

# MARTHA WALKER ALMSHOUSES

England & Wales · Charity number 207350

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1963-07-09

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

## Contact

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**Address** 18 Pavilion Way  
Pudsey  
West Yorkshire  
LS28 7WH

**Phone** 01132574756

**Email** [stbartsarmley@gmail.com](mailto:stbartsarmley@gmail.com)

**Website** <https://www.achurchnearyou.com/church/3323/>

## Activities

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**Objects:** FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES BELONGING TO THE CHARITY WHO SHALL BE PERSONS IN NEED WHO ARE MEMBERS OF THE CHURCH OF ENGLAND, PREFERENCE BEING GIVEN TO PERSONS QUALIFIED AS AFORESAID WHO WERE BORN IN THE AREA OF THE ANCIENT PARISH OF ARMLEY OR WHO HAVE RESIDED IN THE SAID AREA FOR NOT LESS THAN FIVE YEARS

**Activities:** The care and maintenance of the 6 terraced houses, as bequested by Martha Walker.

## Classification

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

## Geography

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- **Area of benefit:** ANCIENT PARISH OF ARMLEY
- Leeds City

## Finances

| Period end | Income  | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2024-12-31 | £27,569 | £27,484     | -      | -         |
| 2023-12-31 | £23,798 | £3,027      | -      | -         |
| 2022-12-31 | £9,538  | £8,817      | -      | -         |
| 2021-12-31 | £23,279 | £9,012      | -      | -         |
| 2020-12-31 | £21,150 | £17,706     | -      | -         |

## Trustees

| Name                  | Role | Appointed  |
|-----------------------|------|------------|
| Eileen Anne Handley   |      | 2025-03-09 |
| JONATHAN RICHARD KAYE |      |            |
| THELMA COLLINS        |      |            |

## Linked charities

- HENRY WILLIAM EYRES (207350-4)
- REV S KETTLEWELL (207350-5)
- WHITELEYS CHARITY (207350-6)
- EMMA EYRE PARK (207350-7)
- ST DUNSTAN'S MISSION CHURCH (207350-8)

**MARTHA WALKER ALMSHOUSES**

England & Wales - Charity number 207350

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# Accounts

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# **MARTHA WALKER ALMSHOUSES**

## **ANNUAL REPORT for the year 2024**

### **Aims and purposes**

The Martha Walker Almshouses exist to provide accommodation/housing for elderly and old people.

### **Objectives and activities**

The care and maintenance of the six terraced houses, as bequeathed by Martha Walker.

For the benefit of the residents in the Almshouses belonging to the charity who shall be persons in need who are members of the Church of England, preference being given to persons qualified as aforesaid who were born in the area of the Ancient Parish of Armley or who have resided in the said area for not less than five years.

### **Achievements and Performance**

The residents of the Almshouses continue to be well cared for; the dwellings and gardens are well-maintained.

The following policies and procedures are in place and reviewed annually:- internal charity financial controls, safeguarding, financial reserves, complaints, complaints handling, serious incident reporting, internal risk management, trustees expenses, trustees conflicts of interest, investing charity funds, and bullying and harassment.

The Housing Ombudsman Annual Submission had been completed for 2024.

After due consultation and deliberation, the decision to initiate court proceedings against one of the residents had been taken in 2024. Despite numerous requests for rent contributions over a number of years, no satisfactory response had been received, and we had been left with no alternative other than to start eviction proceedings.

### **Financial Review**

Tenants' rents for the period 01/01/2024 to 31/12/2024 were £27,460 which contributed to total receipts of £27,817. Total expenditure for the same period was £27,484 of which £15,650 was invested in M & G shares in the Extraordinary Repair Fund, £2,945 was spent on maintenance and £2,534 on solicitor's fees. The result being a net movement of funds of £332. Total funds carried forward at 31/12/2024 were £42,669.

### **Reserves Policy**

It is Almshouses' policy to try to maintain a balance on unrestricted funds that equates to at least three months' unrestricted payments. This is equivalent to £6,900. It is held to smooth out fluctuations in cash flow and to meet emergencies. The cash balance of £42,189 held on unrestricted funds at the year-end clearly meets this target.

It is our policy to invest investment fund balances with the CCLA Church of England Investment Fund.

### **Volunteers**

The Charity could not function without the help of its volunteer Trustees. Special thanks were extended to Thelma Collins (clerk), Eileen Handley and Jon Kaye.

