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**CHARITY OF JANE WRIGHT  
TRUSTEES' REPORT AND FINANCIAL STATEMENTS  
for the year ended  
31 MARCH 2025**

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**(Charity Registration Number: - 1177600)**

## CHARITY OF JANE WRIGHT

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# CHARITY OF JANE WRIGHT

## ANNUAL REPORT OF THE TRUSTEES FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025

The Trustees present their annual report together with the financial statements of the Charity of Jane Wright for the year ended 31 March 2025. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

### A CONSTITUTION OF THE CHARITY

1. The charity was founded by Jane Wright by her Will of the 21 December 1675. She was born in a York city centre parish but at the time of her death was a widow living in Whitechapel in London and a wealthy businesswoman. She decided to benefit the needy of the city of her birth and her charity has remained in continuous existence ever since. This is a fact of which the trustees are proud.
2. Over the years the provisions of Jane Wright's Will have been modified and extended by Schemes of the Charity Commission to meet changing circumstances. The two most important in those respects were made in 1972 and 1978. The charitable objects of the charity as a result of those Schemes are set out in Section C of this report.
3. On 19<sup>th</sup> March 2018 the Charity Commission gave approval for the Charity of Jane Wright to be registered as a Charitable Incorporated Organisation and entered it onto the Register of Charities with the Registered Charity Number 1177600, and on 2<sup>nd</sup> July 2018 approval was given for the charity's assets to be transferred into the new CIO.

The new organisation continues to prepare its Financial Statements up to 31<sup>st</sup> March each year, with its first year to 31<sup>st</sup> March 2020 having been prepared under the Charity merger rules.

4. The Constitution of the Charitable Incorporated Organisation provides for a maximum of 13 trustees and a minimum of 5.
5. The names of the present trustees at the date of the approval of this report are as follows:

Derek William Mottram - (Chairman of the trustees)	Stephen Paul Hallett
Christopher William Birch	Jane Coleman
Dianne Wood	Quentin Smallpage
James Drake Taylor	

Our trustees have to have a special knowledge of the City of York as required by the charity's constitution.

The Schemes of The Charity Commission in relation to trustee appointments have served the charity well. Training is offered to new trustees as necessary. In recent years trustees have participated in a review of the charity with particular attention given to the rules and regulations in respect of the management of Almshouses. They have greatly benefited from the advice and training offered by the Almshouses Association.

# CHARITY OF JANE WRIGHT

## ANNUAL REPORT OF THE TRUSTEES FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025

### B ADMINISTRATION AND MANAGEMENT

1. For many years the charity has been administered from the offices of the York solicitors, Harland & Co. They provide a solicitor, Mrs. Diane Grayson, as the clerk to the trustees.
2. All grant making decisions are made by trustees. Other administrative decisions, for example, urgent work to the almshouses are made by the chairman in consultation with the clerk and ratified at a subsequent meeting of the trustees.
3. The trustees adopt a “hands on approach” to the charity and their own particular expertise is called upon through the refurbishment, finance and appointment sub-committees of the charity.

During the year the trustees held four meetings.

4. Risks must inevitably exist in the management of eleven almshouse residences but the charity believes that all necessary insurances are in place. These are arranged through Grout & Judge the brokers to the Almshouse Association. The charity has been a member of the latter for many years and finds their guidance and advice to be invaluable. In addition, the charity has a trustees’ indemnity insurance.
5. The charity does not have any fundraising role. All its assets are derived from the bequest of Jane Wright so many years ago. All the work of the charity is in the hands of the trustees, the clerk and the clerk’s staff.
6.
  - (a) The charity’s bankers are HSBC, Parliament Street, York.
  - (b) Aspira Corporate Solutions Ltd of 7<sup>th</sup> Floor, East Wing, 3 Temple Quay, Temple Back East, Redcliffe, Bristol BS1 6DZ, a firm of Independent Financial Advisers and part of Titan Wealth Planning Group advise the charity on a discretionary basis on its investments.
  - (c) Nicola O’Sullivan of BHP LLP, Chartered Accountants of Rievaulx House, York is the appointed Independent Examiner and is available to advise the trustees as and when necessary,
  - (d) As previously stated, the clerk to the trustees is Mrs. Diane Grayson of Harland & Co., 18 St Saviourgate, York YO1 8NS.

