

THE MILNTHORP HOMES

ANNUAL REPORT

FOR THE

YEAR ENDING 31 DECEMBER 2022

The Milnthorp Homes

Registered Charity No. 214051

Correspondence address:

C/O Wright Marshall Ltd
8 The Quadrant
Buxton
Derbyshire
SK17 6AW

Tel: 01298 23038

Almshouses address:

The Milnthorp Homes
28 – 40 Macclesfield Road
Buxton
Derbyshire
SK17 9AQ

Almshouse Association Member No. 608

The Charity's Trust

The trust was established in 1904 by Joseph Milnthorp for the purposes of providing homes for persons in need, having "no regard to the religious or political opinions of the applicants who must be unable to maintain themselves in comfort by their own means or exertions".

Twelve homes were built at Macclesfield Road, Buxton, and these continue to remain available for occupation today, originally four being for married couples and four for single men and four for women. The balance of occupancy now varies.

Trustees

The serving trustees for the year were:

Helen Marchant
Ruth Hayter
Fiona Heathcote

The trustees make up three of the five Governors of the Homes, the fourth being ex-officio the Mayor of the Borough of High Peak and the fifth being Mrs L Crowe, a local solicitor.

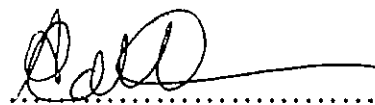
Review of 2022

At the end of the year 10 of the Homes were occupied and accommodated 11 residents.

Inspections of the homes we able to go ahead this year and were carried out by Helen Marchant, Fiona Wylie and Abby Calladine

Homes no. 4 & 7 are vacant and work is in progress ready for re-letting this year.

Signed



.....
for Wright Marshall Ltd as Managing Agents

Date

22-03-2023.....

THE MILNTHORP HOMES

**ACCOUNTS
for the year ended 31st December 2022**

Charity no. 214051

THE MILNTHORP HOMES

INCOME ACCOUNT

For the year ended 31st December 2022

		This year		Last year	
		£	£	£	£
Income:					
Rents receivable			65,313		68,037
Sundry Income	(Note 1)		-		-
National Association of Almshouses			804		758
Royal Bank of Scotland interest			9		-
			<u>66,126</u>		<u>68,795</u>
Expenditure:					
Rates and insurance	(Note 2)	6,491		4,550	
Lighting and heating	(Note 3)	12,009		14,425	
Repairs and maintenance	(Note 4)	24,257		24,018	
Warden call service	(Note 5)	3,703		2,876	
Telephone and advertising	(Note 6)	781		642	
Accountancy, Legal and professional fees	(Note 7)	1,500		696	
Miscellaneous expenses	(Note 8)	7,260		7,844	
Depreciation	(Note 9)	<u>4,878</u>		<u>5,135</u>	
			60,879		60,186
EXCESS OF INCOME OVER EXPENDITURE			<u><u>5,247</u></u>		<u><u>8,609</u></u>

THE MILNTHORP HOMES

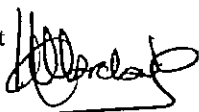
BALANCE SHEET

As at year ended 31st December 2022

	This year		Last year	
	£	£	£	£
FIXED ASSETS	(Note 9)			
Freehold land and buildings	73,559		73,559	
Fixtures and equipment	92,680		97,555	
		166,238		171,114
INVESTMENTS				
National Association of Almshouses:	(Note 10)			
17,876 (17,876) Income units at cost	4,871		4,871	
5,093 (5,093) Income units at cost	3,803		3,803	
640 (436) Accumulation shares at cost	36,241		36,241	
		44,915		44,915
CURRENT ASSETS				
Rents in arrears	858		891	
Royal Bank of Scotland deposit account	4,610		3,797	
Wright Marshall Limited	44,652		33,808	
		50,120		38,496
		261,273		254,525
CURRENT LIABILITIES				
Accruals	1,500		-	
		1,500		-
NET ASSETS		259,773		254,525
GENERAL FUND		8,095		8,095
CYCLICAL MAINTENANCE FUND		85		85
BENEFACTORS:				
Mrs. Wilson	210		210	
Miss S.A. Black	150		150	
Mr. J.T. Kirk	25		25	
Mrs. M.A. Skelmerdine	5		5	
Mrs. N. Millward	8		8	
Mr. A. Pilkington	100		100	
Miss Wheeldon	198		198	
		696		696
		8,876		8,876
INCOME ACCOUNT				
Beginning of year	245,650		237,039	
Excess of income over expenditure	5,247		8,610	
End of year		250,897		245,649
		259,773		254,525

I hereby agree the income and expenditure account, balance sheet and notes to the accounts as set out on pages 2 to 6 on behalf of the trustees.

