

WENLOCK ALMSHOUSES

England & Wales · Charity number 1185276

Details

Status Registered

Legal form CIO

Registered 2019-09-12

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

Contact

Address C/o Escrick Park Estate Office
Escrick Park
Escrick
York
YO19 6EA

Phone 01904728252

Email ra@escrick.com

Activities

Objects: (1) THE PROVISION AND MAINTENANCE OF ALMSHOUSES FOR THE BENEFIT OF PERSONS WHO ARE IN NEED OF HOUSING DUE TO LACK OF MEANS OR FINANCIAL HARDSHIP AND WHO ARE CURRENT OR FORMER RESIDENTS OF THE PARISHES OF ESCRICK AND DEIGHTON (THE AREA OF BENEFIT). IN THE EVENT OF A VACANCY ARISING WHICH CANNOT BE FILLED BY SUCH A PERSON RESIDENT OR FORMERLY RESIDENT IN THE AREA OF BENEFIT, THIS MAY BE EXTENDED TO SUCH PERSONS FROM SURROUNDING PARISHES AND BEYOND.(2) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES OF THE CIO OR ANY OF THEM AND IN SUCH MANNER AS THE CHARITY TRUSTEES THINK FIT FROM TIME TO TIME.

Activities: The Charity provides accommodation in the Wenlock Almshouses

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Disability
- **Who:** Elderly/old People

Geography

- North Yorkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£35,669	£14,477	-	-
2023-12-31	£32,296	£18,297	-	-
2022-12-31	£31,323	£17,473	-	-
2021-12-31	£33,290	£30,986	-	-
2020-12-31	£34,136	£18,105	-	-

Trustees

Name	Role	Appointed
Crispin Bielby Forbes Adam		2022-08-08
Daniel Thomas Wilson		2024-07-15
Dr DAVID BELBIN		2020-06-30
Emma Roslyn Mitchell		2021-07-19
IAN REYNOLDS		2020-06-30
Judith Luscombe		2020-06-30
Rev Jacqueline Margaret Doyle Brett		2022-08-08

WENLOCK ALMSHOUSES

England & Wales - Charity number 1185276

Accounts

Charity number: 1185276

WENLOCK ALMSHOUSES

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

WENLOCK ALMSHOUSES

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WENLOCK ALMSHOUSES

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 DECEMBER 2024**

Trustees Mr C B Forbes Adam
 Rev J M Doyle Brett
 Dr D Belbin
 Mr I Reynolds
 Mrs J Luscombe
 Mr D T Wilson (appointed 15 July 2024)
 Mrs E R Mitchell

Charity registered number 1185276

Principal office Escrick Park Estate
 Escrick
 YO19 6EA

Secretary Sarah van Kalsbeek

Independent examiner Rachel Heath FCCA DChA
 BHP LLP, Chartered Accountants
 Rievaulx House
 1 St Mary's Court
 York
 YO24 1AH

WENLOCK ALMSHOUSES

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their annual report together with the financial statements of the Charity for the year 1 January 2024 to 31 December 2024. 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 notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

Objectives and activities

a. Policies and objectives

The purpose of the charity is to maintain the Almshouses in Escrick and to help the poor residents in the Parishes of Escrick and Deighton.

The Trustees confirm that they have complied with their duty to have due regard to Charity Commission guidance on public benefit when exercising their power or duties.

Achievements and performance

a. Review of activities

Escrick & Deighton Charities have continued to maintain and improve the facilities at Escrick Almshouses, including an extension to property 59 in order to further the charity's objectives. The charity has also realised the income shares held by the Consolidated Poor's charities to make more productive use of these funds, and has removed the Consolidated Poor's charities from the register as part of modernisation plans for the charity's structure.

Financial review

a. Going concern

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

The Trustees retain a level of general income reserves in order to maintain the Almshouses for future generations. The Trustees' objective is that reserves should not fall below the level of 12 months' recurrent expenditure which, on the basis of current expenditure levels, gives a minimum level of required reserves of £14,000. At 31 December 2024, free reserves were £57,564 (2023: £39,857), which is general funds, net of designated funds.

WENLOCK ALMSHOUSES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

c. Results

The charity has a surplus for the year, before investment gains/(losses), of £21,192 (2023: £13,999). The gain on investments was £3,320 (2023: £6,979). The overall surplus for the year was £24,512 (2023: £20,978). Funds carried forward at the year end are £1,021,196 (2023: £996,684) of which £110,437 (2023: £91,571) are unrestricted funds and £910,759 (2023: £905,113) are endowment funds.

Structure, governance and management

a. Constitution

Wenlock Almshouses is a registered charity, number 1185276, and is constituted under its governing document.

b. Methods of appointment or election of Trustees

The management of the Charity is the responsibility of the trustees who are elected and co-opted under the terms of the Trust deed.

Plans for future periods

The charity will continue to support the local community by maintaining the upkeep of the Almshouses to a high standard.

Statement of Trustees' responsibilities

The trustees are responsible for preparing the Trustees' 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 its 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 of the Charities SORP 2019 (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable Accounting Standards have been followed.
- 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 Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

WENLOCK ALMSHOUSES

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2024

Approved by order of the members of the board of trustees and signed on their behalf by:



C B Forbes Adam
Trustee

Date: 27 / 03 / 2025

WENLOCK ALMSHOUSES

**INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2024**

Independent examiner's report to the Trustees of Wenlock Almshouses ('the Charity')

I report to the charity trustees on my examination of the accounts of the Charity for the year ended 31 December 2024.

Responsibilities and basis of report

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

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 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 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 as part of an independent examination.

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

Signed:



Signer ID: WKOLTHN6RI...
Rachel Heath FCCA DChA

Dated:

01/04/2025 GMT

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

WENLOCK ALMSHOUSES

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Note	Unrestricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income and endowments from:					
Charitable activities	3	32,153	-	32,153	28,835
Investments	4	3,516	-	3,516	3,461
Total income and endowments		35,669	-	35,669	32,296
Expenditure on:					
Charitable activities	5	14,477	-	14,477	18,297
Total expenditure		14,477	-	14,477	18,297
Net income before net gains on investments		21,192	-	21,192	13,999
Net gains/ (losses) on investments	9	3,320	-	3,320	6,979
Net income/ (expenditure)		24,512	-	24,512	20,978
Transfers between funds	12	(5,646)	5,646	-	-
Net movement in funds		18,866	5,646	24,512	20,978
Reconciliation of funds:					
Total funds brought forward		91,571	905,113	996,684	975,706
Net movement in funds		18,866	5,646	24,512	20,978
Total funds carried forward		110,437	910,759	1,021,196	996,684

The Statement of financial activities includes all gains and losses recognised in the year.

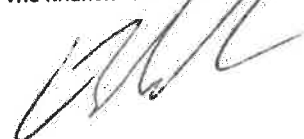
All income and expenditure derive from continuing activities.

WENLOCK ALMSHOUSES

**BALANCE SHEET
AS AT 31 DECEMBER 2024**

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	8	910,759	905,113
Investments	9	91,654	84,849
		<u>1,002,413</u>	<u>989,962</u>
Current assets			
Debtors	10	1,585	1,560
Cash at bank and in hand		19,353	6,962
		<u>20,938</u>	<u>8,522</u>
Creditors: amounts falling due within one year	11	(2,155)	(1,800)
Net current assets		<u>18,783</u>	<u>6,722</u>
Total net assets		<u>1,021,196</u>	<u>996,684</u>
Charity funds			
Endowment funds	12	910,759	905,113
Restricted funds	12	-	-
Unrestricted funds			
Designated funds	12	52,873	51,714
General funds	12	57,564	39,857
Total unrestricted funds	12	<u>110,437</u>	<u>91,571</u>
Total funds		<u>1,021,196</u>	<u>996,684</u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



C B Forbes Adam
Chairman

Date: 27.03.2025

The notes on pages 8 to 18 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1. General information

Wenlock Almshouses is a charitable Incorporated organisation (CIO) registered in England and Wales. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities can be found on page 2.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with 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 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 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 Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Wenlock Almshouses meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 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 level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party; it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Taxation

The Charity is considered to pass the tests set out in Sch. 6, para. 1 of the Finance Act 2010. Accordingly, the company is potentially exempt from taxation in respect of income or capital gains received within categories covered by the Income Tax Act 2007, Part 10 s521 – s537, to the extent that such income or gains are applied exclusively to charitable purposes.

2.7 Tangible fixed assets and depreciation

All properties are revalued every 5 years, with additions in intervening periods being stated at cost. No depreciation is provided on properties as they are maintained in a state of good repair and accordingly the Trustees consider that the lives of these assets are so long and residual values, based on prices prevailing at the time of valuation, are so high that any depreciation charge would be insignificant.

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the 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 presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

2.9 Debtors

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

2.10 Cash at bank and in hand

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

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

2. Accounting policies (continued)**2.11 Liabilities and provisions**

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

2.12 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.

2.13 Fund accounting

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

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

Endowment funds are expendable funds which are held on trust to be retained for the benefit of the charity as a capital fund. Any income generated is treated as unrestricted funds. Any capital gains or losses arising form part of that fund.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Almshouses Contributions	29,432	29,432	25,283
Oil Receipts	2,721	2,721	3,552
	32,153	32,153	28,835
Total 2023	28,835	28,835	

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

4. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Accumulation dividends receivable	3,485	3,485	3,403
Bank interest receivable	31	31	58
	<u>3,516</u>	<u>3,516</u>	<u>3,461</u>
Total 2023	<u>3,461</u>	<u>3,461</u>	

5. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2024 £	Total 2024 £	Total 2023 £
Charitable activities	<u>14,477</u>	<u>14,477</u>	<u>18,297</u>
Total 2023	<u>18,297</u>	<u>18,297</u>	

6. Analysis of expenditure by activities

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £	Total funds 2023 £
Almshouses Contributions	<u>12,085</u>	<u>2,392</u>	<u>14,477</u>	<u>18,297</u>
Total 2023	<u>16,065</u>	<u>2,232</u>	<u>18,297</u>	

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

6. Analysis of expenditure by activities (continued)**Analysis of direct costs**

	Almshouses Contributions 2024 £	Total funds 2024 £	Total funds 2023 £
Rates and water	1,404	1,404	2,129
Light and heat	3,002	3,002	3,355
Repairs and maintenance	5,087	5,087	3,650
Insurance	1,318	1,318	1,238
Upkeep of grounds	762	762	146
Sundry expenses	512	512	747
Architects fees	-	-	4,800
	12,085	12,085	16,065
Total 2023	16,065	16,065	

Analysis of support costs

	Almshouses Contributions 2024 £	Total funds 2024 £	Total funds 2023 £
Clerks salary	1,100	1,100	1,050
Independent examiners fees	1,292	1,292	1,182
	2,392	2,392	2,232
Total 2023	2,232	2,232	

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

7. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 31 December 2024, no Trustee expenses have been incurred (2023 - £NIL).

