

JAMES BRADFORD ALMSHOUSES TRUST

England & Wales · Charity number 205757

Details

Status Registered

Legal form Other

Registered 1962-09-22

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

Contact

Address St. Wilfrids Parish Hall
St. Wilfrids Way
Haywards Heath
RH16 3QH

Phone 01444412339

Email rectory.stech@btinternet.com

Website [n.a](#)

Activities

Objects: PROVISION OF ALMSHOUSES FOR THE POOR.

Activities: The Trust owns the Almshouses in Haywards Heath, Sussex, a terrace of 6 small, attractive, self-contained cottages really only suitable for single occupancy. Their purpose is to provide low-cost accommodation for elderly persons of low income, preferably already living in the Haywards Heath area. The Trust, which is a charitable trust, does not make grants to other charities.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** HAYWARDS HEATH
- West Sussex

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£43,294	£21,583	-	-
2023-12-31	£36,860	£17,371	-	-
2022-12-31	£35,504	£10,123	-	-
2021-12-31	£32,865	£14,710	-	-
2020-12-31	£33,008	£13,458	-	-

Trustees

Name	Role	Appointed
CHARLES PETER BRADFORD BURGOYNE		
Diana Ruth De Mierre		2019-10-24
IAN GEORGE GORDON BALLS		
		2015-05-21
MR O J B BURGOYNE		
Rev Edward Robert Pritchett		2021-10-14

JAMES BRADFORD ALMSHOUSES TRUST

England & Wales - Charity number 205757

Accounts

Registered Charity No 205757

Housing Corporation No A2989

JAMES BRADFORD ALMSHOUSES TRUST

ACCOUNTS

31 DECEMBER 2024

JAMES BRADFORD ALMSHOUSES TRUST

ACCOUNTS

31 DECEMBER 2024

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JAMES BRADFORD ALMSHOUSES TRUST**TRUSTEES AND ADVISORS****31 DECEMBER 2024**

Trustees		Reverend E Pritchett (Chairman) Mr IGG Balls (Treasurer) Mr CPB Burgoyne Mr OJB Burgoyne (resigned 29 th January 2025) Mrs DR de Mierre Cllr RTH Jackson
Clerk to the Trust		Mr JS Cookson
Registered address		4 Mill Green Business Estate Mill Green Road Haywards Heath West Sussex RH16 1XQ
Advisers Bankers	Bankers	Lloyds TSB Bank Plc 99 South Road Haywards Heath West Sussex Yorkshire Building Society 50 South Road Haywards Heath West Sussex
	Solicitors	Waugh & Co 4 Mill Green Business Estate Mill Green Road Haywards Heath West Sussex RH16 1XQ
	Independent Examiner	Keymer Haslam & Co 4/6 Church Road Burgess Hill West Sussex

JAMES BRADFORD ALMSHOUSES TRUST

TRUSTEES' REPORT

31 DECEMBER 2024

The Trust owns the Almshouses in Haywards Heath, a terrace of six small attractive self-contained cottages built in 1910, each really only suitable for single occupancy.

Their purpose is to provide low-cost accommodation for the elderly persons of low income preferably already living in the Haywards Heath area. The grounds are maintained by contract.

The Almshouses, and certain land at Deeping St James, Lincolnshire, were bequeathed to the James Bradford Almshouses Trust free of any costs. The permanent Endowment consists of the small area of agricultural land at Deeping St James and an investment in the CLA/COIF.


The Trustees include one descendant of the founder, a nominee of the Mid Sussex District Council and (if agreed by the other Trustees) co-opted Trustees.

The Trustees meet as required but not less than twice a year. In 2024/25 meetings were held on 2nd May 2024 and 29th January 2025.

The AGM was held on the 4th June 2025

During 2024 the assets of the Trust rose by £43,640

Signed on behalf of the Trustees


..... Rev. E Pritchett


.....Mr IGG Balls

4th June 2025

JAMES BRADFORD ALMSHOUSES TRUST

TRUSTEES' REPORT (Continued)

31 DECEMBER 2024

The registered social housing legislation 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 registered social landlord (RSL) and of the surplus or deficit for that period.

In preparing these financial statements the Trustees are required to do:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed subject to any material departures discussed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is not appropriate to presume that the RSL will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RSL and to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006.

The Trustees have a general responsibility to take reasonable steps to safeguard the assets of the RSL and to prevent and detect fraud and other irregularities.

JAMES BRADFORD ALMSHOUSES TRUST

31 DECEMBER 2024

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE JAMES BRADFORD ALMSHOUSES TRUST

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2024 which are set out on pages 7 to 11.

Responsibilities and basis of report

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

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

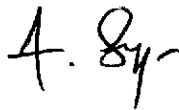
Independent examiner's statement

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

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

Alec Burgess FCA



Keymer Haslam & Co
4/6 Church Road
Burgess Hill
West Sussex
RH15 9AE

.....6.....June 2025

JAMES BRADFORD ALMSHOUSES TRUST

STATEMENT OF FINANCIAL ACTIVITIES (including Income and Expenditure Account)

31st December 2024

	Note	Endowment Funds 2024 £	General Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
Incoming Resources					
Maintenance contributions from residents		0	10,851	10,851	10,851
Service charges from residents		0	0	0	0
Donations		0	0	0	0
Land Rentals		0	275	275	550
Dividends accrued, received and interest		0	27,249	27,249	25,459
Insurance Claim		0	4,919	4,919	0
Total Incoming resources		0	43,294	43,294	36,860
Resources expended					
Services expenditure					
TV Licenses		0	15	15	15
Total services expenditure		0	15	15	15
Management					
Insurance		0	1,209	1,209	1,188
Audit		0	780	780	780
Postage, Stationery, copying and accountancy		0	0	0	0
Subscriptions		0	916	916	643
Sundry		0	700	700	900
Ombudsman's fee		0	48	48	35
Total management		0	3,653	3,653	3,546
General maintenance		0	14,077	14,077	9,901
Ground maintenance		0	3,838	3,838	3,910
Total resources expended		0	21,583	21,583	17,371
Net incoming resources		0	21,711	21,711	19,489
Gain/(Deficit) on revaluation of investments	3/4	12,293	9,636	21,929	54,544
Net movement in funds		12,293	31,347	43,640	74,032
Balance brought forward		544,183	431,787	975,970	901,938
Balance carried forward		556,476	463,134	1,019,610	975,970

