

The Charity of Thomas Holroyd

Trustees Annual Report and  
Receipts & Payments Accounts  
For the Year Ended  
30 September 2025

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# Trustees' Annual Report for the period

Period start date			Period end date		
<b>From</b>	01	October	2024	<b>To</b>	30 September 2025

## Section A Reference and administration details

**Charity name**

Charity of Thomas Holroyd

**Other names charity is known by**

**Registered charity number (if any)**

1201510

**Charity's principal address**

1 Rectory Gardens

Emley

Huddersfield

**Postcode**

HD8 9RD

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	George McCombe	Chair		
2	Sandra Coulthard	Trustee		
3	Debra Adams	Treasurer		
4	Louise Flynn	Secretary		

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
N/A	

### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
<b>Bank</b>	Lloyds Bank	98 Victoria Street, London SW1E 5JL
<b>Bank</b>	Lloyds Bank	1 Westgate, Huddersfield HD1 2DN
<b>Bank</b>	Charity Bank	Fosse House, 182 High Street, Tonbridge TN9 1BE
<b>General</b>	Almshouses Association	Leonard Hackett House, 17-21 Victoria Street, Windsor SL4 1HE
<b>Housing</b>	Connect Housing	21 Bond Street, Dewsbury WF13 1AX
<b>Maintenance</b>	Geckops Ltd	291 Wakefield Rd, Lepton, Huddersfield HD8 0EL
<b>Legal</b>	Wrigley's Solicitors LLP	3 Wellington Place, Leeds LS1 4AP

### Name of chief executive or names of senior staff members (Optional information)

N/A

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document	Constitution dated 6 January 2023
How the charity is constituted	Charitable Incorporated Organisation (CIO)
Trustee selection methods	A new trustee may be appointed by resolution at any properly convened meeting of the charity trustees. Terms run to the next annual meeting where trustees may be reappointed. Trustees are appointed for a term of 3 years and are eligible for reappointment for a maximum of three consecutive terms. A new appointment begins only after the minute book has been signed with a declaration of acceptance and willingness to be appointed as a trustee. Trustees are selected with regard to the skills, knowledge and experience needed for the effective administration of the CIO.

### Additional governance issues (Optional information)

<p>You <b>may choose</b> to include additional information, where relevant, about:</p> <ul style="list-style-type: none"> <li>• policies and procedures adopted for the induction and training of trustees;</li> <li>• the charity's organisational structure and any wider network with which the charity works;</li> <li>• relationship with any related parties;</li> <li>• trustees' consideration of major risks and the system and procedures to manage them.</li> </ul>	<p>The CIO is linked to charity number 1201510-1 (Charity of Thomas Holroyd), which was the original, unincorporated charity. The assets of the unincorporated charity were transferred to the new CIO effective 30 June 2024. The CIO is the sole, corporate trustee of the linked charity.</p> <p>The trustees have implemented the following policies: Antisocial Behaviour, Complaints, Conflict of Interest, Data Protection, Equality &amp; Diversity, Financial procedures, Health &amp; Safety, Investment, Payment of Staff, Reserves, Risk Management, Safeguarding, Trustee Induction and Volunteers. These are reviewed annually at the annual trustees meeting.</p> <p>The Charity is a member of the Almshouses Association.</p> <p>Connect Housing Association provide support with collection of weekly contributions and property management matters.</p> <p>Geckops provide property maintenance advice and solutions.</p> <p>The trustees consider the greatest risks to the Charity are financial viability following loss of weekly maintenance contributions and finding trustees for the future. To address these risks, the trustees recognise the need to maintain, wherever possible, free reserves of £15,000 to allow the charity to operate for 12 months without income.</p>
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## Section C Objectives and activities

### Summary of the objects of the charity set out in its governing document

The objects of the CIO for the public benefit are the relief of poverty and financial hardship of persons in Huddersfield, in particular but not exclusively, by the provision of almshouses and keeping the almshouses well maintained and in good repair.

### Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

In planning our activities for the year, trustees kept in mind the Charity Commission's guidance on public benefit at trustee meetings.

Our activities centre around the provision and maintenance of four almshouses for those in need. This enables the charity to provide affordable housing for those with low income or experiencing financial hardship.

### Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

The Charity does not make grants.

The Charity maintains both Extraordinary Repair and Cyclical Maintenance funds which are funded by the weekly contributions made by the beneficiaries.

