

THE HOSPITAL OF JAMES KNOWLES CIO

England & Wales · Charity number 1176384

Details

Other names HOSPITAL OF JAMES KNOWLES CIO

Status Registered

Legal form CIO

Registered 2017-12-19

Register [View on the Charity Commission register](#)

Contact

Address The Walled Barn
Church Street
Long Preston
Skipton
North Yorkshire
BD23 4NJ

Phone 07800646193

Email almshousesjkt1@gmail.com

Activities

Objects: (A) THE PROVISION AND MAINTENANCE OF ALMSHOUSES FOR POOR PEOPLE OF THE ANCIENT PARISH OF LONG PRESTON WHICH INCLUDES THE VILLAGES OF LONG PRESTON,HELLIFIELD AND HALTON WEST AND FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES. (B) £20 TO THE PAROCHIAL CHURCH COUNCIL TOWARDS THE MAINTENANCE AND ORNAMENTATION OF THE PARISH CHURCH.(C) £5 TO A CLERGYMAN OF THE CHURCH OF ENGLAND IN HOLY ORDERS FOR PREACHING A SERMON IN THE CHURCH. (D) £20 TO A CLERGYMAN IN CONSIDERATION OF HIS ACTING AS CHAPLAIN TO THE RESIDENTS IN THE ALMSHOUSES.

Activities: Almshouse in Long Preston

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Other Charitable Purposes
- **Who:** The General Public/mankind

Geography

- North Yorkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£27,753	£49,704	-	-
2024-03-31	£26,875	£33,781	-	-
2023-03-31	£21,773	£35,159	-	-
2022-03-31	£24,923	£21,292	-	-
2021-03-31	£22,087	£20,725	-	-

Trustees

Name	Role	Appointed
Raymond Brierley	Chair	2021-11-09
Carol Bettridge		2025-04-09
Carol Elizabeth Procter		2021-11-04
Judith Mason		2017-12-19
SAMANTHA JILL GLOSSOP		2017-12-19

THE HOSPITAL OF JAMES KNOWLES CIO

England & Wales - Charity number 1176384

Accounts

The Hospital of James Knowles CIO

Charity Number 1176384

Annual Report and Financial Statements

Year ended 31st March 2025

THE HOSPITAL OF JAMES KNOWLES CIO

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number	1176384
Trustees	Mrs S Glossop Mrs J Mason Mrs C Proctor Ms M Brierley Mrs C Bettridge
Secretary	Mrs C Bettridge
Contact address	Moorgate Cottage 7 Maypole Green Long Preston Skipton North Yorkshire BD23 4PJ
Bankers	Unity Trust Bank
Independent Examiner	M R Heaton FCCA FCIE DChA KM 1 st Floor, Block C The Wharf Manchester Road Burnley Lancashire BB11 1JG

THE HOSPITAL OF JAMES KNOWLES CIO

TRUSTEES ANNUAL REPORT

The trustees present their report with the financial statements of the charity for the year ended 31st March 2025.

OBJECTIVES AND ACTIVITIES

The principal activity of the charity is the provision of residences for persons in need, resident in and/or connected with the Parish of Long Preston, Hellifield and Halton West. The Trustees of the Charity are charged with managing the assets of the Charity - the almshouses, agricultural land and invested monies - to support its principal activity and preserve the homes for future generations.

The trustees have continued to provide seven high-quality almshouse accommodation for the benefit of existing residents. The trustees have provided additional financial support to almshouse residents, which would not be available from other sources, for example paying for the warden call service and local authority warden support service, thus enabling very elderly residents to remain in their own homes. The work of the charity ensures that the valuable resource of having local almshouses, providing low cost housing for those of retirement age, will be preserved for the benefit of future generations.

Financial Review

The Charity is funded by charging a Weekly Maintenance Contribution (WMC) to residents of the almshouses and renting agricultural land. Interest is received on its financial investments. The agricultural land is let on agricultural tenancies. Financial investments are held with COIF and M & G Charifund. The trustees, mindful that their primary objective is to maximise return on investments, do not have a policy on social, environmental or ethical investment.

In the year there has been a significant amount of money spent on improving the cottages. The back gardens have been dug out and replaced with hardcore and gravel to improve safety for the residents. Each cottage now has a new boiler, this was a big financial cost, but it will improve the efficiency of the heating and keeps the cottages in a good state of repair. Consumer units in the cottages have been replaced, the alarms have been checked and if needed they have been upgraded and old wiring has also been checked over and replaced where necessary. The charity had enough funds to carry out the above improvements and saw this as good use of these funds.

During the year land was sold amounting to £31,892 net of legal fees.

