

RICHARD WHITAKER'S ALMSHOUSES

England & Wales · Charity number 212951

Details

Other names RICHARD WHITAKER CHARITY

Status Registered

Legal form Other

Registered 1963-02-28

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

Contact

Address West View
Princess Street
Haslingden
Rossendale
Lancashire
BB4 6NW

Phone 01706213356

Activities

Objects: TO BENEFIT THE RESIDENTS IN THE ALMSHOUSES OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME. (FOR FURTHER DETAILS SEE CLAUSE 26 OF THE SCHEME)

Activities: To provide rented accomodation to poor persons who were born in, or are inhabitants of Rossendale.

Classification

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

Geography

- **Area of benefit:** BOROUGH OF ROSSENDALE
- Lancashire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£63,620	£25,156	-	-
2024-04-05	£55,447	£41,081	-	-
2023-04-05	£52,332	£32,750	-	-
2022-04-05	£49,405	£23,130	-	-
2021-04-05	£44,848	£36,021	-	-

Trustees

Name	Role	Appointed
Stephen Wilkinson	Chair	2017-09-19
ROBERT BARKER		
Susan Elizabeth Smith		2020-02-20

RICHARD WHITAKER'S ALMSHOUSES

England & Wales - Charity number 212951

Accounts

Charity registration number 212951

RICHARD WHITAKER'S ALMSHOUSES
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2025

RICHARD WHITAKER'S ALMSHOUSES

LEGAL AND ADMINISTRATIVE INFORMATION

Charity Trustees	Mr S P Wilkinson – Chairman R M Barker Mrs SE Smith
Charity Number	202591
Principal address	WHN Solicitors West View Princess Street Haslingden Rossendale BB4 6NW
Independent examiner	Bramble Accounting Solutions Limited Fern Court Business Centre Castlegate Clitheroe BB7 1AZ
Solicitors	WHN Solicitors West View Princess Street Haslingden Rossendale BB4 6NW

RICHARD WHITAKER'S ALMSHOUSES

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RICHARD WHITAKER'S ALMSHOUSES

TRUSTEES REPORT FOR THE YEAR ENDED 5 APRIL 2025

The charity trustees present their annual report and financial statements for the year ended 5 April 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "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).

Objectives and activities

The objects of the charity are to provide rented accommodation to poor persons who were born in, or are inhabitants of, the Borough of Rossendale and to benefit the residents in the Almshouses of the charity. The Trustees confirm that the charity has continued to provide accommodation for residents in conformity with the provisions of the governing document. The trustees have reviewed the outcomes and achievements of the charity's activities for the year to ensure that they remain focussed on the charitable aims and continue to deliver benefits to the public.

Public benefit

The charity trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

Significant activities and achievements against objectives

The charity has continued to provide housing in Rossendale and is continuing to explore opportunities to invest in further property.

Financial review

Details of income and expenditure during the year, and the balance sheet at 5 April 2025, are set out on pages 4 and 5. The charity has generated a surplus of income over expenditure for the year of £64,244 (2024 - £19,138), including a gain on investments of £25,780 (2024 - £1,133). The net funds of the charity have increased from £738,786 to £803,030.

During the preparation of the accounts for the year ended 5 April 2025 it was discovered that certain amounts due to the charity had been paid into another charity by one of the funds in which the charity has invested. An amount of £3,639 had been incorrectly omitted from the investment income for the year ended 5 April 2024. The cumulative amount identified in the 6 years to 5 April 2025 was £19,996. The financial statements for the year end 5 April 2024 have been restated to reflect these omissions.

There have been no material policy changes during the year.

Going concern

The trustees have reviewed the charity's ability to manage its reserves and consider that the charity's future activities will generate cash flows sufficient to allow the charity to meet its liabilities as they fall due. For this reason, the trustees have continued to adopt the going concern basis in preparing the financial statements.

Reserves policy

During the year the trustees reviewed its reserves and after assessing the potential threats and risks agreed that its policy should be to maintain sufficient income reserves to ensure the continued avoidance of net current liabilities and to provide sufficient liquid resources to meet both revenue and capital needs. The trustees monitor the position on a regular basis.

The charity has maintained a reserve for major repairs or maintenance unforeseen by the trustees at the year-end amounting to £16,000 (2024 - £16,000).

RICHARD WHITAKER'S ALMSHOUSES

TRUSTEES REPORT FOR THE YEAR ENDED 5 APRIL 2025

Structure, governance and management

Governing document

The 'Richard Whittaker's Almshouses' charity was established by will, proved with codicil on 9 November 1906 administered under the Charity Commissioners' scheme dated 6 September 1983 and the Housing Act 1996.

The charity is administered by the trustees listed on page 2. It is a housing association and is registered with the Housing Corporation under the Housing Act 1974, as amended by the Housing Act 1996.

The charity trustees who served during the year and up to the date of signature of the financial statements, or date of resignation if earlier, were:

Mr S P Wilkinson – Chairman
R M Barker
Mrs J Bonham (resigned 22 May 2025)
Mrs SE Smith

Recruitment and appointment of trustees

The co-optative trustees are appointed for a term of five years after which they become eligible for re-election. The nominative trustee is appointed by Rossendale Borough Council for a term of four years after which they become eligible for re-election. The ex-officio trustee, when appointed as a trustee, is the Mayor of Rossendale and normally serves for a period of one year. There is no ex-officio trustee currently in office.

The Trustees' report was approved by the Board of Charity Trustees.



Mr S P Wilkinson - Chairman

RICHARD WHITAKER'S ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 5 APRIL 2025

I report to the charity trustees on my examination of the financial statements of Richard Whitaker's Almshouses (the charity) for the year ended 5 April 2025.

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 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
the financial statements do not accord with those records; or
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 financial statements to be reached.

DJ Allsebrook BSc ACA

Bramble Accounting Solutions Limited
Fern Court Business Centre
Castlegate
Clitheroe
BB7 1AZ

Date

RICHARD WHITAKER'S ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 5 APRIL 2025

		Unrestricted Funds 2025 £	Restated Unrestricted Funds 2024 £
Income from:	Notes		
Charitable Activities	2	36,718	36,960
Investments	3	26,902	22,126
		<hr/>	<hr/>
Total income		63,620	59,086
Expenditure from charitable activities	4	(25,156)	(41,081)
Net gains/(losses) on investments	8	25,780	1,133
		<hr/>	<hr/>
Net income/(expenditure) and movement in funds		64,244	19,138
Reconciliation of funds:			
Fund balances at 6 April 2024		738,786	703,291
Prior year adjustments		-	16,357
		<hr/>	<hr/>
Fund balances at 5 April 2025		<u>803,030</u>	<u>738,786</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

RICHARD WHITAKER'S ALMSHOUSES

BALANCE SHEET FOR THE YEAR ENDED 5 APRIL 2025

	Notes	£	2025 £	£	Restated 2024 £
Fixed Assets					
Tangible Assets	10		20,903		20,903
Investments	11		562,222		560,824
			<hr/>		<hr/>
			583,125		581,727
Current assets					
Debtors	12	26,903		20,853	
Cash at bank and in hand		201,179		141,304	
		<hr/>		<hr/>	
		228,082		162,157	
Creditors: amounts falling due within one year	13	8,177		5,098	
		<hr/>		<hr/>	
Net current assets			219,905		157,059
			<hr/>		<hr/>
Total assets less current liabilities			803,030		738,786
			<hr/> <hr/>		<hr/> <hr/>
The funds of the charity					
Unrestricted funds			803,030		738,786
			<hr/> <hr/>		<hr/> <hr/>

The financial statements were approved by the charity trustees on 24 October 2025



Mr S P Wilkinson – Chairman
Trustee

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2025

1 Accounting policies

1.1. Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value. The principal accounting policies adopted are set out below.

1.2. Going concern

At the time of approving the financial statements, the charity trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the charity trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3. Charitable funds

Unrestricted funds are available for use at the discretion of the charity trustees in furtherance of their charitable objectives.

Designated funds are earmarked formally by the trustees for a particular purpose and can be formally undesignated and be returned to the general fund.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4. Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Rental income from the charity's housing properties is recognised on an accruals basis.

Income from investments is recognised when receivable.

1.5. Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2025

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

1.6. Tangible fixed assets

Land and buildings are stated at cost, less the housing association grant. Cost includes development expenditure and interest charged on loans raised to finance the scheme. The freehold land is not depreciated. The properties have been fully depreciated.

Housing Association Grant ("HAG") received in earlier years is shown as a deduction from the cost of housing properties on the balance sheet. HAG is repayable under certain circumstances, primarily following the sale of a property, but any repayment will normally be restricted to net proceeds of sale.

Assets that are not depreciated are subject to annual impairment reviews. At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.7. Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8. Taxation

The charity is exempt from tax on its charitable activities.

2 Income from charitable activities

	Unrestricted Funds 2025 £	Restated Unrestricted Funds 2024 £
Accommodation provision:		
Charitable rental income	36,718	36,960
	<u> </u>	<u> </u>

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2025

3	Income from investments	Unrestricted Funds 2025 £	Restated Unrestricted Funds 2024 £
	Income from listed investments	26,902	22,126
		26,902	22,126
4	Expenditure on charitable activities	Charitable activities 2025 £	Restated Charitable activities 2024 £
	Direct costs		
	Sundry expenses	906	527
	Insurance	1,300	1,344
	Light and heat	315	259
	Telephone	-	(15)
	Repairs	8,730	25,076
		11,251	27,191
	Share of support and governance costs (see note 5)		
	Governance	13,905	13,890
		25,156	41,081
		25,156	41,081
5	Support costs allocated to activities	Charitable activities 2025 £	Restated Charitable activities 2024 £
	Governance		
	Legal and professional	10,800	10,800
	Independent examiner's report	2,232	2,220
	Dealer fees	873	870
		13,905	13,890
		13,905	13,890

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2025

6 Charity Trustees

None of the charity trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

7 Employees

The average number of persons employed by the charity during the year was Nil (2024: Nil). Staff costs were nil and therefore no employees received employee benefits of more than £60,000.