### C THE CHARITY’S LEGAL OBJECTS

1. These are set out in the Charity Commission’s Schemes dated 7<sup>th</sup> February 1972, 14<sup>th</sup> April 1978, 24<sup>th</sup> October 1983 and 4<sup>th</sup> March 2002. The charity’s objects may only be used in the City of York but the Charity Commission agreed at the last local authority re-organisation that this means; as from time to time constituted and that the area of benefit is the district of the City of York Council.
2. The first object of the charity is the advancement in life of poor persons both born and resident in the city. The requirement for a beneficiary to have been born in the city is restrictive and only occasional use is made of it. The second object is wider and is the relief of persons resident in the city who are in conditions of need, hardship or distress. Most of the work of the charity is carried out under this object, including, as authorised by the Scheme, the provision of its almshouses.
3. The charity has several historic artifacts presented to it over the centuries and these are on public display at The Merchant Adventurers Hall in the city.

# CHARITY OF JANE WRIGHT

## ANNUAL REPORT OF THE TRUSTEES FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025

### D THE CHARITY'S GRANT MAKING

1. The charity does not limit its grant making to any particular type of need, however applications from individuals must be made through a recognised charity or local organisation.
2. Applications are looked at first for genuineness, then to see whether they fulfill the residence qualification and finally are considered having regard to the available resources of the charity. The degree of need is taken into account in judging the priority of applications.
3. A budget of the income and expenditure for the next ensuing financial year is presented to the trustees and closely monitored throughout the year. This includes the charity's grant making capacity.

The trustees distributed grants totalling £16,557 during the financial year. Grants are made in the main to individuals though the charity has power to aid organisations with similar objects, Details of grants provided during the year are shown in Note 3 on page 14.

4. The charity is not aware of the capacity for fraud in its grant making or elsewhere in its affairs.

### E THE ALMSHOUSES

1. The almshouses consist of eleven flats created from three original properties: 5, 7 and 9 Ogleforth. The eleven flats are comprised of four within No.9, two within No.5 and four in new buildings in the rear courtyard. The upstairs flat in No.7 has now been re-designated as 6 John Saville Court leaving the ground floor communal room and office as No 7 Ogleforth.

As reported last year, 8 of the almshouses were occupied, with work to refurbish the three remaining flats about to begin. That work has been completed and they are now available for occupation by new residents.

2. Regular coffee mornings provide trustees an opportunity to maintain regular contact with all residents to monitor their wellbeing and to offer help and advice if needed.
3. The fitting of internal secondary glazing to two flats in No.9 Ogleforth, (which is subject to separate planning permission) has been addressed as part of the refurbishment. `
4. The charity spares no effort or expense in keeping the almshouses in excellent condition. A quinquennial inspection is carried out by the architect and any recommendations faithfully carried out.
5. The almshouses have alarms for emergencies, smoke, and carbon monoxide, and are also equipped with a security CCTV system.
6. Other than the works referred to in the paragraphs above, the almshouses are in excellent condition and were maintained in such condition during the year.

### F ACHIEVEMENTS AND OBJECTIVES

1. The trustees' objective is to maintain the continued existence and effectiveness of a charity founded over 300 years ago and are satisfied that that has been achieved.

The trustees confirm that they have complied with the duty in section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission when reviewing the charity's aims and objectives and in planning future activities.

# CHARITY OF JANE WRIGHT

## ANNUAL REPORT OF THE TRUSTEES FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025

### F ACHIEVEMENTS AND OBJECTIVES – Cont'd

Sections C, D and E above demonstrate how the charity's activities are carried out for the public benefit.

### G FINANCIAL REVIEW

1. The Brooks Macdonald Defensive Income Fund is an actively managed fund, investing primarily in fixed interest, as well as defensive equities and alternative assets, aiming to generate income over the long term. The long-term investment objective is to provide a combined income and growth over the long term of approximately 4.5% which will generate sufficient income for the charity to fulfill its objects and also preserve the value of its endowment. The performance of the fund is also measured against the IA Mixed Investment 0-35% Shares.