JAMES BRADFORD ALMSHOUSES TRUST

BALANCE SHEET

31st December 2024	Note	2024 £	2023 £
FIXED ASSETS			
- Tangible assets		0	0
- Endowment fund	3	556,476	544,183
CURRENT ASSETS			
Debtors			
- Accrued maintenance contributions			
- Prepayments and other accrued income		568	831
		568	831
Investments	4	286,678	268,156
Cash at bank			
- Lloyds Bank (Treasurers account)		122,554	109,645
- National Savings Investment Account		0	1,571
- Yorkshire Building Society		54,075	52,328
- COIF Charities Deposit Account		39	37
		176,668	163,580
TOTAL CURRENT ASSETS		463,914	432,567
CREDITORS - amounts falling due within one year			
- Creditors and accruals		(780)	(780)
NET CURRENT ASSETS		463,134	431,787
NET ASSETS		1,019,610	975,970
CAPITAL AND RESERVES			
Endowment			
Balance 1st January		544,183	498,386
Movement in funds		12,293	45,797
Transfer to Endowment Fund			
Balance 31st December		556,476	544,183
General - Income and Expenditure Account			
Balance 1st January		431,787	403,552
Movement in funds		31,347	28,235
Transfer to Endowment Fund			
Balance 31st December		463,134	431,787
		1,019,610	975,970

JAMES BRADFORD ALMSHOUSES TRUST

NOTES TO THE ACCOUNTS

31 DECEMBER 2024

1. ACCOUNTING POLICIES

a. Basis of accounting

The financial statements of the Trust are prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2015.

b. Incoming resources

Incoming resources represent maintenance contributions receivable and service charges receivable from residents, donations, rent and investment income.

c. Housing Properties

The Almshouses and the land at Deeping St James were bequeathed to the James Bradford Almshouses Trust free of any costs.

Alterations since the properties were acquired have not been capitalised either where these have been financed before 1 January 1982 by way of grants, donations or other sources not outstanding at that date, or subsequently whether or not external finance was obtained.

As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, no provision for depreciation is made. The Trust annually reviews the materiality of depreciation.

d. Designated Reserves

The Trust designates those reserves which have been set aside for uses which prevent them, in the judgement of the Trustees, from being regarded as part of the free reserves of the Trust.

e. Investments

Investments are shown at market valuation

2. TRUSTEES AND EMPLOYEES EMOLUMENTS AND EXPENSES

There were no emoluments paid to any Trustee and there are no employees. Out of pocket expenses were refunded to Trustees.

3. Fixed Assets

a. Fixed Assets - Tangible

The land and buildings at Haywards Heath were valued for the purpose of insurance in March 2024 at £975,000 by Messrs Gould & Co. Chartered Surveyors, and insured at 30 June 2024 for £1,433,888. The trustees have accepted an excess of £1,000 on claims resulting from subsidence and £250 on claims resulting from loss or damage.

The land at Deeping St James was valued at £13,000 by Messrs Lyall & Co. Chartered Surveyors, in January 1984.

b. Fixed Assets - Endowment Fund

	2024	2023
	£	£
COIF 27,421.88 Income shares		
Market value at 1st January	544,183	498,386
Purchase		
Unrealised gain/(deficit)	12,293	45,797
Market value at 31st December	556,476	544,183
Cost at 31 st December	153,326	153,326

4 Investments

	2024	2023
	£	£
NAACIF 1,930.553 Accumulation Units		
Market value at 1st January	216,381	203,733
Accumulated income	8,886	8,259
Purchase		
Unrealised gain/(deficit)	8,467	4,389
Market value at 31st December	233,734	216,381
Cost at 31 st December	145,509	145,509

	2024	2023
	£	£
COIF 2608.88 Income units		
Market value at 1st January	51,773	47,416
Purchase		
Unrealised gain/(deficit)	1,170	4,357
Market value at 31st December	52,943	51,773
Cost 31st December	30,000	30,000

5. Grant making

The Trustees do not make grants to other bodies.

6. Related parties

There have been no transactions involving related parties and there are no balances with related parties existing at the balance sheet date.

7 Settlement Time

On average the settlement time is within three weeks from the date of receipt. Where there is a dispute then the account is quickly settled after resolution.

JAMES BRADFORD ALMSHOUSES TRUST

England & Wales - Charity number 205757

Accounts

Registered Charity No 205757

Housing Corporation No A2989

JAMES BRADFORD ALMSHOUSES TRUST

ACCOUNTS

31 DECEMBER 2023

JAMES BRADFORD ALMSHOUSES TRUST

ACCOUNTS

31 DECEMBER 2023

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JAMES BRADFORD ALMSHOUSES TRUST

TRUSTEES AND ADVISORS

31 DECEMBER 2023

Trustees		Reverend E Pritchett (Chairman) Mr IGG Balls (Treasurer) Mr CPB Burgoyne Mr OJB Burgoyne Mrs DR de Mierre CLlr RTH Jackson (Appointed 9th November 2023)
Clerk to the Trust		Mr JS Cookson
Registered address		4 Mill Green Business Estate Mill Green Road Haywards Heath West Sussex RH16 1XQ
Advisers Bankers	Bankers	Lloyds TSB Bank Plc 99 South Road Haywards Heath West Sussex Yorkshire Building Society 50 South Road Haywards Heath West Sussex
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	Independent Examiner	Keymer Haslam & Co 4/6 Church Road Burgess Hill West Sussex

JAMES BRADFORD ALMSHOUSES TRUST

TRUSTEES' REPORT

31 DECEMBER 2023

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Their purpose is to provide low-cost accommodation for the elderly persons of low income preferably already living in the Haywards Heath area. The grounds are maintained by contract.