8 Gains and losses on investments

	Unrestricted Funds 2025 £	Restated Unrestricted Funds 2024 £
Gains/(losses) arising on:		
Revaluation of investments	25,780	1,133
	<u>25,780</u>	<u>1,133</u>

9 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

10 Tangible fixed assets

	Freehold land and buildings £
Cost: At 6 April 2024 and 5 April 2025	20,903
	<u>20,903</u>
Carrying amount: At 5 April 2024 and 5 April 2025	20,903
	<u>20,903</u>

The charity's Almshouses were originally constructed many years ago. There is no record of their cost. The above details relate to improvements carried out since 1983 which cost £201,377. These were funded by a Housing Corporation grant of £180,474, giving a net cost of £20,903. This has been taken as the value of land on which the houses are built and as such is not depreciated.

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2025

11	Fixed asset investments		Listed investments £
	Cost:		
	At 6 April 2024		560,824
	Additions		4,418
	Disposals		(28,800)
	Valuation changes		25,780
			<hr/>
	At 5 April 2025		562,222
			<hr/> <hr/>
	Carrying amount:		
	At 5 April 2025		562,222
			<hr/> <hr/>
	At 5 April 2024		560,824
			<hr/> <hr/>
12	Debtors		Restated 2024 £
		2025 £	
	Amounts falling due within one year		
	Other debtors	23,996	20,585
	Prepayments and accrued income	2,907	268
		<hr/>	<hr/>
		26,903	20,853
		<hr/> <hr/>	<hr/> <hr/>
13	Creditors: amounts falling due within one year		2024 £
		2025 £	
	Other creditors	497	430
	Accruals and deferred income	7,680	4,668
		<hr/>	<hr/>
		8,177	5,098
		<hr/> <hr/>	<hr/> <hr/>

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2025

14 Unrestricted funds

	At 6 April 2024	Incoming resources	Resources expended	Gains and losses	At 5 April 2025
	£	£	£	£	£
General funds	738,786	63,620	(25,156)	25,780	803,030

Previous year (Restated):	At 6 April 2023	Incoming resources	Resources expended	Gains and losses	At 5 April 2024
	£	£	£	£	£
General funds	719,648	59,086	(41,081)	1,133	738,786

15 Unrestricted funds

There were no disclosable related party transactions during the year (2024 - none).

16 Prior year adjustment

During the preparation of the financial statements for the year ended 5 April 2025, it was discovered that amounts had been incorrectly paid into another charity's bank account by one of the funds in which it holds investments. An amount of £3,639 was omitted as income in the year to 5 April 2024. The cumulative amount identified in the 6 years to 5 April 2024 which had been omitted as income was £19,996.

The financial statements for the year ended 5 April 2024 have been restated to reflect these adjustments. The impact of the adjustment on the financial statements is as follows:

Investment income (as restated): £22,126 (previously £18,487).

Total assets less current liabilities (as restated): £738,786 (previously £718,790).

Signed By

STEPHEN WILKINSON

Date Signed	2025-10-24 13:01:13
Email	s.wilkinson80@ntlworld.com
Printed Name	Stephen wilkinson
IP Address	82.8.242.56
Browser User Agent	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/18.6 Safari/605.1.15
Name of signatory	Stephen Wilkinson

RICHARD WHITAKER'S ALMSHOUSES

England & Wales - Charity number 212951

Accounts

Charity registration number 212951

RICHARD WHITAKER'S ALMSHOUSES
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2024

RICHARD WHITAKER'S ALMSHOUSES

LEGAL AND ADMINISTRATIVE INFORMATION

Charity Trustees

Mr R M Barker
Mr S P Wilkinson - Chairman
Mrs J Bonham
Ms S E Smith
Mr S Brown

Charity number

212951

Principal address

Woodcock Haworth and Nuttall
West View
Princess Street
Haslingden, Rossendale
BB4 6NW

Independent examiner

Bramble Accounting Solutions Limited
Fern Court Business Centre
Castlegate
Clitheroe
BB7 1AZ

Solicitors

Woodcock Haworth and Nuttall
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RICHARD WHITAKER'S ALMSHOUSES

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RICHARD WHITAKER'S ALMSHOUSES

TRUSTEES REPORT

FOR THE YEAR ENDED 5 APRIL 2024

The charity trustees present their annual report and financial statements for the year ended 5 April 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "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).

Objectives and activities

The objects of the charity are to provide rented accommodation to poor persons who were born in, or are inhabitants of, the Borough of Rossendale and to benefit the residents in the Almshouses of the charity. The Trustees confirm that the charity has continued to provide accommodation for residents in conformity with the provisions of the governing document. The trustees have reviewed the outcomes and achievements of the charity's activities for the year to ensure that they remain focussed on the charitable aims and continue to deliver benefits to the public.

Public benefit

The charity trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

Significant activities and achievements against objectives

The charity has continued to provide housing in Rossendale and is continuing to explore opportunities to invest in further property.

Financial review

Details of income and expenditure during the year, and the balance sheet at 5 April 2024, are set out on pages 4 and 5. The charity has generated a surplus of income over expenditure for the year of £15,499 (2023 - deficit of £23,679), including a revaluation gain on investments of £1,133 (2023 - loss of £43,261). The net funds of the charity have increased from £703,291 to £718,790. There have been no material policy changes during the year.

Going concern

The trustees have reviewed the charity's ability to manage its reserves and consider that the charity's future activities will generate cash flows sufficient to allow the charity to meet its liabilities as they fall due. For this reason the trustees have continued to adopt the going concern basis in preparing the financial statements.

Reserves policy

During the year the trustees reviewed its reserves and after assessing the potential threats and risks agreed that its policy should be to maintain sufficient income reserves to ensure the continued avoidance of net current liabilities and to provide sufficient liquid resources to meet both revenue and capital needs. The trustees monitor the position on a regular basis.

The charity has maintained a reserve for major repairs or maintenance unforeseen by the trustees at the year-end amounting to £16,000 (2023 - £16,000).

Structure, governance and management

Governing document

The 'Richard Whittaker's Almshouses' charity was established by will, proved with codicil on 9 November 1906 administered under the Charity Commissioners' scheme dated 6 September 1983 and the Housing Act 1996.

The charity is administered by the trustees listed on page 2. It is a housing association and is registered with the Housing Corporation under the Housing Act 1974, as amended by the Housing Act 1996.

RICHARD WHITAKER'S ALMSHOUSES

TRUSTEES REPORT (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2023

The charity trustees who served during the year and up to the date of signature of the financial statements were:

Mr R M Barker

Mr S P Wilkinson - Chairman

Mrs J Bonham

Ms S E Smith

Mr S Brown

Recruitment and appointment of trustees

The co-optative trustees are appointed for a term of five years after which they become eligible for re-election. The nominative trustee is appointed by Rossendale Borough Council for a term of four years after which they become eligible for re-election. The ex-officio trustee, when appointed as a trustee, is the Mayor of Rossendale and normally serves for a period of one year. There is no ex-officio trustee currently in office.

The Trustees report was approved by the Board of Charity Trustees.

.....
Mr S P Wilkinson - Chairman

22 October 2024

RICHARD WHITAKER'S ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT

TO THE CHARITY TRUSTEES OF RICHARD WHITAKER'S ALMSHOUSES

I report to the charity trustees on my examination of the financial statements of Richard Whitaker's Almshouses (the charity) for the year ended 5 April 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 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no 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 2011 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 financial statements to be reached.

DJ Allsebrook BSc ACA

Bramble Accounting Solutions Limited

Fern Court Business Centre

Castlegate

Clitheroe

BB7 1AZ

22 October 2024

RICHARD WHITAKER'S ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 5 APRIL 2024

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from:			
Charitable activities	2	36,960	34,737
Investments	3	18,487	17,595
Total income		55,447	52,332
Expenditure from charitable activities	4	(41,081)	(32,750)
Net gains/(losses) on investments	8	1,133	(43,261)
Net income/(expenditure) and movement in funds		15,499	(23,679)
Reconciliation of funds:			
Fund balances at 6 April 2023		703,291	726,970
Fund balances at 5 April 2024		718,790	703,291

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

RICHARD WHITAKER'S ALMSHOUSES

BALANCE SHEET

AS AT 5 APRIL 2024

		2024		2023	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	10		20,903		20,903
Investments	11		560,824		559,691
			<u>581,727</u>		<u>580,594</u>
Current assets					
Debtors	12	857		3,791	
Cash at bank and in hand		141,304		129,064	
		<u>142,161</u>		<u>132,855</u>	
Creditors: amounts falling due within one year	13	5,098		10,158	
		<u>5,098</u>		<u>10,158</u>	
Net current assets			137,063		122,697
Total assets less current liabilities			<u>718,790</u>		<u>703,291</u>
The funds of the charity					
Unrestricted funds			718,790		703,291
			<u>718,790</u>		<u>703,291</u>

The financial statements were approved by the charity trustees on 22 October 2024.

.....
Mr S P Wilkinson - Chairman
Trustee

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2024

1 Accounting policies

Charity information

Richard Whitaker's Almshouses is a charitable trust.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the charity trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the charity trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the charity trustees in furtherance of their charitable objectives.

Designated funds are earmarked formally by the trustees for a particular purpose and can be formally undesignated and be returned to the general fund.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Rental income from the charity's housing properties is recognised on an accruals basis.

Income from investments is recognised when receivable.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2024

1 Accounting policies (Continued)

1.6 Tangible fixed assets

Land and buildings are stated at cost, less the housing association grant. Cost includes development expenditure and interest charged on loans raised to finance the scheme. The freehold land is not depreciated. The properties have been fully depreciated.

Housing Association Grant ("HAG") received in earlier years is shown as a deduction from the cost of housing properties on the balance sheet. HAG is repayable under certain circumstances, primarily following the sale of a property, but any repayment will normally be restricted to net proceeds of sale. Assets that are not depreciated are subject to annual impairment reviews.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/ (expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Taxation

The charity is exempt from tax on its charitable activities.