During 2017/18, the Invesco Perpetual High Yield Fund was introduced into the investment portfolio with the aim of maintaining a similar risk profile but providing additional yield to allow the charity to benefit from the investment gains that had been delivered and assist in generating more distributable income. The fund invests in high yield corporate and government fixed interest and other securities and shares of companies with predictable earnings and recurring cash flows. It maintains a high level of liquidity through cash and government bonds which help to mitigate the impact of market stress and also means that it is well placed to exploit any opportunities that do arise.

Despite the war in Ukraine, the continuing conflict in Gaza, and other area of tension around the world, investments continued to make a modest return during the year.

In view of these global conflicts and uncertainties, trustees continue to take a cautious approach to all matters of a financial nature.

2. Risk Management - The principal risks faced by the Charity lie in the performance of the investments. Those investments are reviewed on an ongoing basis by the Trustees with the assistance of Aspira and are believed to be soundly based. (Trustees are aware that the value of investments can fluctuate over time)
3. On 24 April 2014 trustees re-affirmed a decision taken on 14 February 2001 to maintain free reserves of £70,000 and despite the difficulties described above, they remain confident that the financial resources of the charity remain strong enough to proceed with their current building maintenance and improvement plans. Funding for the refurbishments to flats in No.9 Ogleforth has been taken from the Endowment Fund leaving the Repair Funds more than adequately placed to deal with any future demands. Free reserves finished the year at £165,056.

### H OUR THANKS

Our thanks are due once again to our trustees. Thanks also to our clerk and her staff, our independent examiner, our architect, our financial advisers, our other professional advisers and our team of skilled workpeople who hasten to our aid if an emergency occurs in our almshouses and to all who help the charity in its work.



.. Signer ID: VENOJICHQF:.....

Derek William Mottram (Chairman of the trustees)

as authorised at a meeting of trustees on 6<sup>th</sup> November 2025

## **CHARITY OF JANE WRIGHT**

### **STATEMENT OF TRUSTEES RESPONSIBILITIES**

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires 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 incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed; 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 that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the CIO constitution. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention of fraud and other irregularities.

## CHARITY OF JANE WRIGHT

### INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE CHARITY OF JANE WRIGHT

I report to the charity Trustees on my examination of the accounts of the charity for the year ended 31 March 2025 which are set out on pages 9 to 21.

#### 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 can confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a "true and fair" view which is not a matter considered part of an independent examination.

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

Signed: Nicola O'Sullivan  
Signer ID: MMITLPRPJQ...

Dated: 11/11/2025 GMT

Nicola O'Sullivan FCA DChA

BHP LLP  
Rievaulx House  
1 St Mary's Court  
York  
YO24 1AH



# CHARITY OF JANE WRIGHT

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025

			— Designated funds —				
	Notes	General Fund £	Cyclical Maintenance Fund £	Extraordinary Repair Fund £	Endowment £	Total 2025 £	Total 2024 £
<b>INCOME AND ENDOWMENTS FROM:</b>							
Charitable activities:							
Contributions from residents		75,735	-	-	-	75,735	74,869
Investments	2	40,014	-	-	-	40,014	50,395
<b>Total income and endowments</b>		115,749	-	-	-	115,749	125,264
<b>EXPENDITURE ON:</b>							
Charitable expenditure:							
Almshouses	4	58,593	-	4,782	-	63,375	108,562
Grant making and other charitable activities	3	26,405	-	-	-	26,405	21,126
Raising funds:							
Investment management fees		657	369	203	5,158	6,387	5,910
<b>Total expenditure</b>		85,655	369	4,985	5,158	96,167	135,598
Net gains/(losses) on investments	8	1,044	583	323	8,750	10,700	28,133
<b>Net income/(expenditure)</b>		31,138	214	(4,662)	3,592	30,282	17,799
Transfer between funds	12	(18,898)	11,726	7,172	-	-	-
Net movement in funds		12,240	11,940	2,510	3,592	30,282	17,799
Balance brought forward at 1 April 2024		152,816	67,343	36,372	1,045,048	1,301,579	1,283,780
<b>Balance carried forward at 31 March 2025</b>		165,056	79,283	38,882	1,048,640	1,331,861	1,301,579

