

SIR JOHN J HUNT ALMSHOUSES

England & Wales · Charity number 214489

Details

Status Registered

Legal form Other

Registered 1963-05-06

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

Contact

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York
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Activities

Objects: FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES OF THE CHARITY SUCH RESIDENTS SHALL BE PERSONS OF GOOD CHARACTER WHO ARE EITHER: (A) MEMBERS OF THE CHURCH OF ENGLAND WHO ARE BETWEEN 55 AND 70 YEARS OF AGE AT THE TIME OF APPOINTMENT, OR (B) RETIRED NURSES OR PORTERS OF THE CHARITY.

Activities: To provide Almshouses for persons of limited financial means aged between 55 and 70 upon initial occupation. Residents must be of good character and members of the Church of England

Classification

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

Geography

- City Of York
- North Yorkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-02	£188,877	£129,225	-	-
2024-06-02	£154,792	£127,187	-	-
2023-06-02	£168,562	£148,787	-	-
2022-06-02	£156,300	£247,890	-	-
2021-06-02	£148,723	£300,758	-	-

Trustees

Name	Role	Appointed
MR WOOD	Chair	
David Dickson FCA		
IAIN ROBERTSON		2012-04-18
Martin Walker		2010-01-31

SIR JOHN J HUNT ALMSHOUSES

England & Wales - Charity number 214489

Accounts

SIR JOHN J HUNT ALMSHOUSES
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 2 JUNE 2025

SIR JOHN J HUNT ALMSHOUSES

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SIR JOHN J HUNT ALMSHOUSES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	J Richard Wood - Chairman D Dickson M Walker I Robertson
Clerk	A L Ware Esq. Cowling Swift & Kitchin 8 Blake Street York YO1 1XJ
Charity number	214489
Principal address	Cowling Swift & Kitchin 8 Blake Street York YO1 1XJ
Independent examiner	Frances Howard BFP FCA Fortus Limited Business Advisors and Accountants Equinox House Clifton Park Shipton Road York YO30 5PA
Bankers	Barclays Bank PLC 1-3 Parliament Street York YO1 8XD
Charity Address	John Hunt Memorial Homes Fulford Road York YO10 4PG

SIR JOHN J HUNT ALMSHOUSES

TRUSTEES' REPORT

FOR THE YEAR ENDED 2 JUNE 2025

The trustees present their annual report and financial statements for the year ended 2 June 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 published in October 2019".

The legal and administrative information page forms part of this report.

Objectives and activities

The charity's objects are the provision of The Sir John J Hunt Almshouses which was established at Fulford, York in 1952 and there has been no change in these during the year.

The charity has continued to administer the almshouses.

The 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 administer 24 almshouses for residents and 1 house for the gardener/porter. Steps are being taken to convert the old nurses house into two separate dwellings for further residents. Residents must be poor persons of good character who are members of the Church of England aged between 55 and 70 years at the time of appointment or retired nurses or porters of the charity.

The houses have been maintained to a high standard. Steps are taken each year to maintain the character and good condition of the homes.

Financial review

The income for the year was £188,877 (2024 £172,587) and the expenditure was £129,225 (2024 £127,187). This provided a net income of £59,652 before investment gains (2024 £45,400). The reserves at 2 June 2025 totalled £1,072,392 (2024 £1,002,387) of which £605,842 (2024 £538,495) related to designated funds and £466,550 (2024 £463,892) related to endowment funds. The trustees have considered the level of reserves the charity will require to sustain its operations in the future, excluding those funds represented by fixed assets.

Reserves policy

The charity has no free reserves. All surpluses are transferred to the cyclical maintenance to allow for future maintenance expenditure on the almshouses.

A policy has been established that sufficient funds should be held to meet both regular and significant and non-routine expenditure on the almshouses. Regular maintenance expenditure is met from the cyclical maintenance fund; significant and non-routine expenditure is met from the extraordinary repair fund.

The trustees' policy is to maintain the real value of the charity's investments adopting a prudent policy balancing income and growth to provide security for the future of the charity's activities. Investments are held on a long-term basis in government stocks and common investment funds for charities.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity was created by the trustees of the late Reginald Hunt, the nephew of Sir John J Hunt. The charity is regulated under an order of the Charity Commission sealed 6 February 1978.

The trustees ex-officio are the trustees of the will of Reginald Hunt, the Lord Mayor of York, the Chief Executive of the City of York and the Dean of York all for the time being. There are also four co-opted trustees who serve for a term of five years.

The trustees, who plan to meet twice a year, administer the charity. Day to day operations are managed by the clerk.

SIR JOHN J HUNT ALMSHOUSES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2025

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

.....
J Richard Wood - Chairman
Trustee

Date:

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 2 JUNE 2025

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

SIR JOHN J HUNT ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF SIR JOHN J HUNT ALMSHOUSES

I report to the trustees on my examination of the financial statements of Sir John J Hunt Almshouses (the charity) for the year ended 2 June 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:

- 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.

Frances Howard FCA

Fortus Limited
Business Advisors and Accountants
Equinox House
Clifton Park
Shipton Road
YO30 5PA
York

Dated:

SIR JOHN J HUNT ALMSHOUSES**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 2 JUNE 2025****CURRENT FINANCIAL YEAR**

		Unrestricted funds General 2025 £	Unrestricted funds Designated 2025 £	Endowment funds 2025 £	Total 2025 £	Total 2024 £
	Notes					
Income						
Charitable activities	3	168,158	-	-	168,158	154,263
Investments	4	1,276	19,443	-	20,719	18,324
Total income		169,434	19,443	-	188,877	172,587
Expenditure						
Charitable activities	5	111,417	17,808	-	129,225	127,187
Net gains on investments	9	-	7,695	2,658	10,353	51,367
Net income before transfers		58,017	9,330	2,658	70,005	96,767
Gross transfers between funds		(58,017)	58,017	-	-	-
Net movement in funds		-	67,347	2,658	70,005	96,767
Fund balances at 3 June 2024		-	538,495	463,892	1,002,387	905,620
Fund balances at 2 June 2025		-	605,842	466,550	1,072,392	1,002,387

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

All income and expenditure derive from continuing activities.

SIR JOHN J HUNT ALMSHOUSES**STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED)****FOR THE YEAR ENDED 2 JUNE 2025****PRIOR FINANCIAL YEAR**

		Unrestricted funds General 2024 £	Unrestricted funds Designated 2024 £	Endowment funds 2024 £	Total 2024 £
Income	Notes				
Charitable activities	3	154,263	-	-	154,263
Investments	4	529	17,795	-	18,324
Total income		<u>154,792</u>	<u>17,795</u>	<u>-</u>	<u>172,587</u>
Expenditure					
Charitable activities	5	127,187	-	-	127,187
Net gains on investments	9	-	19,545	31,822	51,367
Net income before transfers		27,605	37,340	31,822	96,767
Gross transfers between funds		(27,605)	27,605	-	-
Net movement in funds		-	64,945	31,822	96,767
Fund balances at 3 June 2023		-	473,550	432,070	905,620
Fund balances at 2 June 2024		<u>-</u>	<u>538,495</u>	<u>463,892</u>	<u>1,002,387</u>

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

All income and expenditure derive from continuing activities.