The Almshouses, and certain land at Deeping St James, Lincolnshire, were bequeathed to the James Bradford Almshouses Trust free of any costs. The permanent Endowment consists of the small area of agricultural land at Deeping St James and an investment in the CLA/COIF.


The Trustees include two descendants of the founder, a nominee of the Mid Sussex District Council and (if agreed by the other Trustees) co-opted Trustees.

The Trustees meet as required but not less than twice a year. In 2023 meetings were held on 7th April and 9th November.

The AGM was held on the 2nd May 2024

During 2023 the assets of the Trust rose by £74,032

Signed on behalf of the Trustees


..... Rev. E Pritchett


..... Mr IGG Balls

2nd May 2024

JAMES BRADFORD ALMSHOUSES TRUST

TRUSTEES' REPORT (Continued)

31 DECEMBER 2023

The registered social housing legislation 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 registered social landlord (RSL) and of the surplus or deficit for that period.

In preparing these financial statements the Trustees are required to do:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed subject to any material departures discussed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is not appropriate to presume that the RSL will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RSL and to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006.

The Trustees have a general responsibility to take reasonable steps to safeguard the assets of the RSL and to prevent and detect fraud and other irregularities.

JAMES BRADFORD ALMSHOUSES TRUST

31 DECEMBER 2023

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE JAMES BRADFORD ALMSHOUSES TRUST

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2023 which are set out on pages 7 to 11.

Responsibilities and basis of report

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

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

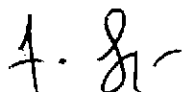
Independent examiner's statement

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

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

Alec Burgess ACA



Keymer Haslam & Co
4/6 Church Road
Burgess Hill
West Sussex
RH15 9AE

2 May
.....~~April~~ 2024

JAMES BRADFORD ALMSHOUSES TRUST

STATEMENT OF FINANCIAL ACTIVITIES (including Income and Expenditure Account)

31st December 2023					
	Note	Endowment Funds 2023 £	General Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
Incoming Resources					
Maintenance contributions from residents		0	10,851	10,851	10,893
Service charges from residents		0	0	0	0
Donations		0	0	0	0
Land Rentals		0	550	550	550
Dividends accrued, received and interest		0	25,459	25,459	24,061
Total incoming resources		0	36,860	36,860	35,504
Resources expended					
Services expenditure					
TV Licenses		0	15	15	15
Total services expenditure		0	15	15	15
Management					
Insurance		0	1,188	1,188	1,050
Audit		0	780	780	780
Postage, Stationery, copying and accountancy		0	0	0	0
Subscriptions		0	643	643	683
Sundry		0	900	900	800
Ombudsman's fee		0	35	35	28
Total management		0	3,546	3,546	3,341
General maintenance			9,901	9,901	3,937
Ground maintenance			3,910	3,910	2,830
Total resources expended		0	17,371	17,371	10,123
Net incoming resources		0	19,489	19,489	25,381
Gain/(Deficit) on revaluation of investments	3/4	45,797	8,747	54,544	-77,736
Net movement in funds		45,797	28,235	74,032	-52,355
Balance brought forward		498,386	403,552	901,938	954,293
Balance carried forward		544,183	431,787	975,970	901,938

JAMES BRADFORD ALMSHOUSES TRUST

BALANCE SHEET

31st December 2023		Note	2023	2022
			£	£
FIXED ASSETS				
	- Tangible assets		0	0
	- Endowment fund	3	544,183	498,386
CURRENT ASSETS				
Debtors	- Accrued maintenance contributions			
	- Prepayments and other accrued income		831	1,061
			831	1,061
Investments		4	268,156	251,149
Cash at bank	- Lloyds Bank (Treasurers account)		109,645	99,025
	- National Savings Investment Account		1,571	1,571
	- Yorkshire Building Society		52,328	51,490
	- COIF Charities Deposit Account		37	36
			163,580	152,122
TOTAL CURRENT ASSETS			432,567	404,332
CREDITORS - amounts falling due within one year				
	- Creditors and accruals		(780)	(780)
NET CURRENT ASSETS			431,787	403,552
NET ASSETS			975,970	901,938
CAPITAL AND RESERVES				
Endowment				
	Balance 1st January		498,386	563,965
	Movement in funds		45,797	-65,579
	Transfer to Endowment Fund			
	Balance 31st December		544,183	498,386
General - Income and Expenditure Account				
	Balance 1st January		403,552	390,328
	Movement in funds		28,235	13,224
	Transfer to Endowment Fund			
	Balance 31st December		431,787	403,552
			975,970	901,938

JAMES BRADFORD ALMSHOUSES TRUST

NOTES TO THE ACCOUNTS

31 DECEMBER 2023

1. ACCOUNTING POLICIES

a. Basis of accounting

The financial statements of the Trust are prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2015.

b. Incoming resources

Incoming resources represent maintenance contributions receivable and service charges receivable from residents, donations, rent and investment income.

c. Housing Properties

The Almshouses and the land at Deeping St James were bequeathed to the James Bradford Almshouses Trust free of any costs.

Alterations since the properties were acquired have not been capitalised either where these have been financed before 1 January 1982 by way of grants, donations or other sources not outstanding at that date, or subsequently whether or not external finance was obtained.

In 1994-5 a major repair grant of £22,347 was received from the Housing Corporation via the Mid Sussex District Council which paid for the re-roofing of the Almshouses.