**CHARITY OF JANE WRIGHT**  
**BALANCE SHEET AS AT 31 MARCH 2025**

	Notes	2025 £	2024 £
<b>FIXED ASSETS</b>			
Tangible Fixed Assets	6	171,246	154,332
Heritage Assets	7	-	-
Investments	8	1,104,794	1,106,133
		<hr/>	<hr/>
Total fixed assets		1,276,040	1,260,465
<b>CURRENT ASSETS</b>			
Other debtors		6,427	6,359
Prepayments		1,373	3,163
Bank		63,259	36,030
		<hr/>	<hr/>
Total current assets		71,059	45,552
<b>LIABILITIES: Amounts falling due within one year</b>			
	9	15,238	4,438
		<hr/>	<hr/>
<b>NET CURRENT ASSETS / (LIABILITIES)</b>		55,821	41,114
		<hr/>	<hr/>
<b>NET ASSETS</b>		1,331,861	1,301,579
		<hr/>	<hr/>
<b>The funds of the charity</b>			
General Fund		165,056	152,816
Designated Funds:			
Cyclical Maintenance Fund	12	79,283	67,343
Extraordinary Repair Fund	12	38,882	36,372
Endowment	13	1,048,640	1,045,048
		<hr/>	<hr/>
<b>TOTAL CHARITY FUNDS</b>	14	1,331,861	1,301,579
		<hr/>	<hr/>

These financial statements were approved by the trustees on 6<sup>th</sup> November 2025.

D Mottram, Trustee   
 Signer ID: VEN0JICHQF...

Q Smallpage, Trustee   
 Signer ID: NWWNZOUP8D...

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES

**Basis of preparation and assessment of going concern**

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, and UK Generally Accepted Accounting Practice

The charity constitutes public benefit entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

**Going Concern**

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the impact of current economic issues on the charity's income and operating cost base.

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in existence for the foreseeable future. The trustees therefore continue to adopt the going concern basis of preparation for these financial statements.

**Tangible fixed assets and depreciation**

Tangible fixed assets costing more than £1,000 are capitalised and included at cost including any incidental expenses of acquisition.

Depreciation of tangible fixed assets is provided at the following rates in order to write off each asset over its expected useful life:

Fixtures and fittings – 4 years

Freehold land and property for the charity's use is not depreciated because the buildings are maintained in excellent condition so their value is not impaired by the passing of time and on this basis any depreciation would be immaterial. An annual impairment review is performed in accordance with SORP (FRS102) to ensure the carrying value is not greater than the recoverable value.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES - continued

**Heritage assets**

Heritage assets are recognised on the balance sheet and initially measured at cost when purchased or if donated, their valuation. Assets are subsequently stated at cost or valuation less accumulated depreciation and accumulated impairment losses. Fair values for donated assets are estimated by reference to market prices.

Where information on the cost or valuation of heritage assets is not available or the cost of providing such information significantly outweighs any benefit to the users of the accounts then heritage assets are not recognised on the balance sheet.

**Fixed asset investments**

Fixed asset investments are a form of financial instruments and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Gains/(losses) on investments" in the Statement of Financial Activities.

**Income recognition**

All incoming resources are included in the Statement of Financial Activities when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Investment income is earned through holding assets for investment purposes such as shares. It includes dividends and interest. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend income is recognised when the charity's right to receive payment is established.

**Expenditure recognition**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

Raising funds

Charitable expenditure

Grants payable to third parties are within the charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant, as this gives rise to a reasonable expectation that the grant will be paid. Where conditional grants are offered, these are only accrued when the conditions have been fulfilled.

**Taxation**

The charity is considered to pass the tests set out in Sch. 6, para. 1 of the Finance Act 2010 and therefore it meets the definition of a charity for UK income tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Income Tax Act 2007, Part 10 s521 – s537 or s. 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes

# CHARITY OF JANE WRIGHT

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

### 1. ACCOUNTING POLICIES – continued

#### **Fund accounting**

Funds held by the charity are:

Unrestricted general funds – funds which can be used in accordance with the charity's objects at the discretion of trustees

Designated funds – funds set aside by the trustees out of unrestricted general funds for specific purposes or projects.