Unrestricted investments and cash balances amounting to £173,477 (2024: £144,447) are held to cover budgeted expenses in a year and to assist in the financing of future development of the charity. The Weekly Maintenance Contribution from residents and agricultural rents are reviewed regularly.

THE HOSPITAL OF JAMES KNOWLES CIO

TRUSTEES ANNUAL REPORT (continued)

Plans for future periods

To maintain the existing almshouse accommodation by making any repairs and/or improvements as and when they become necessary and are indicated by the quinquennial inspection which took place this year.

To manage the assets of the Charity to ensure sufficient funds are available to carry out the objects of the Charity, as stated previously, in the short term and secure the almshouses for future generations.

Public benefit

In accordance with their objectives for this year, and with due regard to the published Charity Commission guidance on the operation of the Public Benefit requirements of the Charities Act 2006, the trustees have undertaken appropriate activities in furtherance of these aims for the public benefit.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is a Foundation CIO which is governed by its constitution dated 19th December 2017.

On appointment, the objects of the Charity and management procedures are explained and the Trustee is then asked to sign the appropriate declaration of trust and declare any conflicts of interest.

The Charity is run by the Trustee body, which elects a Chairperson and employs a Secretary/Treasurer, and retains professional advisors: Solicitor, Accountant and Land Agent, to provide advice and guidance on management issues. Management decisions are taken at Trustees meetings, often on the advice of its professional advisors, and day-to-day management is carried out by the Secretary/Treasurer.

Risk Assessment

The Trustees have carried out a detailed review of the Charity's activities and produced a comprehensive plan setting out the risks to which it was exposed. A strategy has been implemented to establish systems and procedures to mitigate those risks identified. These will be reviewed annually.

Approved by the trustees on 30/10/2025 and signed on their behalf by:

Ms M Brierley - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF JAMES KNOWLES CIO

I report to the charity trustees on my examination of the accounts of the charity for the period ended 31st March 2025.

Responsibilities and basis of report

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

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

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- (1) accounting records were not kept in respect of the charity as required by Section 130 of the Act; or
- (2) the accounts do not accord with those records.

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

M R Heaton FCCA FCIE DChA
KM
1st Floor, Block C,
The Wharf
Burnley
Lancashire
BB11 1JG

30/10/2025

THE HOSPITAL OF JAMES KNOWLES CIO

RECEIPTS AND PAYMENTS ACCOUNT

	Unrestricted Funds (£) 31.03.25	Unrestricted Funds (£) 31.03.24
RECEIPTS		
Contribution from residents	24,490	24,490
Rents received	1,300	-
Income from listed investments	-	183
Bank interest received	1,963	2,202
	27,753	26,875
Sale of land	31,892	99,194
Total receipts	59,645	126,069
PAYMENTS		
Wages	3,900	2,950
Rates and water	2,688	1,337
Insurance and trustees' indemnity insurance	1,551	1,484
Light and heat	564	720
Telephone	-	-
Postage and stationery	-	116
Repairs, refurbishment and maintenance	27,624	13,429
Trade subscription	1,201	50
Warden call service	-	1,050
Gardener	9,460	1,813
Cleaning	204	1,320
Admin and miscellaneous	299	114
Advertising	-	-
Accountancy fees	1,170	990
Professional fees	972	6,809
Council tax	-	1,250
Bank charges	71	311
Total payments	49,704	33,781
Net of receipts (payments)	9,941	92,288
Cash funds brought forward	93,761	1,473
Cash funds carried forward	103,702	93,761

THE HOSPITAL OF JAMES KNOWLES CIO

STATEMENT OF ASSETS AND LIABILITIES AS AT 31st MARCH 2025

PERMANENT ENDOWMENT FUND	2025	2024
Agricultural land		
Investments: COIF income units	17,201	18,042
GENERAL FUND		
Almshouses at cost less grants received	193,706	193,706
Investments:		
COIF income units	9,147	9,594
COIF accumulation units	16,151	16,478
Charifund accumulation units	27,276	24,614
Bank:		
Bank current and deposit accounts	103,702	93,761
	367,183	338,153
LIABILITIES		
Accountancy/independent examination	990	990

These accounts were approved by the trustees on 30/10/2025 and signed on their behalf by:

Ms M Brierley - Trustee

THE HOSPITAL OF JAMES KNOWLES CIO

NOTES TO THE FINANCIAL STATEMENTS

- 1 Basis of preparation
These accounts have been prepared on the Receipts and Payments basis in accordance with the Charities Act 2011.
- 2 Fund Accounting
 - (a) Unrestricted funds are those that can be expended at the discretion of the trustees in the furtherance of the objects of the charity
 - (b) Endowment funds arise from the original trust.
- 3 Taxation
The charity is not liable to tax on its charitable activities.
The charity is not registered for VAT. Irrecoverable VAT is included in the expense to which it relates.
- 4 Transactions with trustees
No remuneration nor expenses were paid to trustees or any persons connected with them during the period.