SIR JOHN J HUNT ALMSHOUSES**STATEMENT OF FINANCIAL POSITION
AS AT 2 JUNE 2025**

	Notes	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	11		89,848		91,374
Investments	12		853,988		824,193
			<u>943,836</u>		<u>915,567</u>
Current assets					
Debtors	13	16,740		18,135	
Cash at bank and in hand		123,040		78,970	
		<u>139,780</u>		<u>97,105</u>	
Creditors: amounts falling due within one year	14	<u>(11,224)</u>		<u>(10,285)</u>	
Net current assets			128,556		86,820
Total assets less current liabilities			<u>1,072,392</u>		<u>1,002,387</u>
Capital funds					
Endowment funds	16		466,550		463,892
Income funds					
Unrestricted funds - Designated	17		605,842		538,495
Unrestricted funds - general			-		-
			<u>1,072,392</u>		<u>1,002,387</u>

The financial statements were approved by the Trustees on

.....
J Richard Wood - Chairman
Trustee

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 2 JUNE 2025

1 Accounting policies

Charity information

Sir John J Hunt Almshouses is a charity registered with the Charity Commission for England and Wales..

1.1 Accounting convention

The financial statements have been prepared in accordance 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 published in October 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 departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Charitable funds

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

Designated funds are unrestricted funds earmarked by the trustees for particular purpose.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.3 Income

Income is accounted for on a receivable basis.

1.4 Expenditure

Expenditure is included on an accruals basis and has been classified under headings that aggregate all costs related to that category.

Costs of charitable activities include those costs incurred by the charity in the delivery of its activities and services.

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Almshouses	2% straight line
Equipment	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.6 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.

SIR JOHN J HUNT ALMSHOUSES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 2 JUNE 2025****1 Accounting policies****(Continued)****1.7 Cash and cash equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets are measured at transaction price including transaction. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities are recognised at transaction price. Financial liabilities classified as payable within one year are not amortised.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.9 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Charitable activities

	Charitable Income 2025	Charitable Income 2024
	£	£
Contributions from residents	168,158	154,263

SIR JOHN J HUNT ALMSHOUSES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 2 JUNE 2025****4 Investments**

	Unrestricted funds general 2025 £	Unrestricted funds Designated 2025 £	Total 2025 £	Unrestricted funds general 2024 £	Unrestricted funds Designated 2024 £	Total 2024 £
Income from listed investments	1,276	19,443	20,719	529	17,795	18,324

5 Charitable activities

	Charitable Expenditure 2025 £	Charitable Expenditure 2024 £
Staff costs	30,309	27,090
Depreciation and impairment	1,526	1,526
Lighting, heating, rates and water	20,354	17,799
Insurance	10,022	9,476
Maintenance and repairs	52,477	57,725
Telephone, sundries and advertising	2,670	1,889
Clerk's salary	8,640	8,640
Subscriptions	599	582
	<u>126,597</u>	<u>124,727</u>
Share of governance costs (see note 6)	2,628	2,460
	<u>129,225</u>	<u>127,187</u>
Analysis by fund		
Unrestricted funds - general	111,417	127,187
Unrestricted funds - Designated	17,808	-
	<u>129,225</u>	<u>127,187</u>

6 Support costs

	2025 Support costs £	Governance costs £	2025 £	2024 Support costs £	Governance costs £	2024 £
Independent examination fee	-	2,628	2,628	-	2,460	2,460
	<u>-</u>	<u>2,628</u>	<u>2,628</u>	<u>-</u>	<u>2,460</u>	<u>2,460</u>
Analysed between Charitable activities	-	2,628	2,628	-	2,460	2,460
	<u>-</u>	<u>2,628</u>	<u>2,628</u>	<u>-</u>	<u>2,460</u>	<u>2,460</u>

SIR JOHN J HUNT ALMSHOUSES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 2 JUNE 2025****7 Trustees**

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

8 Employees

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
	1	1
	<u>1</u>	<u>1</u>
Employment costs	2025	2024
	£	£
Wages and salaries	29,435	26,308
Other pension costs	874	782
	<u>30,309</u>	<u>27,090</u>

There were no employees whose annual remuneration was more than £60,000 in either year.

9 Net gains/(losses) on investments

	Unrestricted funds	Endowment funds	Total	Unrestricted funds	Endowment funds	Total
	Designated			Designated		
	2025	2025	2025	2024	2024	2024
	£	£	£	£	£	£
Revaluation of investments	7,695	2,658	10,353	19,545	31,822	51,367
	<u>7,695</u>	<u>2,658</u>	<u>10,353</u>	<u>19,545</u>	<u>31,822</u>	<u>51,367</u>

10 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

SIR JOHN J HUNT ALMSHOUSES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 2 JUNE 2025****11 Tangible fixed assets**

	Almshouses £	Equipment £	Total £
Cost			
At 3 June 2024	87,050	21,435	108,485
At 2 June 2025	87,050	21,435	108,485
Depreciation			
At 3 June 2024	-	17,111	17,111
Depreciation charged in the year	-	1,526	1,526
At 2 June 2025	-	18,637	18,637
Carrying amount			
At 2 June 2025	87,050	2,798	89,848
At 2 June 2024	87,050	4,324	91,374

The almshouses form part of the endowment fund.

12 Fixed asset investments

	Investments £
Cost or valuation	
At 3 June 2024	824,193
Additions	19,443
Valuation changes	10,352
At 2 June 2025	853,988
Carrying amount	
At 02 June 2025	853,988
At 02 June 2024	824,193

The historical cost at 02 June 2025 was £410,054 (2024: £390,611).

The investments comprise listed accumulation units in common investment funds specifically for charities.

SIR JOHN J HUNT ALMSHOUSES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 2 JUNE 2025****13 Debtors**

	2025	2024
	£	£
Amounts falling due within one year:		
Other debtors	7,875	1,799
Prepayments and accrued income	8,865	16,336
	<u>16,740</u>	<u>18,135</u>

14 Creditors: amounts falling due within one year

	Notes	2025	2024
		£	£
Deferred income	15	968	-
Other creditors		7,565	7,584
Accruals and deferred income		2,691	2,701
		<u>11,224</u>	<u>10,285</u>

15 Deferred income

	2025	2024
	£	£
Other deferred income	968	-
	<u>968</u>	<u>-</u>

Deferred income is included in the financial statements as follows:

	2025	2024
	£	£
Deferred income is included within:		
Current liabilities	968	-
	<u>968</u>	<u>-</u>
Movements in the year:		
Deferred income at 3 June 2024	-	-
Resources deferred in the year	968	-
	<u>968</u>	<u>-</u>
Deferred income at 2 June 2025	968	-
	<u>968</u>	<u>-</u>

Deferred income relates to residents that have paid in advance.

SIR JOHN J HUNT ALMSHOUSES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 2 JUNE 2025****16 Endowment funds**

Endowment funds represent assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	Balance at 3 June 2023	Transfers	Revaluations gains and losses	Balance at 3 June 2024	Transfers	Revaluations gains and losses	Balance at 2 June 2025
	£	£	£	£	£	£	£
Permanent endowments							
Endowment fund	432,070	-	31,822	463,892	-	2,658	466,550
	<u>432,070</u>	<u>-</u>	<u>31,822</u>	<u>463,892</u>	<u>-</u>	<u>2,658</u>	<u>466,550</u>

17 Unrestricted funds - Designated

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 3 June 2024	Movement in funds				Balance at 2 June 2025
		Income	Expenditure	Transfers	Revaluations, gains and losses	
	£	£	£	£	£	£
Extra-ordinary repair fund	447,350	19,443	-	-	7,695	474,488
Cyclical maintenance fund	91,145	-	(16,282)	53,693	-	128,556
Fixed asset fund	-	-	(1,526)	4,324	-	2,798
	<u>538,495</u>	<u>19,443</u>	<u>(17,808)</u>	<u>58,017</u>	<u>7,695</u>	<u>605,842</u>

	Balance at 3 June 2023	Movement in funds				Balance at 3 June 2024
		Income	Expenditure	Transfers	Revaluations, gains and losses	
	£	£	£	£	£	£
Extra-ordinary repair fund	410,010	17,795	-	-	19,545	447,350
Cyclical maintenance fund	63,540	-	-	27,605	-	91,145
	<u>473,550</u>	<u>17,795</u>	<u>-</u>	<u>27,605</u>	<u>19,545</u>	<u>538,495</u>

Extra-ordinary repair fund is in line with the Charity Commission Scheme to met non-routine expenditure. Monies are to be added to the fund to ensure the charity has the funds when these situations arise.