As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, no provision for depreciation is made. The Trust annually reviews the materiality of depreciation.

d. Designated Reserves

The Trust designates those reserves which have been set aside for uses which prevent them, in the judgement of the Trustees, from being regarded as part of the free reserves of the Trust.

e. Investments

Investments are shown at market valuation

2. TRUSTEES AND EMPLOYEES EMOLUMENTS AND EXPENSES

There were no emoluments paid to any Trustee and there are no employees. Out of pocket expenses were refunded to Trustees.

3 Fixed Assets

a. Fixed Assets - Tangible

The land and buildings at Haywards Heath were valued for the purpose of insurance in September 2019 at £760,000 by Messrs Gould & Co. Chartered Surveyors, and insured at 30 June 2019 for £1,036,000. The trustees have accepted an excess of £1,000 on claims resulting from subsidence and £250 on claims resulting from loss or damage.

The land at Deeping St James was valued at £13,000 by Messrs Lyall & Co. Chartered Surveyors, in January 1984.

b. Fixed Assets - Endowment Fund

	2023	2022
	£	£
COIF 27,421.88 Income shares		
Market value at 1st January	498,386	563,965
Purchase	0	0
Unrealised gain/(deficit)	45,797	(65,579)
Market value at 31st December	544,183	498,386
Cost at 31 st December	153,326	153,326

4 Investments

	2023	2022
	£	£
NAACIF 1,930.553 Accumulation Units		
Market value at 1st January	203,733	202,136
Accumulated income	8,259	7,515
Purchase		
Unrealised gain/(deficit)	4,389	(5,918)
Market value at 31st December	216,381	203,733
Cost at 31 st December	145,509	145,509

	2023	2022
	£	£
COIF 2608.88 Income units		
Market value at 1st January	47,416	53,655
Purchase		
Unrealised gain/(deficit)	4,357	(6,239)
Market value at 31st December	51,773	47,416
Cost 31st December	30,000	30,000

5. Grant making

The Trustees do not make grants to other bodies.

6. Related parties

There have been no transactions involving related parties and there are no balances with related parties existing at the balance sheet date.

7 Settlement Time

On average the settlement time is within three weeks from the date of receipt. Where there is a dispute then the account is quickly settled after resolution.

JAMES BRADFORD ALMSHOUSES TRUST

England & Wales - Charity number 205757

Accounts

Registered Charity No 205757

Housing Corporation No A2989

JAMES BRADFORD ALMSHOUSES TRUST

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31 DECEMBER 2022

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31 DECEMBER 2022

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JAMES BRADFORD ALMSHOUSES TRUST

TRUSTEES' REPORT

31 DECEMBER 2022

The Trust owns the Almshouses in Haywards Heath, a terrace of six small attractive self-contained cottages built in 1910, each really only suitable for single occupancy.

Their purpose is to provide low-cost accommodation for the elderly persons of low income preferably already living in the Haywards Heath area. The grounds are maintained by contract.

The Almshouses, and certain land at Deeping St James, Lincolnshire, were bequeathed to the James Bradford Almshouses Trust free of any costs. The permanent Endowment consists of the small area of agricultural land at Deeping St James and an investment in the CLA/COIF.


The Trustees include two descendants of the founder, a nominee of the Mid Sussex District Council and (if agreed by the other Trustees) co-opted Trustees.

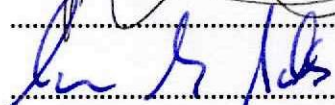
The Trustees meet as required but not less than twice a year. In 2022 meetings were held on 5th May and 8th December.

The AGM was held on the 27th April 2023

During 2022 the assets of the Trust fell by £52,355

Signed on behalf of the Trustees


..... Rev. E Pritchett


..... Mr IGG Balls

27th April 2023

JAMES BRADFORD ALMSHOUSES TRUST

TRUSTEES' REPORT (Continued)

31 DECEMBER 2022

The registered social housing legislation 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 registered social landlord (RSL) and of the surplus or deficit for that period.

In preparing these financial statements the Trustees are required to do:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed subject to any material departures discussed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is not appropriate to presume that the RSL will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RSL and to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006.

The Trustees have a general responsibility to take reasonable steps to safeguard the assets of the RSL and to prevent and detect fraud and other irregularities.

JAMES BRADFORD ALMSHOUSES TRUST

31 DECEMBER 2022

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE JAMES BRADFORD ALMSHOUSES TRUST

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2022 which are set out on pages 7 to 11.

Responsibilities and basis of report

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


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

Independent examiner's statement

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

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



Alec Burgess ACA

Keymer Haslam & Co
4/6 Church Road
Burgess Hill
West Sussex
RH15 9AE

28th April 2023

JAMES BRADFORD ALMSHOUSES TRUST

STATEMENT OF FINANCIAL ACTIVITIES (including Income and Expenditure Account)

31st December 2022

	Note	Endowment Funds 2022 £	General Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Incoming Resources					
Maintenance contributions from residents		0	10,893	10,893	10,483
Service charges from residents		0	0	0	0
Donations		0	0	0	0
Land Rentals		0	550	550	550
Dividends accrued, received and interest		0	24,061	24,061	21,832
Total incoming resources		0	35,504	35,504	32,865
Resources expended					
Services expenditure					
TV Licenses		0	15	15	8
Total services expenditure		0	15	15	8
Management					
Insurance		0	1,050	1,050	992
Audit		0	780	780	780
Postage, Stationery, copying and accountancy		0	0	0	0
Subscriptions		0	683	683	482
Sundry		0	800	800	300
Ombudsman's fee		0	28	28	13
Total management		0	3,341	3,341	2,567
General maintenance			3,937	3,937	9,610
Ground maintenance			2,830	2,830	2,526
Total resources expended		0	10,123	10,123	14,710
Net incoming resources		0	25,381	25,381	18,155
Gain/(Deficit) on revaluation of investments	3/4	-65,579	-12,157	-77,736	95,448
Net movement in funds		-65,579	13,224	-52,355	113,603
Balance brought forward		563,965	390,328	954,293	840,690
Balance carried forward		498,386	403,552	901,938	954,293