8. Tangible fixed assets

	Freehold property £
<i>Valuation or cost</i>	
At 1 January 2024	905,113
Additions	5,646
At 31 December 2024	<u>910,759</u>
 <i>Net book value</i>	
At 31 December 2024	<u>910,759</u>
At 31 December 2023	<u>905,113</u>

The Almshouses are situated on the Main Street in Escrick. They have been included at valuation of £705,000 as valued by Stephenson's Estate Agents on 23rd December 2021, alongside additions of £16,978 in 2022, £183,135 in 2023 and £5,646 in 2024 to the Almshouses.

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

9. Fixed asset investments

	Listed investments £
<i>Cost or valuation</i>	
At 1 January 2024	84,849
Additions	3,485
Revaluations	3,320
At 31 December 2024	<u>91,654</u>
<i>Net book value</i>	
At 31 December 2024	<u>91,654</u>
At 31 December 2023	<u>84,849</u>

10. Debtors

	2024 £	2023 £
<i>Due within one year</i>		
Trade debtors	786	823
Prepayments and accrued income	799	737
	<u>1,585</u>	<u>1,560</u>

11. Creditors: Amounts falling due within one year

	2024 £	2023 £
Trade creditors	905	75
Accruals and deferred income	1,250	1,725
	<u>2,155</u>	<u>1,800</u>

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

12. Statement of funds

Statement of funds - current year

	Balance at 1 January 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2024 £
<i>Unrestricted funds</i>						
<i>Designated funds</i>						
Extraordinary repair fund	51,714	3,485	-	(5,646)	3,320	52,873
<i>General funds</i>						
General funds	39,857	32,184	(14,477)	-	-	57,564
Total Unrestricted funds	91,571	35,669	(14,477)	(5,646)	3,320	110,437
<i>Endowment funds</i>						
Property	905,113	-	-	5,646	-	910,759
Total of funds	996,684	35,669	(14,477)	-	3,320	1,021,196

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

12. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2023 £
Unrestricted funds						
Designated funds						
Extraordinary repair fund	224,467	3,403	-	(183,135)	6,979	51,714
General funds						
General funds	29,261	28,893	(18,297)	-	-	39,857
Total Unrestricted funds	253,728	32,296	(18,297)	(183,135)	6,979	91,571
Endowment funds						
Property	721,978	-	-	183,135	-	905,113
Total of funds	975,706	32,296	(18,297)	-	6,979	996,684

The Endowment fund relates to the value of the land situated at Escrick with the Almshouses thereon known as Wenlock Almshouses (see note 8). The transfer in both years are in relation to additions made to the properties.

In 2018, the endowment fund also included the Income shares of the Consolidated Poor's Charities as per the Charity Commission Scheme dated 1st September 1967. Following resolution by the trustees of the charity at a meeting on the 2nd July 2018, it was agreed upon to dispose of the income shares and transfer these funds to restricted funds. The trustees are satisfied that this will allow for the purpose set out by the consolidated poor's charities to be fulfilled more effectively.

On merging with the CIO Wenlock Almshouses in a prior year, the restrictions on the general funds and extraordinary repair fund that had been in place under the previous governing documents were removed and a transfer was included in relation to these funds as at the date of the merger. The extraordinary repair fund was transferred to designated funds to be held for the extraordinary repair, improvement or rebuilding of the Almshouses.

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

13. Summary of funds

Summary of funds - current year

	Balance at 1 January 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2024 £
Designated funds	51,714	3,485	-	(5,646)	3,320	52,873
General funds	39,857	32,184	(14,477)	-	-	57,564
Endowment funds	905,113	-	-	5,646	-	910,759
	996,684	35,669	(14,477)	-	3,320	1,021,196

Summary of funds - prior year

	Balance at 1 January 2023 £	Income £	Expenditure £	Transfers In/out £	Gains/ (Losses) £	Balance at 31 December 2023 £
Designated funds	224,467	3,403	-	(183,135)	6,979	51,714
General funds	29,261	28,893	(18,297)	-	-	39,857
Endowment funds	721,978	-	-	183,135	-	905,113
	975,706	32,296	(18,297)	-	6,979	996,684

14. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £
Tangible fixed assets	-	910,759	910,759
Fixed asset investments	91,654	-	91,654
Current assets	20,938	-	20,938
Creditors due within one year	(2,155)	-	(2,155)
Total	110,437	910,759	1,021,196

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

14. Analysis of net assets between funds (continued)**Analysis of net assets between funds - prior year**

	Unrestricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £
Tangible fixed assets	-	905,113	905,113
Fixed asset investments	84,849	-	84,849
Current assets	8,522	-	8,522
Creditors due within one year	(1,800)	-	(1,800)
Total	91,571	905,113	996,684

15. Related party transactions

There were no related party transactions during either period.



Our ref: RH/MG/E22010

27 March 2025

Wenlock Almshouses
Escrick Park Estate
Escrick
York
YO19 6LB

Dear Trustees

The representation letter is provided in connection with our independent examination of the charity's financial statements for the year ended 31 December 2024.

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 December 2024 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.

2 Rutland Park, Sheffield, S10 2PD
Tel: 0114 266 7171 www.bhp.co.uk

Assurance \ Advisory \ Corporate Finance \ Tax
Sheffield \ Cleckheaton \ Leeds \ Chesterfield \ York

BHP is a trading name of BHP LLP a limited liability partnership registered under number OC416373 in England and Wales and with its registered office at 2 Rutland Park, Sheffield, S10 2PD.
A list of partners is available at 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.

Accounting estimates

10. 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.
11. We confirm that we consider that the freehold property valuation of £910,759 is a fair reflection of the fair value. We are of the opinion that the value of the properties has increased since the valuation by the cost of the additions capitalised in the year in relation to the extension of No. 59 and building work done for fire exits and insulation.

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 1.2 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

BHP LLP

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



..... (Signature)

TRUSTEE

..... (~~Director~~/Trustee)

27/03/2025

..... (Date)

WENLOCK ALMSHOUSES

England & Wales - Charity number 1185276

Accounts

Charity number: 1185276

WENLOCK ALMSHOUSES

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

WENLOCK ALMSHOUSES

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WENLOCK ALMSHOUSES

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 DECEMBER 2023

Trustees	Mr C B Forbes Adam Rev J M Doyle Brett Dr D Belbin Mr I Reynolds Mrs J Luscombe Mr D T Wilson Mrs E R Mitchell
Charity registered number	1185276
Principal office	Escrick Park Estate Escrick YO19 6EA
Secretary	Sarah van Kalsbeek
Independent examiner	Rachel Heath FCCA DChA BHP LLP, Chartered Accountants Rievaulx House 1 St Mary's Court York YO24 1AH

WENLOCK ALMSHOUSES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their annual report together with the financial statements of the Charity for the year 1 January 2023 to 31 December 2023. 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 notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

Objectives and activities

a. Policies and objectives

The purpose of the charity is to maintain the Almshouses in Escrick and to help the poor residents in the Parishes of Escrick and Deighton.

The Trustees confirm that they have complied with their duty to have due regard to Charity Commission guidance on public benefit when exercising their power or duties.

Achievements and performance

a. Review of activities

Escrick & Deighton Charities have continued to maintain and improve the facilities at Escrick Almshouses, including the drafting of plans for an extension to property 59 in order to further the charity's objectives. The charity has also realised the income shares held by the Consolidated Poor's charities to make more productive use of these funds, and has removed the Consolidated Poor's charities from the register as part of modernisation plans for the charity's structure.

Financial review

a. Going concern

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

The Trustees retain a level of general income reserves in order to maintain the Almshouses for future generations. The Trustees' objective is that reserves should not fall below the level of 12 months' recurrent expenditure which, on the basis of current expenditure levels, gives a minimum level of required reserves of £14,000. At 31 December 2023, free reserves were £39,857 (2022: £29,261), which is general funds, net of designated funds.

WENLOCK ALMSHOUSES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

c. Results

The charity has a surplus for the year, before investment gains/(losses), of £13,999 (2022: £13,850). The gain on investments was £6,979 (2022: loss of £6,520). The overall surplus for the year was £20,978 (2022: £7,330). Funds carried forward at the year end are £996,684 (2022: £975,706) of which £91,571 (2022: £253,728) are unrestricted funds and £905,113 (2022: £721,978) are endowment funds.

Structure, governance and management

a. Constitution

Wenlock Almshouses is a registered charity, number 1185276, and is constituted under its governing document.

b. Methods of appointment or election of Trustees

The management of the Charity is the responsibility of the trustees who are elected and co-opted under the terms of the Trust deed.

Plans for future periods

The charity will continue to support the local community by maintaining the upkeep of the Almshouses to a high standard.

Statement of Trustees' responsibilities

The trustees are responsible for preparing the Trustees' 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 its 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 of the Charities SORP 2019 (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed.
- 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 Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

WENLOCK ALMSHOUSES

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2023

Approved by order of the members of the board of trustees and signed on their behalf by:



C B Forbes Adam
Trustee

Date: 29/07/2024

WENLOCK ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2023

Independent examiner's report to the Trustees of Wenlock Almshouses ('the Charity')

I report to the charity trustees on my examination of the accounts of the Charity for the year ended 31 December 2023.

Responsibilities and Basis of Report

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

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 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 that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 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 as part of an independent examination.