Cyclical maintenance fund is in line with the Charity Commission Scheme to met cyclical repair costs. Funds are recommended to be continuously added to the fund to ensure the charity can maintain the properties properly.

SIR JOHN J HUNT ALMSHOUSES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 2 JUNE 2025****18 Analysis of net assets between funds**

	Unrestricted funds	Designated funds	Endowment funds	Total
	2025	2025	2025	2025
	£	£	£	£
Fund balances at 2 June 2025 are represented by:				
Tangible assets	-	2,798	87,050	89,848
Investments	-	474,488	379,500	853,988
Current assets/(liabilities)	-	128,556	-	128,556
	<u>-</u>	<u>605,842</u>	<u>466,550</u>	<u>1,072,392</u>
	<u>-</u>	<u>605,842</u>	<u>466,550</u>	<u>1,072,392</u>
	Unrestricted funds	Designated funds	Endowment funds	Total
	2024	2024	2024	2024
	£	£	£	£
Fund balances at 2 June 2024 are represented by:				
Tangible assets	-	4,324	87,050	91,374
Investments	-	447,351	376,842	824,193
Current assets/(liabilities)	-	86,820	-	86,820
	<u>-</u>	<u>538,495</u>	<u>463,892</u>	<u>1,002,387</u>
	<u>-</u>	<u>538,495</u>	<u>463,892</u>	<u>1,002,387</u>

19 Related party transactions

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

SIR JOHN J HUNT ALMSHOUSES

England & Wales - Charity number 214489

Accounts

Charity registration number 214489

SIR JOHN J HUNT ALMSHOUSES
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 2 JUNE 2024

SIR JOHN J HUNT ALMSHOUSES

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SIR JOHN J HUNT ALMSHOUSES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	J Richard Wood - Chairman D Dickson M Walker I Robertson
Clerk	A L Ware Esq. Cowling Swift & Kitchen 8 Blake Street York YO1 1XJ
Charity number	214489
Principal address	Cowling Swift & Kitchen 8 Blake Street York YO1 1XJ
Independent examiner	Frances Howard FCA Fortus Limited Business Advisors and Accountants Equinox House Clifton Park Shipton Road York YO30 5PA
Bankers	Barclays Bank PLC 1-3 Parliament Street York YO1 8XD

SIR JOHN J HUNT ALMSHOUSES

TRUSTEES' REPORT

FOR THE YEAR ENDED 2 JUNE 2024

The trustees present their annual report and financial statements for the year ended 2 June 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 published in October 2019".

The legal and administrative information page forms part of this report.

Objectives and activities

The charity's objects are the provision of The Sir John J Hunt Almshouses which was established at Fulford, York in 1952 and there has been no change in these during the year.

The charity has continued to administer the almshouses.

The 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 administer 24 almshouses for residents and 1 house for the gardener/porter. Steps are being taken to convert the old nurses house into two separate dwellings for further residents. Residents must be poor persons of good character who are members of the Church of England aged between 55 and 70 years at the time of appointment or retired nurses or porters of the charity.

The houses have been maintained to a high standard. Steps are taken each year to maintain the character and good condition of the homes.

Financial review

The net income for the year was £96,767 (2023 £3,030). The reserves at 2 June 2024 totalled £1,002,387 (2023 £905,620) of which £538,495 (2023 £473,550) related to designated funds and £463,892 (2023 £432,070) related to endowment funds. The trustees have considered the level of reserves the charity will require to sustain its operations in the future, excluding those funds represented by fixed assets.

A policy has been established that sufficient funds should be held to meet both regular and significant and non-routine expenditure on the almshouses. Regular maintenance expenditure is met from the cyclical maintenance fund; significant and non-routine expenditure is met from the extraordinary repair fund.

The trustees' policy is to maintain the real value of the charity's investments adopting a prudent policy balancing income and growth to provide security for the future of the charity's activities. Investments are held on a long-term basis in government stocks and common investment funds for charities.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity was created by the trustees of the late Reginald Hunt, the nephew of Sir John J Hunt. The charity is regulated under an order of the Charity Commission sealed 6 February 1978.

The trustees ex-officio are the trustees of the will of Reginald Hunt, the Lord Mayor of York, the Chief Executive of the City of York and the Dean of York all for the time being. There are also four co-opted trustees who serve for a term of five years.

The trustees, who plan to meet twice a year, administer the charity. Day to day operations are managed by the clerk.

SIR JOHN J HUNT ALMSHOUSES

TRUSTEES' REPORT (CONTINUED) *FOR THE YEAR ENDED 2 JUNE 2024*

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

J Richard Wood - Chairman
Trustee

17 December 2024

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 2 JUNE 2024

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

SIR JOHN J HUNT ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF SIR JOHN J HUNT ALMSHOUSES

I report to the trustees on my examination of the financial statements of Sir John J Hunt Almshouses (the charity) for the year ended 2 June 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.

Frances Howard FCA

Fortus Limited
Business Advisors and Accountants
Equinox House
Clifton Park
Shipton Road
YO30 5PA
York

Dated: 18 March 2025

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 2 JUNE 2024

CURRENT FINANCIAL YEAR

		Unrestricted funds General 2024	Unrestricted funds Designated 2024	Endowment funds 2024	Total 2024	Total 2023
	Notes	£	£	£	£	£
Income						
Charitable activities	3	154,263	-	-	154,263	151,807
Investments	4	529	17,795	-	18,324	16,755
Total income		154,792	17,795	-	172,587	168,562
Expenditure						
Charitable activities	5	127,187	-	-	127,187	148,787
Net gains/(losses) on investments	9	-	19,545	31,822	51,367	(16,745)
Net income before transfers		27,605	37,340	31,822	96,767	3,030
Gross transfers between funds		(27,605)	27,605	-	-	-
Net movement in funds		-	64,945	31,822	96,767	3,030
Fund balances at 3 June 2023		-	473,550	432,070	905,620	902,590
Fund balances at 2 June 2024		-	538,495	463,892	1,002,387	905,620

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

All income and expenditure derive from continuing activities.

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2024

PRIOR FINANCIAL YEAR

		Unrestricted funds General 2023 £	Unrestricted funds Designated 2023 £	Endowment funds 2023 £	Total 2023 £
	Notes				
Income					
Charitable activities	3	151,807	-	-	151,807
Investments	4	84	16,671	-	16,755
Total income		151,891	16,671	-	168,562
Expenditure					
Charitable activities	5	148,787	-	-	148,787
Net gains/(losses) on investments	9	-	(21,469)	4,724	(16,745)
Net income before transfers		3,104	(4,798)	4,724	3,030
Gross transfers between funds		(3,104)	3,104	-	-
Net movement in funds		-	(1,694)	4,724	3,030
Fund balances at 3 June 2022		-	475,244	427,346	902,590
Fund balances at 2 June 2023		-	473,550	432,070	905,620

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

All income and expenditure derive from continuing activities.

