

Charity registration number: 201092

# Dame Mary Yate Charity

Annual Report and Financial Statements

for the Year Ended 2 February 2025

## **Dame Mary Yate Charity**

### **Contents (continued)**

Reference and Administrative Details	1
Trustees' Report	2 to 3
Statement of Trustees' Responsibilities	4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 15

## **Dame Mary Yate Charity**

### **Reference and Administrative Details**

<b>Trustees</b>	Reverend J Moran
	Mrs S Breeden
	Mrs T Crane
	Dr I Reed
	Mr J Charuk
<b>Charity Registration Number</b>	201092
<b>Principal Office</b>	Sundrift Victoria Road Dodford Bromsgrove Worcestershire B61 9BZ
<b>Independent Examiner</b>	M A Skellum FCA Ballards LLP 11c Kingswood Road Hampton Lovett Droitwich Spa Worcestershire WR9 0QH

# **Dame Mary Yate Charity**

## **Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 2 February 2025. The trustees have adopted the provisions of 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 (FRS102) (effective 1 January 2019).

### **Objectives and activities**

#### ***Objects and aims***

The object of the charity is to provide almshouses to almspeople, in accordance with the provisions of the scheme sealed in June 1970.

The qualifications for an almshouse are that the almspeople should be poor single women resident in the parish of Chaddesley Corbett, in the County of Worcestershire, or in default of suitable applicants, poor single women resident in parishes adjacent to Chaddesley Corbett. In default of suitable applicants under the aforesaid provisions, almspeople to be poor single women resident within the County of Worcestershire or its adjacent counties. In this case, preference being given to those with a familial or other connection to Chaddesley Corbett or adjacent parishes.

In relieving either generally or individually persons qualifying under these provisions who are in conditions of need, hardship or distress, by making grants of money or providing or paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons.

#### ***Public benefit***

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales by carrying out its normal activities.

### **Achievements and performance**

The Quinquennial was completed by the architect during this financial year and repairs started; to date the roof repairs, upgrade to shower, and some minor works have been completed. The rest of those agreed to be completed in 2025.

The WMC was calculated using LHA rates, but deferred to April 2025, to coincide with the increases in LHA allowances for residents.

The trustees renewed building up reserves again in the ERF and CM funds, and so have allocated amounts using the recommended AA guidelines.

### **Investment policy**

The trustees adopt a cautious approach towards investment by investing only in The National Association of Almshouses Common Investment Fund units to provide a balance between income and capital growth. (M&G are their main investments). Details of the investments are shown in the notes to the accounts.

The performance of these funds during 2024-25 have been much better.

**Dame Mary Yate Charity**  
**Trustees' Report (continued)**

**Structure, governance and management**

***Nature of governing document***

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

***Recruitment and appointment of trustees***

Trustees are recruited and appointed at the discretion of the existing trustees. Each trustee is appointed for a renewable term of 5 years.

A new trustee was appointed during 2024-25 – Mr John Charuk.

**Clerk**

The clerk to the charity is Mrs Christine Starling

The annual report was approved by the trustees of the charity on 9th May 2025 and signed on its behalf by:



.....  
Dr I Reed  
Trustee

## **Dame Mary Yate Charity**

### **Statement of Trustees' Responsibilities**

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

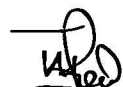
The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 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 Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on 9th May 2025 and signed on its behalf by:



.....  
Dr I Reed  
Trustee

## **Dame Mary Yate Charity**

### **Independent Examiner's Report to the trustees of Dame Mary Yate Charity**

I report to the trustees on my examination of the accounts of Dame Mary Yate Charity for the year ended 2 February 2025.

#### **Responsibilities and basis of report**

As the charity trustees of Dame Mary Yate Charity 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 Dame Mary Yate Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

#### **Independent examiner's statement**

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

1. accounting records were not kept in respect of Dame Mary Yate 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 accounting 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.



M A Skellum FCA

Ballards LLP  
11c Kingswood Road  
Hampton Lovett  
Droitwich Spa  
Worcestershire  
WR9 0QH

Date: 12/5/2025

## Dame Mary Yate Charity

### Statement of Financial Activities for the Year Ended 2 February 2025

	Note	Total unrestricted funds 2025 £	Total unrestricted funds 2024 £
<b>Income and Endowments from:</b>			
Charitable activities		28,343	25,423
<b>Expenditure on:</b>			
Charitable activities		<u>(20,210)</u>	<u>(9,035)</u>
Total Expenditure		<u>(20,210)</u>	<u>(9,035)</u>
Gains/losses on investment assets		<u>10,581</u>	<u>(45)</u>
Net movement in funds		18,714	16,343
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>84,529</u>	<u>68,186</u>
Total funds carried forward	12	<u><u>103,243</u></u>	<u><u>84,529</u></u>

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in note 12.