2 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Accommodation provision		
Charitable rental income	<u>36,960</u>	<u>34,737</u>

3 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from listed investments	<u>18,487</u>	<u>17,595</u>

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2024

4 Expenditure on charitable activities

	Charitable activities 2024 £	Charitable activities 2023 £
Direct costs		
Sundry expenses	527	219
Insurance	1,344	1,272
Light and heat	259	622
Telephone	(15)	641
Repairs	25,076	15,125
Council tax	-	563
	<u>27,191</u>	<u>18,442</u>
Share of support and governance costs (see note 5)		
Governance	13,890	14,308
	<u>41,081</u>	<u>32,750</u>
Analysis by fund		
Unrestricted funds	<u>41,081</u>	<u>32,750</u>

5 Support costs allocated to activities

	Charitable activities 2024 £	Charitable activities 2023 £
Governance	<u>13,890</u>	<u>14,308</u>
Governance costs comprise:	2024 £	2023 £
Legal and professional	10,800	11,050
Independent examiner's report	2,220	2,508
Dealer fees	870	750
	<u>13,890</u>	<u>14,308</u>

6 Charity Trustees

None of the charity trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2024

7 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Total	-	-

Staff costs were nil and therefore no employees received employee benefits of more than £60,000.

8 Gains and losses on investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Gains/(losses) arising on:		
Revaluation of investments	1,133	(43,261)

9 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

10 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 6 April 2023	20,903
At 5 April 2024	20,903
Carrying amount	
At 5 April 2024	20,903
At 5 April 2023	20,903

The charity's Almshouses were originally constructed many years ago. There is no record of their cost. The above details relate to improvements carried out since 1983 which cost £201,377. These were funded by a Housing Corporation grant of £180,474, giving a net cost of £20,903. This has been taken as the value of land on which the houses are built and as such is not depreciated.

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2024

11 Fixed asset investments

	Listed investments £
Cost or valuation	
At 6 April 2023	559,691
Valuation changes	1,133
	<hr/>
At 5 April 2024	560,824
	<hr/>
Carrying amount	
At 05 April 2024	560,824
	<hr/> <hr/>
At 05 April 2023	559,691
	<hr/> <hr/>

12 Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Other debtors	589	3,536
Prepayments and accrued income	268	255
	<hr/>	<hr/>
	857	3,791
	<hr/> <hr/>	<hr/> <hr/>

13 Creditors: amounts falling due within one year

	2024 £	2023 £
Other creditors	430	5,400
Accruals and deferred income	4,668	4,758
	<hr/>	<hr/>
	5,098	10,158
	<hr/> <hr/>	<hr/> <hr/>

14 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 6 April 2023 £	Incoming resources £	Resources expended £	Gains and losses £	At 5 April 2024 £
General funds	703,291	55,447	(41,081)	1,133	718,790
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2024

14 Unrestricted funds

(Continued)

Previous year:	At 6 April 2022	Incoming resources	Resources expended	Gains and losses	At 5 April 2023
	£	£	£	£	£
General funds	726,970	52,332	(32,750)	(43,261)	703,291

The charity has maintained a designated fund within general funds for major repairs or maintenance unforeseen by the trustees at the year-end amounting to £16,000 (2023 - £16,000).

15 Related party transactions

There were no disclosable related party transactions during the year (2023 - none).

RICHARD WHITAKER'S ALMSHOUSES

England & Wales - Charity number 212951

Accounts

Charity registration number 212951

RICHARD WHITAKER'S ALMSHOUSES
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023

RICHARD WHITAKER'S ALMSHOUSES

LEGAL AND ADMINISTRATIVE INFORMATION

Charity Trustees

Mr R M Barker
Mr S P Wilkinson - Chairman
Mrs J Bonham
Ms S E Smith
Mr S Brown

Charity number

212951

Principal address

Woodcock Haworth and Nuttall
West View
Princess Street
Haslingden, Rossendale
BB4 6NW

Independent examiner

PM+M Solutions for Business LLP
New Century House
Greenbank Technology Park
Challenge Way
Blackburn
Lancashire
BB1 5QB

Solicitors

Woodcock Haworth and Nuttall
West View
Princess Street
Haslingden, Rossendale
Lancashire
BB4 6NW
BB4 6NW

RICHARD WHITAKER'S ALMSHOUSES

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RICHARD WHITAKER'S ALMSHOUSES

TRUSTEES REPORT

FOR THE YEAR ENDED 5 APRIL 2023

The charity trustees present their annual report and financial statements for the year ended 5 April 2023.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "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).

Objectives and activities

The object of the charity are to provide rented accommodation to poor persons who were born in, or are inhabitants of the Borough of Rossendale. The Trustees confirm that the Trust has continued to provide accommodation for residents in conformity with the provisions of the governing document. The trustees have reviewed the outcomes and achievements of our activities for the year to ensure that they remain focussed on our charitable aims and continue to deliver benefits to the public.

Public benefit

The charity trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

Significant activities and achievements against objectives

The charity has continued to provide housing in Rosendale and is continuing to explore opportunities to invest in further property.

Financial review

Details of income and expenditure during the year, and the balance sheet at 5 April 2023, are set out on pages 4 and 5. The charity has incurred a deficit of income over expenditure for the year of £23,679 (2022 - surplus of £54,191), including a revaluation loss on investments of £43,261 (2021 - gain of £27,916). The net funds of the charity have decreased from £726,970 to £703,291. There have been no material policy changes during the year.

Going concern

The trustees have reviewed the charity's ability to manage its reserves and consider that the charity's future activities will generate cash flows sufficient to allow the charity to meet its liabilities as they fall due. For this reason the trustees have continued to adopt the going concern basis in preparing the financial statements.

Reserves policy

During the year the trustees reviewed its reserves and after assessing the potential threats and risks agreed that its policy should be to maintain sufficient income reserves to ensure the continued avoidance of net current liabilities and to provide sufficient liquid resources to meet both revenue and capital needs. The trustees monitor the position on a regular basis.

The charity has maintained a reserve for major repairs or maintenance unforeseen by the trustees at the year-end amounting to £16,000 (2022 - £16,000).

Structure, governance and management

Governing document

The 'Richard Whittaker's Almshouses' charity was established by will, proved with codicil on 9 November 1906 administered under the Charity Commissioners' scheme dated 6 September 1983 and the Housing Act 1996.

The charity is administered by the trustees listed on page 2. It is a housing association and is registered with the Housing Corporation under the Housing Act 1974, as amended by the Housing Act 1996.

RICHARD WHITAKER'S ALMSHOUSES

TRUSTEES REPORT (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2023

The charity trustees who served during the year and up to the date of signature of the financial statements were:

Mr R M Barker

Mr S P Wilkinson - Chairman

Mrs J Bonham

Ms S E Smith

Mr S Brown

Recruitment and appointment of trustees

The co-optative trustees are appointed for a term of five years after which they become eligible for re-election. The nominative trustee is appointed by Rossendale Borough Council for a term of four years after which they become eligible for re-election. The ex-officio trustee, when appointed as a trustee, is the Mayor of Rossendale and normally serves for a period of one year. There is no ex-officio trustee currently in office.

The Trustees report was approved by the Board of Charity Trustees.



.....

Mr S P Wilkinson - Chairman

Date: 18/01/2024

RICHARD WHITAKER'S ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT

TO THE CHARITY TRUSTEES OF RICHARD WHITAKER'S ALMSHOUSES

I report to the charity trustees on my examination of the financial statements of Richard Whitaker's Almshouses (the charity) for the year ended 5 April 2023.

Responsibilities and basis of report

As the charity 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 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no 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 2011 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 financial statements to be reached.



Ceri Dixon BSc (Hons) ACA
PM+M Solutions for Business LLP
New Century House
Greenbank Technology Park
Challenge Way
Blackburn
Lancashire
BB1 5QB

Dated: 18/01/2024.....

RICHARD WHITAKER'S ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 5 APRIL 2023

	Notes	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Income from:			
Charitable activities	2	34,737	27,782
Investments	3	17,595	21,623
Total income		<u>52,332</u>	<u>49,405</u>
Expenditure from charitable activities	4	<u>32,750</u>	<u>23,130</u>
Net gains/(losses) on investments	8	<u>(43,261)</u>	<u>27,916</u>
Net income/(expenditure) and movement in funds		<u>(23,679)</u>	<u>54,191</u>
Reconciliation of funds:			
Fund balances at 6 April 2022		<u>726,970</u>	<u>672,779</u>
Fund balances at 5 April 2023		<u><u>703,291</u></u>	<u><u>726,970</u></u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2023

1 Accounting policies

Charity information

Richard Whitaker's Almshouses is a charitable trust.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the charity trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the charity trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the charity trustees in furtherance of their charitable objectives.

Designated funds are earmarked formally by the trustees for a particular purpose and can be formally undesignated and be returned to the general fund.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Rental income from the charity's housing properties is recognised on an accruals basis.

Income from investments is recognised when receivable.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2023

1 Accounting policies

(Continued)

1.6 Tangible fixed assets

Land and buildings are stated at cost, less the housing association grant. Cost includes development expenditure and interest charged on loans raised to finance the scheme. The freehold land is not depreciated. The properties have been fully depreciated.

Housing Association Grant ("HAG") received in earlier years is shown as a deduction from the cost of housing properties on the balance sheet. HAG is repayable under certain circumstances, primarily following the sale of a property, but any repayment will normally be restricted to net proceeds of sale.

Assets that are not depreciated are subject to annual impairment reviews.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Taxation

The charity is exempt from tax on its charitable activities.