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

Signed:

Dated:

Rachel Heath FCCA DChA

BHP LLP

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

WENLOCK ALMSHOUSES

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	Note	Unrestricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income and endowments from:					
Charitable activities	3	28,835	-	28,835	22,940
Investments	4	3,461	-	3,461	8,383
Total income and endowments		32,296	-	32,296	31,323
Expenditure on:					
Charitable activities	5	18,297	-	18,297	17,473
Total expenditure		18,297	-	18,297	17,473
Net income before net gains/(losses) on investments					
		13,999	-	13,999	13,850
Net gains/ (losses) on investments	9	6,979	-	6,979	(6,520)
Net income/ (expenditure)		20,978	-	20,978	7,330
Transfers between funds	12	(183,135)	183,135	-	-
Net movement in funds		(162,157)	183,135	20,978	7,330
Reconciliation of funds:					
Total funds brought forward		253,728	721,978	975,706	968,376
Net movement in funds		(162,157)	183,135	20,978	7,330
Total funds carried forward		91,571	905,113	996,684	975,706

The Statement of Financial Activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

WENLOCK ALMSHOUSES

BALANCE SHEET
AS AT 31 DECEMBER 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	8	905,113	721,978
Investments	9	84,849	224,467
		<hr/>	<hr/>
		989,962	946,445
Current assets			
Debtors	10	1,560	1,522
Cash at bank and in hand		6,962	30,811
		<hr/>	<hr/>
		8,522	32,333
Creditors: amounts falling due within one year	11	(1,800)	(3,072)
		<hr/>	<hr/>
Net current assets		6,722	29,261
		<hr/>	<hr/>
Total net assets		996,684	975,706
		<hr/> <hr/>	<hr/> <hr/>
Charity funds			
Endowment funds	12	905,113	721,978
Restricted funds	12	-	-
Unrestricted funds			
Designated funds	12	51,714	224,467
General funds	12	39,857	29,261
		<hr/>	<hr/>
Total unrestricted funds	12	91,571	253,728
		<hr/>	<hr/>
Total funds		996,684	975,706
		<hr/> <hr/>	<hr/> <hr/>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

C B Forbes Adam
Chairman

Date:

The notes on pages 8 to 19 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

1. General information

Wenlock Almshouses is a charitable incorporated organisation (CIO) registered in England and Wales. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities can be found on page 2.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with 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 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 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 Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Wenlock Almshouses meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 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 level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Taxation

The Charity is considered to pass the tests set out in Sch. 6, para. 1 of the Finance Act 2010. Accordingly, the company is potentially exempt from taxation in respect of income or capital gains received within categories covered by the Income Tax Act 2007, Part 10 s521 – s537, to the extent that such income or gains are applied exclusively to charitable purposes.

2.7 Tangible fixed assets and depreciation

All properties are revalued every 5 years, with additions in intervening periods being stated at cost. No depreciation is provided on properties as they are maintained in a state of good repair and accordingly the Trustees consider that the lives of these assets are so long and residual values, based on prices prevailing at the time of valuation, are so high that any depreciation charge would be insignificant.

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the 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 presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

2.9 Debtors

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

2.10 Cash at bank and in hand

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

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

2. Accounting policies (continued)

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

2.12 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.

2.13 Fund accounting

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

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

Investment income, gains and losses are allocated to the appropriate fund.

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

3. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Almshouses Contributions	25,283	25,283	20,800
Oil Receipts	3,552	3,552	2,140
	<u>28,835</u>	<u>28,835</u>	<u>22,940</u>
Total 2022	<u>22,940</u>	<u>22,940</u>	

4. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Accumulation dividends receivable	3,403	3,403	8,280
Bank interest receivable	58	58	103
	<u>3,461</u>	<u>3,461</u>	<u>8,383</u>
Total 2022	<u>8,383</u>	<u>8,383</u>	

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

5. Analysis of expenditure on charitable activities***Summary by fund type***

	Unrestricted funds 2023 £	Total 2023 £	Total 2022 £
Charitable activities	18,297	18,297	17,473
Total 2022	17,473	17,473	

6. Analysis of expenditure by activities

	Activities undertaken directly 2023 £	Support costs 2023 £	Total funds 2023 £	Total funds 2022 £
Alms Houses Contributions	16,065	2,232	18,297	17,473
Total 2022	14,799	2,674	17,473	

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

6. Analysis of expenditure by activities (continued)**Analysis of direct costs**

	Almshouses Contributions 2023 £	Total funds 2023 £	Total funds 2022 £
Rates and water	2,129	2,129	2,283
Light and heat	3,355	3,355	2,648
Repairs and maintenance	3,650	3,650	3,135
Insurance	1,238	1,238	1,097
Upkeep of grounds	146	146	1,808
Sundry expenses	747	747	286
Architects fees	4,800	4,800	3,542
	<u>16,065</u>	<u>16,065</u>	<u>14,799</u>
Total 2022	<u>14,799</u>	<u>14,799</u>	

Analysis of support costs

	Almshouses Contributions 2023 £	Total funds 2023 £	Total funds 2022 £
Clerks salary	1,050	1,050	1,050
Treasurers' salary	-	-	350
Independent examiners fees	1,182	1,182	1,274
	<u>2,232</u>	<u>2,232</u>	<u>2,674</u>
Total 2022	<u>2,674</u>	<u>2,674</u>	

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

7. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £NIL).

During the year ended 31 December 2023, no Trustee expenses have been incurred (2022 - £NIL).

8. Tangible fixed assets

	Freehold property £
Valuation or cost	
At 1 January 2023	721,978
Additions	183,135
	<hr/>
At 31 December 2023	905,113
	<hr/>
Net book value	
At 31 December 2023	905,113
	<hr/> <hr/>
At 31 December 2022	721,978
	<hr/> <hr/>

The Almshouses are situated on the Main Street in Escrick. They have been included at valuation of £705,000 as valued by Stephenson's Estate Agents on 23rd December 2021, alongside additions in 2022 of £16,978 to the Almshouses and £183,135 this year.

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

9. Fixed asset investments

	Listed investments £
Valuation	
At 1 January 2023	224,467
Additions	3,403
Disposals	(150,000)
Revaluations	6,979
At 31 December 2023	<u>84,849</u>
Net book value	
At 31 December 2023	<u>84,849</u>
At 31 December 2022	<u>224,467</u>

10. Debtors

	2023 £	2022 £
Due within one year		
Trade debtors	823	821
Prepayments and accrued income	737	701
	<u>1,560</u>	<u>1,522</u>

11. Creditors: Amounts falling due within one year

	2023 £	2022 £
Trade creditors	75	1,872
Accruals and deferred income	1,725	1,200
	<u>1,800</u>	<u>3,072</u>

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

12. Statement of funds**Statement of funds - current year**

	Balance at 1 January 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2023 £
<i>Unrestricted funds</i>						
<i>Designated funds</i>						
Extraordinary repair fund	224,467	3,403	-	(183,135)	6,979	51,714
<i>General funds</i>						
General funds	29,261	28,893	(18,297)	-	-	39,857
<i>Total Unrestricted funds</i>	253,728	32,296	(18,297)	(183,135)	6,979	91,571
<i>Endowment funds</i>						
Property	721,978	-	-	183,135	-	905,113
<i>Total of funds</i>	975,706	32,296	(18,297)	-	6,979	996,684

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

12. Statement of funds (continued)**Statement of funds - prior year**

	Balance at 1 January 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2022 £
Unrestricted funds						
Designated funds						
Extraordinary repair fund	222,707	8,280	-	-	(6,520)	224,467
General funds						
General funds	40,669	23,043	(17,473)	(16,978)	-	29,261
Total Unrestricted funds	263,376	31,323	(17,473)	(16,978)	(6,520)	253,728
Endowment funds						
Property	705,000	-	-	16,978	-	721,978
Total of funds	968,376	31,323	(17,473)	-	(6,520)	975,706

The Endowment fund relates to the value of the land situated at Escrick with the Almshouses thereon known as Wenlock Almshouses (see note 8). The transfer in both years is in relation to additions made to the properties.

In 2018, the endowment fund also included the Income shares of the Consolidated Poor's Charities as per the Charity Commission Scheme dated 1st September 1967. Following resolution by the trustees of the charity at a meeting on the 2nd July 2018, it was agreed upon to dispose of the income shares and transfer these funds to restricted funds. The trustees are satisfied that this will allow for the purpose set out by the consolidated poor's charities to be fulfilled more effectively.

On merging with the CIO Wenlock Almshouses in a prior year, the restrictions on the general funds and extraordinary repair fund that had been in place under the previous governing documents were removed and a transfer was included in relation to these funds as at the date of the merger. The extraordinary repair fund was transferred to designated funds to be held for the extraordinary repair, improvement or rebuilding of the Almshouses.

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

13. Summary of funds

Summary of funds - current year

	Balance at 1 January 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2023 £
Designated funds	224,467	3,403	-	(183,135)	6,979	51,714
General funds	29,261	28,893	(18,297)	-	-	39,857
Endowment funds	721,978	-	-	183,135	-	905,113
	<u>975,706</u>	<u>32,296</u>	<u>(18,297)</u>	<u>-</u>	<u>6,979</u>	<u>996,684</u>

Summary of funds - prior year

	Balance at 1 January 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2022 £
Designated funds	222,707	8,280	-	-	(6,520)	224,467
General funds	40,669	23,043	(17,473)	(16,978)	-	29,261
Endowment funds	705,000	-	-	16,978	-	721,978
	<u>968,376</u>	<u>31,323</u>	<u>(17,473)</u>	<u>-</u>	<u>(6,520)</u>	<u>975,706</u>

14. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £
Tangible fixed assets	-	905,113	905,113
Fixed asset investments	84,849	-	84,849
Current assets	8,522	-	8,522
Creditors due within one year	(1,800)	-	(1,800)
Total	<u>91,571</u>	<u>905,113</u>	<u>996,684</u>

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

14. Analysis of net assets between funds (continued)**Analysis of net assets between funds - prior year**

	Unrestricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £
Tangible fixed assets	-	721,978	721,978
Fixed asset investments	224,467	-	224,467
Current assets	32,333	-	32,333
Creditors due within one year	(3,072)	-	(3,072)
Total	253,728	721,978	975,706

15. Related party transactions

There were no related party transactions during either period.