Other than the trustees, the charity does not engage volunteers. The voluntary contribution made by the trustees enables the charity to meet its charitable purpose and ensure this provision continues into the future. Without the time and energy the trustees give, the charity would not have been able to undertake the measure of improvements required.

## Section D Achievements and performance

### Summary of the main achievements of the charity during the year

The four cottages have been fully occupied throughout the year.

Following a stock condition survey in 2022 commissioned by the unincorporated charity, the charity embarked on a number of projects to improve the condition of the properties. Extensive damp works continued, including internal damp proof courses, installation of extraction fans, external weatherproof coating to walls and redecoration as required. This work was completed in November 2024.

A boiler replacement to one of the properties was necessary in addition to other maintenance and repair work.

## Brief statement of the charity's policy on reserves

The Charity has adopted a reserves policy and recognises the need to have sufficient funds in reserve readily available as, or convertible into cash to cover day to day expenditure, especially in the event that there is a reduction in Weekly Maintenance Contribution income following the departure of beneficiaries pending new beneficiaries being appointed.

In order to mitigate this risk, the Trustees have calculated that free reserves of £15,000 would be needed to allow the charity to operate for at least 12 months without income from WMC.

An Extraordinary Repair Fund is kept for those large repairs, for example window replacement, which occur intermittently during the life of a property. A Cyclical Maintenance Fund exists for maintenance which requires review biennially, every three years or every five years.

## Details of any funds materially in deficit

The reserve fund (Extraordinary Repair Fund for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses) has been depleted with the recent cost due to extensive repairs to the buildings. The trustees are committed to replenishing this fund with annual transfers over the coming years to fund future large maintenance or repair projects.

## Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The four cottages located at 5-8 Birkby Fold, Huddersfield (the almshouses) are the main source of income for the charity. The beneficiaries make a weekly contribution which primarily funds maintenance costs.

Repair costs this year included final payments for the damp works which supports the key objective of maintaining the almshouses and keeping them in good repair.

This year also included the final legal fees of £1600 relating to the incorporation of the charity, which will ensure the charity structure is robust for the future.

The Charity recognises the need for investment income to meet any excess of costs over income and has resolved to maintain reserves to generate such income. The funds set aside for the Extraordinary Repair and Cyclical Maintenance Funds are maintained in investments (when appropriate) to help cover any excesses. Having depleted these funds with the remedial works undertaken this year, the trustees are committed to replenishing these through annual transfers. Costs relating to extraordinary repair that exceeded the funds available within the Extraordinary Repair Fund were met from general reserves.

The Charity has adopted an Investment Policy. The overall investment objective is to produce best financial return with an acceptable level of risk. For this reason, the Charity utilised fixed term deposits to increase returns with minimal risk. The Investment Policy includes ethical guidelines and The Charity of Thomas Holroyd will, to the best of their abilities and knowledge, not invest in: the tobacco industry, armaments, gambling, pornography, environmentally polluting enterprises or those that do not encourage equality and diversity.

Trustees are able to claim for expenses. However, no expenses were claimed or paid to trustees during the year. Trustees have individually chosen not to claim for low cost items such as office consumables during the financial year.

The charity reimbursed a total of £70 of additional costs incurred by a beneficiary as a result of a boiler replacement.

**Section F****Other optional information**

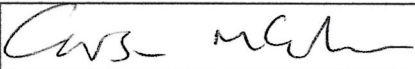
Effective from 30 June 2024, the Charity Commission issued a scheme which discharged them from their trusteeship of the land situated at 5,6,7 & 8 Birkby Fold, Huddersfield. The title to the land was transferred and vested by the scheme in the CIO as sole corporate trustee to be held on trust as functional permanent endowment for the objects specified.

Any sums held on trust in investments to provide an income have had restrictions lifted by the Charity Commission.

**Section G****Declaration**

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	S. Coughard	
Full name(s)	SANDRA COUGHARD	George Carson M'Combe
Position (eg Secretary, Chair, etc)	TRUSTEE	Chair
Date	24/02/26	



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

**The Charity of Thomas Holroyd**

**On accounts for the year  
ended**

**30 September 2025**

**Charity no  
(if any)**

**1201510**

**Set out on pages**

**7-9**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30/09/2024.

**Responsibilities and  
basis of report**

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

I report in respect of my examination of the Trust'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 Act.