2 Income from charitable activities

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Accommodation provision		
Charitable rental income	34,737	27,782
	<u> </u>	<u> </u>

3 Income from investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Income from listed investments	17,595	21,623
	<u> </u>	<u> </u>

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2023

4 Expenditure on charitable activities

	Charitable activities 2023 £	Charitable activities 2022 £
Direct costs		
Sundry expenses	219	1,129
Insurance	1,272	1,182
Light and heat	622	1,187
Telephone	641	556
Repairs	15,125	2,803
Council tax	563	2,720
	<u>18,442</u>	<u>9,577</u>
Share of support and governance costs (see note 5)		
Governance	14,308	13,553
	<u>32,750</u>	<u>23,130</u>
Analysis by fund		
Unrestricted funds	<u>32,750</u>	<u>23,130</u>

5 Support costs allocated to activities

	Charitable activities 2023 £	Total 2022 £
Governance	<u>14,308</u>	<u>13,553</u>
Governance costs comprise:	2023 £	2022 £
Legal and professional	11,050	10,811
Independent examiner's report	2,508	2,250
Dealer fees	750	492
	<u>14,308</u>	<u>13,553</u>

6 Charity Trustees

None of the charity trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2023

7 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
Total	-	-

8 Gains and losses on investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Gains/(losses) arising on:		
Revaluation of investments	(43,261)	27,916

9 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

10 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 6 April 2022	20,903
At 5 April 2023	20,903
Carrying amount	
At 5 April 2023	20,903
At 5 April 2022	20,903

The charity's Almshouses were originally constructed many years ago. There is no record of their cost. The above details relate to improvements carried out since 1983 which cost £201,377. These were funded by a Housing Corporation grant of £180,474, giving a net cost of £20,903. This has been taken as the value of land on which the houses are built and as such is not depreciated.

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2023

11 Fixed asset investments

	Listed investments £
Cost or valuation	
At 6 April 2022	602,952
Valuation changes	(43,261)
At 5 April 2023	<u>559,691</u>
Carrying amount	
At 05 April 2023	<u>559,691</u>
At 05 April 2022	<u>602,952</u>

12 Debtors

	2023 £	2022 £
Amounts falling due within one year:		
Other debtors	3,536	4,514
Prepayments and accrued income	255	234
	<u>3,791</u>	<u>4,748</u>

13 Creditors: amounts falling due within one year

	2023 £	2022 £
Other creditors	5,400	11
Accruals and deferred income	4,758	2,548
	<u>10,158</u>	<u>2,559</u>

14 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 6 April 2022 £	Incoming resources £	Resources expended £	Gains and losses £	At 5 April 2023 £
General funds	<u>726,970</u>	<u>52,332</u>	<u>(32,750)</u>	<u>(43,261)</u>	<u>703,291</u>

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2023

14 Unrestricted funds (Continued)

Previous year:	At 6 April 2021	Incoming resources	Resources expended	Gains and losses	At 5 April 2022
	£	£	£	£	£
General funds	672,779	49,405	(23,130)	27,916	726,970
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

The charity has maintained a designated fund within general funds for major repairs or maintenance unforeseen by the trustees at the year-end amounting to £16,000 (2022 - £16,000).

15 Related party transactions

There were no disclosable related party transactions during the year (2022 - none).

RICHARD WHITAKER'S ALMSHOUSES

England & Wales - Charity number 212951

Accounts

Charity registration number 212951

RICHARD WHITAKER'S ALMSHOUSES
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

RICHARD WHITAKER'S ALMSHOUSES

LEGAL AND ADMINISTRATIVE INFORMATION

Charity Trustees	Mr R M Barker Mr S P Wilkinson - Chairman Mrs J Bonham Ms S Smith Stephen Brown	(Appointed 2 March 2022)
Charity number	212951	
Principal address	Woodcock Haworth and Nuttall West View Princess Street Haslingden, Rossendale BB4 6NW	
Independent examiner	PM+M Solutions for Business LLP New Century House Greenbank Technology Park Challenge Way Blackburn Lancashire BB1 5QB	
Solicitors	Woodcock Haworth and Nuttall West View Princess Street Haslingden, Rossendale Lancashire BB4 6NW BB4 6NW	

RICHARD WHITAKER'S ALMSHOUSES

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RICHARD WHITAKER'S ALMSHOUSES

TRUSTEES REPORT

FOR THE YEAR ENDED 5 APRIL 2022

The charity trustees present their annual report and financial statements for the year ended 5 April 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "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).

Objectives and activities

The object of the charity are to provide rented accommodation to poor persons who were born in, or are inhabitants of the Borough of Rossendale. The Trustees confirm that the Trust has continued to provide accommodation for residents in conformity with the provisions of the governing document. The trustees have reviewed the outcomes and achievements of our activities for the year to ensure that they remain focussed on our charitable aims and continue to deliver benefits to the public. We have complied with the duty under the Charities Act to have due regard to the public benefit guidance published by the commission.

The charity trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The charity has continued to provide housing in Rosendale and is continuing to explore opportunities to invest in further property.

Financial review

Details of income and expenditure during the year, and the balance sheet at 5 April 2022, are set out on pages 4 and 5. The charity has incurred a surplus of income over expenditure for the year of £54,191 (2021 - £120,246), including a revaluation gain on investments of £27,916 (2021 - £111,419). The net funds of the charity have increased from £672,779 to £726,970. There have been no material policy changes during the year.

Going concern

The trustees have reviewed the charity's ability to manage its reserves and consider that the charity's future activities will generate cash flows sufficient to allow the charity to meet its liabilities as they fall due. For this reason the trustees have continued to adopt the going concern basis in preparing the financial statements.

Reserves policy

During the year the trustees reviewed its reserves and after assessing the potential threats and risks agreed that its policy should be to maintain sufficient income reserves to ensure the continued avoidance of net current liabilities and to provide sufficient liquid resources to meet both revenue and capital needs. The trustees monitor the position on a regular basis.

The charity has maintained a reserve for unexpected major repairs or maintenance unforeseen by the trustees at the year-end amounting to £16,000 (2021 - £16,000).

Structure, governance and management

Governing document

The 'Richard Whittaker's Almshouses' charity was established by will, proved with codicil on 9 November 1906 administered under the Charity Commissioners' scheme dated 6 September 1983 and the Housing Act 1996.

The charity is administered by the trustees listed on page 2. It is a housing association and is registered with the Housing Corporation under the Housing Act 1974, as amended by the Housing Act 1996.

RICHARD WHITAKER'S ALMSHOUSES

TRUSTEES REPORT (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2022

The charity trustees who served during the year and up to the date of signature of the financial statements were:

Mr R M Barker

Mr S P Wilkinson - Chairman

Mrs J Bonham

Ms S Smith

Stephen Brown

(Appointed 2 March 2022)

Recruitment and appointment of new trustees

The co-optative trustees are appointed for a term of five years after which they become eligible for re-election. The nominative trustee is appointed by Rossendale Borough Council for a term of four years after which they become eligible for re-election. The ex-officio trustee, when appointed as a trustee, is the Mayor of Rossendale and normally serves for a period of one year. There is no ex-officio trustee currently in office.

The Trustees report was approved by the Board of Charity Trustees.



Mr R M Barker

Date: 3rd April 2023

RICHARD WHITAKER'S ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT

TO THE CHARITY TRUSTEES OF RICHARD WHITAKER'S ALMSHOUSES

I report to the charity trustees on my examination of the financial statements of Richard Whitaker's Almshouses (the charity) for the year ended 5 April 2022.

Responsibilities and basis of report

As the charity 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 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no 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 2011 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 financial statements to be reached.

Ceri Dixon BSc (Hons) ACA
PM+M Solutions for Business LLP
New Century House
Greenbank Technology Park
Challenge Way
Blackburn
Lancashire
BB1 5QB

Dated:

RICHARD WHITAKER'S ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 5 APRIL 2022

		Unrestricted funds	Unrestricted funds
		2022	2021
	Notes	£	£
Income from:			
Charitable activities	2	27,782	27,687
Investments	3	21,623	17,160
Total Income		49,405	44,847
Expenditure on:			
Charitable activities	4	23,130	36,020
Net gains/(losses) on investments	8	27,916	111,419
Net movement in funds		54,191	120,246
Fund balances at 6 April 2021		672,779	552,533
Fund balances at 5 April 2022		726,970	672,779

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

RICHARD WHITAKER'S ALMSHOUSES

BALANCE SHEET

AS AT 5 APRIL 2022

	Notes	2022		2021	
		£	£	£	£
Fixed assets					
Tangible assets	9		20,903		20,903
Investments	10		602,952		579,036
			<u>623,855</u>		<u>599,939</u>
Current assets					
Debtors	11	4,748		2,123	
Cash at bank and in hand		100,926		81,623	
		<u>105,674</u>		<u>83,746</u>	
Creditors: amounts falling due within one year	12	(2,559)		(10,906)	
Net current assets			<u>103,115</u>		<u>72,840</u>
Total assets less current liabilities			<u>726,970</u>		<u>672,779</u>
Income funds					
Unrestricted funds			<u>726,970</u>		<u>672,779</u>
			<u>726,970</u>		<u>672,779</u>

The financial statements were approved by the Charity Trustees on

10th November 2022



Mr R M Barker
Trustee

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2022

1 Accounting policies

Charity information

Richard Whitaker's Almshouses is a charitable trust.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the charity trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the charity trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the charity trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Rental income from the charity's housing properties is recognised on an accruals basis.

Income from investments is recognised when receivable.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

1.6 Tangible fixed assets

Land and buildings are stated at cost, less the housing association grant. Cost includes development expenditure and interest charged on loans raised to finance the scheme. The freehold land is not depreciated. The properties have been fully depreciated.

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2022

1 Accounting policies

(Continued)

Housing Association Grant ("HAG") received in earlier years is shown as a deduction from the cost of housing properties on the balance sheet. HAG is repayable under certain circumstances, primarily following the sale of a property, but any repayment will normally be restricted to net proceeds of sale.

Assets that are not depreciated are subject to annual impairment reviews.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Taxation

The charity is exempt from tax on its charitable activities.