The notes on pages 8 to 15 form an integral part of these financial statements.



**Dame Mary Yate Charity**  
**(Registration number: 201092)**  
**Balance Sheet as at 2 February 2025**

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Tangible assets	7	10,619	10,619
Investments	8	88,090	77,509
		<u>98,709</u>	<u>88,128</u>
<b>Current assets</b>			
Debtors	9	1,836	2,045
Cash at bank and in hand		23,097	19,798
		<u>24,933</u>	<u>21,843</u>
<b>Creditors: Amounts falling due within one year</b>	10	<u>(4,649)</u>	<u>(6,542)</u>
<b>Net current assets</b>		<u>20,284</u>	<u>15,301</u>
<b>Total assets less current liabilities</b>		118,993	103,429
<b>Creditors: Amounts falling due after more than one year</b>	11	<u>(15,750)</u>	<u>(18,900)</u>
<b>Net assets</b>		<u>103,243</u>	<u>84,529</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted Funds		<u>103,243</u>	<u>84,529</u>
<b>Total funds</b>	12	<u>103,243</u>	<u>84,529</u>

The financial statements on pages 6 to 16 were approved by the trustees, and authorised for issue on 9th May 2025 and signed on their behalf by:



.....  
Dr I Reed  
Trustee

# **Dame Mary Yate Charity**

## **Notes to the Financial Statements for the Year Ended 2 February 2025**

### **1 Accounting policies**

#### **Statement of compliance**

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 (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

#### **Basis of preparation**

Dame Mary Yate Charity meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

#### **Going concern**

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

#### **Income and endowments**

##### **Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the fund, it is probable that the income will be received and the amount can be measured reliably.

##### **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

##### **Charitable activities**

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

##### **Governance costs**

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

## **Dame Mary Yate Charity**

### **Notes to the Financial Statements for the Year Ended 2 February 2025 (continued)**

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Tangible fixed assets**

Depreciation is not provided in respect of freehold properties. This is a departure from applicable accounting standards which require all properties to be depreciated; in the opinion of the trustees, this departure is necessary for the financial statements to give a true and fair view.

#### **Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Office equipment	33% SL

#### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Fund structure**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

As well as the Revenue Reserve, the charity holds an Extraordinary Repairs Reserve - this is for repairs to the properties which, due to their nature, cannot be anticipated.

## Dame Mary Yate Charity

### Notes to the Financial Statements for the Year Ended 2 February 2025 (continued)

#### 2 Income from charitable activities

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Residents contributions	<u>28,343</u>	<u>28,343</u>	<u>25,423</u>

#### 3 Analysis of governance and support costs

##### Governance costs

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Depreciation, amortisation and other similar costs	-	-	208
Other governance costs	<u>150</u>	<u>150</u>	<u>150</u>
	<u>150</u>	<u>150</u>	<u>358</u>

## **Dame Mary Yate Charity**

### **Notes to the Financial Statements for the Year Ended 2 February 2025 (continued)**

#### **4 Expenditure on charitable activities**

	<b>Note</b>	<b>Unrestricted funds General £</b>	<b>Total 2025 £</b>	<b>Total 2024 £</b>
Services		4,289	4,289	3,775
Management		5,604	5,604	2,235
Maintenance		10,167	10,167	2,667
Governance costs		150	150	358
		<u>20,210</u>	<u>20,210</u>	<u>9,035</u>

#### **5 Trustees remuneration and expenses**

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

#### **6 Taxation**

The charity is a registered charity and is therefore exempt from taxation.

## Dame Mary Yate Charity

### Notes to the Financial Statements for the Year Ended 2 February 2025 (continued)

#### 7 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
<b>Cost</b>			
At 3 February 2024	10,619	625	11,244
At 2 February 2025	10,619	625	11,244
<b>Depreciation</b>			
At 3 February 2024	-	625	625
At 2 February 2025	-	625	625
<b>Net book value</b>			
At 2 February 2025	10,619	-	10,619
At 2 February 2024	10,619	-	10,619

The properties have been valued at the historic cost of £10,619. The trustees have not obtained a formal valuation due to the cost involved, however they have now obtained a rebuild valuation which suggests that the rebuild costs of the property are in the region of £658,000.

#### 8 Fixed asset investments

	2025 £	2024 £
Other investments	88,090	77,509

#### Other investments

	Listed investments £	Total £
<b>Cost or Valuation</b>		
At 3 February 2024	77,509	77,509
Revaluation	10,581	10,581
At 2 February 2025	88,090	88,090
<b>Net book value</b>		
At 2 February 2025	88,090	88,090
At 2 February 2024	77,509	77,509

There were no investment assets outside the UK.