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

**Signed:** B Simmons

**Date:** 24.2.26

**Name:** Barry Simmons

**Relevant professional  
qualification(s) or body  
(if any):**

**Address:** 13 Myrtle Road

Golcar

Huddersfield

HD7 4EF





## Receipts and payments accounts

For the period from	01-Oct-24	To	30-Sep-25
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Bank interest	199	-	-	199	1,486
Weekly Maintenance Contributions (Connect)	13,960	-	-	13,960	14,233
Non WMC (Connect)	20	-	-	20	240
Donations	-	-	-	-	300
Investment income	1,218	-	-	1,218	1,203
Training	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>15,397</b>	<b>-</b>	<b>-</b>	<b>15,397</b>	<b>17,462</b>
<b>A2 Asset and investment sales,</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>15,397</b>	<b>-</b>	<b>-</b>	<b>15,397</b>	<b>17,462</b>
<b>A3 Payments</b>					
Almshouses Association membership	275	-	-	275	267
Management fees (Connect)	3,963	-	-	3,963	3,862
Insurance	763	-	-	763	743
Professional fees	1,600	-	-	1,600	17,018
Repairs & maintenance	22,903	-	-	22,903	7,193
Miscellaneous other costs	-	-	-	-	100
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>29,504</b>	<b>-</b>	<b>-</b>	<b>29,504</b>	<b>29,183</b>
<b>A4 Asset and investment</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>29,504</b>	<b>-</b>	<b>-</b>	<b>29,504</b>	<b>29,183</b>
<b>Net of receipts/(payments)</b>	<b>-14,107</b>	<b>-</b>	<b>-</b>	<b>-14,107</b>	<b>11,721</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>37,680</b>	<b>-</b>	<b>-</b>	<b>37,680</b>	<b>49,401</b>
<b>Cash funds this year end</b>	<b>23,573</b>	<b>-</b>	<b>-</b>	<b>23,573</b>	<b>37,680</b>



## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Lloyds Treasurers account	3,370	-	-
	Lloyds Instant access account	7,703	-	-
	Charity Bank Savings	12,500	-	-
	<b>Total cash funds</b>	<b>23,573</b>	<b>-</b>	<b>-</b>

(agree balances with receipts and payments account(s))

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	NONE	-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	BlackRock investment	Unrestricted	-	18,901
	M&G investment	Unrestricted	-	29,779
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	5 Birkby Fold, Huddersfield HD2 2BN	Endowment	-	-
	6 Birkby Fold, Huddersfield HD2 2BN	Endowment	-	-
	7 Birkby Fold, Huddersfield HD2 2BN	Endowment	-	-
	8 Birkby Fold, Huddersfield HD2 2BN	Endowment	-	-
	Lawn mower	Unrestricted	-	-
	Dehumidifier	Unrestricted	-	-
	Mobile phone	Unrestricted	-	-
			-	-

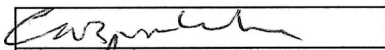

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature

Print Name

Date of approval

	George Carson M.C. Gange	24/02/26
	LOUISE FLYNN	24/02/26

# CHARITY OF THOMAS HOLROYD

## NOTES TO THE ACCOUNTS

**Period:**            **01 October 2024**            **to**            **30 September 2025**

These accounts have been prepared under the receipts and payments basis.

The Trustees confirm that the accounts comply with the appropriate legal requirements – that is, that the gross recorded income from all sources did not exceed £250,000 and that the charity is a CIO and not a company incorporated under the Companies Acts.

The Trustees' Annual Report has been prepared to comply (on a voluntary basis and as far as possible) with the requirements of the FRS 102 SORP applicable to larger charities.

To comply with the Charitable Incorporated Organisations (General) Regulations 2012, the Trustees confirm that:

- a) No guarantees have been given by the CIO (and therefore no potential liability is outstanding at the date of the statement of assets and liabilities); and
- b) The CIO has no debts secured by any express charge on any assets of the CIO (and therefore no outstanding debts secured by any charge on its assets at the date of the statement of assets and liabilities).

Trustees receive no remuneration, and no expenses were claimed during the period. Individual Trustees chose to waive costs for administrative consumables such as stamps, paper and printer ink and the minimal travel costs associated with the role.

The CIO is linked to the original unincorporated charity of the same name under number 1201510-1. The assets of the unincorporated charity were transferred to the CIO by means of a cy pres and administrative scheme effective 30 June 2024. Under the scheme, any restricted funds held in investments were released,