2 Charitable activities

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Charitable rental income	27,782	27,687

3 Investments

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Income from listed investments	21,623	17,160

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2022

4 Charitable activities

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Sundry expenses	1,129	449
Insurance	1,182	1,170
Light and heat	1,187	1,063
Telephone	556	419
Repairs	2,803	14,842
Council tax	2,720	2,147
	<u>9,577</u>	<u>20,090</u>
Share of governance costs (see note 5)	13,553	15,930
	<u>23,130</u>	<u>36,020</u>

5 Support costs

	Support costs £	Governance costs £	2022 £	2021 £
Legal and professional	-	10,811	10,811	13,200
Independent examiner's report	-	2,250	2,250	2,100
Dealer fee	-	492	492	630
	<u>-</u>	<u>13,553</u>	<u>13,553</u>	<u>15,930</u>
Analysed between				
Charitable activities	<u>-</u>	<u>13,553</u>	<u>13,553</u>	<u>15,930</u>

6 Charity Trustees

None of the charity trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

7 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Total	<u>-</u>	<u>-</u>

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2022

8 Net gains/(losses) on investments

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Revaluation of investments	<u>27,916</u>	<u>111,419</u>

9 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 6 April 2021	<u>20,903</u>
At 5 April 2022	<u>20,903</u>
Carrying amount	
At 5 April 2022	<u>20,903</u>
At 5 April 2021	<u>20,903</u>

The charity's Almshouses were originally constructed many years ago. There is no record of their cost. The above details relate to improvements carried out since 1983 which cost £201,377. These were funded by a Housing Corporation grant of £180,474, giving a net cost of £20,903. This has been taken as the value of land on which the houses are built and as such is not depreciated.

10 Fixed asset investments

	Listed investments £
Cost or valuation	
At 6 April 2021	579,036
Valuation changes	27,916
Disposals	(4,000)
At 5 April 2022	<u>602,952</u>
Carrying amount	
At 05 April 2022	<u>602,952</u>
At 05 April 2021	<u>579,036</u>

RICHARD WHITAKER'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2022

11 Debtors	2022	2021
	£	£
Amounts falling due within one year:		
Other debtors	4,514	1,895
Prepayments and accrued income	234	228
	4,748	2,123
	<hr/> <hr/>	<hr/> <hr/>
12 Creditors: amounts falling due within one year	2022	2021
	£	£
Other creditors	11	6,000
Accruals and deferred income	2,548	4,906
	2,559	10,906
	<hr/> <hr/>	<hr/> <hr/>

13 Related party transactions

There were no disclosable related party transactions during the year (2021 - none).

RICHARD WHITAKER'S ALMSHOUSES

England & Wales - Charity number 212951

Accounts

**Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 5 April 2021
for
RICHARD WHITAKER'S ALMSHOUSES**

PM+M Solutions for Business LLP
Chartered Accountants
The Old Tannery
Eastgate
Accrington
Lancashire
BB5 6PW

RICHARD WHITAKER'S ALMSHOUSES

**Contents of the Financial Statements
for the Year Ended 5 April 2021**

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Statement of Financial Activities	4
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Notes to the Financial Statements	6 to 11

RICHARD WHITAKER'S ALMSHOUSES

Report of the Trustees for the Year Ended 5 April 2021

The trustees present their report, together with the financial statements of the trust for the year ended 5 April 2019.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the charity are to provide rented accommodation to poor persons who were born in, or are inhabitants of the Borough of Rossendale. The trustees confirm that the trust has continued to support the needs of organisations in accordance with the Memorandum of Association. The trustees have reviewed the outcomes and achievements of our activities for the year to ensure that they remain focussed on our charitable aims and continue to deliver benefits to the public. We have complied with the duty under the Charities Act to have due regard to the public benefit guidance published by the commission.

ACHIEVEMENT AND PERFORMANCE

The outbreak of COVID-19 at the end of the previous financial year significantly reduced the carrying value of the charity's investments. The values have recovered this year and the trustees are confident that the charity will have sufficient resources to continue as a going concern.

FINANCIAL REVIEW

Financial position

Details of income and expenditure during the year, and the balance sheet at 5 April 2021, are set out on pages 4 and 5. The charity has incurred a surplus of income over expenditure for the year of £120,246 (2020 - deficit of expenditure over income of £75,125), including a revaluation gain on investments of £111,419 (2020 revaluation loss - £97,988). The net funds of the charity have increased from £552,533 to £672,779 (2020 - decreased from £627,658 to £552,533). There have been no material policy changes during the year.

Reserves policy

During the year the trustees reviewed its reserves and after assessing the potential threats and risks agreed that its policy should be to maintain sufficient income reserves to ensure the continued avoidance of net current liabilities and to provide sufficient liquid resources to meet both revenue and capital needs. The trustees monitor the position on a regular basis.

The charity has maintained a reserve for unexpected major repairs or maintenance unforeseen by the trustees at the year-end amounting to £16,000 (2020 - £16,000).

Going concern

The trustees have reviewed the charity's ability to manage its reserves and consider that the charity's future activities will generate cash flows sufficient to allow the charity to meet its liabilities as they fall due. For this reason the trustees have continued to adopt the going concern basis in preparing the financial statements.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The 'Richard Whitaker's Almshouses' charity was established by will, proved with codicil on 9 November 1906 administered under the Charity Commissioners' scheme dated 6 September 1983 and the Housing Act 1996.

The charity is administered by the trustees listed on page 2. It is a housing association and is registered with the Housing Corporation under the Housing Act 1974, as amended by the Housing Act 1996.

Recruitment and appointment of new trustees

The co-optative trustees are appointed for a term of five years after which they become eligible for re-election. The nominative trustee is appointed for a term of four years after which he will become eligible for re-election. There is no nominative trustee currently in office. The ex-officio trustee, when appointed, is the Mayor of Rossendale and normally serves for a period of one year. There is no ex-officio trustee currently in office.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

212951

RICHARD WHITAKER'S ALMSHOUSES

**Report of the Trustees
for the Year Ended 5 April 2021**

Principal address

Woodcocks, Haworth & Nuttall
West View
Princess Street
Haslingden, Rossendale
BB4 6NW

Trustees

R M Barker
Mrs J Bonham
S P Wilkinson - Chairman
Ms S Smith

Clerk to the Trustees

S J Parr

Independent Examiner

Paul Spencer
PM+M Solutions for Business LLP
Chartered Accountants
The Old Tannery
Eastgate
Accrington
Lancashire
BB5 6PW

Solicitors

Woodcocks Haworth & Nuttall
West View, Princess Street
Haslingden
Rossendale
BB4 6NW

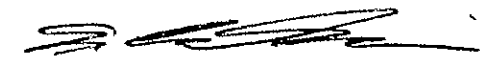
Housing Corporation number

A3469

Bankers

Barclays Bank PLC
36 Bank Street,
Rawtenstall,
Rossendale.

Approved by order of the board of trustees on 7/12/2021 and signed on its behalf by:



S P Wilkinson - Chairman - Trustee

**Independent Examiner's Report to the Trustees of
Richard Whitaker's Almshouses**

Independent examiner's report to the trustees of Richard Whitaker's Almshouses

I report to the charity trustees on my examination of the accounts of Richard Whitaker's Almshouses (the Trust) for the year ended 5 April 2021.

Responsibilities and basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 Trust 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.



Paul Spencer
PM+M Solutions for Business LLP
Chartered Accountants
The Old Tannery
Eastgate
Accrington
Lancashire
BB5 6PW

Date: 8 December 2021

RICHARD WHITAKER'S ALMSHOUSES

**Statement of Financial Activities
for the Year Ended 5 April 2021**

	Notes	2021 Unrestricted funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM			
Investment income	2	44,848	50,798
EXPENDITURE ON Charitable activities	3		
Direct property expenses		20,091	10,882
Other		15,930	17,053
Total		36,021	27,935
Net gains/(losses) on investments		111,419	(97,988)
NET INCOME/(EXPENDITURE)		120,246	(75,125)
RECONCILIATION OF FUNDS			
Total funds brought forward		552,533	627,658
TOTAL FUNDS CARRIED FORWARD		<u>672,779</u>	<u>552,533</u>

The notes form part of these financial statements

RICHARD WHITAKER'S ALMSHOUSES

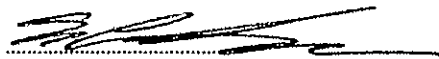
**Balance Sheet
5 April 2021**

	Notes	2021 Unrestricted funds £	2020 Total funds £
FIXED ASSETS			
Tangible assets	8	20,903	20,903
Investments	9	579,036	467,617
		599,939	488,520
CURRENT ASSETS			
Debtors	10	2,122	2,020
Cash at bank		81,623	64,367
		83,745	66,387
CREDITORS			
Amounts falling due within one year	11	(10,905)	(2,374)
		72,840	64,013
NET CURRENT ASSETS			
		672,779	552,533
TOTAL ASSETS LESS CURRENT LIABILITIES			
		672,779	552,533
NET ASSETS			
		672,779	552,533
FUNDS			
Unrestricted funds	12	672,779	552,533
		672,779	552,533
TOTAL FUNDS			

The financial statements were approved by the Board of Trustees and authorised for issue on 7/12/2021 and were signed on its behalf by:



.....
R M Barker - Trustee



.....
S P Wilkinson - Chairman - Trustee

RICHARD WHITAKER'S ALMSHOUSES

Notes to the Financial Statements for the Year Ended 5 April 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The trustees have considered the charity's position with regards to COVID-19. No adjustments to the financial statements are necessary because of COVID-19. There has been no impact on the going concern assumption, carrying values of assets, liabilities and significant estimates within the financial statements.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, 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.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Housing properties

Land and buildings are stated at cost, less the housing association grant. Cost includes development expenditure and interest charged on the loans raised to finance the scheme. The freehold land is not depreciated. The properties have been fully depreciated.

Impairment

The need for any fixed asset impairment write down is assessed by comparison of the carrying value of the asset against the higher of realisable value and value in use.