JAMES BRADFORD ALMSHOUSES TRUST

BALANCE SHEET

31st December 2022		Note	2022	2021
			£	£
FIXED ASSETS				
	- Tangible assets		0	0
	- Endowment fund	3	498,386	563,965
CURRENT ASSETS				
Debtors	- Accrued maintenance contributions			
	- Prepayments and other accrued income		1,061	503
			1,061	503
Investments		4	251,149	255,791
Cash at bank	- Lloyds Bank (Treasurers account)		99,025	82,902
	- National Savings Investment Account		1,571	1,570
	- Yorkshire Building Society		51,490	51,243
	- COIF Charities Deposit Account		36	35
			152,122	135,750
TOTAL CURRENT ASSETS			404,332	392,043
CREDITORS - amounts falling due within one year				
	- Creditors and accruals		(780)	(1,715)
NET CURRENT ASSETS			403,552	390,328
NET ASSETS			901,938	954,293
CAPITAL AND RESERVES				
Endowment				
	Balance 1st January		563,965	492,924
	Movement in funds		-65,579	71,041
	Transfer to Endowment Fund			
	Balance 31st December		498,386	563,965
General - Income and Expenditure Account				
	Balance 1st January		390,328	347,765
	Movement in funds		13,224	42,563
	Transfer to Endowment Fund			
	Balance 31st December		403,552	390,328
			901,938	954,293

JAMES BRADFORD ALMSHOUSES TRUST

NOTES TO THE ACCOUNTS

31 DECEMBER 2022

1. ACCOUNTING POLICIES

a. Basis of accounting

The financial statements of the Trust are prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2015.

b. Incoming resources

Incoming resources represent maintenance contributions receivable and service charges receivable from residents, donations, rent and investment income.

c. Housing Properties

The Almshouses and the land at Deeping St James were bequeathed to the James Bradford Almshouses Trust free of any costs.

Alterations since the properties were acquired have not been capitalised either where these have been financed before 1 January 1982 by way of grants, donations or other sources not outstanding at that date, or subsequently whether or not external finance was obtained.

In 1994-5 a major repair grant of £22,347 was received from the Housing Corporation via the Mid Sussex District Council which paid for the re-roofing of the Almshouses.

As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, no provision for depreciation is made. The Trust annually reviews the materiality of depreciation.

d. Designated Reserves

The Trust designates those reserves which have been set aside for uses which prevent them, in the judgement of the Trustees, from being regarded as part of the free reserves of the Trust.

e. Investments

Investments are shown at market valuation

2. TRUSTEES AND EMPLOYEES EMOLUMENTS AND EXPENSES

There were no emoluments paid to any Trustee and there are no employees. Out of pocket expenses were refunded to Trustees.

3 Fixed Assets

3a. Fixed Assets - Tangible

The land and buildings at Haywards Heath were valued for the purpose of insurance in September 2019 at £760,000 by Messrs Gould & Co. Chartered Surveyors, and insured at 30 June 2019 for £1,036,000. The trustees have accepted an excess of £1,000 on claims resulting from subsidence and £250 on claims resulting from loss or damage.

The land at Deeping St James was valued at £13,000 by Messrs Lyall & Co. Chartered Surveyors, in January 1984.

3b. Fixed Assets - Endowment Fund

	2022	2021
	£	£
COIF 27,421.88 Income shares		
Market value at 1st January	563,965	492,924
Purchase	0	0
Unrealised gain/(deficit)	(65,579)	71,041
Market value at 31st December	498,386	563,965
Cost at 31 st December	153,326	153,326

4 Investments

	2022	2021
	£	£
NAACIF 1,930.553 Accumulation Units		
Market value at 1st January	202,136	178,606
Accumulated income	7,515	5,881
Purchase		
Unrealised gain/(deficit)	(5,918)	17,649
Market value at 31st December	203,733	202,136
Cost at 31 st December	145,509	137,994

	2021	2021
	£	£
COIF 2608.88 Income units		
Market value at 1st January	53,655	46,896
Purchase		
Unrealised gain/(deficit)	(6,239)	6,759
Market value at 31st December	47,416	53,655
Cost 31st December	30,000	30,000

5. Grant making

The Trustees do not make grants to other bodies.

6. Related parties

There have been no transactions involving related parties and there are no balances with related parties existing at the balance sheet date.

7 Settlement Time

On average the settlement time is within three weeks from the date of receipt. Where there is a dispute then the account is quickly settled after resolution.

JAMES BRADFORD ALMSHOUSES TRUST

England & Wales - Charity number 205757

Accounts

Registered Charity No 205757

Housing Corporation No A2989

JAMES BRADFORD ALMSHOUSES TRUST

ACCOUNTS

31 DECEMBER 2021

JAMES BRADFORD ALMSHOUSES TRUST

ACCOUNTS

31 DECEMBER 2021

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JAMES BRADFORD ALMSHOUSES TRUST

TRUSTEES AND ADVISORS

31 DECEMBER 2021

Trustees		Reverend E Pritchett (appointed 14 th October 2021) Mr IGG Balls (Treasurer) Mr CPB Burgoyne Mr OJB Burgoyne Mrs DR de Mierre
Clerk to the Trust		Mr JS Cookson
Registered address		4 Mill Green Business Estate Mill Green Road Haywards Heath West Sussex RH16 1XQ
Advisers Bankers	Bankers	Lloyds TSB Bank Plc 99 South Road Haywards Heath West Sussex Yorkshire Building Society 50 South Road Haywards Heath West Sussex
	Solicitors	Waugh & Co 4 Mill Green Business Estate Mill Green Road Haywards Heath West Sussex RH16 1XQ
	Independent Examiner	Keymer Haslam & Co 4/6 Church Road Burgess Hill West Sussex

JAMES BRADFORD ALMSHOUSES TRUST

TRUSTEES' REPORT

31 DECEMBER 2021

The Trust owns the Almshouses in Haywards Heath, a terrace of six small attractive self-contained cottages built in 1910, each really only suitable for single occupancy.