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF FINANCIAL POSITION

AS AT 2 JUNE 2024

	Notes	2024 £	£	2023 £	£
Fixed assets					
Tangible assets	11		91,374		92,901
Investments	12		824,193		755,031
			<u>915,567</u>		<u>847,932</u>
Current assets					
Debtors	13	18,135		17,240	
Cash at bank and in hand		78,970		49,298	
		<u>97,105</u>		<u>66,538</u>	
Creditors: amounts falling due within one year	14	(10,285)		(8,850)	
Net current assets			86,820		57,688
Total assets less current liabilities			<u>1,002,387</u>		<u>905,620</u>
Capital funds					
Endowment funds	15		463,892		432,070
Income funds					
Unrestricted funds - Designated	16		538,495		473,550
Unrestricted funds - general			-		-
			<u>1,002,387</u>		<u>905,620</u>

The financial statements were approved by the Trustees on 17 December 2024

J Richard Wood - Chairman
Trustee

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 2 JUNE 2024

1 Accounting policies

Charity information

Sir John J Hunt Almshouses is a charity registered with the Charity Commission for England and Wales..

1.1 Accounting convention

The financial statements have been prepared in accordance 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 published in October 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 departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Charitable funds

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

Designated funds are unrestricted funds earmarked by the trustees for particular purpose.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.3 Income

Incoming resources are accounted for on a receivable basis.

1.4 Expenditure

Resources expended are included on an accruals basis and have been classified under headings that aggregate all costs related to that category.

Costs of charitable activities include those costs incurred by the charity in the delivery of its activities and services.

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Almshouses	2% straight line
Equipment	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.6 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.

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2024

1 Accounting policies

(Continued)

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets are measured at transaction price including transaction. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities are recognised at transaction price. Financial liabilities classified as payable within one year are not amortised.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.9 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Charitable activities

	Charitable Income 2024 £	Charitable Income 2023 £
Contributions from residents	154,263	151,807

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2024

4 Investments

	Unrestricted funds general 2024 £	Unrestricted funds Designated 2024 £	Total 2024 £	Unrestricted funds general 2023 £	Unrestricted funds Designated 2023 £	Total 2023 £
Income from listed investments	529	17,795	18,324	84	16,671	16,755

5 Charitable activities

	Charitable Expenditure 2024 £	Charitable Expenditure 2023 £
Staff costs	27,090	25,197
Depreciation and impairment	1,526	1,588
Lighting, heating, rates and water	17,799	18,699
Insurance	9,476	9,406
Maintenance and repairs	57,725	80,410
Telephone, sundries and advertising	1,889	1,886
Clerk's salary	8,640	8,640
Subscriptions	582	333
	124,727	146,159
Share of governance costs (see note 6)	2,460	2,628
	127,187	148,787

6 Support costs

	2024 Support costs £	Governance costs £	2024 £	2023 Support costs £	Governance costs £	2023 £
Independent examination fee	-	2,460	2,460	-	2,628	2,628
	-	2,460	2,460	-	2,628	2,628
Analysed between Charitable activities	-	2,460	2,460	-	2,628	2,628

7 Trustees

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

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2024

8 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
	1	1
	<u>1</u>	<u>1</u>
Employment costs	2024	2023
	£	£
Wages and salaries	26,308	24,469
Other pension costs	782	728
	<u>27,090</u>	<u>25,197</u>

There were no employees whose annual remuneration was more than £60,000.

9 Net gains/(losses) on investments

	Unrestricted funds Designated 2024 £	Endowment funds 2024 £	Total 2024 £	Unrestricted funds Designated 2023 £	Endowment funds 2023 £	Total 2023 £
Revaluation of investments	19,545	31,822	51,367	(21,469)	4,724	(16,745)
	<u>19,545</u>	<u>31,822</u>	<u>51,367</u>	<u>(21,469)</u>	<u>4,724</u>	<u>(16,745)</u>

10 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

11 Tangible fixed assets

	Almshouses £	Equipment £	Total £
Cost			
At 3 June 2023	87,050	21,435	108,485
At 2 June 2024	<u>87,050</u>	<u>21,435</u>	<u>108,485</u>
Depreciation			
At 3 June 2023	-	15,585	15,585
Depreciation charged in the year	-	1,526	1,526
At 2 June 2024	<u>-</u>	<u>17,111</u>	<u>17,111</u>
Carrying amount			
At 2 June 2024	<u>87,050</u>	<u>4,324</u>	<u>91,374</u>
At 2 June 2023	<u>87,050</u>	<u>5,851</u>	<u>92,901</u>

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2024

11 Tangible fixed assets

(Continued)

The almshouses form part of the endowment fund.

12 Fixed asset investments

Investments
£

Cost or valuation

At 3 June 2023	755,031
Additions	17,795
Valuation changes	51,367
	<hr/>
At 2 June 2024	824,193
	<hr/>
Carrying amount	
At 02 June 2024	824,193
	<hr/> <hr/>
At 02 June 2023	755,031
	<hr/> <hr/>

The investments comprise listed accumulation units in common investment funds specifically for charities.

13 Debtors

	2024	2023
	£	£
Amounts falling due within one year:		
Other debtors	1,799	1,799
Prepayments and accrued income	16,336	15,441
	<hr/>	<hr/>
	18,135	17,240
	<hr/> <hr/>	<hr/> <hr/>

14 Creditors: amounts falling due within one year

	2024	2023
	£	£
Other creditors	7,584	6,052
Accruals and deferred income	2,701	2,798
	<hr/>	<hr/>
	10,285	8,850
	<hr/> <hr/>	<hr/> <hr/>

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2024

15 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	Balance at 3 June 2022	Transfers	Revaluations gains and losses	Balance at 3 June 2023	Transfers	Revaluations gains and losses	Balance at 2 June 2024
	£	£	£	£	£	£	£
Permanent endowments							
Endowment fund	427,346	-	4,724	432,070	-	31,822	463,892
	<u>427,346</u>	<u>-</u>	<u>4,724</u>	<u>432,070</u>	<u>-</u>	<u>31,822</u>	<u>463,892</u>
	<u><u>427,346</u></u>	<u><u>-</u></u>	<u><u>4,724</u></u>	<u><u>432,070</u></u>	<u><u>-</u></u>	<u><u>31,822</u></u>	<u><u>463,892</u></u>

16 Unrestricted funds - Designated

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds				Balance at 2 June 2024
	Balance at 3 June 2023	Income	Transfers	Revaluations, gains and losses	
	£	£	£	£	£
Extra-ordinary repair fund	410,010	17,795	-	19,545	447,350
Cylical maintenance fund	63,540	-	27,605	-	91,145
	<u>473,550</u>	<u>17,795</u>	<u>27,605</u>	<u>19,545</u>	<u>538,495</u>
	<u><u>473,550</u></u>	<u><u>17,795</u></u>	<u><u>27,605</u></u>	<u><u>19,545</u></u>	<u><u>538,495</u></u>