Wenlock Almshouses
Charity number 1185276
c/o Escrick Park Estate
Escrick
York
YO19 6LB

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

Dear Sirs

The following representations are made on the basis of enquiries of management and staff with relevant knowledge and experience such as we consider necessary in connection with your independent examination of the charity's financial statements for the year ended 31 December 2023. These enquiries have included inspection of supporting documentation where appropriate. All representations are made to the best of our knowledge and belief.

General

- 1 We acknowledge that the work performed by you is substantially less in scope than an audit performed in accordance with International Standards on Auditing (UK) and that you do not express an audit opinion.
- 2 We 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 December 2023 audited.
- 3 We have fulfilled our responsibilities as trustees as set out in the terms of your engagement letter dated 21 April 2021, 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 you.
- 4 All the transactions undertaken by the charity have been properly reflected and recorded in the accounting records.
- 5 All the accounting records have been made available to you for the purpose of your independent examination. We have provided you 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 The financial statements are free of material misstatements, including omissions.
- 7 The effects of uncorrected misstatements (as set out in the appendix to this letter) are immaterial both individually and in total.

Assets and liabilities

- 8 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.
- 9 All actual liabilities, contingent liabilities and guarantees given to third parties have been recorded or disclosed as appropriate.
- 10 We 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.

Accounting estimates

- 11 Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- 12 We confirm that we consider that the freehold property valuation of £905,113 is a fair reflection of the fair value. We are of the opinion that the value of the properties has increased since the valuation by the cost of the additions capitalised in the year in relation to the extension of No. 59.

Legal claims

- 13 We have disclosed to you 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

- 14 We have disclosed to you 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

- 15 Related party relationships and transactions have been appropriately accounted for and disclosed in the financial statements. We have disclosed to you 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

- 16 All events subsequent to the date of the financial statements which require adjustment or disclosure have been properly accounted for and disclosed.

Going concern

- 17 We 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. We have considered a period of twelve months from the date of approval of the financial statements. We 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.

Grants and donations

18 All grants, donations and other income, the receipt of which is subject to specific terms or conditions, have been notified to you. There have been no breaches of terms or conditions in the application of such income.

Yours faithfully

A handwritten signature in black ink, appearing to be the initials 'VSA' or similar, written in a cursive style.

.....
Signed on behalf of the board of trustees

Date: 29/07/2024

WENLOCK ALMSHOUSES

England & Wales - Charity number 1185276

Accounts

Charity number: 1185276

WENLOCK ALMSHOUSES

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

WENLOCK ALMSHOUSES

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WENLOCK ALMSHOUSES

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 DECEMBER 2022

Trustees

Mr C D Forbes Adam (resigned 8 August 2022)
Mr C B Forbes Adam (appointed 8 August 2022)
Rev J M Doyle Brett (appointed 8 August 2022)
Dr D Belbin
Mr I Reynolds
Mrs J Luscombe
Mrs E R Mitchell
Mr D T Wilison (appointed 8 August 2022)

Charity registered number 1185276

Principal office Escrick Park Estate
Escrick
YO19 6EA

Secretary Sarah van Kalsbeek

Independent examiner Philip Allsop FCA
BHP LLP, Chartered Accountants
Rievaulx House
1 St Mary's Court
York
YO24 1AH

WENLOCK ALMSHOUSES

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees present their annual report together with the financial statements of the Charity for the 1 January 2022 to 31 December 2022. 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 notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

Objectives and activities

a. Policies and objectives

The purpose of the charity is to maintain the Almshouses in Escrick and to help the poor residents in the Parishes of Escrick and Deighton.

The Trustees confirm that they have complied with their duty to have due regard to Charity Commission guidance on public benefit when exercising their power or duties.

Achievements and performance

a. Review of activities

Escrick & Deighton Charities have continued to maintain and improve the facilities at Escrick Almshouses, including the drafting of plans for an extension to property 59 in order to further the charity's objectives. The charity has also realised the income shares held by the Consolidated Poor's charities to make more productive use of these funds, and has removed the Consolidated Poor's charities from the register as part of modernisation plans for the charity's structure.

Financial review

a. Going concern

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

The Trustees retain a level of general income reserves in order to maintain the Almshouses for future generations. The Trustees' objective is that reserves should not fall below the level of 12 months' recurrent expenditure which, on the basis of current expenditure levels, gives a minimum level of required reserves of £14,000. At 31 December 2022, free reserves were £29,261 (2021: £40,669), which is general funds, net of designated funds.

WENLOCK ALMSHOUSES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

c. Results

The charity has a surplus for the year, before investment gains/(losses), of £13,850 (2021: £2,304). The loss on investments was £6,520 (2021: gain of 19,445) and there was no gain on freehold property (2021: £140,000). The overall surplus for the year was £7,330 (2021: surplus of 161,749). Funds carried forward at the year end are £975,706 (2021: £968,376) of which £253,728 (2021: £263,376) are unrestricted funds and £721,978 (2021: £705,000) are endowment funds.

Structure, governance and management

a. Constitution

Wenlock Almshouses is a registered charity, number 1185276, and is constituted under a constitution.

b. Methods of appointment or election of Trustees

The management of the Charity is the responsibility of the trustees who are elected and co-opted under the terms of the Trust deed.

Plans for future periods

The charity will continue to support the local community by maintaining the upkeep of the Almshouses to a high standard.

Statement of Trustees' responsibilities

The trustees are responsible for preparing the Trustees' 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 its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP 2019 (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

WENLOCK ALMSHOUSES

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

Approved by order of the members of the board of trustees and signed on their behalf by:



C B Forbes Adam
Trustee

Date: 13 / 10 / 2023

WENLOCK ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

Independent examiner's report to the Trustees of Wenlock Almshouses ('the Charity')

I report to the charity trustees on my examination of the accounts of the Charity for the year ended 31 December 2022.

Responsibilities and Basis of Report

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

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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 that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 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 as part of an independent examination.

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


Philip Allsop (Oct 18, 2023 11:08 GMT+1)

Signed:

Dated: Oct 18, 2023

Philip Allsop FCA

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

WENLOCK ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	Note	Unrestricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income and endowments from:					
Charitable activities	3	22,940	-	22,940	26,806
Investments	4	8,383	-	8,383	6,484
Total income and endowments		31,323	-	31,323	33,290
Expenditure on:					
Charitable activities	5	17,473	-	17,473	30,986
Total expenditure		17,473	-	17,473	30,986
Net income before net (losses)/gains on investments		13,850	-	13,850	2,304
Net (losses)/ gains on investments		(6,520)	-	(6,520)	19,445
Net income/ (expenditure)		7,330	-	7,330	21,749
Transfers between funds	12	(16,978)	16,978	-	-
Net movement in funds before other recognised gains		(9,648)	16,978	7,330	21,749
Other recognised gains:					
Gains on revaluation of fixed assets		-	-	-	140,000
Net movement in funds		(9,648)	16,978	7,330	161,749
Reconciliation of funds:					
Total funds brought forward		263,376	705,000	968,376	806,627
Net movement in funds		(9,648)	16,978	7,330	161,749
Total funds carried forward		253,728	721,978	975,706	968,376

The Statement of Financial Activities includes all gains and losses recognised in the year.

WENLOCK ALMSHOUSES

BALANCE SHEET
AS AT 31 DECEMBER 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	8	721,978	705,000
Investments	9	224,467	222,707
		<u>946,445</u>	<u>927,707</u>
Current assets			
Debtors	10	1,522	1,325
Cash at bank and in hand		30,811	44,150
		<u>32,333</u>	<u>45,475</u>
Creditors: amounts falling due within one year	11	(3,072)	(4,806)
Net current assets		29,261	40,669
Total net assets		975,706	968,376
Charity funds			
Endowment funds	12	721,978	705,000
Restricted funds	12	-	-
Unrestricted funds			
Designated funds	12	224,467	222,707
General funds	12	29,261	40,669
Total unrestricted funds	12	253,728	263,376
Total funds		975,706	968,376

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



C B Forbes Adam
Chairman

Date: 13 / 10 / 2023

The notes on pages 8 to 19 form part of these financial statements.

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1. General information

Wenlock Almshouses is a charitable incorporated organisation (CIO) registered in England and Wales. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities can be found on page 2.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with 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 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 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 Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Wenlock Almshouses meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 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 level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

2. Accounting policies (continued)**2.4 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Taxation

The Charity is exempt from tax on income and gains falling within the available tax exemptions to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

2.7 Tangible fixed assets and depreciation

All properties are revalued every 5 years, with additions in intervening periods being stated at cost. No depreciation is provided on properties as they are maintained in a state of good repair and accordingly the Trustees consider that the lives of these assets are so long and residual values, based on prices prevailing at the time of valuation, are so high that any depreciation charge would be insignificant.

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the 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 presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

2.9 Debtors

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

2.10 Cash at bank and in hand

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

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

2. Accounting policies (continued)

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

2.12 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.

2.13 Fund accounting

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

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

Investment income, gains and losses are allocated to the appropriate fund.

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

3. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Almshouses Contributions	20,800	20,800	24,699
Oil Receipts	2,140	2,140	2,107
	<u>22,940</u>	<u>22,940</u>	<u>26,806</u>
Total 2021	<u>26,806</u>	<u>26,806</u>	

4. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Accumulation dividends receivable	8,280	8,280	6,479
Bank interest receivable	103	103	5
	<u>8,383</u>	<u>8,383</u>	<u>6,484</u>
Total 2021	<u>6,484</u>	<u>6,484</u>	

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

5. Analysis of expenditure on charitable activities***Summary by fund type***

	Unrestricted funds 2022 £	Total 2022 £	Total 2021 £
Charitable activities	17,473	17,473	30,986
Total 2021	30,986	30,986	

6. Analysis of expenditure by activities

	Activities undertaken directly 2022 £	Support costs 2022 £	Total funds 2022 £	Total funds 2021 £
Alms Houses Contributions	14,799	2,674	17,473	30,986
Total 2021	28,564	2,422	30,986	

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

6. Analysis of expenditure by activities (continued)**Analysis of direct costs**

	Almshouses Contributions 2022 £	Total funds 2022 £	Total funds 2021 £
Rates and water	2,283	2,283	1,603
Light and heat	2,648	2,648	2,128
Repairs and maintenance	3,135	3,135	17,601
Insurance	1,097	1,097	1,034
Upkeep of grounds	1,808	1,808	1,419
Sundry expenses	286	286	981
Architects fees	3,542	3,542	3,798
	<u>14,799</u>	<u>14,799</u>	<u>28,564</u>
Total 2021	<u>28,564</u>	<u>28,564</u>	

Analysis of support costs

	Almshouses Contributions 2022 £	Total funds 2022 £	Total funds 2021 £
Clerks salary	1,050	1,050	1,050
Treasurers' salary	350	350	350
Independent examiners fees	1,274	1,274	1,022
	<u>2,674</u>	<u>2,674</u>	<u>2,422</u>
Total 2021	<u>2,422</u>	<u>2,422</u>	

7. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 31 December 2022, no Trustee expenses have been incurred (2021 - £NIL).

