

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

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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.