Their purpose is to provide low-cost accommodation for the elderly persons of low income preferably already living in the Haywards Heath area. The grounds are maintained by contract.

The Almshouses, and certain land at Deeping St James, Lincolnshire, were bequeathed to the James Bradford Almshouses Trust free of any costs. The permanent Endowment consists of the small area of agricultural land at Deeping St James and an investment in the CLA/COIF.

The Trustees include two descendants of the founder, a nominee of the Mid Sussex District Council and (if agreed by the other Trustees) co-opted Trustees.

The Trustees meet as required but not less than twice a year. In 2021 meetings were held on 6th May and 14th October.

The AGM was held on the 5th May 2022

During 2021 the assets of the Trust rose by £113,604

Signed on behalf of the Trustees

..... Rev. E Pritchett

.....Mr IGG Balls

5th May 2022

JAMES BRADFORD ALMSHOUSES TRUST

TRUSTEES' REPORT (Continued)

31 DECEMBER 2021

The registered social housing legislation 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 registered social landlord (RSL) and of the surplus or deficit for that period.

In preparing these financial statements the Trustees are required to do:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed subject to any material departures discussed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is not appropriate to presume that the RSL will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RSL and to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006.

The Trustees have a general responsibility to take reasonable steps to safeguard the assets of the RSL and to prevent and detect fraud and other irregularities.

JAMES BRADFORD ALMSHOUSES TRUST

31 DECEMBER 2021

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE JAMES BRADFORD ALMSHOUSES TRUST

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2021 which are set out on pages 7 to 11.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

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

Alec Burgess ACA

Keymer Haslam & Co
4/6 Church Road
Burgess Hill
West Sussex
RH15 9AE

6th May 2022

JAMES BRADFORD ALMSHOUSES TRUST

STATEMENT OF FINANCIAL ACTIVITIES (including Income and Expenditure Account)

31st December 2021						
		Note	Endowment	General	Total	Total
			Funds	Funds	Funds	Funds
			2021	2021	2021	2020
			£	£	£	£
<u>Incoming Resources</u>						
Maintenance charges from residents			0	10,483	10,483	9,720
Service charges from residents			0	0	0	0
Donations			0	0	0	0
Land Rentals			0	550	550	275
Dividends accrued, received and interest			0	21,832	21,832	23,013
Total incoming resources			0	32,865	32,865	33,008
<u>Resources expended</u>						
Services expenditure						
	TV Licenses		0	8	8	15
Total services expenditure			0	8	8	15
Management						
	Insurance		0	992	992	959
	Audit		0	780	780	780
	Postage, Stationery, copying and accountancy		0	0	0	0
	Subscriptions		0	482	482	479
	Sundry		0	300	300	1,321
	Ombudsman's fee		0	13	13	13
Total management			0	2,567	2,567	3,552
General maintenance				9,610	9,610	7,688
Ground maintenance				2,526	2,526	2,203
Total resources expended			0	14,710	14,710	13,458
Net incoming resources			0	18,155	18,155	19,550
Gain/(Deficit) on revaluation of investments		3/4	71,041	24,407	95,448	18,396
Net movement in funds			71,041	42,562	113,603	37,946
Balance brought forward			492,924	347,766	840,690	802,743
Balance carried forward			563,965	390,328	954,293	840,689

JAMES BRADFORD ALMSHOUSES TRUST

BALANCE SHEET

31st December 2021		Note	2021	2020
			£	£
FIXED ASSETS				
	- Tangible assets		0	0
	- Endowment fund	3	563,965	492,924
CURRENT ASSETS				
Debtors	- Accrued maintenance contributions			
	- Prepayments and other accrued income	503	489	
			503	489
Investments		4	255,791	225,503
Cash at ba	- Lloyds Bank (Treasurers account)	82,902	72,305	
	- National Savings Investment Account	1,570	1,569	
	- Yorkshire Building Society	51,243	51,172	
	- COIF Charities Deposit Account	35	35	
			135,750	125,081
TOTAL CURRENT ASSETS			392,043	351,073
CREDITORS - amounts falling due within one year				
	- Creditors and accruals		(1,715)	(3,307)
NET CURRENT ASSETS			390,328	347,766
NET ASSETS			954,293	840,690
CAPITAL AND RESERVES				
Endowment				
	Balance 1st January	492,924	449,339	
	Movement in funds	71,041	28,711	
	Transfer to Endowment Fund		14,874	
	Balance 31st December		563,965	492,924
General - Income and Expenditure Account				
	Balance 1st January	347,765	353,405	
	Movement in funds	42,563	9,234	
	Transfer to Endowment Fund		-14,874	
	Balance 31st December		390,328	347,765
			954,293	840,689

JAMES BRADFORD ALMSHOUSES TRUST

NOTES TO THE ACCOUNTS

31 DECEMBER 2021

1. ACCOUNTING POLICIES

a. Basis of accounting

The financial statements of the Trust are prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2015.

b. Incoming resources

Incoming resources represent maintenance contributions receivable and service charges receivable from residents, donations, rent and investment income.

c. Housing Properties

The Almshouses and the land at Deeping St James were bequeathed to the James Bradford Almshouses Trust free of any costs.

Alterations since the properties were acquired have not been capitalised either where these have been financed before 1 January 1982 by way of grants, donations or other sources not outstanding at that date, or subsequently whether or not external finance was obtained.

In 1994-5 a major repair grant of £22,347 was received from the Housing Corporation via the Mid Sussex District Council which paid for the re-roofing of the Almshouses.

