, or recommendations for possible improvements which could be made.

These matters came to light during the course of our normal audit tests which are designed to assist us in forming our opinion on the financial statements. Our tests may not necessarily disclose all errors or irregularities and should not be relied upon to do so. However, if any irregularity did come to our attention during our audit tests, we would, of course, inform you immediately.

We would be grateful if you could enter your comments against each point under the "comments" column of the memorandum and return it to us in due course.

We have complied with the Ethical Standard for Auditors and all threats to our independence have been properly addressed through appropriate safeguards. No additional facts or matters have arisen during the course of the audit that we wish to draw to your attention, and we confirm that we are independent and able to express an objective opinion on the financial statements.

This report has been prepared for the sole use of the trustees of the Kendal Almshouse Charity and with the exception of the Homes and Communities Agency Regulation Committee must not be shown to third parties without our prior consent. No responsibilities are accepted by Stables Thompson & Briscoe towards any party acting or refraining from action as a result of this report.

Finally, we would like to express our thanks to all members of the charity's staff who assisted us in carrying out our work.

Yours sincerely

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KENDAL ALMSHOUSE CHARITY

SIGNIFICANT MATTERS RELEVANT TO OUR AUDIT FOR THE YEAR ENDED 31 DECEMBER 2024

Audit approach

There were no changes to our audit approach as set out in our meeting with you.

POINTS NOTED, IMPLICATIONS AND RECOMMENDATIONS

COMMENTS

The bank reconciliation and purchase procedure system notes need updating as these still mention old software Landmark instead of QuickBooks.

One RPT noted. There was a payment of £6.30 to trustee John Stirling for reimbursement of travel expenses to a course. Any amount, however small needs identifying for disclosure in the accounts.

Internal controls

The purpose of the audit was for us to express an opinion on the financial statements. The audit included consideration of internal controls relevant to the preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of internal control. Our audit is, therefore, not designed to identify all control weaknesses and the matters reported are limited to those deficiencies that we have identified during the audit.

Summary of audit differences and draft letter of representation

The total unadjusted misstatements identified in our audit work amounted to £1,206.

We have sent a draft letter of management representations required in connection with our audit to you separately for approval.

Anticipated audit report

We anticipate that we will issue an unmodified audit report for the year, subject to the satisfactory clearance of any outstanding/unresolved the matters outlined in this report.