THE HOSPITAL OF JAMES KNOWLES CIO

England & Wales - Charity number 1176384

Accounts

The Hospital of James Knowles CIO

Charity Number 1176384

Annual Report and Financial Statements

Year ended 31st March 2024

THE HOSPITAL OF JAMES KNOWLES CIO

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number	1176384
Trustees	Mrs P Joyce Mrs S Glossop Mrs J Mason Mrs C Proctor Ms M Brierley
Secretary	Mrs C Bettridge
Contact address	Moorgate Cottage 7 Maypole Green Long Preston Skipton North Yorkshire BD23 4PJ
Bankers	Unity Trust Bank
Independent Examiner	M R Heaton FCCA FCIE DChA KM 1 st Floor, Block C The Wharf Manchester Road Burnley Lancashire BB11 1JG

THE HOSPITAL OF JAMES KNOWLES CIO

TRUSTEES ANNUAL REPORT

The trustees present their report with the financial statements of the charity for the year ended 31st March 2024.

OBJECTIVES AND ACTIVITIES

The principal activity of the charity is the provision of residences for persons in need, resident in and/or connected with the Parish of Long Preston, Hellifield and Halton West. The Trustees of the Charity are charged with managing the assets of the Charity - the almshouses, agricultural land and invested monies - to support its principal activity and preserve the homes for future generations.

The trustees have continued to provide seven high-quality almshouse accommodation for the benefit of existing residents. The trustees have provided additional financial support to almshouse residents, which would not be available from other sources, for example paying for the warden call service and local authority warden support service, thus enabling very elderly residents to remain in their own homes. The work of the charity ensures that the valuable resource of having local almshouses, providing low cost housing for those of retirement age, will be preserved for the benefit of future generations.

Financial Review

The Charity is funded by charging a Weekly Maintenance Contribution (WMC) to residents of the almshouses and renting agricultural land. Interest is received on its financial investments. The agricultural land is let on agricultural tenancies. Financial investments are held with COIF and M & G Charifund. The trustees, mindful that their primary objective is to maximise return on investments, do not have a policy on social, environmental or ethical investment.

During the year land was sold amounting to £99,194 net of legal fees.

Unrestricted investments and cash balances amounting to £144,447 (2023: £48,755) are held to cover budgeted expenses in a year and to assist in the financing of future development of the charity. The Weekly Maintenance Contribution from residents and agricultural rents are reviewed regularly.

THE HOSPITAL OF JAMES KNOWLES CIO

TRUSTEES ANNUAL REPORT (continued)

Plans for future periods

To maintain the existing almshouse accommodation by making any repairs and/or improvements as and when they become necessary and are indicated by the quinquennial inspection which took place this year.

To manage the assets of the Charity to ensure sufficient funds are available to carry out the objects of the Charity, as stated previously, in the short term and secure the almshouses for future generations.

Public benefit

In accordance with their objectives for this year, and with due regard to the published Charity Commission guidance on the operation of the Public Benefit requirements of the Charities Act 2006, the trustees have undertaken appropriate activities in furtherance of these aims for the public benefit.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is a Foundation CIO which is governed by its constitution dated 19th December 2017.

On appointment, the objects of the Charity and management procedures are explained and the Trustee is then asked to sign the appropriate declaration of trust and declare any conflicts of interest.

The Charity is run by the Trustee body, which elects a Chairperson and employs a Secretary/Treasurer, and retains professional advisors: Solicitor, Accountant and Land Agent, to provide advice and guidance on management issues. Management decisions are taken at Trustees meetings, often on the advice of its professional advisors, and day-to-day management is carried out by the Secretary/Treasurer.

Risk Assessment

The Trustees have carried out a detailed review of the Charity's activities and produced a comprehensive plan setting out the risks to which it was exposed. A strategy has been implemented to establish systems and procedures to mitigate those risks identified. These will be reviewed annually.

Approved by the trustees on 30th January 2025 and signed on their behalf by:

Ms M Brierley - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF JAMES KNOWLES CIO

I report to the charity trustees on my examination of the accounts of the charity for the period ended 31st March 2024.

Responsibilities and basis of report

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

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

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- (1) accounting records were not kept in respect of the charity as required by Section 130 of the Act; or
- (2) the accounts do not accord with those records.