## Dame Mary Yate Charity

### Notes to the Financial Statements for the Year Ended 2 February 2025 (continued)

#### 9 Debtors

	2025 £	2024 £
Prepayments	<u>1,836</u>	<u>2,045</u>

#### 10 Creditors: amounts falling due within one year

	2025 £	2024 £
Other loans	3,150	3,150
Accruals	<u>1,499</u>	<u>3,392</u>
	<u>4,649</u>	<u>6,542</u>

#### 11 Creditors: amounts falling due after one year

	2025 £	2024 £
Other loans	<u>15,750</u>	<u>18,900</u>

# Dame Mary Yate Charity

## Notes to the Financial Statements for the Year Ended 2 February 2025 (continued)

### 12 Funds

	Balance at 3 February 2024 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 2 February 2025 £
<b>Unrestricted funds</b>						
<b>General</b>						
Revenue Reserve	548	28,343	(20,210)	(6,872)	-	1,809
<b>Designated</b>						
Extraordinary Repairs Reserve	79,965	-	-	2,608	10,581	93,154
Cyclical Maintenance Reserve	4,016	-	-	4,264	-	8,280
	<u>83,981</u>	<u>-</u>	<u>-</u>	<u>6,872</u>	<u>10,581</u>	<u>101,434</u>
<b>Total funds</b>	<u>84,529</u>	<u>28,343</u>	<u>(20,210)</u>	<u>-</u>	<u>10,581</u>	<u>103,243</u>
	Balance at 3 February 2023 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 2 February 2024 £
<b>Unrestricted funds</b>						
<b>General</b>						
Revenue Reserve	(9,368)	25,423	(9,035)	(6,472)	-	548
<b>Designated</b>						
Extraordinary Repairs Reserve	77,554	-	-	2,456	(45)	79,965
Cyclical Maintenance Reserve	-	-	-	4,016	-	4,016
	<u>77,554</u>	<u>-</u>	<u>-</u>	<u>6,472</u>	<u>(45)</u>	<u>83,981</u>
<b>Total funds</b>	<u>68,186</u>	<u>25,423</u>	<u>(9,035)</u>	<u>-</u>	<u>(45)</u>	<u>84,529</u>



## Dame Mary Yate Charity

### Notes to the Financial Statements for the Year Ended 2 February 2025 (continued)

#### 13 Analysis of net assets between funds

	<b>Unrestricted</b>	<b>2025</b>
	<b>General</b>	<b>Total funds</b>
	<b>£</b>	<b>£</b>
Tangible fixed assets	10,619	10,619
Fixed asset investments	88,090	88,090
Current assets	24,933	24,933
Current liabilities	(4,649)	(4,649)
Creditors over 1 year	(15,750)	(15,750)
Total net assets	<u>103,243</u>	<u>103,243</u>

	<b>Unrestricted</b>	<b>2024</b>
	<b>General</b>	<b>Total funds</b>
	<b>£</b>	<b>£</b>
Tangible fixed assets	10,619	10,619
Fixed asset investments	77,509	77,509
Current assets	21,843	21,843
Current liabilities	(6,542)	(6,542)
Creditors over 1 year	(18,900)	(18,900)
Total net assets	<u>84,529</u>	<u>84,529</u>

#### 14 Related party transactions

There were no related party transactions in the year.

## Dame Mary Yate Charity

	Note	Total 2025 £	Total 2024 £
<b>Income and Endowments from:</b>			
Residents' contributions		23,508	21,602
Utilities recharged		4,340	3,821
Other		495	-
Total Income		<u>28,343</u>	<u>25,423</u>
<b>Expenditure on:</b>			
Water rates		(699)	(650)
Light, heat and power		(2,683)	(2,409)
Insurance & TV Licence		(907)	(716)
Repairs and maintenance		(8,612)	(1,507)
Upkeep of gardens		(1,555)	(1,160)
Legal & professional fees		(1,404)	-
NAA subscriptions		(287)	(163)
Gifts & Sundries		(293)	(686)
Accountancy fees		(1,500)	(1,386)
Clerk fees		(2,120)	-
Bank charges		(150)	(150)
Depreciation of office equipment		-	(208)
Total Expenditure		<u>(20,210)</u>	<u>(9,035)</u>
Gains/losses on investment assets		<u>10,581</u>	<u>(45)</u>
Net movement in funds		18,714	16,343
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>84,529</u>	<u>68,186</u>
Total funds carried forward	12	<u>103,243</u>	<u>84,529</u>