Mrs H Marchant
Trustee



Date 15/3/23

THE MILNTHORP HOMES
NOTES TO THE ACCOUNTS
for the year ended 31st December 2022

Charity no. 214051

THE MILNTHORP HOMES

NOTES TO THE ACCOUNTS For the year ended 31st December 2022

	This year £	Last year £
1. SUNDRY INCOME		
Miscellaneous Receipt	-	-
	<u>-</u>	<u>-</u>
2. RATES AND INSURANCE		
Water rates	2,618	2,284
Property insurance	1,662	1,526
Council tax	2,182	703
TV Licence	30	38
	<u>6,492</u>	<u>4,551</u>
3. LIGHTING AND HEATING		
Gas	9,174	12,945
Electricity/ electrical work	2,835	1,480
	<u>12,009</u>	<u>14,425</u>
4. REPAIRS AND MAINTENANCE		
Property repairs	7,616	5,865
Gardening	1,445	1,470
Plumbing and central heating repairs	11,774	15,942
Fire extinguisher maintenance	528	83
Decorating	2,295	-
Cleaning	80	-
Gas safety inspection and service contract	519	658
	<u>24,257</u>	<u>24,018</u>
5. WARDEN CALL SERVICE		
High Peak Borough Council alarm system	2,156	2,157
Tunstall Telecom alarm rental	1,547	719
	<u>3,703</u>	<u>2,876</u>
6. TELEPHONE AND ADVERTISING		
Telephone charges	565	642
Advertising	216	-
	<u>781</u>	<u>642</u>

THE MILNTHORP HOMES

NOTES TO THE ACCOUNTS continued
For the year ended 31st December 2022

	This year £	Last year £	
7. PROFESSIONAL FEES			
Accountancy fees	1,500	696	
Legal fees	-	-	
	<u>1,500</u>	<u>696</u>	
8. MISCELLANEOUS EXPENSES			
Rent collection	7,055	7,624	
Gifts to residents	205	220	
	<u>7,260</u>	<u>7,844</u>	
9. FIXED ASSETS			
	Freehold land and buildings £	Fixtures and Equipment £	
Net book value at beginning of year	73,559	97,557	
Additions	-	-	
	<u>73,559</u>	<u>97,557</u>	
Depreciation for year	-	4,878	
	<u>73,559</u>	<u>92,680</u>	
Net book value at end of year			
10. NATIONAL ASSOCIATION OF ALMSHOUSES INVESTMENTS			
	Units	Cost	Valuation at 31/12/2022 £
		£	£
Income units	17,876	4,871	15,786
Income units - extraordinary repair fund	5,093	3,803	4,497
Accumulation shares	640	36,241	67,518
	<u>23,609</u>	<u>44,915</u>	<u>87,801</u>
Accumulation shares	brought forward	640	36,241
	Purchased	-	-
	carried forward	<u>640</u>	<u>36,241</u>

Independent Examiner's Report to the Trustees of The Milnthorpe Homes

We report on the accounts of the Charity for the year ended 31st December 2022 which are set out on pages 2 to 6.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND INDEPENDENT EXAMINER

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144 of the Charities Act 2011 (the 2011 Act)), and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 145 of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S STATEMENT

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on whether the accounts present a 'true and fair view'.

INDEPENDENT EXAMINER'S STATEMENT

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the trustees have not met the requirements to ensure that:

- proper accounting records are kept (in accordance with sections 130 of the Act); and
- accounts are prepared which agree with the accounting records and comply with the accounting requirements of the Act; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



BullockWoodburn Limited
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Hardwick Square North
BUXTON
Derbyshire
SK17 6PU

Date 13/04/2023