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

8. Tangible fixed assets

	Freehold property £
Valuation	
At 1 January 2022	705,000
Additions	16,978
At 31 December 2022	<u>721,978</u>
Net book value	
At 31 December 2022	<u>721,978</u>
At 31 December 2021	<u>705,000</u>

The Almshouses are situated on the Main Street in Escrick. They have been included at valuation of £705,000 as valued by Stephenson's Estate Agents on 23rd December 2021. In the year, there has been additions of £16,978 to the Almshouses.

9. Fixed asset investments

	Listed investments £
Valuation	
At 1 January 2022	222,707
Additions	8,280
Revaluations	(6,520)
At 31 December 2022	<u>224,467</u>
Net book value	
At 31 December 2022	<u>224,467</u>
At 31 December 2021	<u>222,707</u>

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

10. Debtors

	2022	2021
	£	£
<i>Due within one year</i>		
Trade debtors	821	527
Prepayments and accrued income	701	798
	<u>1,522</u>	<u>1,325</u>

11. Creditors: Amounts falling due within one year

	2022	2021
	£	£
Trade creditors	1,872	3,806
Accruals and deferred income	1,200	1,000
	<u>3,072</u>	<u>4,806</u>

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

12. Statement of funds**Statement of funds - current year**

	Balance at 1 January 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2022 £
Unrestricted funds						
Designated funds						
Extraordinary repair fund	222,707	8,280	-	-	(6,520)	224,467
General funds						
General funds	40,669	23,043	(17,473)	(16,978)	-	29,261
Total Unrestricted funds	263,376	31,323	(17,473)	(16,978)	(6,520)	253,728
Endowment funds						
Property	705,000	-	-	16,978	-	721,978
Total of funds	968,376	31,323	(17,473)	-	(6,520)	975,706

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

12. Statement of funds (continued)**Statement of funds - prior year**

	Balance at 1 January 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2021 £
Unrestricted funds					
Designated funds					
Extraordinary repair fund	196,783	6,479	-	19,445	222,707
General funds					
General funds	44,844	26,811	(30,986)	-	40,669
Total Unrestricted funds	241,627	33,290	(30,986)	19,445	263,376
Endowment funds					
Property	565,000	-	-	140,000	705,000
Total of funds	806,627	33,290	(30,986)	159,445	968,376

The Endowment fund relates to the value of the land situated at Escrick with the Almshouses thereon known as Wenlock Almshouses (see note 8). The transfer in the year is in relation to additions made to the properties.

In 2018, the endowment fund also included the Income shares of the Consolidated Poor's Charities as per the Charity Commission Scheme dated 1st September 1967. Following resolution by the trustees of the charity at a meeting on the 2nd July 2018, it was agreed upon to dispose of the income shares and transfer these funds to restricted funds. The trustees are satisfied that this will allow for the purpose set out by the consolidated poor's charities to be fulfilled more effectively.

On merging with the CIO Wenlock Almshouses in the prior year, the restrictions on the general funds and extraordinary repair fund that had been in place under the previous governing documents were removed and a transfer was included in relation to these funds as at the date of the merger. The extraordinary repair fund was transferred to designated funds to be held for the extraordinary repair, improvement or rebuilding of the Almshouses.

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

13. Summary of funds

Summary of funds - current year

	Balance at 1 January 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2022 £
Designated funds	222,707	8,280	-	-	(6,520)	224,467
General funds	40,669	23,043	(17,473)	(16,978)	-	29,261
Endowment funds	705,000	-	-	16,978	-	721,978
	<u>968,376</u>	<u>31,323</u>	<u>(17,473)</u>	<u>-</u>	<u>(6,520)</u>	<u>975,706</u>

Summary of funds - prior year

	Balance at 1 January 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2021 £
Designated funds	196,783	6,479	-	19,445	222,707
General funds	44,844	26,811	(30,986)	-	40,669
Endowment funds	565,000	-	-	140,000	705,000
	<u>806,627</u>	<u>33,290</u>	<u>(30,986)</u>	<u>159,445</u>	<u>968,376</u>

14. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £
Tangible fixed assets	-	721,978	721,978
Fixed asset investments	224,467	-	224,467
Current assets	32,333	-	32,333
Creditors due within one year	(3,072)	-	(3,072)
Total	<u>253,728</u>	<u>721,978</u>	<u>975,706</u>

WENLOCK ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

14. Analysis of net assets between funds (continued)**Analysis of net assets between funds - prior year**

	Unrestricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £
Tangible fixed assets	-	705,000	705,000
Fixed asset investments	222,707	-	222,707
Current assets	45,475	-	45,475
Creditors due within one year	(4,806)	-	(4,806)
Total	263,376	705,000	968,376

15. Related party transactions

There were no related party transactions during either period.

Wenlock Almshouses
Charity number 1185276
c/o Escrick Park Estate
Escrick
York
YO19 6LB

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

Dear Sirs

The following representations are made on the basis of enquiries of management and staff with relevant knowledge and experience such as we consider necessary in connection with your independent examination of the charity's financial statements for the year ended 31 December 2022. These enquiries have included inspection of supporting documentation where appropriate. All representations are made to the best of our knowledge and belief.

General

- 1 We acknowledge that the work performed by you is substantially less in scope than an audit performed in accordance with International Standards on Auditing (UK) and that you do not express an audit opinion.
- 2 We 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 December 2022 audited.
- 3 We have fulfilled our responsibilities as trustees as set out in the terms of your engagement letter dated 21 April 2021, 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 you.
- 4 All the transactions undertaken by the charity have been properly reflected and recorded in the accounting records.
- 5 All the accounting records have been made available to you for the purpose of your independent examination. We have provided you 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 The financial statements are free of material misstatements, including omissions.
- 7 The effects of uncorrected misstatements (as set out in the appendix to this letter) are immaterial both individually and in total.

Assets and liabilities

- 8 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.
- 9 All actual liabilities, contingent liabilities and guarantees given to third parties have been recorded or disclosed as appropriate.
- 10 We 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.

Accounting estimates

- 11 Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- 12 We confirm that we consider that the freehold property revaluation as at 23 December 2021 of £705,000 is a fair reflection of the fair value.

Legal claims

- 13 We have disclosed to you 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

- 14 We have disclosed to you 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

- 15 Related party relationships and transactions have been appropriately accounted for and disclosed in the financial statements. We have disclosed to you 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

- 16 All events subsequent to the date of the financial statements which require adjustment or disclosure have been properly accounted for and disclosed.

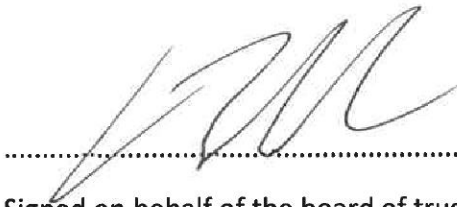
Going concern

- 17 We 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. We have considered a period of twelve months from the date of approval of the financial statements. We 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.

Grants and donations

- 18 All grants, donations and other income, the receipt of which is subject to specific terms or conditions, have been notified to you. There have been no breaches of terms or conditions in the application of such income.

Yours faithfully

A handwritten signature in black ink, consisting of stylized, overlapping letters that appear to be 'JRM'. The signature is positioned above a horizontal dotted line.

Signed on behalf of the board of trustees

Date: 13 / 10 / 2023

WENLOCK ALMSHOUSES

England & Wales - Charity number 1185276

Accounts

WENLOCK ALMSHOUSES

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

WENLOCK ALMSHOUSES

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WENLOCK ALMSHOUSES

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 DECEMBER 2021

Trustees Mr C D Forbes Adam
Mrs J Luscombe
Mr I Reynolds
Dr D Belbin
Rev R M Kirkman (resigned 19 July 2021)
Mrs Emma Grandison (appointed 19 July 2021)

Charity registered number 1185276

Principal office Escrick Park Estate
Escrick
YO19 6EA

Secretary Sarah van Kalsbeek

Independent examiner Alyson Kimber FCCA DChA
BHP LLP, Chartered Accountants
Rievaulx House
1 St Mary's Court
York
YO24 1AH

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees present their annual report together with the financial statements of the Charity for the 1 January 2021 to 31 December 2021. 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 notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

Objectives and activities

a. Policies and objectives

The purpose of the charity is to maintain the Almshouses in Escrick and to help the poor residents in the Parishes of Escrick and Deighton.

The Trustees confirm that they have complied with their duty to have due regard to Charity Commission guidance on public benefit when exercising their power or duties.

Achievements and performance

a. Review of activities

Escrick & Deighton Charities have continued to maintain and improve the facilities at Escrick Almshouses, including the drafting of plans for an extension to property 59 in order to further the charity's objectives. The charity has also realised the income shares held by the Consolidated Poor's charities to make more productive use of these funds, and has removed the Consolidated Poor's charities from the register as part of modernisation plans for the charity's structure.

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

The Trustees retain a level of general income reserves in order to maintain the Almshouses for future generations. The Trustees' objective is that reserves should not fall below the level of 12 months' recurrent expenditure which, on the basis of current expenditure levels, gives a minimum level of required reserves of £14,000. At 31 December 2021, free reserves were £40,669 (2020: 44,844).