Endowment funds – funds which must be held permanently by the charity. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on investments form part of the fund.

#### **Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

#### **Cash at bank and in hand**

Cash at bank and in hand includes cash and short term highly liquid investments with a short term maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

#### **Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

#### **Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

#### **Critical accounting estimates and areas of judgement**

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods. There are no estimates and assumptions to disclose, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

# CHARITY OF JANE WRIGHT

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

### 2. INVESTMENT INCOME

	2025 £	2024 £
Interest on investments	-	39
Share dividends	40,014	50,356
	<hr/>	<hr/>
	40,014	50,395
	<hr/>	<hr/>

Interest and dividends arising from the Endowment Fund, the Cyclical Maintenance Fund and the Extraordinary Repair Fund are transferred into the General Fund on a quarterly basis and shown as a single amount in the Statement of Financial Activities on page 9.

### 3. GRANT MAKING AND OTHER CHARITABLE ACTIVITIES

	2025 £	2024 £
Grants payable:		
Institution grants (relief in need)	10,237	5,000
Miscellaneous individual grants	6,320	8,039
Support costs allocated:		
Clerk's salary & stationery costs	7,094	5,493
Other costs	-	-
Governance costs – see Note 11	2,754	2,594
	<hr/>	<hr/>
	26,405	21,126
	<hr/>	<hr/>

	2025 £	2024 £
Included in Institution grants:		
The Hut	-	5,000
Home Start	4,000	-
Kyra Womens Project	237	-
Restore York Ltd	3,000	-
Teenage Cancer Trust	3,000	-
	<hr/>	<hr/>
	10,237	5,000
	<hr/>	<hr/>

# CHARITY OF JANE WRIGHT

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

### 4. ALMSHOUSES EXPENDITURE

	2025 £	2024 £
Repairs and maintenance	6,191	7,743
Heat and light	3,634	4,278
Premises insurance	2,201	2,072
Cleaning and gardening	1,627	1,677
Be Independent	4,866	4,255
TV licence	8	8
Gifts and Christmas vouchers	400	450
Legal fees and consultancy	1,800	-
Subscriptions	354	687
Communal Room costs	572	962
Advertising vacant flat	-	-
Vacant flat expenses	6,718	3,956
Support costs allocated		
Clerk's fees including stationery	28,374	21,972
Indemnity insurance	494	484
Sundry expenses	1,354	10,313
	<hr/>	<hr/>
	58,593	58,857
Cyclical maintenance fund – repairs	-	-
Extraordinary repair fund – repairs	4,782	49,705
	<hr/>	<hr/>
	63,375	108,562
	<hr/>	<hr/>

# CHARITY OF JANE WRIGHT

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

### 5. STATEMENT OF FINANCIAL ACTIVITIES – PRIOR YEAR COMPARATIVE

	— Designated funds —				
	General	Cyclical	Extraordinary		Total
	Fund	Maintenance	Repair	Endowment	2024
	£	Fund	Fund	£	£
<b>INCOME AND ENDOWMENTS FROM:</b>					
Charitable activities:					
Contributions from residents	74,869	-	-	-	74,869
Investments	50,395	-	-	-	50,395
	_____	_____	_____	_____	_____
<b>Total income and endowments</b>	125,264	-	-	-	125,264
	_____	_____	_____	_____	_____
<b>EXPENDITURE ON:</b>					
Charitable expenditure:					
Almshouses	58,858	-	49,705	-	108,562
Grant making and other charitable activities	21,126	-	-	-	21,126
Cost of raising funds:					
Investment management fees	255	202	311	5,141	5,910
	_____	_____	_____	_____	_____
<b>Total expenditure</b>	80,239	202	50,016	5,141	135,598
	_____	_____	_____	_____	_____
Net gains/(losses) on investments	646	1,063	1,421	25,003	28,133
	_____	_____	_____	_____	_____
<b>Net income/(expenditure)</b>	45,671	861	(48,595)	19,862	17,799
Transfer between funds	(19,578)	12,148	7,430	-	-
	_____	_____	_____	_____	_____
Net movement in funds	26,093	13,009	(41,165)	19,862	17,799
Balance brought forward at 1 April 2023	126,723	54,334	77,537	1,025,186	1,283,780
	_____	_____	_____	_____	_____
<b>Balance carried forward at 31 March 2024</b>	152,816	67,343	36,372	1,045,048	1,301,579
	_____	_____	_____	_____	_____



