

**THE MILNTHORP HOMES**

**ANNUAL REPORT**

**FOR THE**

**YEAR ENDING 31 DECEMBER 2023**

## **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

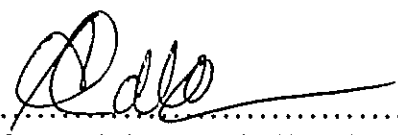
The trustees make up three of the five Governors of the Homes, the fourth being ex-officio the Mayor of the Borough of High Peak and the fifth being Mrs L Crowe, a local solicitor.

## **Review of 2023**

At the end of the year 12 of the Homes were occupied and accommodated 13 residents.

The Quinquennial inspections of Homes was undertaken and as a result of this various repair works, mainly external, to the stonework and roofs were put in hand.

All homes have been fitted with secondary glazing with approval from the local conservation office.

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

Date 16.4.2024 .....

**THE MILNTHORP HOMES**

**ACCOUNTS**

**for the year ended 31st December 2023**

**Charity no. 214051**

## **Independent Examiner's Report to the Trustees of The Milnthorp Homes**

We report on the accounts of the Charity for the year ended 31st December 2023 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.

*Bullock Woodburn Limited*

**BullockWoodburn Limited  
Norfolk House  
Hardwick Square North  
BUXTON  
Derbyshire  
SK17 6PU**

**Date 17/06/2024**

# THE MILNTHORP HOMES

## INCOME ACCOUNT

For the year ended 31st December 2023

		This year		Last year	
		£	£	£	£
<b>Income:</b>					
Rents receivable			66,543		65,313
Sundry Income	(Note 1)		-		-
National Association of Almshouses			873		804
Royal Bank of Scotland interest			60		9
			<u>67,476</u>		<u>66,126</u>
Rates and insurance	(Note 2)	8,034		6,491	
Lighting and heating	(Note 3)	8,547		12,009	
Repairs and maintenance	(Note 4)	10,117		24,257	
Warden call service	(Note 5)	5,472		3,703	
Telephone and advertising	(Note 6)	803		781	
Accountancy, Legal and professional fees	(Note 7)	12,392		1,500	
Miscellaneous expenses	(Note 8)	556		7,260	
Depreciation	(Note 9)	<u>6,049</u>		<u>4,878</u>	
			51,970		60,879
<b>EXCESS OF INCOME OVER EXPENDITURE</b>			<u><u>15,506</u></u>		<u><u>5,247</u></u>

## THE MILNTHORP HOMES

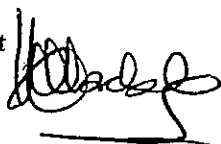
## BALANCE SHEET

For the year ended 31st December 2023

	This year		Last year	
	£	£	£	£
<b>FIXED ASSETS</b>	(Note 9)			
Freehold land and buildings	73,559		73,559	
Fixtures and equipment	114,922		92,680	
		188,480		166,239
<b>INVESTMENTS</b>				
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 (640) Accumulation shares at cost	36,241		36,241	
		44,915		44,915
<b>CURRENT ASSETS</b>				
Rents in arrears	1,838		858	
Royal Bank of Scotland deposit account	5,544		4,610	
Petty Estate Agents Limited	35,397		44,651	
		42,779		50,119
		276,174		261,273
<b>CURRENT LIABILITIES</b>				
Accruals	895		1,500	
		895		1,500
<b>NET ASSETS</b>		275,279		259,773
<b>GENERAL FUND</b>		8,095		8,095
<b>CYCLICAL MAINTENANCE FUND</b>		85		85
<b>BENEFACTORS:</b>				
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
<b>INCOME ACCOUNT</b>				
Beginning of year	250,897		245,650	
Excess of income over expenditure	15,506		5,247	
End of year		266,403		250,897
		275,279		259,773

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 24/6/24

**THE MILNTHORP HOMES**

**NOTES TO THE ACCOUNTS**

**for the year ended 31st December 2023**

Charity no. 214051



# THE MILNTHORP HOMES

## NOTES TO THE ACCOUNTS

For the year ended 31st December 2023

	This year £	Last year £
<b>1. SUNDRY INCOME</b>		
Miscellaneous Receipt	-	-
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
<b>2. RATES AND INSURANCE</b>		
Property insurance	1,952	1,662
Council tax	2,974	2,181
TV Licence	38	30
Water rates	3,070	2,619
	<u>8,034</u>	<u>6,492</u>
	<u>8,034</u>	<u>6,492</u>
<b>3. LIGHTING AND HEATING</b>		
Gas	6,893	9,174
Electricity/ electrical work	1,654	2,835
	<u>8,547</u>	<u>12,009</u>
	<u>8,547</u>	<u>12,009</u>
<b>4. REPAIRS AND MAINTENANCE</b>		
Property repairs	3,067	7,616
Gardening	1,530	1,445
Plumbing and central heating repairs	2,170	11,774
Fire extinguisher maintenance	285	528
Decorating	1,845	2,295
Cleaning	130	80
Gas safety inspection and service contract	1,090	519
	<u>10,117</u>	<u>24,018</u>
	<u>10,117</u>	<u>24,018</u>
<b>5. WARDEN CALL SERVICE</b>		
High Peak Borough Council alarm system	3,594	2,156
Tunstall Telecom alarm rental	1,878	1,547
	<u>5,472</u>	<u>3,703</u>
	<u>5,472</u>	<u>3,703</u>
<b>6. TELEPHONE AND ADVERTISING</b>		
Telephone charges	530	565
Advertising	273	216
	<u>803</u>	<u>781</u>
	<u>803</u>	<u>781</u>

# THE MILNTHORP HOMES

## NOTES TO THE ACCOUNTS continued

For the year ended 31st December 2023

	This year £	Last year £
<b>7. PROFESSIONAL FEES</b>		
Accountancy fees	229	1,500
Management fees	7,163	7,055
Quinquennial inspection	5,000	-
	<u>12,392</u>	<u>8,555</u>

## 8. MISCELLANEOUS EXPENSES

Gifts to residents	260	205
Bank charges	296	-
	<u>556</u>	<u>205</u>

## 9. FIXED ASSETS

	Freehold land and buildings £	Fixtures and Equipment £
Net book value at beginning of year	73,559	92,680
Additions	-	28,291
	<u>73,559</u>	<u>120,971</u>
Depreciation for year		6,049
		<u>6,049</u>
Net book value at end of year	<u>73,559</u>	<u>114,922</u>

## 10. NATIONAL ASSOCIATION OF ALMSHOUSES INVESTMENTS

	Units	Cost £	Valuation at 31/12/2023 £
Income units	17,876	4,871	16,056
Income units - extraordinary repair fund	5,093	3,803	4,574
Accumulation shares	640	36,241	71,709
	<u>23,609</u>	<u>44,915</u>	<u>92,339</u>

Accumulation shares	brought forward	640	36,241
	Purchased	-	-
	carried forward	<u>640</u>	<u>36,241</u>

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**ACCOUNTS**

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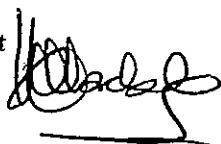
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