As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, no provision for depreciation is made. The Trust annually reviews the materiality of depreciation.

d. Designated Reserves

The Trust designates those reserves which have been set aside for uses which prevent them, in the judgement of the Trustees, from being regarded as part of the free reserves of the Trust.

e. Investments

Investments are shown at market valuation

2 TRUSTEES AND EMPLOYEES EMOLUMENTS AND EXPENSES

There were no emoluments paid to any Trustee and there are no employees. Out of pocket expenses were refunded to Trustees.

3 Fixed Assets

3a. Fixed Assets - Tangible

The land and buildings at Haywards Heath were valued for the purpose of insurance in September 2019 at £760,000 by Messrs Gould & Co. Chartered Surveyors, and insured at 30 June 2019 for £1,036,000. The trustees have accepted an excess of £1,000 on claims resulting from subsidence and £250 on claims resulting from loss or damage.

The land at Deeping St James was valued at £13,000 by Messrs Lyall & Co. Chartered Surveyors, in January 1984.

3b. Fixed Assets - Endowment Fund

	2021	2020
	£	£
COIF 27,421.88 Income shares		
Market value at 1st January	492,924	464,213
Purchase	0	0
Unrealised gain/(deficit)	74,041	28,711
Market value at 31st December	563,965	492,924
Cost at 31 st December	153,326	153,326

4 Investments

	2021	2020
	£	£
NAACIF 1,930.553 Accumulation Units		
Market value at 1st January	178,606	184,477
Accumulated income	5,881	7,176
Purchase		
Unrealised gain/(deficit)	17,649	-13047
Market value at 31st December	202,136	178,606
Cost at 31 st December	137,994	132,113

	2021	2020
	£	£
COIF 2608.88 Income units		
Market value at 1st January	46,896	44,165
Purchase		
Unrealised gain/(deficit)	6,759	2,731
Market value at 31st December	53,655	46,896
Cost 31st December	30,000	30,000

5. **Grant making**

The Trustees do not make grants to other bodies.

6. **Related parties**

There have been no transactions involving related parties and there are no balances with related parties existing at the balance sheet date.

7 **Settlement Time**

On average the settlement time is within three weeks from the date of receipt. Where there is a dispute then the account is quickly settled after resolution.

JAMES BRADFORD ALMSHOUSES TRUST

England & Wales - Charity number 205757

Accounts

Registered Charity No 205757

Housing Corporation No A2989

JAMES BRADFORD ALMSHOUSES TRUST

ACCOUNTS

31 DECEMBER 2020

JAMES BRADFORD ALMSHOUSES TRUST

ACCOUNTS

31 DECEMBER 2020

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JAMES BRADFORD ALMSHOUSES TRUST

TRUSTEES AND ADVISORS

31 DECEMBER 2020

Trustees		Reverend RCW Smith (resigned 31.10. 2020) Mr IGG Balls (Treasurer) Mr CPB Burgoyne Mr OJB Burgoyne Mrs DR de Mierre
Clerk to the Trust		Mr JS Cookson
Registered address		4 Mill Green Business Estate Mill Green Road Haywards Heath West Sussex RH16 1XQ
Advisers Bankers	Bankers	Lloyds TSB Bank Plc 99 South Road Haywards Heath West Sussex Yorkshire Building Society 50 South Road Haywards Heath West Sussex
	Solicitors	Waugh & Co 4 Mill Green Business Estate Mill Green Road Haywards Heath West Sussex RH16 1XQ
	Independent Examiner	Keymer Haslam & Co 4/6 Church Road Burgess Hill West Sussex

JAMES BRADFORD ALMSHOUSES TRUST

TRUSTEES' REPORT

31 DECEMBER 2020

The Trust owns the Almshouses in Haywards Heath, a terrace of six small attractive self-contained cottages built in 1910, each really only suitable for single occupancy.

Their purpose is to provide low-cost accommodation for the elderly persons of low income preferably already living in the Haywards Heath area. The grounds are maintained by contract.

The Almshouses, and certain land at Deeping St James, Lincolnshire, were bequeathed to the James Bradford Almshouses Trust free of any costs. The permanent Endowment consists of the small area of agricultural land at Deeping St James and an investment in the CLA/COIF.

The Trustees include two descendants of the founder, a nominee of the Mid Sussex District Council and (if agreed by the other Trustees) co-opted Trustees.

The Trustees meet as required but not less than twice a year. In 2020 meetings were held on 7th May and 17th December (a remote meeting).

The AGM was held on the 5th May 2021

During 2020 the assets of the Trust rose by £37,946

Signed on behalf of the Trustees

.....Mr OJB Burgoyne

.....Mr IGG Balls

5th May 2021

JAMES BRADFORD ALMSHOUSES TRUST

TRUSTEES' REPORT (Continued)

31 DECEMBER 2020

The registered social housing legislation 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 registered social landlord (RSL) and of the surplus or deficit for that period.

In preparing these financial statements the Trustees are required to do:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed subject to any material departures discussed and explained in the financial statements; and
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The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RSL and to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006.

The Trustees have a general responsibility to take reasonable steps to safeguard the assets of the RSL and to prevent and detect fraud and other irregularities.