## Structure, governance and management

### Membership

Members of the Almshouses are either ex-officio or co-opted at Trustee meetings. The Almshouses are governed by up to six trustees, three of which are ex-officio and three co-opted. Co-opted members serve a period of five years from the date of their appointment.

|                               |                |            |                   |
|-------------------------------|----------------|------------|-------------------|
| <i>Vicar/Priest-in-charge</i> | Vacancy        | ex-officio |                   |
| <i>Churchwardens</i>          | Mrs T. Collins | ex-officio | Clerk             |
|                               | Mrs E. Handley | ex-officio | Appeals officer   |
| <i>Co-opted members</i>       | Mr J. Kaye     | co-opted   | Complains officer |
|                               | Vacancy        | co-opted   |                   |
|                               | Vacancy        | co-opted   |                   |

There are a minimum of two meetings of the Trustees each year.

The day-to-day management of the Almshouses is undertaken by Adair Paxton Ltd.

### Administrative information

The Charity can be contacted at;

Martha Walker Almshouses, c/o 18 Pavilion Way, Pudsey, Leeds, LS28 7WH  
Phone: 0113 257 4756  
e-mail: [stbartsarmley@gmail.com](mailto:stbartsarmley@gmail.com)

#### *Management agents*

Adair Paxton Ltd., First Floor, Jason House, Kerry Hill, Horsforth, Leeds, LS18 4JR  
Phone: 0113 239 5770  
Website: [www.adairpaxton.co.uk](http://www.adairpaxton.co.uk)

#### *Appointed auditors*

Wyatt & Co. Chartered Accountants, 125 Main Street, Garforth, Leeds, LS25 1AF

**Approved by the Trustees on 25<sup>th</sup>. September 2025 and signed on their behalf by  
Thelma Collins (elected chair).**





CHARITY COMMISSION  
FOR ENGLAND AND WALES

Martha Walker Almshouses

207350

**Receipts and payments accounts**

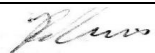
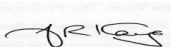
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|                     |            |    |            |
|---------------------|------------|----|------------|
| For the period from | 01/01/2024 | To | 31/12/2024 |
|---------------------|------------|----|------------|

**Section A Receipts and payments**

|   | Unrestricted funds<br>to the nearest<br>£ | Restricted funds<br>to the nearest £ | Endowment funds<br>to the nearest £ | Total funds<br>to the nearest £ | Last year<br>to the nearest £ |
|---|---|--------------------------------------|-------------------------------------|---------------------------------|-------------------------------|
| <b>A1 Receipts</b>                                    |   |                                      |                                     |                                 |                               |
| Contributions   | 27,460                                    | -                                    | -                                   | 27,460                          | 23,463                        |
| Dividends   | 109                                       | -                                    | 248                                 | 357                             | 335                           |
|   | -   | -                                    | -                                   | -                               | -                             |
| <b>Sub total (Gross income for AR)</b>                | <b>27,569</b>                             | <b>-</b>                             | <b>248</b>                          | <b>27,817</b>                   | <b>23,798</b>                 |
| <b>A2 Asset and investment sales, (see table).</b>    |   |                                      |                                     |                                 |                               |
|   | -   | -                                    | -                                   | -                               | -                             |
|   | -   | -                                    | -                                   | -                               | -                             |
| <b>Sub total</b>                                      | <b>-</b>                                  | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b>-</b>                      |
| <b>Total receipts</b>                                 | <b>27,569</b>                             | <b>-</b>                             | <b>248</b>                          | <b>27,817</b>                   | <b>23,798</b>                 |
| <b>A3 Payments</b>                                    |   |                                      |                                     |                                 |                               |
| Maintenance fees                                      | 2,945                                     | -                                    | -                                   | 2,945                           | -                             |
| Management fees                                       | 2,467                                     | -                                    | -                                   | 2,467                           | -                             |
| Administration and examination fees                   | 2,167                                     | -                                    | -                                   | 2,167                           | 2,000                         |
| Almshouse Association                                 | 343                                       | -                                    | -                                   | 343                             | 196                           |
| Insurance   | 1,128                                     | -                                    | -                                   | 1,128                           | 54                            |
| Housing Ombudsman                                     | -   | -                                    | -                                   | -                               | 35                            |
| Residents' gifts                                      | 250                                       | -                                    | -                                   | 250                             | 200                           |
| Solicitor's fees                                      | 2,534                                     | -                                    | -                                   | 2,534                           | -                             |
| <b>Sub total</b>                                      | <b>11,834</b>                             | <b>-</b>                             | <b>-</b>                            | <b>11,834</b>                   | <b>2,377</b>                  |
| <b>A4 Asset and investment purchases, (see table)</b> |   |                                      |                                     |                                 |                               |
| M & G Securities                                      | 15,650                                    | -                                    | -                                   | 15,650                          | 650                           |
|   | -   | -                                    | -                                   | -                               | -                             |
| <b>Sub total</b>                                      | <b>15,650</b>                             | <b>-</b>                             | <b>-</b>                            | <b>15,650</b>                   | <b>650</b>                    |
| <b>Total payments</b>                                 | <b>27,484</b>                             | <b>-</b>                             | <b>-</b>                            | <b>27,484</b>                   | <b>3,027</b>                  |
| <b>Net of receipts/(payments)</b>                     | <b>85</b>                                 | <b>-</b>                             | <b>248</b>                          | <b>332</b>                      | <b>20,771</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>42,105</b>                             | <b>-</b>                             | <b>232</b>                          | <b>42,337</b>                   | <b>21,566</b>                 |
| <b>Cash funds this year end</b>                       | <b>42,189</b>                             | <b>-</b>                             | <b>480</b>                          | <b>42,669</b>                   | <b>42,337</b>                 |