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

M R Heaton FCCA FCIE DChA
KM
1st Floor, Block C,
The Wharf
Burnley
Lancashire
BB11 1JG

30th January 2025

THE HOSPITAL OF JAMES KNOWLES CIO

RECEIPTS AND PAYMENTS ACCOUNT

	Unrestricted Funds (£)	Unrestricted Funds (£)
RECEIPTS	31.03.24	31.03.23
Contribution from residents	24,490	19,636
Rents received	-	1,400
Income from listed investments	183	737
Bank interest received	2,202	-
	26,875	21,773
Sale of land	99,194	-
Total receipts	126,069	21,773
PAYMENTS		
Wages	2,950	3,000
Rates and water	1,337	840
Insurance and trustees indemnity insurance	1,484	1,291
Light and heat	720	403
Telephone	-	
Postage and stationery	116	
Repairs, refurbishment and maintenance	13,429	20,050
Trade subscription	50	387
Warden call service	1,050	2,584
Gardener	1,813	4,081
Cleaning	1,320	90
Admin and miscellaneous	114	80
Advertising	-	28
Accountancy fees	990	990
Professional fees	6,809	767
Council tax	1,250	485
Bank charges	311	83
Total payments	33,781	35,159
Net of receipts (payments)	92,288	(13,386)
Cash funds brought forward	1,473	14,859
Cash funds carried forward	93,761	1,473

THE HOSPITAL OF JAMES KNOWLES CIO

STATEMENT OF ASSETS AND LIABILITIES AS AT 31st MARCH 2024

PERMANENT ENDOWMENT FUND	2024	2023
Agricultural land		
Investments: COIF income units	£18,042	£16,544
GENERAL FUND		
Almshouses at cost less grants received	193,706	193,706
Investments:		
COIF income units	9,594	8,978
COIF accumulation units	16,478	14,690
Charifund accumulation units	24,614	23,614
Bank:		
Bank current and deposit accounts	93,761	1,473
	£338,153	£242,461
LIABILITIES		
Accountancy/independent examination	£990	£990

These accounts were approved by the trustees on 30th January 2025 and signed on their behalf by:

Ms M Brierley - Trustee

THE HOSPITAL OF JAMES KNOWLES CIO

NOTES TO THE FINANCIAL STATEMENTS

- 1 Basis of preparation
These accounts have been prepared on the Receipts and Payments basis in accordance with the Charities Act 2011.
- 2 Fund Accounting
 - (a) Unrestricted funds are those that can be expended at the discretion of the trustees in the furtherance of the objects of the charity
 - (b) Endowment funds arise from the original trust.
- 3 Taxation
The charity is not liable to tax on its charitable activities.
The charity is not registered for VAT. Irrecoverable VAT is included in the expense to which it relates.
- 4 Transactions with trustees
No remuneration nor expenses were paid to trustees or any persons connected with them during the period.

Accounts

The Hospital of James Knowles CIO

Charity Number 1176384

Annual Report and Financial Statements

Year ended 31st March 2023

THE HOSPITAL OF JAMES KNOWLES CIO

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number	1176384
Trustees	Mrs P Joyce Mrs B Walker (resigned 21/4/22) Mrs S Glossop Mrs J Mason Mrs C Proctor Ms M Brierley
Secretary	Mrs C Bettridge
Contact address	Moorgate Cottage 7 Maypole Green Long Preston Skipton North Yorkshire BD23 4PJ
Bankers	Unity Trust Bank
Independent Examiner	M R Heaton FCCA FCIE DChA KM 1 st Floor, Block C The Wharf Manchester Road Burnley Lancashire BB11 1JG

THE HOSPITAL OF JAMES KNOWLES CIO

TRUSTEES ANNUAL REPORT

The trustees present their report with the financial statements of the charity for the year ended 31st March 2023.

OBJECTIVES AND ACTIVITIES

The principal activity of the charity is the provision of residences for persons in need, resident in and/or connected with the Parish of Long Preston, Hellifield and Halton West. The Trustees of the Charity are charged with managing the assets of the Charity - the almshouses, agricultural land and invested monies - to support its principal activity and preserve the homes for future generations.

The trustees have continued to provide seven high-quality almshouse accommodation for the benefit of existing residents. The trustees have provided additional financial support to almshouse residents, which would not be available from other sources, for example paying for the warden call service and local authority warden support service, thus enabling very elderly residents to remain in their own homes. The work of the charity ensures that the valuable resource of having local almshouses, providing low cost housing for those of retirement age, will be preserved for the benefit of future generations.

Financial Review

The Charity is funded by charging a Weekly Maintenance Contribution (WMC) to residents of the almshouses and renting agricultural land. Interest is received on its financial investments. The agricultural land is let on agricultural tenancies. Financial investments are held with COIF and M & G Charifund. The trustees, mindful that their primary objective is to maximise return on investments, do not have a policy on social, environmental or ethical investment.