Housing Association Grant

Housing Association Grant ("HAG") received in earlier years is shown as a deduction from the cost of housing properties on the balance sheet. HAG is repayable under certain circumstances, primarily following the sale of a property, but any repayment will normally be restricted to net proceeds of sale. Assets that are not depreciated are subject to annual impairment reviews.

RICHARD WHITAKER'S ALMSHOUSES

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

1. ACCOUNTING POLICIES - continued

Fixed Asset Investments

Investments are included at market value.

2. INVESTMENT INCOME

	2021	2020
	£	£
Rents received	27,687	32,343
Dividends and interest received from the investment portfolio	17,161	18,455
	<u>44,848</u>	<u>50,798</u>

3. CHARITABLE ACTIVITIES COSTS

		Direct Costs (see note 4)
		£
Direct property expenses		<u>20,091</u>

4. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2021	2020
	£	£
Sundry expenses	450	489
Insurance	1,170	1,226
Light and heat	1,063	408
Telephone	419	549
Repairs	14,842	8,014
Council tax	2,147	196
	<u>20,091</u>	<u>10,882</u>

5. SUPPORT COSTS

		Governance costs
		£
Other resources expended		<u>15,930</u>

6. TRUSTEES' REMUNERATION AND BENEFITS

No trustees received any remuneration or benefits for the year ended 5 April 2021 nor for the year ended 5 April 2020.

RICHARD WHITAKER'S ALMSHOUSES

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

6. TRUSTEES' REMUNERATION AND BENEFITS - continued

Trustees' expenses

No trustees' expenses were paid for the year ended 5 April 2021 nor for the year ended 5 April 2020.

7. STAFF COSTS

There were no staff costs for the current year nor for the previous year.

8. TANGIBLE FIXED ASSETS

	Housing land and buildings (freehold) £
COST	
At 6 April 2020 and 5 April 2021	20,903
NET BOOK VALUE	
At 5 April 2021	<u>20,903</u>
At 5 April 2020	<u>20,903</u>

The charity's Almshouses were originally constructed many years ago. There is no record of their cost. The above details relate to improvements carried out since 1983 which cost £201,377. These were funded by a Housing Corporation grant of £180,474, giving a net cost of £20,903. This has been taken as the value of land on which the houses are built and as such is not depreciated.

9. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 6 April 2020	467,617
Revaluations	111,419
At 5 April 2021	<u>579,036</u>
NET BOOK VALUE	
At 5 April 2021	<u>579,036</u>
At 5 April 2020	<u>467,617</u>

There are no investment assets outside the UK.

Cost or valuation at 5 April 2021 is represented by:

	Listed investments £
Valuation in 2021	<u>579,036</u>

RICHARD WHITAKER'S ALMSHOUSES

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other debtors	1,894	1,777
Prepayments and accrued income	228	243
	<u>2,122</u>	<u>2,020</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other creditors	10,905	2,374
	<u>10,905</u>	<u>2,374</u>

12. MOVEMENT IN FUNDS

	At 6.4.20	Net movement in funds	At 5.4.21
	£	£	£
Unrestricted funds			
General fund	536,533	120,246	656,779
Extraordinary repairs reserve	16,000	-	16,000
	<u>552,533</u>	<u>120,246</u>	<u>672,779</u>
TOTAL FUNDS	<u>552,533</u>	<u>120,246</u>	<u>672,779</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	44,848	(36,021)	111,419	120,246
	<u>44,848</u>	<u>(36,021)</u>	<u>111,419</u>	<u>120,246</u>
TOTAL FUNDS	<u>44,848</u>	<u>(36,021)</u>	<u>111,419</u>	<u>120,246</u>

Comparatives for movement in funds

	At 6.4.19	Net movement in funds	At 5.4.20
	£	£	£
Unrestricted funds			
General fund	611,658	(75,125)	536,533
Extraordinary repairs reserve	16,000	-	16,000
	<u>627,658</u>	<u>(75,125)</u>	<u>552,533</u>
TOTAL FUNDS	<u>627,658</u>	<u>(75,125)</u>	<u>552,533</u>

RICHARD WHITAKER'S ALMSHOUSES

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

12. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	50,798	(27,935)	(97,988)	(75,125)
TOTAL FUNDS	<u>50,798</u>	<u>(27,935)</u>	<u>(97,988)</u>	<u>(75,125)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 6.4.19 £	Net movement in funds £	At 5.4.21 £
Unrestricted funds			
General fund	611,658	45,121	656,779
Extraordinary repairs reserve	16,000	-	16,000
	<u>627,658</u>	<u>45,121</u>	<u>672,779</u>
TOTAL FUNDS	<u>627,658</u>	<u>45,121</u>	<u>672,779</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	95,646	(63,956)	13,431	45,121
TOTAL FUNDS	<u>95,646</u>	<u>(63,956)</u>	<u>13,431</u>	<u>45,121</u>

The designated funds are matched by part of the holding in quoted investments.

RICHARD WHITAKER'S ALMSHOUSES

Notes to the Financial Statements - continued for the Year Ended 5 April 2021

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 5 April 2021.

14. ULTIMATE CONTROLLING PARTY

The charity is under the control of the trustees. There is no ultimate controlling party.

15. TYPE OF ACCOMMODATION

Under the accounting requirements for Registered Social Landlords General Determination 2006, the eight almshouses owned by the charity are classified as Cost Group 3 (Rehabilitation) and as non-sheltered small accommodation.

REGISTERED CHARITY NUMBER: 212951

**Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 5 April 2021
for
RICHARD WHITAKER'S ALMSHOUSES**

PM+M Solutions for Business LLP
Chartered Accountants
The Old Tannery
Eastgate
Accrington
Lancashire
BB5 6PW

RICHARD WHITAKER'S ALMSHOUSES

**Contents of the Financial Statements
for the Year Ended 5 April 2021**

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RICHARD WHITAKER'S ALMSHOUSES

Report of the Trustees for the Year Ended 5 April 2021

The trustees present their report, together with the financial statements of the trust for the year ended 5 April 2019.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the charity are to provide rented accommodation to poor persons who were born in, or are inhabitants of the Borough of Rossendale. The trustees confirm that the trust has continued to support the needs of organisations in accordance with the Memorandum of Association. The trustees have reviewed the outcomes and achievements of our activities for the year to ensure that they remain focussed on our charitable aims and continue to deliver benefits to the public. We have complied with the duty under the Charities Act to have due regard to the public benefit guidance published by the commission.

ACHIEVEMENT AND PERFORMANCE

The outbreak of COVID-19 at the end of the previous financial year significantly reduced the carrying value of the charity's investments. The values have recovered this year and the trustees are confident that the charity will have sufficient resources to continue as a going concern.

FINANCIAL REVIEW

Financial position

Details of income and expenditure during the year, and the balance sheet at 5 April 2021, are set out on pages 4 and 5. The charity has incurred a surplus of income over expenditure for the year of £120,246 (2020 - deficit of expenditure over income of £75,125), including a revaluation gain on investments of £111,419 (2020 revaluation loss - £97,988). The net funds of the charity have increased from £552,533 to £672,779 (2020 - decreased from £627,658 to £552,533). There have been no material policy changes during the year.

Reserves policy

During the year the trustees reviewed its reserves and after assessing the potential threats and risks agreed that its policy should be to maintain sufficient income reserves to ensure the continued avoidance of net current liabilities and to provide sufficient liquid resources to meet both revenue and capital needs. The trustees monitor the position on a regular basis.

The charity has maintained a reserve for unexpected major repairs or maintenance unforeseen by the trustees at the year-end amounting to £16,000 (2020 - £16,000).

Going concern

The trustees have reviewed the charity's ability to manage its reserves and consider that the charity's future activities will generate cash flows sufficient to allow the charity to meet its liabilities as they fall due. For this reason the trustees have continued to adopt the going concern basis in preparing the financial statements.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The 'Richard Whitaker's Almshouses' charity was established by will, proved with codicil on 9 November 1906 administered under the Charity Commissioners' scheme dated 6 September 1983 and the Housing Act 1996.

The charity is administered by the trustees listed on page 2. It is a housing association and is registered with the Housing Corporation under the Housing Act 1974, as amended by the Housing Act 1996.

Recruitment and appointment of new trustees

The co-optative trustees are appointed for a term of five years after which they become eligible for re-election. The nominative trustee is appointed for a term of four years after which he will become eligible for re-election. There is no nominative trustee currently in office. The ex-officio trustee, when appointed, is the Mayor of Rossendale and normally serves for a period of one year. There is no ex-officio trustee currently in office.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

212951

RICHARD WHITAKER'S ALMSHOUSES

**Report of the Trustees
for the Year Ended 5 April 2021**

Principal address

Woodcocks, Haworth & Nuttall
West View
Princess Street
Haslingden, Rossendale
BB4 6NW

Trustees

R M Barker
Mrs J Bonham
S P Wilkinson - Chairman
Ms S Smith

Clerk to the Trustees

S J Parr

Independent Examiner

Paul Spencer
PM+M Solutions for Business LLP
Chartered Accountants
The Old Tannery
Eastgate
Accrington
Lancashire
BB5 6PW

Solicitors

Woodcocks Haworth & Nuttall
West View, Princess Street
Haslingden
Rossendale
BB4 6NW

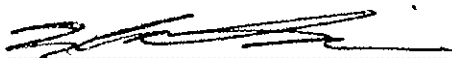
Housing Corporation number

A3469

Bankers

Barclays Bank PLC
36 Bank Street,
Rawtenstall,
Rossendale.

Approved by order of the board of trustees on 7/12/2021 and signed on its behalf by:



S P Wilkinson - Chairman - Trustee

**Independent Examiner's Report to the Trustees of
Richard Whitaker's Almshouses**

Independent examiner's report to the trustees of Richard Whitaker's Almshouses

I report to the charity trustees on my examination of the accounts of Richard Whitaker's Almshouses (the Trust) for the year ended 5 April 2021.

Responsibilities and basis of report

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

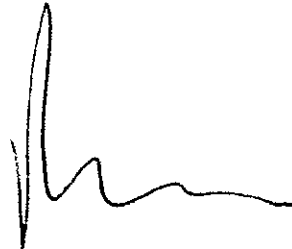
I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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 Trust 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.