# CHARITY OF JANE WRIGHT

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

### 6. TANGIBLE FIXED ASSETS

	Almshouses £	Fixtures and Fittings £	Total £
<b>Cost</b>			
As at 1 April 2024	154,332	26,288	180,620
Improvements during the year	16,914	-	16,914
	<hr/>	<hr/>	<hr/>
As at 31 March 2025	171,246	26,288	197,534
	<hr/>	<hr/>	<hr/>
<b>Depreciation</b>			
As at 1 April 2024 and 31 March 2025	-	26,288	26,288
	<hr/>	<hr/>	<hr/>
<b>Net book value</b>			
As at 31 March 2025	171,246	-	171,246
	<hr/>	<hr/>	<hr/>
<i>As at 31 March 2024</i>	<i>154,332</i>	<i>-</i>	<i>154,332</i>
	<hr/>	<hr/>	<hr/>

### 7. HERITAGE ASSETS

The charity holds a variety of artefacts which are considered to be heritage assets. These artefacts have been donated to the charity over the centuries and are currently on public display. Specifically, the assets held include the following;

Plate Silver Bowl inscribed 'Presented AD 1876.'

Silver Tumbler Cup inscribed '1694'

Toddy ladle circa 1820 engraved July 3rd 1835.

Medallion of York Minster in presentation casket 1829

The trustees consider that obtaining valuations for the majority of the artefacts that are exhibited for display would involve disproportionate cost. Furthermore, given the specialist nature of the assets and the absence of comparable market values it is considered that conventional valuation approaches may in any event lack sufficient reliability. As such, the charity does not recognise heritage assets on its balance sheet, except to the extent that there have been recent acquisitions where an exhibit or artifact has been purchased, in which case the asset is initially included at cost and is subsequently depreciated. All of these heritage assets have been fully depreciated in previous years.

Any expenditure on heritage assets that in the view of the trustees is required to preserve individual assets is recognised in the statement of financial activities as incurred.

# CHARITY OF JANE WRIGHT

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

### 8. INVESTMENTS

	2025 £	2024 £
Balance as at 1 April 2024	1,106,133	1,098,596
Dividend income & interest	40,187	40,314
Net gains / (losses)	10,700	28,133
Withdrawals	(45,839)	(55,000)
Charges	(6,387)	(5,910)
	<hr/>	<hr/>
Balance as at 31 March 2025	1,104,794	1,106,133
	<hr/>	<hr/>

All the fixed asset investments are held in the UK.

### 9. LIABILITIES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade creditors		
Accruals	12,568	3,749
Residents' contributions received in advance (Note 10)	2,670	689
	<hr/>	<hr/>
	15,238	4,438
	<hr/>	<hr/>

### 10. DEFERRED INCOME

	2025 £	2024 £
Balance as at 1 April 2024	689	974
Amount released to incoming resources	(689)	(974)
Deferred in the year	2,670	689
	<hr/>	<hr/>
Balance as at 31 March 2025	2,670	689
	<hr/>	<hr/>

The deferred income relates to residents' contributions received in advance.

# CHARITY OF JANE WRIGHT

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

### 11. GOVERNANCE COSTS

	2025 £	2024 £
Independent examination	2,527	2,455
Other professional fees	227	139
	<hr/>	<hr/>
	2,754	2,594
	<hr/>	<hr/>

### 12. DESIGNATED FUNDS

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	Extraordinary Repair Fund £	Cyclical Maintenance Fund £
Balance as at 1 April 2024	36,372	67,343
Resources expended	(4,985)	(369)
Unrealised investment gain	323	583
Realised investment gain	-	-
Transfers from General Fund	7,172	11,726
	<hr/>	<hr/>
Balance as at 31 March 2025	38,882	79,283
	<hr/>	<hr/>

The transfers from General Fund are the normal contributions to the designated funds.