A number of properties were refurbished in the year, with net reduction in balances of £13,386.

Unrestricted investments and cash balances amounting to £48,755 (2022: £62,569) are held to cover budgeted expenses in a year and to assist in the financing of future development of the charity. The Weekly Maintenance Contribution from residents and agricultural rents are reviewed regularly.

THE HOSPITAL OF JAMES KNOWLES CIO

TRUSTEES ANNUAL REPORT (continued)

Plans for future periods

To maintain the existing almshouse accommodation by making any repairs and/or improvements as and when they become necessary and are indicated by the quinquennial inspection which took place this year.

To manage the assets of the Charity to ensure sufficient funds are available to carry out the objects of the Charity, as stated previously, in the short term and secure the almshouses for future generations.

Since the year end a piece of land has been sold.

Public benefit

In accordance with their objectives for this year, and with due regard to the published Charity Commission guidance on the operation of the Public Benefit requirements of the Charities Act 2006, the trustees have undertaken appropriate activities in furtherance of these aims for the public benefit.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is a Foundation CIO which is governed by its constitution dated 19th December 2017.

On appointment, the objects of the Charity and management procedures are explained and the Trustee is then asked to sign the appropriate declaration of trust and declare any conflicts of interest.

The Charity is run by the Trustee body, which elects a Chairperson and employs a Secretary/Treasurer, and retains professional advisors: Solicitor, Accountant and Land Agent, to provide advice and guidance on management issues. Management decisions are taken at Trustees meetings, often on the advice of its professional advisors, and day-to-day management is carried out by the Secretary/Treasurer.

Risk Assessment

The Trustees have carried out a detailed review of the Charity's activities and produced a comprehensive plan setting out the risks to which it was exposed. A strategy has been implemented to establish systems and procedures to mitigate those risks identified. These will be reviewed annually.

Approved by the trustees on 25th January 2024 and signed on its behalf by:

Ms M Brierley - Trustee

THE HOSPITAL OF JAMES KNOWLES CIO

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF JAMES KNOWLES CIO

I report to the charity trustees on my examination of the accounts of the charity for the period ended 31st March 2023.

Responsibilities and basis of report

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

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

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- (1) accounting records were not kept in respect of the charity as required by Section 130 of the Act; or
- (2) the accounts do not accord with those records.

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

M R Heaton FCCA FCIE DChA
KM
1st Floor, Block C,
The Wharf
Burnley
Lancashire
BB11 1JG

25th January 2024

THE HOSITAL OF JAMES KNOWLES CIO

RECEIPTS AND PAYMENTS ACCOUNT

	Unrestricted Funds (£) 31.03.23	Unrestricted Funds (£) 31.03.22
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RECEIPTS

Contribution from residents	19,636	22,722
Rents received	1,400	1,900
Income from listed investments	737	722
Other		29

21,773	24,923
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PAYMENTS

Wages	3,000	3,000
Rates and water	840	2,004
Insurance and trustees indemnity insurance	1,291	1,135
Light and heat	403	435
Telephone		15
Postage and stationery		
Repairs, refurbishment and maintenance	20,050	8,426
Trade subscription	387	
Warden call service	2,584	2,519
Gardener	4,081	1,587
Cleaning	90	
Admin and miscellaneous	80	215
Advertising	28	
Accountancy fees	990	960
Professional fees	767	978
Council tax	485	
Bank charges	83	18
Total payments	35,159	21,292

Net of receipts (payments)	(13,386)	3,631
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Cash funds brought forward	14,859	11,228
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Cash funds carried forward	1,473	14,859
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THE HOSPITAL OF JAMES KNOWLES CIO

STATEMENT OF ASSETS AND LIABILITIES AS AT 31st MARCH 2023

PERMANENT ENDOWMENT FUND

2023

2022

Agricultural land at professional valuation of £270,000

Investments: COIF income units

16,544

17,167

GENERAL FUND

2023

2022

Almshouses at cost less grants received

193,706

193,706

Investments:

COIF income units

8,978

9,129

COIF accumulation units

14,690

14,798

Charifund accumulation units

23,614

23,783

Bank:

Bank current account

1,473

14,859

242,461

256,725

LIABILITIES

Accountancy/independent examination

990

930

These accounts were approved by the trustees on 25th January 2024 and signed on their behalf by:

Ms M Brierley - Trustee

THE HOPITAL OF JAMES KNOWLES CIO

NOTES TO THE FINANCIAL STATEMENTS

- 1 Basis of preparation
These accounts have been prepared on the Receipts and Payments basis in accordance with the Charities Act 2011.
- 2 Fund Accounting
 - (a) Unrestricted funds are those that can be expended at the discretion of the trustees in the furtherance of the objects of the charity
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- 3 Taxation
The charity is not liable to tax on its charitable activities.
The charity is not registered for VAT. Irrecoverable VAT is included in the expense to which it relates.
- 4 Transactions with trustees
No remuneration nor expenses were paid to trustees or any persons connected with them during the period.