Paul Spencer
PM+M Solutions for Business LLP
Chartered Accountants
The Old Tannery
Eastgate
Accrington
Lancashire
BB5 6PW

Date: 8 December 2021

RICHARD WHITAKER'S ALMSHOUSES

**Statement of Financial Activities
for the Year Ended 5 April 2021**

	Notes	2021 Unrestricted funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM			
Investment income	2	44,848	50,798
EXPENDITURE ON			
Charitable activities	3		
Direct property expenses		20,091	10,882
Other		15,930	17,053
Total		<u>36,021</u>	<u>27,935</u>
Net gains/(losses) on investments		111,419	(97,988)
NET INCOME/(EXPENDITURE)		<u>120,246</u>	<u>(75,125)</u>
RECONCILIATION OF FUNDS			
Total funds brought forward		552,533	627,658
TOTAL FUNDS CARRIED FORWARD		<u><u>672,779</u></u>	<u><u>552,533</u></u>

The notes form part of these financial statements

RICHARD WHITAKER'S ALMSHOUSES

**Balance Sheet
5 April 2021**

	Notes	2021 Unrestricted funds £	2020 Total funds £
FIXED ASSETS			
Tangible assets	8	20,903	20,903
Investments	9	579,036	467,617
		599,939	488,520
CURRENT ASSETS			
Debtors	10	2,122	2,020
Cash at bank		81,623	64,367
		83,745	66,387
CREDITORS			
Amounts falling due within one year	11	(10,905)	(2,374)
		72,840	64,013
NET CURRENT ASSETS		72,840	64,013
TOTAL ASSETS LESS CURRENT LIABILITIES		672,779	552,533
NET ASSETS		672,779	552,533
FUNDS			
Unrestricted funds	12	672,779	552,533
TOTAL FUNDS		672,779	552,533

The financial statements were approved by the Board of Trustees and authorised for issue on 7/12/2021 and were signed on its behalf by:



R M Barker - Trustee



S P Wilkinson - Chairman - Trustee

RICHARD WHITAKER'S ALMSHOUSES

Notes to the Financial Statements for the Year Ended 5 April 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The trustees have considered the charity's position with regards to COVID-19. No adjustments to the financial statements are necessary because of COVID-19. There has been no impact on the going concern assumption, carrying values of assets, liabilities and significant estimates within the financial statements.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, 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.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Housing properties

Land and buildings are stated at cost, less the housing association grant. Cost includes development expenditure and interest charged on the loans raised to finance the scheme. The freehold land is not depreciated. The properties have been fully depreciated.

Impairment

The need for any fixed asset impairment write down is assessed by comparison of the carrying value of the asset against the higher of realisable value and value in use.

Housing Association Grant

Housing Association Grant ("HAG") received in earlier years is shown as a deduction from the cost of housing properties on the balance sheet. HAG is repayable under certain circumstances, primarily following the sale of a property, but any repayment will normally be restricted to net proceeds of sale. Assets that are not depreciated are subject to annual impairment reviews.

RICHARD WHITAKER'S ALMSHOUSES

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

1. ACCOUNTING POLICIES - continued

Fixed Asset Investments

Investments are included at market value.

2. INVESTMENT INCOME

	2021	2020
	£	£
Rents received	27,687	32,343
Dividends and interest received from the investment portfolio	17,161	18,455
	<u>44,848</u>	<u>50,798</u>

3. CHARITABLE ACTIVITIES COSTS

		Direct Costs (see note 4)
		£
Direct property expenses		20,091
		<u>20,091</u>

4. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2021	2020
	£	£
Sundry expenses	450	489
Insurance	1,170	1,226
Light and heat	1,063	408
Telephone	419	549
Repairs	14,842	8,014
Council tax	2,147	196
	<u>20,091</u>	<u>10,882</u>

5. SUPPORT COSTS

		Governance costs
		£
Other resources expended		15,930
		<u>15,930</u>

6. TRUSTEES' REMUNERATION AND BENEFITS

No trustees received any remuneration or benefits for the year ended 5 April 2021 nor for the year ended 5 April 2020.

RICHARD WHITAKER'S ALMSHOUSES

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

6. TRUSTEES' REMUNERATION AND BENEFITS - continued

Trustees' expenses

No trustees' expenses were paid for the year ended 5 April 2021 nor for the year ended 5 April 2020.

7. STAFF COSTS

There were no staff costs for the current year nor for the previous year.

8. TANGIBLE FIXED ASSETS

	Housing land and buildings (freehold) £
COST	
At 6 April 2020 and 5 April 2021	20,903
NET BOOK VALUE	
At 5 April 2021	<u>20,903</u>
At 5 April 2020	<u>20,903</u>

The charity's Almshouses were originally constructed many years ago. There is no record of their cost. The above details relate to improvements carried out since 1983 which cost £201,377. These were funded by a Housing Corporation grant of £180,474, giving a net cost of £20,903. This has been taken as the value of land on which the houses are built and as such is not depreciated.

9. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 6 April 2020	467,617
Revaluations	111,419
At 5 April 2021	<u>579,036</u>
NET BOOK VALUE	
At 5 April 2021	<u>579,036</u>
At 5 April 2020	<u>467,617</u>

There are no investment assets outside the UK.

Cost or valuation at 5 April 2021 is represented by:

	Listed investments £
Valuation in 2021	<u>579,036</u>

RICHARD WHITAKER'S ALMSHOUSES

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other debtors	1,894	1,777
Prepayments and accrued income	228	243
	<u>2,122</u>	<u>2,020</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other creditors	10,905	2,374
	<u>10,905</u>	<u>2,374</u>

12. MOVEMENT IN FUNDS

	At 6.4.20	Net movement in funds	At 5.4.21
	£	£	£
Unrestricted funds			
General fund	536,533	120,246	656,779
Extraordinary repairs reserve	16,000	-	16,000
	<u>552,533</u>	<u>120,246</u>	<u>672,779</u>
TOTAL FUNDS	<u>552,533</u>	<u>120,246</u>	<u>672,779</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	44,848	(36,021)	111,419	120,246
	<u>44,848</u>	<u>(36,021)</u>	<u>111,419</u>	<u>120,246</u>
TOTAL FUNDS	<u>44,848</u>	<u>(36,021)</u>	<u>111,419</u>	<u>120,246</u>

Comparatives for movement in funds

	At 6.4.19	Net movement in funds	At 5.4.20
	£	£	£
Unrestricted funds			
General fund	611,658	(75,125)	536,533
Extraordinary repairs reserve	16,000	-	16,000
	<u>627,658</u>	<u>(75,125)</u>	<u>552,533</u>
TOTAL FUNDS	<u>627,658</u>	<u>(75,125)</u>	<u>552,533</u>

RICHARD WHITAKER'S ALMSHOUSES

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

12. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	50,798	(27,935)	(97,988)	(75,125)
	<u>50,798</u>	<u>(27,935)</u>	<u>(97,988)</u>	<u>(75,125)</u>
TOTAL FUNDS	<u>50,798</u>	<u>(27,935)</u>	<u>(97,988)</u>	<u>(75,125)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 6.4.19 £	Net movement in funds £	At 5.4.21 £
Unrestricted funds			
General fund	611,658	45,121	656,779
Extraordinary repairs reserve	16,000	-	16,000
	<u>627,658</u>	<u>45,121</u>	<u>672,779</u>
TOTAL FUNDS	<u>627,658</u>	<u>45,121</u>	<u>672,779</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
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General fund	95,646	(63,956)	13,431	45,121
	<u>95,646</u>	<u>(63,956)</u>	<u>13,431</u>	<u>45,121</u>
TOTAL FUNDS	<u>95,646</u>	<u>(63,956)</u>	<u>13,431</u>	<u>45,121</u>

The designated funds are matched by part of the holding in quoted investments.

RICHARD WHITAKER'S ALMSHOUSES

Notes to the Financial Statements - continued for the Year Ended 5 April 2021

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 5 April 2021.

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The charity is under the control of the trustees. There is no ultimate controlling party.

15. TYPE OF ACCOMMODATION

Under the accounting requirements for Registered Social Landlords General Determination 2006, the eight almshouses owned by the charity are classified as Cost Group 3 (Rehabilitation) and as non-sheltered small accommodation.

RICHARD WHITAKER'S ALMSHOUSES

**Detailed Statement of Financial Activities
for the Year Ended 5 April 2021**

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received	27,687	32,343
Dividends and interest received from the investment portfolio	17,161	18,455
	<u>44,848</u>	<u>50,798</u>
Total incoming resources	44,848	50,798
EXPENDITURE		
Charitable activities		
Sundry expenses	450	489
Insurance	1,170	1,226
Light and heat	1,063	408
Telephone	419	549
Repairs	14,842	8,014
Council tax	2,147	196
	<u>20,091</u>	<u>10,882</u>
Support costs		
Governance costs		
Independent examiner's report	2,100	2,134
Legal and secretarial	13,200	14,640
Dealer fee	630	279
	<u>15,930</u>	<u>17,053</u>
Total resources expended	36,021	27,935
Net income before gains and losses	8,827	22,863
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	111,419	(97,988)
Net income/(expenditure)	<u><u>120,246</u></u>	<u><u>(75,125)</u></u>

This page does not form part of the statutory financial statements

**Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 5 April 2021
for
RICHARD WHITAKER'S ALMSHOUSES**

PM+M Solutions for Business LLP
Chartered Accountants
The Old Tannery
Eastgate
Accrington
Lancashire
BB5 6PW

RICHARD WHITAKER'S ALMSHOUSES

**Contents of the Financial Statements
for the Year Ended 5 April 2021**

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RICHARD WHITAKER'S ALMSHOUSES

Report of the Trustees for the Year Ended 5 April 2021

The trustees present their report, together with the financial statements of the trust for the year ended 5 April 2019.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the charity are to provide rented accommodation to poor persons who were born in, or are inhabitants of the Borough of Rossendale. The trustees confirm that the trust has continued to support the needs of organisations in accordance with the Memorandum of Association. The trustees have reviewed the outcomes and achievements of our activities for the year to ensure that they remain focussed on our charitable aims and continue to deliver benefits to the public. We have complied with the duty under the Charities Act to have due regard to the public benefit guidance published by the commission.