	Movement in funds				Balance at 3 June 2023
	Balance at 3 June 2022	Income	Transfers	Revaluations, gains and losses	
	£	£	£	£	£
Extra-ordinary repair fund	414,808	16,671	-	(21,469)	410,010
Cylical maintenance fund	60,436	-	3,104	-	63,540
	<u>475,244</u>	<u>16,671</u>	<u>3,104</u>	<u>(21,469)</u>	<u>473,550</u>
	<u><u>475,244</u></u>	<u><u>16,671</u></u>	<u><u>3,104</u></u>	<u><u>(21,469)</u></u>	<u><u>473,550</u></u>

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2024

17 Analysis of net assets between funds

	Unrestricted funds	Designated funds	Endowment funds	Total
	2024	2024	2024	2024
	£	£	£	£
Fund balances at 2 June 2024 are represented by:				
Tangible assets	-	4,324	87,050	91,374
Investments	-	447,351	376,842	824,193
Current assets/(liabilities)	-	86,820	-	86,820
	<u>-</u>	<u>538,495</u>	<u>463,892</u>	<u>1,002,387</u>
	<u><u>-</u></u>	<u><u>538,495</u></u>	<u><u>463,892</u></u>	<u><u>1,002,387</u></u>
	2023	2023	2023	2023
	£	£	£	£
Fund balances at 2 June 2023 are represented by:				
Tangible assets	-	5,851	87,050	92,901
Investments	-	410,011	345,020	755,031
Current assets/(liabilities)	-	57,688	-	57,688
	<u>-</u>	<u>473,550</u>	<u>432,070</u>	<u>905,620</u>
	<u><u>-</u></u>	<u><u>473,550</u></u>	<u><u>432,070</u></u>	<u><u>905,620</u></u>

18 Related party transactions

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

SIR JOHN J HUNT ALMSHOUSES

England & Wales - Charity number 214489

Accounts

SIR JOHN J HUNT ALMSHOUSES
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
2 JUNE 2023

Registered charity number 214489

SIR JOHN J HUNT ALMSHOUSES

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SIR JOHN J HUNT ALMSHOUSES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	J Richard Wood - Chairman D Dickson M Walker I Robertson
Clerk	A L Ware Esq. Cowling Swift & Kitchen 8 Blake Street York YO1 1XJ
Charity number	214489
Principal address	Cowling Swift & Kitchen 8 Blake Street York YO1 1XJ
Independent examiner	N Clemit ACA, FCCA JWPCreers LLP Chartered Accountants Genesis 5 Church Lane York YO10 5DQ
Bankers	Barclays Bank PLC 1-3 Parliament Street York YO1 8XD

SIR JOHN J HUNT ALMSHOUSES

TRUSTEES' REPORT

FOR THE YEAR ENDED 2 JUNE 2023

The trustees present their annual report and financial statements for the year ended 2 June 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 published in October 2019".

The legal and administrative information page forms part of this report.

Objectives and activities

The charity's objects are the provision of The Sir John J Hunt Almshouses which was established at Fulford, York in 1952 and there has been no change in these during the year.

The charity has continued to administer the almshouses.

The 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 administer 24 almshouses for residents and 1 house for the gardener/porter. Steps are being taken to convert the old nurses house into two separate dwellings for further residents. Residents must be poor persons of good character who are members of the Church of England aged between 55 and 70 years at the time of appointment or retired nurses or porters of the charity.

The houses have been maintained to a high standard. Steps are taken each year to maintain the character and good condition of the homes.

Financial review

The net income for the year was £3,030 (2022 net expenditure £84,049). The reserves at 2 June 2023 totalled £905,620 (2022 £902,590) of which £473,550 (2022 £475,244) related to designated funds and £432,070 (2022 £427,346) related to endowment funds. The trustees have considered the level of reserves the charity will require to sustain its operations in the future, excluding those funds represented by fixed assets.

A policy has been established that sufficient funds should be held to meet both regular and significant and non-routine expenditure on the almshouses. Regular maintenance expenditure is met from the cyclical maintenance fund; significant and non-routine expenditure is met from the extraordinary repair fund.

The trustees' policy is to maintain the real value of the charity's investments adopting a prudent policy balancing income and growth to provide security for the future of the charity's activities. Investments are held on a long-term basis in government stocks and common investment funds for charities.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity was created by the trustees of the late Reginald Hunt, the nephew of Sir John J Hunt. The charity is regulated under an order of the Charity Commission sealed 6 February 1978.

The trustees ex-officio are the trustees of the will of Reginald Hunt, the Lord Mayor of York, the Chief Executive of the City of York and the Dean of York all for the time being. There are also four co-opted trustees who serve for a term of five years.

The trustees, who plan to meet twice a year, administer the charity. Day to day operations are managed by the clerk.

SIR JOHN J HUNT ALMSHOUSES

TRUSTEES' REPORT (CONTINUED) **FOR THE YEAR ENDED 2 JUNE 2023**

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

J Richard Wood - Chairman
Trustee

14 December 2023

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 2 JUNE 2023

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

SIR JOHN J HUNT ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF SIR JOHN J HUNT ALMSHOUSES

I report to the trustees on my examination of the financial statements of Sir John J Hunt Almshouses (the charity) for the year ended 2 June 2023.

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.



N Clément ACA, FCCA

JWPCreers LLP
Chartered Accountants
Genesis 5
Church Lane
York
YO10 5DQ

Dated: 11 January 2024

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 2 JUNE 2023

CURRENT FINANCIAL YEAR

	Notes	Unrestricted funds General 2023 £	Unrestricted funds Designated 2023 £	Endowment funds 2023 £	Total 2023 £	Total 2022 £
Income						
Charitable activities	3	151,807	-	-	151,807	141,209
Investments	4	84	16,671	-	16,755	15,091
Total income		<u>151,891</u>	<u>16,671</u>	<u>-</u>	<u>168,562</u>	<u>156,300</u>
Expenditure						
Charitable activities	5	148,787	-	-	148,787	247,891
Net gains/(losses) on investments	9	-	(21,469)	4,724	(16,745)	7,542
Net income/(expenditure) before transfers		<u>3,104</u>	<u>(4,798)</u>	<u>4,724</u>	<u>3,030</u>	<u>(84,049)</u>
Gross transfers between funds		(3,104)	3,104	-	-	-
Net movement in funds		<u>-</u>	<u>(1,694)</u>	<u>4,724</u>	<u>3,030</u>	<u>(84,049)</u>
Fund balances at 3 June 2022		-	475,244	427,346	902,590	986,639
Fund balances at 2 June 2023		<u>-</u>	<u>473,550</u>	<u>432,070</u>	<u>905,620</u>	<u>902,590</u>

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

All income and expenditure derive from continuing activities.

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2023

PRIOR FINANCIAL YEAR

	Notes	Unrestricted funds General 2022 £	Unrestricted funds Designated 2022 £	Endowment funds 2022 £	Total 2022 £
Income					
Charitable activities	3	141,209	-	-	141,209
Investments	4	8	15,083	-	15,091
Total income		<u>141,217</u>	<u>15,083</u>	<u>-</u>	<u>156,300</u>
Expenditure					
Charitable activities	5	247,891	-	-	247,891
Net gains on investments	9	-	1,631	5,911	7,542
Net income/(expenditure) before transfers		<u>(106,674)</u>	<u>16,714</u>	<u>5,911</u>	<u>(84,049)</u>
Gross transfers between funds		106,674	(106,674)	-	-
Net movement in funds		<u>-</u>	<u>(89,960)</u>	<u>5,911</u>	<u>(84,049)</u>
Fund balances at 3 June 2021		-	565,204	421,435	986,639
Fund balances at 2 June 2022		<u>-</u>	<u>475,244</u>	<u>427,346</u>	<u>902,590</u>

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

All income and expenditure derive from continuing activities.