THE HOSPITAL OF JAMES KNOWLES CIO

England & Wales - Charity number 1176384

Accounts

The Hospital of James Knowles CIO

Charity Number 1176384

Annual Report and Financial Statements

Year ended 31st March 2022

THE HOSPITAL OF JAMES KNOWLES CIO

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number	1176384
Trustees	Mrs P Joyce Mrs B Walker (resigned 21/4/22) Mr C Moorby (resigned 3/11/21) Mrs S Glossop Mrs J Mason Mrs C Proctor (appointed 3/11/21) Ms M Brierley (appointed 23/11/21)
Secretary	Mrs C Bettridge
Contact address	Moorgate Cottage Maypole Green Long Preston Skipton North Yorkshire BD23 4PJ
Bankers	HSBC Market Place Settle North Yorkshire BD24 9EN
Independent Examiner	M R Heaton FCCA FCIE DChA KM 1 st Floor, Block C The Wharf Manchester Road Burnley Lancashire BB11 1JG

THE HOSPITAL OF JAMES KNOWLES CIO

TRUSTEES ANNUAL REPORT

The trustees present their report with the financial statements of the charity for the year ended 31st March 2022.

OBJECTIVES AND ACTIVITIES

The principal activity of the charity is the provision of residences for persons in need, resident in and/or connected with the Parish of Long Preston, Hellifield and Halton West. The Trustees of the Charity are charged with managing the assets of the Charity - the almshouses, agricultural land and invested monies - to support its principal activity and preserve the homes for future generations.

The trustees have continued to provide seven high-quality almshouse accommodation for the benefit of existing residents. The trustees have provided additional financial support to almshouse residents, which would not be available from other sources, for example paying for the warden call service and local authority warden support service, thus enabling very elderly residents to remain in their own homes. The work of the charity ensures that the valuable resource of having local almshouses, providing low cost housing for those of retirement age, will be preserved for the benefit of future generations.

Financial Review

The Charity is funded by charging a Weekly Maintenance Contribution (WMC) to residents of the almshouses and renting agricultural land. Interest is received on its financial investments. The agricultural land is let on agricultural tenancies. Financial investments are held with COIF and M & G Charifund. The trustees, mindful that their primary objective is to maximise return on investments, do not have a policy on social, environmental or ethical investment. Unrestricted investments and cash balances amounting to £62,569 (2021: £54,041) are held to cover budgeted expenses in a year and to assist in the financing of future development of the charity. The Weekly Maintenance Contribution from residents and agricultural rents are reviewed regularly..

THE HOSPITAL OF JAMES KNOWLES CIO

TRUSTEES ANNUAL REPORT (continued)

Plans for future periods

To maintain the existing almshouse accommodation by making any repairs and/or improvements as and when they become necessary and are indicated by the quinquennial inspection which took place this year.

To manage the assets of the Charity to ensure sufficient funds are available to carry out the objects of the Charity, as stated previously, in the short term and secure the almshouses for future generations.

Public benefit

In accordance with their objectives for this year, and with due regard to the published Charity Commission guidance on the operation of the Public Benefit requirements of the Charities Act 2006, the trustees have undertaken appropriate activities in furtherance of these aims for the public benefit.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is a Foundation CIO which is governed by its constitution dated 19th December 2017.

On appointment, the objects of the Charity and management procedures are explained and the Trustee is then asked to sign the appropriate declaration of trust and declare any conflicts of interest.

The Charity is run by the Trustee body, which elects a Chairperson and employs a Secretary/Treasurer, and retains professional advisors: Solicitor, Accountant and Land Agent, to provide advice and guidance on management issues. Management decisions are taken at Trustees meetings, often on the advice of its professional advisors, and day-to-day management is carried out by the Secretary/Treasurer.

Risk Assessment

The Trustees have carried out a detailed review of the Charity's activities and produced a comprehensive plan setting out the risks to which it was exposed. A strategy has been implemented to establish systems and procedures to mitigate those risks identified. These will be reviewed annually.

Approved by the trustees on 24th October 2022 and signed on its behalf by:

Mrs P Joyce - Trustee

THE HOSPITAL OF JAMES KNOWLES CIO

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF JAMES KNOWLES CIO

I report to the charity trustees on my examination of the accounts of the charity for the period ended 31st March 2022.