The Extraordinary Repair Fund is set aside to meet major repair expenditure on the almshouses.

The Cyclical Maintenance Fund is a fund to meet recurring maintenance of the almshouses.

### 13. ENDOWMENT FUNDS

	2025 £	2024 £
Balance as at 1 April 2024	1,045,048	1,025,186
Resources expended	(5,158)	(5,141)
Unrealised investment gain / (loss)	8,750	24,842
Realised investment gain	-	161
	<hr/>	<hr/>
Balance as at 31 March 2025	1,048,640	1,045,048
	<hr/>	<hr/>

The Endowment Fund are funds previously gifted to the charity to provide long term sustainability to the Charity and its charitable purposes, by providing a base level of guaranteed income.

# CHARITY OF JANE WRIGHT

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

### 14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted £	Designated £	Endowment £	Total £
<b>Current year</b>				
Tangible fixed assets.	-	-	171,246	171,246
Investments	174,212	99,027	831,555	1,104,794
Outstanding transfers	(18,898)	18,898	-	-
Current assets	24,980	240	45,839	71,059
Current Liabilities	(15,238)	-	-	(15,238)
	<hr/>	<hr/>	<hr/>	<hr/>
	165,056	118,165	1,048,640	1,331,861
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Prior year</b>				
Tangible fixed assets.	-	-	154,332	154,332
Investments	131,280	84,137	890,716	1,106,133
Outstanding transfers	(19,578)	19,578	-	-
Current assets	45,552	-	-	45,552
Current Liabilities	(4,438)	-	-	(4,438)
	<hr/>	<hr/>	<hr/>	<hr/>
	152,816	103,715	1,045,048	1,301,579
	<hr/>	<hr/>	<hr/>	<hr/>

### 15. TRUSTEES' REMUNERATION AND EXPENSES

No remuneration (2024: Nil) directly or indirectly out of the funds of the charity was paid, or is payable, for the year to any trustee or to any person or persons known to be connected with any of them. During the year, no expenses were incurred by trustees (2024: Nil).

### 16. RELATED PARTY TRANSACTIONS

There were no related party transactions during the year or the comparative year.

# CHARITY OF JANE WRIGHT

## ALMSHOUSES

### INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2025

	2025	2024
	£	£
<b>INCOME</b>		
Contributions from residents		
Maintenance	75,213	74,749
Gas and Electricity	522	120
	<hr/>	<hr/>
	75,735	74,869
<b>EXPENDITURE</b>		
Clerk's salary and stationery costs	28,374	21,971
Repairs and renewals	6,191	7,743
Heat and light	3,634	4,277
Premises insurance	2,201	2,072
Cleaning and gardening	1,627	1,677
Residents' fire, security and support systems	4,866	4,255
Gifts, outings and Christmas vouchers	400	450
TV licence	8	8
Subscriptions	354	687
Indemnity insurance	494	484
Legal and professional fees	1,800	-
Communal Room expenses	572	964
Advertising vacant flat	-	-
Vacant flat expenses	6,718	3,957
Sundry expenses	1,354	10,313
	<hr/>	<hr/>
	58,593	58,858
	<hr/>	<hr/>
<b>SURPLUS ON ORDINARY ANNUAL ACTIVITIES</b>	17,142	16,011
<b>ANNUAL CONTRIBUTIONS TO REPAIR FUNDS</b>		
Cyclical Maintenance Fund	11,726	12,148
Extraordinary Repair Fund	7,172	7,430
	<hr/>	<hr/>
	18,898	19,578
	<hr/>	<hr/>
<b>NET (DEFICIT)/ SURPLUS TO GENERAL FUND</b>	(1,756)	(3,567)
	<hr/>	<hr/>



Our ref: RH/MG/W22127

3 November 2025

Charity of Jane Wright  
18 St Saviourgate  
York  
YO1 8NS

Dear Trustees

The representation letter is provided in connection with our independent examination of the charity's financial statements for the year ended 31 March 2025.