JAMES BRADFORD ALMSHOUSES TRUST

31 DECEMBER 2020

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE JAMES BRADFORD ALMSHOUSES TRUST

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2020 which are set out on pages 7 to 8

Responsibilities and basis of report

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

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

Independent examiner's statement

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

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

Alec Burgess ACA

Keymer Haslam & Co
4/6 Church Road
Burgess Hill
West Sussex
RH15 9AE

May 2021

JAMES BRADFORD ALMSHOUSES TRUST

STATEMENT OF FINANCIAL ACTIVITIES (including Income and Expenditure Account)

31st December 2020						
	Note	Endowment	General	Total	Total	
		Funds	Funds	Funds	Funds	
		2020	2020	2020	2019	
		£	£	£	£	
<u>Incoming Resources</u>						
Maintenance charges from residents		0	9,720	9,720	8,702	
Service charges from residents		0		0	0	
Donations		0		0	0	
Land Rentals		0	275	275	825	
Dividends accrued, received and interest	4	0	23,013	23,013	22,312	
Total incoming resources		0	33,008	33,008	31,839	
<u>Resources expended</u>						
Services expenditure						
TV Licenses		0	15	15	8	
Total services expenditure		0	15	15	8	
Management						
Insurance		0	959	959	925	
Audit		0	780	780	780	
Postage, Stationery, Subscriptions		0	479	479	470	
Sundry		0	1,321	1,321	125	
Ombudsman's fee		0	13	13	8	
Total management		0	3,552	3,552	2,308	
General maintenance		0	7,688	7,688	10,132	
Ground maintenance		0	2,203	2,203	2,500	
Total resources expended		0	13,458	13,458	14,947	
Net incoming resources		0	19,550	19,550	16,892	
Gain/(Deficit) on revaluation of investment 3/4		28,711	-10,315	18,396	96,685	
		14,874	-14,874	0		
Net movement in funds		43,585	-5,639	37,946	113,576	
Balance brought forward		449,339	353,405	802,743	689,167	
Balance carried forward		492,924	347,766	840,689	802,743	

JAMES BRADFORD ALMSHOUSES TRUST

BALANCE SHEET

31st December 2020						
	Note	Endowment	General	Total	Total	
		Funds	Funds	Funds	Funds	
		2020	2020	2020	2019	
		£	£	£	£	
<u>Incoming Resources</u>						
Maintenance charges from residents		0	9,720	9,720	8,702	
Service charges from residents		0		0	0	
Donations		0		0	0	
Land Rentals		0	275	275	825	
Dividends accrued, received and interest		0	23,013	23,013	22,312	
Total incoming resources		0	33,008	33,008	31,839	
<u>Resources expended</u>						
Services expenditure						
	TV Licenses	0	15	15	8	
Total services expenditure		0	15	15	8	
Management						
	Insurance	0	959	959	925	
	Audit	0	780	780	780	
	Postage, Stationery,	0		0	0	
	Subscriptions	0	479	479	470	
	Sundry	0	1,321	1,321	125	
	Ombudsman's fee	0	13	13	8	
Total management		0	3,552	3,552	2,308	
General maintenance		0	7,688	7,688	10,132	
Ground maintenance		0	2,203	2,203	2,500	
Total resources expended		0	13,458	13,458	14,947	
Net incoming resources		0	19,550	19,550	16,892	
Gain/(Deficit) on revaluation of investment 3/4		28,711	-10,315	18,396	96,685	
		14,874	-14,874	0		
Net movement in funds		43,585	-5,639	37,946	113,576	
Balance brought forward		449,339	353,405	802,743	689,167	
Balance carried forward		492,924	347,766	840,689	802,743	

JAMES BRADFORD ALMSHOUSES TRUST

NOTES TO THE ACCOUNTS

31 DECEMBER 2020

1. ACCOUNTING POLICIES

a. Basis of accounting

The financial statements of the Trust are prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2015.

b. Incoming resources

Incoming resources represent maintenance contributions receivable and service charges receivable from residents, donations, rent and investment income.

c. Housing Properties

The Almshouses and the land at Deeping St James were bequeathed to the James Bradford Almshouses Trust free of any costs.

Alterations since the properties were acquired have not been capitalised either where these have been financed before 1 January 1982 by way of grants, donations or other sources not outstanding at that date, or subsequently whether or not external finance was obtained.

In 1994-5 a major repair grant of £22,347 was received from the Housing Corporation via the Mid Sussex District Council which paid for the re-roofing of the Almshouses.

As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, no provision for depreciation is made. The Trust annually reviews the materiality of depreciation.

d. Designated Reserves

The Trust designates those reserves which have been set aside for uses which prevent them, in the judgement of the Trustees, from being regarded as part of the free reserves of the Trust.

e. Investments

Investments are shown at market valuation

2 TRUSTEES AND EMPLOYEES EMOLUMENTS AND EXPENSES

There were no emoluments paid to any Trustee and there are no employees.

3 Fixed Assets

3a. Fixed Assets - Tangible

The land and buildings at Haywards Heath were valued for the purpose of insurance in September 2019 at £760,000 by Messrs Gould & Co. Chartered Surveyors, and insured at 30 June 2019 for £1,036,000. The trustees have accepted an excess of £1,000 on claims resulting from subsidence and £250 on claims resulting from loss or damage.

The land at Deeping St James was valued at £13,000 by Messrs Lyall & Co. Chartered Surveyors, in January 1984.

3b. Fixed Assets - Endowment Fund

	2020	2019
	£	£
COIF 27,421.88 Income shares		
Market value at 1st January	464,213	380,841
Purchase	0	14,874
Unrealised gain/(deficit)	28,711	68,498
Market value at 31st December	492,924	464,213
Cost at 31 st December	153,326	153,326

4 Investments

	2020	2019
	£	£
NAACIF 1,930.553 Accumulation Units		
Market value at 1st January	184,477	156,022
Accumulated income	7,176	6,967
Purchase		
Unrealised gain/(deficit)	-13047	21,488
Market value at 31st December	178,606	184,477
Cost at 31 st December	132,143	124,937

	2020	2019
	£	£
COIF 2608.88 Income units		
Market value at 1st January	44,165	37,466
Purchase		
Unrealised gain/(deficit)	2,731	6,699
Market value at 31st December	46,896	44,165
Cost 31st December	30,000	30,000

5. **Grant making**

The Trustees do not make grants to other bodies.

6. **Related parties**

There have been no transactions involving related parties and there are no balances with related parties existing at the balance sheet date.

7 **Settlement Time**

On average the settlement time is within three weeks from the date of receipt. Where there is a dispute then the account is quickly settled after resolution.