Responsibilities and basis of report

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

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

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- (1) accounting records were not kept in respect of the charity as required by Section 130 of the Act; or
- (2) the accounts do not accord with those records.

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

M R Heaton FCCA FCIE DChA
KM
1st Floor, Block C,
The Wharf
Burnley
Lancashire
BB11 1JG

24th October 2022

THE HOSITAL OF JAMES KNOWLES CIO

RECEIPTS AND PAYMENTS ACCOUNT

RECEIPTS	Unrestricted Funds (£) 31.03.22	Unrestricted Funds (£) 31.03.21
Contribution from residents	22,722	19,452
Rents received	1,900	1,900
Income from listed investments	722	708
Other	29	27
	24,923	22,087

PAYMENTS

Wages	3,000	3,000
Rates and water	2,004	1,287
Insurance and trustees indemnity insurance	1,135	1,033
Light and heat	435	283
Telephone	15	189
Postage and stationery		177
Repairs, refurbishment and maintenance	8,426	5,351
Trade subscription		220
Warden call service	2,519	2,519
Gardener	1,587	3,160
Cleaning		1,645
Admin and miscellaneous	215	-
Advertising		38
Accountancy fees	960	915
Professional fees	978	908
Council tax		-
Bank charges	18	
Total payments	21,292	20,725

Net of receipts (payments)	3,631	1,362
Cash funds brought forward	11,228	9,866
Cash funds carried forward	14,859	11,228

THE HOSPITAL OF JAMES KNOWLES CIO

STATEMENT OF ASSETS AND LIABILITIES AS AT 31st MARCH 2022

PERMANENT ENDOWMENT FUND	2022	2021
Agricultural land at professional valuation of £270,000		
Investments: COIF income units	17,167	15,829
GENERAL FUND	2022	2021
Almshouses at cost less grants received	193,706	193,706
Investments:		
COIF income units	9,129	8,417
COIF accumulation units	14,798	13,278
Charifund accumulation units	23,783	21,119
Bank:		
Bank current account	14,859	11,228
	256,275	247,748
LIABILITIES		
Accountancy/independent examination	930	915

These accounts were approved by the trustees on 24th October 2022 and signed on their behalf by:

Mrs P Joyce - Trustee

THE HOPITAL OF JAMES KNOWLES CIO

NOTES TO THE FINANCIAL STATEMENTS

- 1 Basis of preparation
These accounts have been prepared on the Receipts and Payments basis in accordance with the Charities Act 2011.
- 2 Fund Accounting
 - (a) Unrestricted funds are those that can be expended at the discretion of the trustees in the furtherance of the objects of the charity
 - (b) Endowment funds arise from the original trust.
- 3 Taxation
The charity is not liable to tax on its charitable activities.
The charity is not registered for VAT. Irrecoverable VAT is included in the expense to which it relates.
- 4 Transactions with trustees
No remuneration nor expenses were paid to trustees or any persons connected with them during the period.

Accounts

The Hospital of James Knowles CIO

Charity Number 1176384

Annual Report and Financial Statements

Year ended 31st March 2021

THE HOSPITAL OF JAMES KNOWLES CIO

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number	1176384
Trustees	Mrs P Joyce Mrs S Mellin (resigned 21.10.20) Mrs B Walker Rev S Stobart (resigned 31.8.20) Mr C Moorby Mrs S Glossop Mrs J Mason
Secretary	Mrs C Bettridge
Contact address	Moorgate Cottage Maypole Green Long Preston Skipton North Yorkshire BD23 4PJ
Bankers	HSBC Market Place Settle North Yorkshire BD24 9EN
Independent Examiner	M R Heaton FCCA FCIE DChA KM 1 st Floor, Block C The Wharf Manchester Road Burnley Lancashire BB11 1JG

THE HOSPITAL OF JAMES KNOWLES CIO

TRUSTEES ANNUAL REPORT

The trustees present their report with the financial statements of the charity for the year ended 31st March 2021.

This is the third report of the Charitable Incorporated Organisation which superseded the charity of the same name, number 225474. The former charity has been removed from the Register.

OBJECTIVES AND ACTIVITIES

The principal activity of the charity is the provision of residences for persons in need, resident in and/or connected with the Parish of Long Preston, Hellifield and Halton West. The Trustees of the Charity are charged with managing the assets of the Charity - the almshouses, agricultural land and invested monies - to support its principal activity and preserve the homes for future generations.