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

c. Results

The charity generated a surplus for the year, before investment gains/(losses), of £2,304 (2020: £16,031). The gain on investments was £19,445 (2020: loss of £14,463) and the gain on freehold property was £140,000 (2020: £nil). The overall surplus for the year was £161,749 (2020: £1,568). Funds carried forward at the year end are £968,376 (2020: £806,627) of which £263,376 (2020: £241,627) are unrestricted funds and £705,000 (2020: £565,000) are endowment funds.

Structure, governance and management**a. Constitution**

Wenlock Almshouses is a registered charity, number 1185276, and is constituted under a constitution.

b. Methods of appointment or election of Trustees

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

Plans for future periods

The charity will continue to support the local community by maintaining the upkeep of the Almshouses to a high standard.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' 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 which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

WENLOCK ALMSHOUSES

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

Approved by order of the members of the board of Trustees and signed on their behalf by:

Charles Forbes Adam
Charles Forbes Adam (Sep 30, 2022 17:23 GMT+1)

C D Forbes Adam
Chairman

Date: 8 August 2022

WENLOCK ALMSHOUSES

**INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2021**

Independent examiner's report to the Trustees of Wenlock Almshouses ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2021.

Responsibilities and Basis of Report

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

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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 that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 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 as part of an independent examination.

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

Signed: *Alyson Kimber*

Dated: Sep 30, 2022

Alyson Kimber FCA DChA

BHP LLP

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

WENLOCK ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	Unrestricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income and endowments from:					
Charitable activities	3	26,806	-	26,806	26,195
Investments	4	6,484	-	6,484	7,941
Total income and endowments		33,290	-	33,290	34,136
Expenditure on:					
Charitable activities	5	30,986	-	30,986	18,105
Total expenditure		30,986	-	30,986	18,105
Net income before net gains/(losses) on investments		2,304	-	2,304	16,031
Net gains/ (losses) on investments		19,445	-	19,445	(14,463)
Net movement in funds before other recognised gains		21,749	-	21,749	1,568
Other recognised gains:					
Gains on revaluation of fixed assets		-	140,000	140,000	-
Net movement in funds		21,749	140,000	161,749	1,568
Reconciliation of funds:					
Total funds brought forward		241,627	565,000	806,627	805,059
Net movement in funds		21,749	140,000	161,749	1,568
Total funds carried forward		263,376	705,000	968,376	806,627

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 8 to 20 form part of these financial statements.

WENLOCK ALMSHOUSES

BALANCE SHEET
AS AT 31 DECEMBER 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	8	705,000	565,000
Investments	9	222,707	196,783
		<u>927,707</u>	<u>761,783</u>
Current assets			
Debtors	10	1,325	632
Cash at bank and in hand		44,150	45,602
		<u>45,475</u>	<u>46,234</u>
Creditors: amounts falling due within one year	11	(4,806)	(1,390)
		<u>40,669</u>	<u>44,844</u>
Total net assets		<u><u>968,376</u></u>	<u><u>806,627</u></u>
Charity funds			
Endowment funds	12	705,000	565,000
Restricted funds	12	-	-
Unrestricted funds	12	263,376	241,627
		<u>968,376</u>	<u>806,627</u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

Charles Forbes Adam
Charles Forbes Adam (Sep 30, 2022 17:23 GMT+1)

C D Forbes Adam
Chairman

Date: 8 August 2022

The notes on pages 8 to 20 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1. General information

Wenlock Almshouses is a charitable incorporated organisation (CIO) registered in England and Wales. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principle activities can be found on page 3.

2. Accounting policies

2.1 Basis of preparation of financial statements

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 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 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 Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Wenlock Almshouses meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 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 level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Taxation

The Charity is exempt from tax on income and gains falling within the available tax exemptions to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

2.7 Tangible fixed assets and depreciation

All properties are revalued every 5 years, with additions in intervening periods being stated at cost. No depreciation is provided on properties as they are maintained in a state of good repair and accordingly the Trustees consider that the lives of these assets are so long and residual values, based on prices prevailing at the time of valuation, are so high that any depreciation charge would be insignificant.

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the 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 presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

2.9 Debtors

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

2.10 Cash at bank and in hand

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

2. Accounting policies (continued)

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

2.12 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.

2.13 Fund accounting

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

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

Endowment funds are expendable funds which are held on trust to be retained for the benefit of the charity as a capital fund. Any income generated is treated as unrestricted funds. Any capital gains or losses arising on investments form part of that fund.

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

Investment income, gains and losses are allocated to the appropriate fund.

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

3. Income from charitable activities

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Alms Houses Contributions	24,699	-	24,699	25,290
Oil Receipts	2,107	-	2,107	905
	<u>26,806</u>	<u>-</u>	<u>26,806</u>	<u>26,195</u>
Total 2020	<u>12,898</u>	<u>13,297</u>	<u>26,195</u>	

4. Investment income

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Accumulation dividends receivable	6,479	-	6,479	7,906
Bank interest receivable	5	-	5	35
	<u>6,484</u>	<u>-</u>	<u>6,484</u>	<u>7,941</u>
Total 2020	<u>4,292</u>	<u>3,649</u>	<u>7,941</u>	

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

5. Analysis of expenditure on charitable activities***Summary by fund type***

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Charitable activities	30,986	-	30,986	18,105
Total 2020	11,033	7,072	18,105	

6. Analysis of expenditure by activities

	Activities undertaken directly 2021 £	Support costs 2021 £	Total funds 2021 £	Total funds 2020 £
Alms Houses Contributions	28,564	2,422	30,986	18,105
Total 2020	11,053	7,052	18,105	

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

6. Analysis of expenditure by activities (continued)**Analysis of direct costs**

	Alms Houses Contributions 2021 £	Total funds 2021 £	Total funds 2020 £
Rates and water	1,603	1,603	1,360
Light and heat	2,128	2,128	1,580
Repairs and maintenance	17,601	17,601	4,112
Insurance	1,034	1,034	1,044
Upkeep of grounds	1,419	1,419	2,272
Sundry expenses	981	981	446
Architects fees	3,798	3,798	239
	<hr/>	<hr/>	<hr/>
	28,564	28,564	11,053
	<hr/>	<hr/>	<hr/>
Total 2020	<hr/>	<hr/>	<hr/>
	11,053	11,053	
	<hr/>	<hr/>	<hr/>

Analysis of support costs

	Alms Houses Contributions 2021 £	Total funds 2021 £	Total funds 2020 £
Clerks salary	1,050	1,050	950
Treasurers' salary	350	350	300
Legal and professional fees	-	-	4,860
Independent examiners fees	1,022	1,022	942
	<hr/>	<hr/>	<hr/>
	2,422	2,422	7,052
	<hr/>	<hr/>	<hr/>
Total 2020	<hr/>	<hr/>	<hr/>
	7,052	7,052	
	<hr/>	<hr/>	<hr/>

7. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

7. Trustees' remuneration and expenses (continued)

During the year ended 31 December 2021, no Trustee expenses have been incurred (2020 - £NIL).

8. Tangible fixed assets

	Freehold property £
<i>Cost or valuation</i>	
At 1 January 2021	565,000
Revaluations	140,000
At 31 December 2021	<u>705,000</u>
<i>Net book value</i>	
At 31 December 2021	<u><u>705,000</u></u>
At 31 December 2020	<u><u>565,000</u></u>

The Almshouses are situated on the Main Street in Escrick. They have been included at valuation of £705,000 as valued by Stephensons Estate Agents on 23rd December 2021.

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

9. Fixed asset investments

	Listed investments £
<i>Cost or valuation</i>	
At 1 January 2021	196,783
Additions	6,479
Revaluations	19,445
	<hr/>
At 31 December 2021	222,707
	<hr/> <hr/>
<i>Net book value</i>	
At 31 December 2021	222,707
	<hr/>
At 31 December 2020	196,783
	<hr/> <hr/>

10. Debtors

	2021 £	2020 £
<i>Due within one year</i>		
Trade debtors	527	-
Prepayments and accrued income	798	632
	<hr/>	<hr/>
	1,325	632
	<hr/> <hr/>	<hr/> <hr/>

11. Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	3,806	440
Accruals and deferred income	1,000	950
	<hr/>	<hr/>
	4,806	1,390
	<hr/> <hr/>	<hr/> <hr/>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

12. Statement of funds

Statement of funds - current year

	Balance at 1 January 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2021 £
<i>Unrestricted funds</i>					
<i>Designated funds</i>					
Extraordinary repair fund	196,783	6,479	-	19,445	222,707
<i>General funds</i>					
General funds	44,844	26,811	(30,986)	-	40,669
Total Unrestricted funds	241,627	33,290	(30,986)	19,445	263,376
<i>Endowment funds</i>					
Property	565,000	-	-	140,000	705,000
Total of funds	806,627	33,290	(30,986)	159,445	968,376

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

12. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2020 £
Unrestricted funds						
Designated funds						
Extraordinary repair fund	-	4,292	-	178,911	13,580	196,783
General funds						
General funds	-	12,898	(11,033)	42,979	-	44,844
Total Unrestricted funds	-	17,190	(11,033)	221,890	13,580	241,627
Endowment funds						
Property	565,000	-	-	-	-	565,000
Restricted funds						
General income reserves	56,719	13,332	(7,072)	(62,979)	-	-
Extraordinary repair fund	183,340	3,614	-	(158,911)	(28,043)	-
	240,059	16,946	(7,072)	(221,890)	(28,043)	-
Total of funds	805,059	34,136	(18,105)	-	(14,463)	806,627

12. Statement of funds (continued)

The Endowment fund relates to the value of the land situated at Escrick with the Almshouses thereon known as Wenlock Almshouses (see note 8).

In 2018, the endowment fund also included the Income shares of the Consolidated Poor's Charities as per the Charity Commission Scheme dated 1st September 1967. Following resolution by the trustees of the charity at a meeting on the 2nd July 2018, it was agreed upon to dispose of the income shares and transfer these funds to restricted funds. The trustees are satisfied that this will allow for the purpose set out by the consolidated poor's charities to be fulfilled more effectively.