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF FINANCIAL POSITION

AS AT 2 JUNE 2023

	Notes	2023 £	£	2022 £	£
Fixed assets					
Tangible assets	11		92,901		87,494
Investments	12		755,031		755,105
			<u>847,932</u>		<u>842,599</u>
Current assets					
Debtors	13	17,240		9,184	
Cash at bank and in hand		49,298		60,686	
		<u>66,538</u>		<u>69,870</u>	
Creditors: amounts falling due within one year	14	(8,850)		(9,879)	
Net current assets			<u>57,688</u>		<u>59,991</u>
Total assets less current liabilities			<u>905,620</u>		<u>902,590</u>
Capital funds					
Endowment funds	15		432,070		427,346
Income funds					
Unrestricted funds - Designated	16		473,550		475,244
Unrestricted funds - general			-		-
			<u>905,620</u>		<u>902,590</u>

The financial statements were approved by the Trustees on 14 December 2023

J Richard Wood - Chairman
Trustee

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 2 JUNE 2023

1 Accounting policies

Charity information

Sir John J Hunt Almshouses is a charity registered with the Charity Commission for England and Wales..

1.1 Accounting convention

The financial statements have been prepared in accordance 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 published in October 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 departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Charitable funds

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

Designated funds are unrestricted funds earmarked by the trustees for particular purpose.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.3 Income

Incoming resources are accounted for on a receivable basis.

1.4 Expenditure

Resources expended are included on an accruals basis and have been classified under headings that aggregate all costs related to that category.

Costs of charitable activities include those costs incurred by the charity in the delivery of its activities and services.

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Almshouses	2% straight line
Equipment	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.6 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.

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2023

(Continued)

1 Accounting policies

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets are measured at transaction price including transaction. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities are recognised at transaction price. Financial liabilities classified as payable within one year are not amortised.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.9 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Charitable activities

	Charitable Income	Charitable Income
	2023	2022
	£	£
Contributions from residents	151,807	141,209

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2023

4 Investments

	Unrestricted funds general 2023 £	Unrestricted funds Designated 2023 £	Total 2023 £	Unrestricted funds general 2022 £	Unrestricted funds Designated 2022 £	Total 2022 £
Income from listed investments	84	16,671	16,755	8	15,083	15,091

5 Charitable activities

	Charitable Expenditure 2023 £	Charitable Expenditure 2022 £
Staff costs	25,197	23,196
Depreciation and impairment	1,588	189
Lighting, heating, rates and water	18,699	18,017
Insurance	9,406	9,628
Maintenance and repairs	80,410	182,102
Telephone, sundries and advertising	1,886	1,880
Clerk's salary	8,640	10,110
Subscriptions	333	309
	<u>146,159</u>	<u>245,431</u>
Share of governance costs (see note 6)	2,628	2,460
	<u>148,787</u>	<u>247,891</u>

6 Support costs

	2023 Support costs £	Governance costs £	2023 £	2022 Support costs £	Governance costs £	2022 £
Independent examination fee	-	2,628	2,628	-	2,460	2,460
	<u>-</u>	<u>2,628</u>	<u>2,628</u>	<u>-</u>	<u>2,460</u>	<u>2,460</u>
Analysed between Charitable activities	-	2,628	2,628	-	2,460	2,460
	<u>-</u>	<u>2,628</u>	<u>2,628</u>	<u>-</u>	<u>2,460</u>	<u>2,460</u>

7 Trustees

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

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2023

8 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
	1	1
	<u>1</u>	<u>1</u>
Employment costs	2023	2022
	£	£
Wages and salaries	24,469	22,523
Other pension costs	728	673
	<u>25,197</u>	<u>23,196</u>

There were no employees whose annual remuneration was more than £60,000.

9 Net gains/(losses) on investments

	Unrestricted funds	Endowment funds	Total	Unrestricted funds	Endowment funds	Total
	Designated			Designated		
	2023	2023	2023	2022	2022	2022
	£	£	£	£	£	£
Revaluation of investments	(21,469)	4,724	(16,745)	1,631	5,911	7,542
	<u>(21,469)</u>	<u>4,724</u>	<u>(16,745)</u>	<u>1,631</u>	<u>5,911</u>	<u>7,542</u>

10 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2023

11 Tangible fixed assets

	Almshouses £	Equipment £	Total £
Cost			
At 3 June 2022	87,050	14,440	101,490
Additions	-	6,995	6,995
	<hr/>	<hr/>	<hr/>
At 2 June 2023	87,050	21,435	108,485
	<hr/>	<hr/>	<hr/>
Depreciation			
At 3 June 2022	-	13,996	13,996
Depreciation charged in the year	-	1,588	1,588
	<hr/>	<hr/>	<hr/>
At 2 June 2023	-	15,584	15,584
	<hr/>	<hr/>	<hr/>
Carrying amount			
At 2 June 2023	87,050	5,851	92,901
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
At 2 June 2022	87,050	444	87,494
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The almshouses form part of the endowment fund.

12 Fixed asset investments

	Investments £
Cost or valuation	
At 3 June 2022	755,105
Additions	16,671
Valuation changes	(16,745)
	<hr/>
At 2 June 2023	755,031
	<hr/>
Carrying amount	
At 02 June 2023	755,031
	<hr/> <hr/>
At 02 June 2022	755,105
	<hr/> <hr/>

The investments comprise listed accumulation units in common investment funds specifically for charities.

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2023

13 Debtors

	2023	2022
Amounts falling due within one year:	£	£
Other debtors	1,799	1,799
Prepayments and accrued income	15,441	7,385
	<u>17,240</u>	<u>9,184</u>

14 Creditors: amounts falling due within one year

	2023	2022
	£	£
Other creditors	6,052	7,370
Accruals and deferred income	2,798	2,509
	<u>8,850</u>	<u>9,879</u>

15 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	Balance at 3 June 2021	Transfers	Revaluations gains and losses	Balance at 3 June 2022	Transfers	Revaluations gains and losses	Balance at 2 June 2023
	£	£	£	£	£	£	£
Permanent endowments							
Endowment fund	421,435	-	5,911	427,346	-	4,724	432,070
	<u>421,435</u>	<u>-</u>	<u>5,911</u>	<u>427,346</u>	<u>-</u>	<u>4,724</u>	<u>432,070</u>

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2023

16 Unrestricted funds - Designated

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds				Balance at 2 June 2023
	Balance at 3 June 2022	Income	Transfers	Revaluations, gains and losses	
	£	£	£	£	£
Extra-ordinary repair fund	414,808	16,671	-	(21,469)	410,010
Cylical maintenance fund	60,436	-	3,104	-	63,540
	<u>475,244</u>	<u>16,671</u>	<u>3,104</u>	<u>(21,469)</u>	<u>473,550</u>

	Movement in funds				Balance at 3 June 2022
	Balance at 3 June 2021	Income	Transfers	Revaluations, gains and losses	
	£	£	£	£	£
Extra-ordinary repair fund	407,076	15,083	(8,982)	1,631	414,808
Cylical maintenance fund	158,128	-	(97,692)	-	60,436
	<u>565,204</u>	<u>15,083</u>	<u>(106,674)</u>	<u>1,631</u>	<u>475,244</u>

SIR JOHN J HUNT ALMSHOUSES

England & Wales - Charity number 214489

Accounts

W. Coe

SIR JOHN J HUNT ALMSHOUSES
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
2 JUNE 2022

Registered charity number 214489

SIR JOHN J HUNT ALMSHOUSES

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SIR JOHN J HUNT ALMSHOUSES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	J Richard Wood - Chairman D Dickson M Walker I Robertson
Clerk	A L Ware Esq. Cowling Swift & Kitchen 8 Blake Street York YO1 1XJ
Charity number	214489
Principal address	Cowling Swift & Kitchen 8 Blake Street York YO1 1XJ
Independent examiner	N Clemit ACA, FCCA JWPCreers LLP Chartered Accountants Genesis 5 Church Lane York YO10 5DQ
Bankers	Barclays Bank PLC 1-3 Parliament Street York YO1 8XD

SIR JOHN J HUNT ALMSHOUSES

TRUSTEES' REPORT

FOR THE YEAR ENDED 2 JUNE 2022

The trustees present their annual report and financial statements for the year ended 2 June 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).