The trustees have continued to provide seven high-quality almshouse accommodation for the benefit of existing residents. The trustees have provided additional financial support to almshouse residents, which would not be available from other sources, for example paying for the warden call service and local authority warden support service, thus enabling very elderly residents to remain in their own homes. The work of the charity ensures that the valuable resource of having local almshouses, providing low cost housing for those of retirement age, will be preserved for the benefit of future generations.

Financial Review

The Charity is funded by charging a Weekly Maintenance Contribution (WMC) to residents of the almshouses and renting agricultural land. Interest is received on its financial investments. The agricultural land is let on agricultural tenancies. Financial investments are held with COIF and M & G Charifund. The trustees, mindful that their primary objective is to maximise return on investments, do not have a policy on social, environmental or ethical investment. Unrestricted investments and cash balances amounting to £54,041 (2020: £43,799) are held to cover budgeted expenses in a year and to assist in the financing of future development of the charity. The Weekly Maintenance Contribution from residents and agricultural rents are reviewed regularly. One almshouse was empty for the year but is now occupied.

THE HOSPITAL OF JAMES KNOWLES CIO

TRUSTEES ANNUAL REPORT (continued)

Plans for future periods

To maintain the existing almshouse accommodation by making any repairs and/or improvements as and when they become necessary and are indicated by the quinquennial inspection which took place this year.

To manage the assets of the Charity to ensure sufficient funds are available to carry out the objects of the Charity, as stated previously, in the short term and secure the almshouses for future generations.

Public benefit

In accordance with their objectives for this year, and with due regard to the published Charity Commission guidance on the operation of the Public Benefit requirements of the Charities Act 2006, the trustees have undertaken appropriate activities in furtherance of these aims for the public benefit.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

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Risk Assessment

The Trustees have carried out a detailed review of the Charity's activities and produced a comprehensive plan setting out the risks to which it was exposed. A strategy has been implemented to establish systems and procedures to mitigate those risks identified. These will be reviewed annually.

Approved by the trustees on 4th November 2021 and signed on its behalf by:

Mrs P Joyce - Trustee

THE HOSPITAL OF JAMES KNOWLES CIO

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF JAMES KNOWLES CIO

I report to the charity trustees on my examination of the accounts of the charity for the period ended 31st March 2021.

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

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

Independent examiner's statement

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- (1) accounting records were not kept in respect of the charity as required by Section 130 of the Act; or
- (2) the accounts do not accord with those records.

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

M R Heaton FCCA FCIE DChA
KM
1st Floor, Block C,
The Wharf
Burnley
Lancashire
BB11 1JG

4th November 2021

THE HOSITAL OF JAMES KNOWLES CIO

RECEIPTS AND PAYMENTS ACCOUNT

	Unrestricted Funds (£) 31.03.21	Unrestricted Funds (£) 31.03.20
RECEIPTS		
Contribution from residents	19,452	22,037
Rents received	1,900	1,900
Income from listed investments	708	694
Other	27	-
	22,087	24,631

PAYMENTS

Wages	3,000	3,000
Rates and water	1,287	963
Insurance and trustees indemnity insurance	1,033	1005
Light and heat	283	221
Telephone	189	186
Postage and stationery	177	81
Repairs and maintenance	5,351	5,954
Trade subscription	220	203
Warden call service	2,519	2,519
Gardener	3,160	2,634
Cleaning	1,645	1,967
Seminars	-	30
Advertising	38	-
Accountancy fees	915	990
Professional fees	908	505
Council tax	-	1,313
Total payments	20,725	21,571

Net of receipts (payments)	1,362	3,060
Cash funds brought forward	9,866	6,806
Cash funds carried forward	11,228	9,866

THE HOSPITAL OF JAMES KNOWLES CIO

STATEMENT OF ASSETS AND LIABILITIES AS AT 31st MARCH 2021

PERMANENT ENDOWMENT FUND	2021	2020
Agricultural land at professional valuation of £270,000		
Investments: COIF income units	15,829	13,118
GENERAL FUND	2021	2020
Almshouses at cost less grants received	193,706	193,706
Investments:		
COIF income units	8,417	6,976
COIF accumulation units	13,278	10,680
Charifund accumulation units	21,119	16,277
Bank:		
Bank current account	11,228	9,866
	247,748	237,505
LIABILITIES		
Accountancy/independent examination	915	915

These accounts were approved by the trustees on 4th November 2021 and signed on their behalf by:

Mrs P Joyce - Trustee

THE HOPITAL OF JAMES KNOWLES CIO

NOTES TO THE FINANCIAL STATEMENTS

- 1 Basis of preparation
These accounts have been prepared on the Receipts and Payments basis in accordance with the Charities Act 2011.
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No remuneration nor expenses were paid to trustees or any persons connected with them during the period.