### General

1. You acknowledge that the work performed by us is substantially less in scope than an audit performed in accordance with International Standards on Auditing (UK) and that we do not express an audit opinion.
2. You confirm that the charity was entitled to exemption under section 144 of the Charities Act 2011 the requirement to have its financial statements for the financial year ended 31 March 2025 audited.
3. You have fulfilled your responsibilities as trustees as set out in the terms of our engagement letter, under the Charities Act 2011 for preparing financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), for being satisfied that they give a true and fair view and for making accurate representations to us.
4. You confirm that transactions undertaken by the charity have been properly reflected and recorded in the accounting records.
5. You confirm that all the accounting records have been made available to us for the purpose of our independent examination and that you have provided us with unrestricted access to all appropriate persons within the charity, and with all other records and related information requested, including minutes of all management and trustee meetings and correspondence with The Charity Commission.
6. You confirm that the financial statements are free of material misstatements, including omissions.

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2 Rutland Park, Sheffield, S10 2PD  
Tel: 0114 266 7171 [www.bhp.co.uk](http://www.bhp.co.uk)

Assurance \ Advisory \ Corporate Finance \ Tax  
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A list of partners is available at [www.bhp.co.uk](http://www.bhp.co.uk)

Registered to carry on audit work in the UK and regulated for a range of investment business activities by the Institute of Chartered Accountants in England and Wales



### **Assets and liabilities**

7. You confirm that the charity has satisfactory title to all assets and there are no liens or encumbrances on the charity's assets, except for those that are disclosed in the notes to the financial statements.
8. You confirm that all actual liabilities, contingent liabilities and guarantees given to third parties have been recorded or disclosed as appropriate.
9. You confirm that you have no plans or intentions that may materially alter the carrying value and, where relevant, the fair value measurements or classification of assets and liabilities reflected in the financial statements.
10. You confirm that the freehold land and property for the charity's use is not depreciated because the buildings are maintained in excellent condition so their value is not impaired by the passing of time and on this basis any depreciation would be immaterial. An annual impairment review is performed in accordance with SORP (FRS102) to ensure the carrying value is not greater than the recoverable value.

### **Accounting estimates**

11. You confirm that the methods, data and significant assumptions used by you in making accounting estimates, and their related disclosures, are appropriate to achieve recognition, measurement and disclosure that is reasonable in the context of the applicable financial reporting framework.

### **Legal claims**

12. You confirm that you have disclosed to us all claims in connection with litigation that have been, or are expected to be, received and such matters, as appropriate, have been properly accounted for and disclosed in the financial statements.

### **Laws and regulations**

13. You have disclosed to us all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.

### **Related parties**

14. You confirm that related party relationships and transactions have been appropriately accounted for and disclosed in the financial statements. You have disclosed to us all relevant information concerning such relationships and transactions and are not aware of any other matters which require disclosure in order to comply with legislative and accounting standards requirements.

### **Subsequent events**

15. You confirm that all events subsequent to the date of the financial statements which require adjustment or disclosure have been properly accounted for and disclosed

### **Going concern**

16. You believe that the charity's financial statements should be prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the charity's needs. You have considered a period of twelve months from the date of approval of the

financial statements. You believe that no further disclosures relating to the charity's ability to continue as a going concern need to be made in the financial statements and that the disclosure in note 1 adequately discloses your considerations in regard to going concern.

#### Grants and donations

17. You confirm that all grants, donations and other income, the receipt of which is subject to specific terms or conditions, have been notified to us. There have been no breaches of terms or conditions in the application of such income.
18. You confirm that all income received with known restrictions in application has been recognised appropriately as restricted income in the financial statements.

Yours faithfully



**BHP LLP**

The above representations and confirmations are signed on behalf of the board of trustees by:



..... (Signature)

Signer ID: VENOJICHQF...

Derek Mottram

..... (Trustee)

11/11/2025 GMT

..... (Date)



# Signature Certificate



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Consent:	eSignature Consent Accepted	
Security Level:	Email	
Name:	Nicola O'Sullivan	
Email:	nicola.o'sullivan@bhp.co.uk	Signer ID: MMITLPRPJQ...
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Name:	Derek Mottram	
Email:	derekmottram@outlook.com	Signer ID: VENOJICHQF...

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