The legal and administrative information page forms part of this report.

Objectives and activities

The charity's objects are the provision of The Sir John J Hunt Almshouses which was established at Fulford, York in 1952 and there has been no change in these during the year.

The charity has continued to administer the almshouses.

The 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 administer 24 almshouses for residents and 1 house for the gardener/porter. Steps are being taken to convert the old nurses house into two separate dwellings for further residents. Residents must be poor persons of good character who are members of the Church of England aged between 55 and 70 years at the time of appointment or retired nurses or porters of the charity.

The houses have been maintained to a high standard. Steps are taken each year to maintain the character and good condition of the homes.

Financial review

The net expenditure for the year was £84,049(2021 £59,762). The reserves at 2 June 2022 totalled £902,590 (2021 £986,639) of which £475,244 (2021 £565,204) related to designated funds and £427,346 (2021 £421,435) related to endowment funds. The trustees have considered the level of reserves the charity will require to sustain its operations in the future, excluding those funds represented by fixed assets.

A policy has been established that sufficient funds should be held to meet both regular and significant and non-routine expenditure on the almshouses. Regular maintenance expenditure is met from the cyclical maintenance fund; significant and non-routine expenditure is met from the extraordinary repair fund.

The trustees' policy is to maintain the real value of the charity's investments adopting a prudent policy balancing income and growth to provide security for the future of the charity's activities. Investments are held on a long-term basis in government stocks and common investment funds for charities.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity was created by the trustees of the late Reginald Hunt, the nephew of Sir John J Hunt. The charity is regulated under an order of the Charity Commission sealed 6 February 1978.

The trustees ex-officio are the trustees of the will of Reginald Hunt, the Lord Mayor of York, the Chief Executive of the City of York and the Dean of York all for the time being. There are also four co-opted trustees who serve for a term of five years.

The trustees, who plan to meet twice a year, administer the charity. Day to day operations are managed by the clerk.

SIR JOHN J HUNT ALMSHOUSES

TRUSTEES' REPORT (CONTINUED) **FOR THE YEAR ENDED 2 JUNE 2022**

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

J Richard Wood - Chairman
Trustee

10 November 2022

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 2 JUNE 2022

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

SIR JOHN J HUNT ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF SIR JOHN J HUNT ALMSHOUSES

I report to the trustees on my examination of the financial statements of Sir John J Hunt Almshouses (the charity) for the year ended 2 June 2022.

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.



N Climit ACA, FCCA

JWPCreers LLP
Chartered Accountants
Genesis 5
Church Lane
York
YO10 5DQ

Dated: 10 November 2022

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 2 JUNE 2022

CURRENT FINANCIAL YEAR

		Unrestricted funds General 2022 £	Unrestricted funds Designated 2022 £	Endowment funds 2022 £	Total 2022 £	Total 2021 £
	Notes					
Income						
Charitable activities	3	141,209	-	-	141,209	129,251
Investments	4	8	15,083	-	15,091	19,472
Total income		<u>141,217</u>	<u>15,083</u>	<u>-</u>	<u>156,300</u>	<u>148,723</u>
Expenditure						
Charitable activities	5	247,891	-	-	247,891	300,758
Net gains on investments	9	-	1,631	5,911	7,542	92,273
Net (expenditure)/income before transfers		<u>(106,674)</u>	<u>16,714</u>	<u>5,911</u>	<u>(84,049)</u>	<u>(59,762)</u>
Gross transfers between funds		106,674	(106,674)	-	-	-
Net movement in funds		<u>-</u>	<u>(89,960)</u>	<u>5,911</u>	<u>(84,049)</u>	<u>(59,762)</u>
Fund balances at 3 June 2021		-	565,204	421,435	986,639	1,046,401
Fund balances at 2 June 2022		<u>-</u>	<u>475,244</u>	<u>427,346</u>	<u>902,590</u>	<u>986,639</u>

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

All income and expenditure derive from continuing activities.

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2022

PRIOR FINANCIAL YEAR

	Notes	Unrestricted funds General 2021 £	Unrestricted funds Designated 2021 £	Endowment funds 2021 £	Total 2021 £
Income					
Charitable activities	3	129,251	-	-	129,251
Investments	4	34	19,438	-	19,472
Total income		<u>129,285</u>	<u>19,438</u>	<u>-</u>	<u>148,723</u>
Expenditure					
Charitable activities	5	300,758	-	-	300,758
Net gains on investments	9	-	51,109	41,164	92,273
Net (expenditure)/income before transfers		<u>(171,473)</u>	<u>70,547</u>	<u>41,164</u>	<u>(59,762)</u>
Gross transfers between funds		171,473	(171,473)	-	-
Net movement in funds		<u>-</u>	<u>(100,926)</u>	<u>41,164</u>	<u>(59,762)</u>
Fund balances at 3 June 2020		-	666,130	380,271	1,046,401
Fund balances at 2 June 2021		<u>-</u>	<u>565,204</u>	<u>421,435</u>	<u>986,639</u>

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

All income and expenditure derive from continuing activities.

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF FINANCIAL POSITION AS AT 2 JUNE 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	10		87,494		87,684
Investments	11		755,105		732,480
			<u>842,599</u>		<u>820,164</u>
Current assets					
Debtors	12	9,184		17,576	
Cash at bank and in hand		60,686		156,751	
		<u>69,870</u>		<u>174,327</u>	
Creditors: amounts falling due within one year	13	(9,879)		(7,852)	
Net current assets			<u>59,991</u>		<u>166,475</u>
Total assets less current liabilities			<u>902,590</u>		<u>986,639</u>
Capital funds					
Endowment funds	14		427,346		421,435
Income funds					
Unrestricted funds - Designated	15		475,244		565,204
Unrestricted funds - general			-		-
			<u>902,590</u>		<u>986,639</u>

The financial statements were approved by the Trustees on 10 November 2022

J Richard Wood - Chairman
Trustee

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 2 JUNE 2022

1 Accounting policies

Charity information

Sir John J Hunt Almshouses is a charity registered with the Charity Commission for England and Wales..

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 departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Charitable funds

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

Designated funds are unrestricted funds earmarked by the trustees for particular purpose.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.3 Income

Incoming resources are accounted for on a receivable basis.

1.4 Expenditure

Resources expended are included on an accruals basis and have been classified under headings that aggregate all costs related to that category.

Costs of charitable activities include those costs incurred by the charity in the delivery of its activities and services.

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Almshouses	2% straight line
Equipment	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.6 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.