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

| Categories  | Details   | Unrestricted funds<br>to nearest £ | Restricted funds<br>to nearest £ | Endowment funds<br>to nearest £ |
|---|---|------------------------------------|----------------------------------|---------------------------------|
| <b>B1 Cash funds</b>  | Cash at bank - Current account  | 25,575                             |                                  | 480                             |
|   | Cash retained by Adair Paxton   | 16,615                             | -                                | -                               |
|   |   | -                                  | -                                | -                               |
|   | <b>Total cash funds</b>   | <b>42,189</b>                      | <b>-</b>                         | <b>480</b>                      |
|   | (agree balances with receipts and payments account(s))                              | OK                                 | OK                               | OK                              |
|   |   | Unrestricted funds<br>to nearest £ | Restricted funds<br>to nearest £ | Endowment funds<br>to nearest £ |
| <b>B2 Other monetary assets</b>                             | Details   | -                                  | -                                | -                               |
|   |   | -                                  | -                                | -                               |
| <b>B3 Investment assets</b>                                 | Details   | Fund to which asset belongs        | Cost (optional)                  | Current value (optional)        |
|   | Income Shares, NAACIF - M&G   | Martha Walker Almshouses           | -                                | 8,176                           |
|   | Accumulation Shares, Extraordinary Repair   | Martha Walker Almshouses           | -                                | 257,691                         |
|   | CCLA, Investment Fund   | Martha Walker Almshouses           | -                                | 23,157                          |
|   |   |                                    | -                                | -                               |
|   |   | -                                  | -                                |                                 |
| <b>B4 Assets retained for the charity's own use</b>         | Details   | Fund to which asset belongs        | Cost (optional)                  | Current value (optional)        |
|   | 6 Almshouses  |                                    | -                                | 585,618                         |
|   |   |                                    | -                                | -                               |
|   |   | -                                  | -                                |                                 |
| <b>B5 Liabilities</b>                                       | Details   | Fund to which liability relates    | Amount due (optional)            | When due (optional)             |
|   |   |                                    | -                                |                                 |
|   |   |                                    | -                                |                                 |
| Signed by one or two trustees on behalf of all the trustees | Signature   | Print Name                         | Date of approval                 |                                 |
|   |  | Thelma Collins                     | 25/09/2025                       |                                 |
|   |  | Jon Kaye                           | 25/09/2025                       |                                 |

I report to the trustees on my examination of the financial statements of The Martha Walker Almshouses for the year ended 31<sup>st</sup>. December 2024.

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

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

I report in respect of my examination of the charity's financial statements 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.

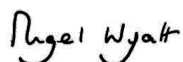
### **Independent examiner's statement**

I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

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 financial statements do not accord with those records; or
3. the financial statements 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.



Nigel Wyatt BSC FCA  
Independent Examiner  
125 Main Street  
Garforth  
Leeds  
LS25 1AF

Date: 23/07/2025