A revaluation took place during the year which valued property at £705,000 on 23rd December 2021.

On merging with the CIO Wenlock Almshouses in the prior year, the restrictions on the general funds and extraordinary repair fund that had been in place under the previous governing documents were removed and a transfer was included in relation to these funds as at the date of the merger. The extraordinary repair fund was transferred to designated funds to be held for the extraordinary repair, improvement or rebuilding of the Almshouses.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

13. Summary of funds

Summary of funds - current year

	Balance at 1 January 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2021 £
Designated funds	196,783	6,479	-	19,445	222,707
General funds	44,844	26,811	(30,986)	-	40,669
Endowment funds	565,000	-	-	140,000	705,000
	806,627	33,290	(30,986)	159,445	968,376

Summary of funds - prior year

	Balance at 1 January 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2020 £
Designated funds	-	4,292	-	178,911	13,580	196,783
General funds	-	12,898	(11,033)	42,979	-	44,844
Endowment funds	565,000	-	-	-	-	565,000
Restricted funds	240,059	16,946	(7,072)	(221,890)	(28,043)	-
	805,059	34,136	(18,105)	-	(14,463)	806,627

14. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £
Tangible fixed assets	-	705,000	705,000
Fixed asset investments	222,707	-	222,707
Current assets	45,475	-	45,475
Creditors due within one year	(4,806)	-	(4,806)
Total	263,376	705,000	968,376

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

14. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	Unrestricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £
Tangible fixed assets	-	565,000	565,000
Fixed asset investments	196,783	-	196,783
Current assets	46,234	-	46,234
Creditors due within one year	(1,390)	-	(1,390)
Total	241,627	565,000	806,627

15. Related party transactions

There were no related party transactions during either period.

Wenlock Almshouses
Charity number 1185276
c/o Escrick Park Estate
Escrick
York
YO19 6LB

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

Dear Sirs

The following representations are made on the basis of enquiries of management and staff with relevant knowledge and experience such as we consider necessary in connection with your independent examination of the charity's financial statements for the year ended 31 December 2021. These enquiries have included inspection of supporting documentation where appropriate. All representations are made to the best of our knowledge and belief.

General

- 1 We acknowledge that the work performed by you is substantially less in scope than an audit performed in accordance with International Standards on Auditing (UK) and that you do not express an audit opinion.
- 2 We 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 December 2021 audited.
- 3 We have fulfilled our responsibilities as trustees as set out in the terms of your engagement letter dated 21 April 2021, 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 you.
- 4 All the transactions undertaken by the charity have been properly reflected and recorded in the accounting records.
- 5 All the accounting records have been made available to you for the purpose of your independent examination. We have provided you 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 The financial statements are free of material misstatements, including omissions.
- 7 The effects of uncorrected misstatements (as set out in the appendix to this letter) are immaterial both individually and in total.

Assets and liabilities

- 8 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.
- 9 All actual liabilities, contingent liabilities and guarantees given to third parties have been recorded or disclosed as appropriate.
- 10 We 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.

Accounting estimates

- 11 Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- 12 We confirm that we consider that the freehold property revaluation as at 23 December 2021 of £705,000 is a fair reflection of the fair value at that date.

Legal claims

- 13 We have disclosed to you 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

- 14 We have disclosed to you 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

- 15 Related party relationships and transactions have been appropriately accounted for and disclosed in the financial statements. We have disclosed to you 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

- 16 All events subsequent to the date of the financial statements which require adjustment or disclosure have been properly accounted for and disclosed.

Going concern

- 17 We 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. We have considered a period of twelve months from the date of approval of the financial statements. We 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.

Grants and donations

18 All grants, donations and other income, the receipt of which is subject to specific terms or conditions, have been notified to you. There have been no breaches of terms or conditions in the application of such income.

Yours faithfully

Charles Forbes Adam

Charles Forbes Adam (Sep 30, 2022 17:23 GMT+1)

Signed on behalf of the board of trustees

Date: Sep 30, 2022










Wenlock Almshouses 2021 - Final Accounts and Letter of Representation

Final Audit Report

2022-09-30

Created:	2022-09-30
By:	Debbie Treece (debbie.treece@bhp.co.uk)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUMwIQ-I29TDFaolnaCW0H4G8Q7Fb--IE

"Wenlock Almshouses 2021 - Final Accounts and Letter of Representation" History

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WENLOCK ALMSHOUSES

England & Wales - Charity number 1185276

Accounts

WENLOCK ALMSHOUSES

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

WENLOCK ALMSHOUSES

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WENLOCK ALMSHOUSES

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 DECEMBER 2020

Trustees	Mr C D Forbes Adam Mrs J Luscombe Mr I Reynolds Dr D Belbin Rev R M Kirkman
Charity registered number	1185276
Principal office	Escrick Park Estate Escrick YO19 6EA
Secretary	Sarah van Kalsbeek
Independent examiner	Jane Marshall FCA DChA BHP LLP, Chartered Accountants Rievaulx House 1 St Mary's Court York YO24 1AH

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees present their annual report together with the financial statements of the Charity for the 1 January 2020 to 31 December 2020. 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 notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

Objectives and activities

a. Policies and objectives

The purpose of the charity is to maintain the Almshouses in Escrick and to help the poor residents in the Parishes of Escrick and Deighton.

The Trustees confirm that they have complied with their duty to have due regard to Charity Commission guidance on public benefit when exercising their power or duties.

Achievements and performance

a. Review of activities

Escrick & Deighton Charities have continued to maintain and improve the facilities at Escrick Almshouses, including the drafting of plans for an extension to property 59 in order to further the charity's objectives. The charity has also realised the income shares held by the Consolidated Poor's charities to make more productive use of these funds, and has removed the Consolidated Poor's charities from the register as part of modernisation plans for the charity's structure.

During the year the charity became a charitable incorporated organisation (CIO). As part of this processes, Escrick & Deighton Charities and Wenlock Almshouses merged on 30 June 2020. Further details of this can be found in Note 15.

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

The Trustees retain a level of general income reserves in order to maintain the Almshouses for future generations. The Trustees' objective is that reserves should not fall below the level of 12 months' recurrent expenditure which, on the basis of current expenditure levels, gives a minimum level of required reserves of £14,000. At 31 December 2020, free reserves were £44,844. General income reserves as at 31 Decenver 2019 were £56,719 and were shown within restricted funds as all the funds of the charity were at that date either restricted or endowment funds.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

Financial review (continued)

c. Results

The charity generated a surplus for the year, before investment gains/(losses), of £16,032 (2019: £12,330). The loss on investments was £14,463 (2019: gain of £21,356). The overall surplus for the year was £1,568 (2019: £33,686). Funds carried forward at the year end are £806,627 (2019: £805,059) of which £241,627 (2019: £nil) are unrestricted funds, £nil (2019: £240,059) are restricted funds and £565,000 (2019: £565,000) are endowment funds.

Structure, governance and management

a. Constitution

Wenlock Almshouses is a registered charity, number 1185276, and is constituted under a constitution.

b. Methods of appointment or election of Trustees

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

Plans for future periods

The charity will continue to support the local community by maintaining the upkeep of the Almshouses to a high standard.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' 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 which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

WENLOCK ALMSHOUSES

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

Approved by order of the members of the board of Trustees and signed on their behalf by:

Charles Forbes Adam

Charles Forbes Adam (Jul 21, 2021 19:23 GMT+1)

C D Forbes Adam
Chairman

Date: 19 July 2021

WENLOCK ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

Independent examiner's report to the Trustees of Wenlock Almshouses ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2020.

Responsibilities and basis of report

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

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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 that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 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 as part of an independent examination.

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

Signed: 
Jane Marshall (Jul 22, 2021 10:28 GMT+1)

Dated: Jul 22, 2021

Jane Marshall FCA DChA

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

WENLOCK ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	Unrestricted funds 2020 £	Restricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £	Total funds 2019 £
Income and endowments from:						
Charitable activities	3	12,898	13,297	-	26,195	26,581
Investments	4	4,292	3,649	-	7,941	7,009
Total income and endowments		17,190	16,946	-	34,136	33,590
Expenditure on:						
Charitable activities	5	11,033	7,072	-	18,105	21,260
Total expenditure		11,033	7,072	-	18,105	21,260
Net gains/ (losses) on investments		13,580	(28,043)	-	(14,463)	21,356
Net income/ (expenditure)		19,737	(18,169)	-	1,568	33,686
Transfers between funds	12	221,890	(221,890)	-	-	-
Net movement in funds		241,627	(240,059)	-	1,568	33,686
Reconciliation of funds:						
Total funds brought forward		-	240,059	565,000	805,059	771,373
Net movement in funds		241,627	(240,059)	-	1,568	33,686
Total funds carried forward		241,627	-	565,000	806,627	805,059

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 8 to 22 form part of these financial statements.

WENLOCK ALMSHOUSES

BALANCE SHEET
AS AT 31 DECEMBER 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	8	565,000	565,000
Investments	9	196,783	183,340
		<hr/>	<hr/>
		761,783	748,340
Current assets			
Debtors	10	632	1,902
Cash at bank and in hand		45,602	56,547
		<hr/>	<hr/>
		46,234	58,449
Creditors: amounts falling due within one year	11	(1,390)	(1,730)
		<hr/>	<hr/>
Net current assets		44,844	56,719
		<hr/>	<hr/>
Total net assets		806,627	805,059
		<hr/> <hr/>	<hr/> <hr/>
Charity funds			
Endowment funds	12	565,000	565,000
Restricted funds	12	-	240,059
Unrestricted funds	12	241,627	-
		<hr/>	<hr/>
Total funds		806,627	805,059
		<hr/> <hr/>	<hr/> <hr/>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

Charles Forbes Adam
Charles Forbes Adam (Jul 21, 2021 19:23 GMT+1)

C D Forbes Adam
Chairman

Date: 19 July 2021

The notes on pages 8 to 22 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

1. General information

Wenlock Almshouses is a charitable incorporated organisation (CIO) registered in England and Wales. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principle activities can be found on page 3.

