

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

Management agents

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

Appointed auditors

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

**Approved by the Trustees on 25th. 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

CC16a

For the period
from

01/01/2024

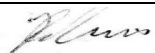
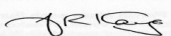
To

31/12/2024

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Contributions	27,460	-	-	27,460	23,463
Dividends	109	-	248	357	335
	-	-	-	-	-
Sub total (Gross income for AR)	27,569	-	248	27,817	23,798
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	27,569	-	248	27,817	23,798
A3 Payments					
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	-
Sub total	11,834	-	-	11,834	2,377
A4 Asset and investment purchases, (see table)					
M & G Securities	15,650	-	-	15,650	650
	-	-	-	-	-
Sub total	15,650	-	-	15,650	650
Total payments	27,484	-	-	27,484	3,027
Net of receipts/(payments)	85	-	248	332	20,771
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	42,105	-	232	42,337	21,566
Cash funds this year end	42,189	-	480	42,669	42,337

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at bank - Current account	25,575		480
	Cash retained by Adair Paxton	16,615	-	-
		-	-	-
	Total cash funds	42,189	-	480
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
B3 Investment assets		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
			-	-
			-	-
B4 Assets retained for the charity's own use		Fund to which asset belongs	Cost (optional)	Current value (optional)
	6 Almshouses		-	585,618
			-	-
			-	-
B5 Liabilities		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 31st. 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.

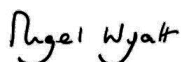
Independent examiner's statement

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