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The charity has maintained a reserve for unexpected major repairs or maintenance unforeseen by the trustees at the year-end amounting to £16,000 (2020 - £16,000).

Going concern

The trustees have reviewed the charity's ability to manage its reserves and consider that the charity's future activities will generate cash flows sufficient to allow the charity to meet its liabilities as they fall due. For this reason the trustees have continued to adopt the going concern basis in preparing the financial statements.

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The charity is administered by the trustees listed on page 2. It is a housing association and is registered with the Housing Corporation under the Housing Act 1974, as amended by the Housing Act 1996.

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REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

212951

RICHARD WHITAKER'S ALMSHOUSES

**Report of the Trustees
for the Year Ended 5 April 2021**

Principal address

Woodcocks, Haworth & Nuttall
West View
Princess Street
Haslingden, Rossendale
BB4 6NW

Trustees

R M Barker
Mrs J Bonham
S P Wilkinson - Chairman
Ms S Smith

Clerk to the Trustees

S J Parr

Independent Examiner

Paul Spencer
PM+M Solutions for Business LLP
Chartered Accountants
The Old Tannery
Eastgate
Accrington
Lancashire
BB5 6PW

Solicitors

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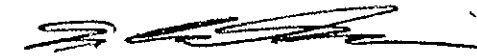
Housing Corporation number

A3469

Bankers

Barclays Bank PLC
36 Bank Street,
Rawtenstall,
Rossendale.

Approved by order of the board of trustees on 7/12/2021 and signed on its behalf by:



S P Wilkinson - Chairman - Trustee

**Independent Examiner's Report to the Trustees of
Richard Whitaker's Almshouses**

Independent examiner's report to the trustees of Richard Whitaker's Almshouses

I report to the charity trustees on my examination of the accounts of Richard Whitaker's Almshouses (the Trust) for the year ended 5 April 2021.

Responsibilities and basis of report

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

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

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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 Trust as required by section 130 of the Act; or
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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.



Paul Spencer
PM+M Solutions for Business LLP
Chartered Accountants
The Old Tannery
Eastgate
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Date: 8 December 2021

RICHARD WHITAKER'S ALMSHOUSES

**Statement of Financial Activities
for the Year Ended 5 April 2021**

	Notes	2021 Unrestricted funds £	2020 Total funds £
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TOTAL FUNDS CARRIED FORWARD		<u><u>672,779</u></u>	<u><u>552,533</u></u>

The notes form part of these financial statements

RICHARD WHITAKER'S ALMSHOUSES

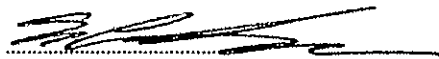
**Balance Sheet
5 April 2021**

	Notes	2021 Unrestricted funds £	2020 Total funds £
FIXED ASSETS			
Tangible assets	8	20,903	20,903
Investments	9	579,036	467,617
		599,939	488,520
CURRENT ASSETS			
Debtors	10	2,122	2,020
Cash at bank		81,623	64,367
		83,745	66,387
CREDITORS			
Amounts falling due within one year	11	(10,905)	(2,374)
		72,840	64,013
NET CURRENT ASSETS			
		672,779	552,533
TOTAL ASSETS LESS CURRENT LIABILITIES			
		672,779	552,533
NET ASSETS			
		672,779	552,533
FUNDS			
Unrestricted funds	12	672,779	552,533
		672,779	552,533
TOTAL FUNDS			

The financial statements were approved by the Board of Trustees and authorised for issue on 7/12/2021 and were signed on its behalf by:



.....
R M Barker - Trustee



.....
S P Wilkinson - Chairman - Trustee

RICHARD WHITAKER'S ALMSHOUSES

Notes to the Financial Statements for the Year Ended 5 April 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The trustees have considered the charity's position with regards to COVID-19. No adjustments to the financial statements are necessary because of COVID-19. There has been no impact on the going concern assumption, carrying values of assets, liabilities and significant estimates within the financial statements.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, 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.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Housing properties

Land and buildings are stated at cost, less the housing association grant. Cost includes development expenditure and interest charged on the loans raised to finance the scheme. The freehold land is not depreciated. The properties have been fully depreciated.

Impairment

The need for any fixed asset impairment write down is assessed by comparison of the carrying value of the asset against the higher of realisable value and value in use.

Housing Association Grant

Housing Association Grant ("HAG") received in earlier years is shown as a deduction from the cost of housing properties on the balance sheet. HAG is repayable under certain circumstances, primarily following the sale of a property, but any repayment will normally be restricted to net proceeds of sale. Assets that are not depreciated are subject to annual impairment reviews.

RICHARD WHITAKER'S ALMSHOUSES

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

1. ACCOUNTING POLICIES - continued

Fixed Asset Investments

Investments are included at market value.

2. INVESTMENT INCOME

	2021	2020
	£	£
Rents received	27,687	32,343
Dividends and interest received from the investment portfolio	17,161	18,455
	<u>44,848</u>	<u>50,798</u>

3. CHARITABLE ACTIVITIES COSTS

		Direct Costs (see note 4)
		£
Direct property expenses		<u>20,091</u>

4. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2021	2020
	£	£
Sundry expenses	450	489
Insurance	1,170	1,226
Light and heat	1,063	408
Telephone	419	549
Repairs	14,842	8,014
Council tax	2,147	196
	<u>20,091</u>	<u>10,882</u>

5. SUPPORT COSTS

		Governance costs
		£
Other resources expended		<u>15,930</u>

6. TRUSTEES' REMUNERATION AND BENEFITS

No trustees received any remuneration or benefits for the year ended 5 April 2021 nor for the year ended 5 April 2020.

RICHARD WHITAKER'S ALMSHOUSES

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

6. TRUSTEES' REMUNERATION AND BENEFITS - continued

Trustees' expenses

No trustees' expenses were paid for the year ended 5 April 2021 nor for the year ended 5 April 2020.

7. STAFF COSTS

There were no staff costs for the current year nor for the previous year.

8. TANGIBLE FIXED ASSETS

	Housing land and buildings (freehold) £
COST	
At 6 April 2020 and 5 April 2021	20,903
NET BOOK VALUE	
At 5 April 2021	<u>20,903</u>
At 5 April 2020	<u>20,903</u>

The charity's Almshouses were originally constructed many years ago. There is no record of their cost. The above details relate to improvements carried out since 1983 which cost £201,377. These were funded by a Housing Corporation grant of £180,474, giving a net cost of £20,903. This has been taken as the value of land on which the houses are built and as such is not depreciated.

9. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 6 April 2020	467,617
Revaluations	111,419
At 5 April 2021	<u>579,036</u>
NET BOOK VALUE	
At 5 April 2021	<u>579,036</u>
At 5 April 2020	<u>467,617</u>

There are no investment assets outside the UK.

Cost or valuation at 5 April 2021 is represented by:

	Listed investments £
Valuation in 2021	<u>579,036</u>

RICHARD WHITAKER'S ALMSHOUSES

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other debtors	1,894	1,777
Prepayments and accrued income	228	243
	<u>2,122</u>	<u>2,020</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other creditors	10,905	2,374
	<u>10,905</u>	<u>2,374</u>

12. MOVEMENT IN FUNDS

	At 6.4.20	Net movement in funds	At 5.4.21
	£	£	£
Unrestricted funds			
General fund	536,533	120,246	656,779
Extraordinary repairs reserve	16,000	-	16,000
	<u>552,533</u>	<u>120,246</u>	<u>672,779</u>
TOTAL FUNDS	<u>552,533</u>	<u>120,246</u>	<u>672,779</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	44,848	(36,021)	111,419	120,246
	<u>44,848</u>	<u>(36,021)</u>	<u>111,419</u>	<u>120,246</u>
TOTAL FUNDS	<u>44,848</u>	<u>(36,021)</u>	<u>111,419</u>	<u>120,246</u>

Comparatives for movement in funds

	At 6.4.19	Net movement in funds	At 5.4.20
	£	£	£
Unrestricted funds			
General fund	611,658	(75,125)	536,533
Extraordinary repairs reserve	16,000	-	16,000
	<u>627,658</u>	<u>(75,125)</u>	<u>552,533</u>
TOTAL FUNDS	<u>627,658</u>	<u>(75,125)</u>	<u>552,533</u>

RICHARD WHITAKER'S ALMSHOUSES

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

12. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	50,798	(27,935)	(97,988)	(75,125)
TOTAL FUNDS	<u>50,798</u>	<u>(27,935)</u>	<u>(97,988)</u>	<u>(75,125)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 6.4.19 £	Net movement in funds £	At 5.4.21 £
Unrestricted funds			
General fund	611,658	45,121	656,779
Extraordinary repairs reserve	16,000	-	16,000
	<u>627,658</u>	<u>45,121</u>	<u>672,779</u>
TOTAL FUNDS	<u>627,658</u>	<u>45,121</u>	<u>672,779</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	95,646	(63,956)	13,431	45,121
TOTAL FUNDS	<u>95,646</u>	<u>(63,956)</u>	<u>13,431</u>	<u>45,121</u>

The designated funds are matched by part of the holding in quoted investments.

RICHARD WHITAKER'S ALMSHOUSES

Notes to the Financial Statements - continued for the Year Ended 5 April 2021

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 5 April 2021.

14. ULTIMATE CONTROLLING PARTY

The charity is under the control of the trustees. There is no ultimate controlling party.

15. TYPE OF ACCOMMODATION

Under the accounting requirements for Registered Social Landlords General Determination 2006, the eight almshouses owned by the charity are classified as Cost Group 3 (Rehabilitation) and as non-sheltered small accommodation.