2. Accounting policies

2.1 Basis of preparation of financial statements

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 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 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 issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Wenlock Almshouses meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 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 level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Taxation

The Charity is exempt from tax on income and gains falling within the available tax exemptions to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

2.7 Tangible fixed assets and depreciation

All properties are revalued every 5 years, with additions in intervening periods being stated at cost. No depreciation is provided on properties as they are maintained in a state of good repair and accordingly the Trustees consider that the lives of these assets are so long and residual values, based on prices prevailing at the time of valuation, are so high that any depreciation charge would be insignificant.

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the 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 presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

2.9 Debtors

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

2.10 Cash at bank and in hand

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

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

2. Accounting policies (continued)

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

2.12 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.

2.13 Fund accounting

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

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

Endowment funds are expendable funds which are held on trust to be retained for the benefit of the charity as a capital fund. Any income generated is treated as unrestricted funds. Any capital gains or losses arising on investments form part of that fund.

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

Investment income, gains and losses are allocated to the appropriate fund.

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

3. Income from charitable activities

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Alms Houses Contributions	12,898	12,392	25,290	23,770
Oil Receipts	-	905	905	2,811
	<u>12,898</u>	<u>13,297</u>	<u>26,195</u>	<u>26,581</u>
Total 2019	<u>-</u>	<u>26,581</u>	<u>26,581</u>	

4. Investment income

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Accumulation dividends receivable	4,292	3,614	7,906	6,924
Bank interest receivable	-	35	35	85
	<u>4,292</u>	<u>3,649</u>	<u>7,941</u>	<u>7,009</u>
Total 2019	<u>-</u>	<u>7,009</u>	<u>7,009</u>	

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

5. Analysis of expenditure on charitable activities***Summary by fund type***

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Charitable activities	11,033	7,072	18,105	21,260
Total 2019	-	21,260	21,260	

6. Analysis of expenditure by activities

	Activities undertaken directly 2020 £	Support costs 2020 £	Total funds 2020 £	Total funds 2019 £
Alms Houses Contributions	11,053	7,052	18,105	21,260
Total 2019	19,046	2,214	21,260	

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

6. Analysis of expenditure by activities (continued)**Analysis of direct costs**

	Alms Houses Contributions 2020 £	Total funds 2020 £	Total funds 2019 £
Rates and water	1,360	1,360	1,363
Light and heat	1,580	1,580	3,275
Repairs and maintenance	4,112	4,112	7,687
Insurance	1,044	1,044	1,046
Upkeep of grounds	2,272	2,272	1,027
Sundry expenses	446	446	532
Architects fees	239	239	4,116
	<u>11,053</u>	<u>11,053</u>	<u>19,046</u>
Total 2019	<u>19,046</u>	<u>19,046</u>	

Analysis of support costs

	Alms Houses Contributions 2020 £	Total funds 2020 £	Total funds 2019 £
Clerks salary	950	950	950
Treasurers' salary	300	300	300
Legal and professional fees	4,860	4,860	-
Independent examiners fees	942	942	964
	<u>7,052</u>	<u>7,052</u>	<u>2,214</u>
Total 2019	<u>2,214</u>	<u>2,214</u>	

7. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2019 - £nil).

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

7. Trustees' remuneration and expenses (continued)

During the year ended 31 December 2020, no Trustee expenses have been incurred (2019 - £nil).

8. Tangible fixed assets

	Freehold property £
<i>Cost or valuation</i>	
At 1 January 2020	565,000
At 31 December 2020	<u>565,000</u>
<i>Net book value</i>	
At 31 December 2020	<u><u>565,000</u></u>
At 31 December 2019	<u><u>565,000</u></u>

The Almshouses are situated on the Main Street in Escrick. They have been included at valuation of £565,000 as valued by Stephenson's Estate Agents on 8 July 2016. In the opinion of the trustees the valuation at 31 December 2020 has not changed.

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

9. Fixed asset investments

	Listed investments £
<i>Market value</i>	
At 1 January 2020	183,340
Additions	27,906
Revaluations	(14,463)
<i>At 31 December 2020</i>	196,783
<i>Net book value</i>	
<i>At 31 December 2020</i>	196,783
<i>At 31 December 2019</i>	183,340

10. Debtors

	2020 £	2019 £
<i>Due within one year</i>		
Trade debtors	-	1,250
Prepayments and accrued income	632	652
	632	1,902

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

11. Creditors: Amounts falling due within one year

	2020	2019
	£	£
Trade creditors	440	180
Accruals and deferred income	950	1,550
	<hr/> 1,390 <hr/>	<hr/> 1,730 <hr/>
	<hr/> 2020 <hr/>	<hr/> 2019 <hr/>
	£	£
Deferred income at 1 January 2020	600	-
Resources deferred during the year	-	600
Amounts released from previous periods	(600)	-
	<hr/> - <hr/>	<hr/> 600 <hr/>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

12. Statement of funds

Statement of funds - current year

	Balance at 1 January 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2020 £
Unrestricted funds						
Designated funds						
Extraordinary repair fund	-	4,292	-	178,911	13,580	196,783
General funds						
General funds	-	12,898	(11,033)	42,979	-	44,844
Total Unrestricted funds	-	17,190	(11,033)	221,890	13,580	241,627
Endowment funds						
Property	565,000	-	-	-	-	565,000
Restricted funds						
General income reserves	56,719	13,332	(7,072)	(62,979)	-	-
Extraordinary repair fund	183,340	3,614	-	(158,911)	(28,043)	-
	240,059	16,946	(7,072)	(221,890)	(28,043)	-
Total of funds	805,059	34,136	(18,105)	-	(14,463)	806,627

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

12. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2019 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2019 £
Endowment funds					
Property	565,000	-	-	-	565,000
Restricted funds					
General income reserves	51,313	26,666	(21,260)	-	56,719
Extraordinary repair fund	155,060	6,924	-	21,356	183,340
	<u>206,373</u>	<u>33,590</u>	<u>(21,260)</u>	<u>21,356</u>	<u>240,059</u>
Total of funds	<u>771,373</u>	<u>33,590</u>	<u>(21,260)</u>	<u>21,356</u>	<u>805,059</u>

The Endowment fund relates to the value of the land situated at Escrick with the Almshouses thereon known as Wenlock Almshouses (see note 7).

In 2018, the endowment fund also included the Income shares of the Consolidated Poor's Charities as per the Charity Commission Scheme dated 1st September 1967. Following resolution by the trustees of the charity at a meeting on the 2nd July 2018, it was agreed upon to dispose of the income shares and transfer these funds to restricted funds. The trustees are satisfied that this will allow for the purpose set out by the consolidated poor's charities to be fulfilled more effectively.

During the year amounts totalling £20,000 were transferred to the extraordinary repair fund.

On merging with the CIO Wenlock Almshouses, the restrictions on the general funds and extraordinary repair fund that had been in place under the previous governing documents were removed and a transfer has been included in relation to these funds as at the date of the merger. The extraordinary repair fund has been transferred to designated funds to be held for the extraordinary repair, improvement or rebuilding of the Almshouses.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

13. Summary of funds

Summary of funds - current year

	Balance at 1 January 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2020 £
Designated funds	-	4,292	-	178,911	13,580	196,783
General funds	-	12,898	(11,033)	42,979	-	44,844
Endowment funds	565,000	-	-	-	-	565,000
Restricted funds	240,059	16,946	(7,072)	(221,890)	(28,043)	-
	805,059	34,136	(18,105)	-	(14,463)	806,627

Summary of funds - prior year

	Balance at 1 January 2019 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2019 £
Endowment funds	565,000	-	-	-	565,000
Restricted funds	206,373	33,590	(21,260)	21,356	240,059
	771,373	33,590	(21,260)	21,356	805,059

14. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £
Tangible fixed assets	-	565,000	565,000
Fixed asset investments	196,783	-	196,783
Current assets	46,234	-	46,234
Creditors due within one year	(1,390)	-	(1,390)
Total	241,627	565,000	806,627

NOTES TO THE FINANCIAL STATEMENTS
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14. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	Restricted funds 2019 £	Endowment funds 2019 £	Total funds 2019 £
Tangible fixed assets	-	565,000	565,000
Fixed asset investments	183,340	-	183,340
Current assets	58,449	-	58,449
Creditors due within one year	(1,730)	-	(1,730)
Total	240,059	565,000	805,059

15. Related party transactions

There were no related party transactions during either period.

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

16. Merger Accounting

Escrick & Deighton Charities was an unincorporated charity (charity number 227760). A separate charity, under the name of Wenlock Almshouses was incorporated as a charitable incorporated organisation (CIO) on 12 September 2019 (charity number 1185276). The unincorporated charity and the CIO were merged on 30 June 2020 and as such merger accounting has been used in these financial statements. The assets, liabilities and funds of the combining charities are presented as though they had always been part of the same reporting charity. Due to the merger occurring halfway through the reporting period, the results of the combined charities for the whole reporting period relate to six months of the pre merger period and six months of the post merger period. The comparative amounts all related to the pre merger period.

Analysis of SoFA components for the current reporting period

	Escrick and Deighton Charities (pre- merger)	Wenlock Almshouses CIO (post- merger)	Total funds
	£	£	£
Total income	16,946	17,190	34,136
Total expenditure	(7,072)	(11,033)	(18,105)
Other gains/(losses)	(28,043)	13,580	(14,463)
	<u>(18,169)</u>	<u>19,737</u>	<u>1,568</u>

There was no activity in the CIO Wenlock Almshouses pre merger.

Analysis of principal SoFA components for the previous reporting period

	Escrick and Deighton Charities 2019 £	Total funds 2019 £
Total income	33,590	33,590
Total expenditure	(21,260)	(21,260)
Other gains/(losses)	21,356	21,356
Total funds brought forward	771,373	771,373
Total funds carried forward	<u>805,059</u>	<u>805,059</u>

There was no activity in the CIO, Wenlock Almshouses, prior to the merger.

WENLOCK ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

Analysis of net assets at the date of merger

	Escrick and Deighton Charities 30 June 2020 £	Total funds 30 June 2020 £
Restricted funds	221,890	221,890
Endowment funds	565,000	565,000
	<hr/> 786,890 <hr/>	<hr/> 786,890 <hr/>

There was no activity in the CIO, Wenlock Almshouses, prior to the merger.