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2022

(Continued)

1 Accounting policies

1.7 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).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets are measured at transaction price including transaction. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities are recognised at transaction price. Financial liabilities classified as payable within one year are not amortised.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Charitable activities

	Charitable Income 2022 £	Charitable Income 2021 £
Contributions from residents	141,209	129,251

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2022

4 Investments

	Unrestricted funds general 2022 £	Unrestricted funds Designated 2022 £	Total 2022 £	Unrestricted funds general 2021 £	Unrestricted funds Designated 2021 £	Total 2021 £
Income from listed investments	8	15,083	15,091	34	19,438	19,472

5 Charitable activities

	Charitable Expenditure 2022 £	Charitable Expenditure 2021 £
Staff costs	23,196	21,365
Depreciation and impairment	189	698
Lighting, heating, rates and water	18,017	16,218
Insurance	9,628	9,760
Maintenance and repairs	182,102	242,822
Telephone, sundries and advertising	1,880	1,560
Clerk's salary	10,110	5,700
Subscriptions	309	295
	<u>245,431</u>	<u>298,418</u>
Share of governance costs (see note 6)	2,460	2,340
	<u>247,891</u>	<u>300,758</u>
Analysis by fund		
Unrestricted funds - general	<u>247,891</u>	<u>300,758</u>

6 Support costs

	2022 Support costs £	Governance costs £	2022 £	2021 Support costs £	Governance costs £	2021 £
Independent examination fee	-	2,460	2,460	-	2,340	2,340
	<u>-</u>	<u>2,460</u>	<u>2,460</u>	<u>-</u>	<u>2,340</u>	<u>2,340</u>
Analysed between Charitable activities	-	2,460	2,460	-	2,340	2,340
	<u>-</u>	<u>2,460</u>	<u>2,460</u>	<u>-</u>	<u>2,340</u>	<u>2,340</u>

7 Trustees

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

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2022

8 Employees

The average monthly number of employees during the year was:

	2022	2021
	Number	Number
	1	1
	<u>1</u>	<u>1</u>
Employment costs	2022	2021
	£	£
Wages and salaries	22,523	20,550
Other pension costs	673	815
	<u>23,196</u>	<u>21,365</u>

There were no employees whose annual remuneration was more than £60,000.

9 Net gains/(losses) on Investments

	Unrestricted funds	Endowment funds	Total	Unrestricted funds	Endowment funds	Total
	Designated			Designated		
	2022	2022	2022	2021	2021	2021
	£	£	£	£	£	£
Revaluation of investments	1,631	5,911	7,542	51,109	41,164	92,273
	<u>1,631</u>	<u>5,911</u>	<u>7,542</u>	<u>51,109</u>	<u>41,164</u>	<u>92,273</u>

10 Tangible fixed assets

	Almshouses	Equipment	Total
	£	£	£
Cost			
At 3 June 2021	87,050	14,440	101,490
At 2 June 2022	87,050	14,440	101,490
Depreciation and impairment			
At 3 June 2021	-	13,807	13,807
Depreciation charged in the year	-	189	189
At 2 June 2022	-	13,996	13,996
Carrying amount			
At 2 June 2022	87,050	444	87,494
At 2 June 2021	87,050	634	87,684

The almshouses form part of the endowment fund.

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2022

11 Fixed asset investments

	Investments £
Cost or valuation	
At 3 June 2021	732,480
Additions	15,083
Valuation changes	7,542
	<hr/>
At 2 June 2022	755,105
	<hr/>
Carrying amount	
At 02 June 2022	755,105
	<hr/> <hr/>
At 02 June 2021	732,480
	<hr/> <hr/>

The investments comprise listed accumulation units in common investment funds specifically for charities.

12 Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Other debtors	1,799	1,798
Prepayments and accrued income	7,385	15,778
	<hr/>	<hr/>
	9,184	17,576
	<hr/> <hr/>	<hr/> <hr/>

13 Creditors: amounts falling due within one year

	2022 £	2021 £
Other creditors	7,370	5,213
Accruals and deferred income	2,509	2,639
	<hr/>	<hr/>
	9,879	7,852
	<hr/> <hr/>	<hr/> <hr/>

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2022

14 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	Balance at 3 June 2020	Transfers	Revaluations gains and losses	Balance at 3 June 2021	Transfers	Revaluations gains and losses	Balance at 2 June 2022
	£	£	£	£	£	£	£
Permanent endowments							
Endowment fund	380,271	-	41,164	421,435	-	5,911	427,346
	<u>380,271</u>	<u>-</u>	<u>41,164</u>	<u>421,435</u>	<u>-</u>	<u>5,911</u>	<u>427,346</u>
	<u><u>380,271</u></u>	<u><u>-</u></u>	<u><u>41,164</u></u>	<u><u>421,435</u></u>	<u><u>-</u></u>	<u><u>5,911</u></u>	<u><u>427,346</u></u>

15 Unrestricted funds - Designated

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 3 June 2021	Movement in funds			Balance at 2 June 2022
		Income	Transfers	Revaluations, gains and losses	
	£	£	£	£	£
Extra-ordinary repair fund	407,076	15,083	(8,982)	1,631	414,808
Cylical maintenance fund	158,128	-	(97,692)	-	60,436
	<u>565,204</u>	<u>15,083</u>	<u>(106,674)</u>	<u>1,631</u>	<u>475,244</u>
	<u><u>565,204</u></u>	<u><u>15,083</u></u>	<u><u>(106,674)</u></u>	<u><u>1,631</u></u>	<u><u>475,244</u></u>

	Balance at 3 June 2020	Movement in funds			Balance at 3 June 2021
		Income	Transfers	Revaluations, gains and losses	
	£	£	£	£	£
Extra-ordinary repair fund	536,529	19,437	(200,000)	51,110	407,076
Cylical maintenance fund	129,601	-	28,527	-	158,128
	<u>666,130</u>	<u>19,437</u>	<u>(171,473)</u>	<u>51,110</u>	<u>565,204</u>
	<u><u>666,130</u></u>	<u><u>19,437</u></u>	<u><u>(171,473)</u></u>	<u><u>51,110</u></u>	<u><u>565,204</u></u>

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2022

16 Analysis of net assets between funds

	Unrestricted funds	Designated funds	Endowment funds	Total
	2022	2022	2022	2022
	£	£	£	£
Fund balances at 2 June 2022 are represented by:				
Tangible assets	-	444	87,050	87,494
Investments	-	414,809	340,296	755,105
Current assets/(liabilities)	-	59,991	-	59,991
	<u>-</u>	<u>475,244</u>	<u>427,346</u>	<u>902,590</u>
	<u>-</u>	<u>475,244</u>	<u>427,346</u>	<u>902,590</u>
	2021	2021	2021	2021
	£	£	£	£
Fund balances at 2 June 2021 are represented by:				
Tangible assets	-	634	87,050	87,684
Investments	-	398,095	334,385	732,480
Current assets/(liabilities)	-	166,475	-	166,475
	<u>-</u>	<u>565,204</u>	<u>421,435</u>	<u>986,639</u>
	<u>-</u>	<u>565,204</u>	<u>421,435</u>	<u>986,639</u>

17 Related party transactions

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

SIR JOHN J HUNT ALMSHOUSES

England & Wales - Charity number 214489

Accounts

John Creers

SIR JOHN J HUNT ALMSHOUSES
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
2 JUNE 2021

Registered charity number 214489

SIR JOHN J HUNT ALMSHOUSES

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SIR JOHN J HUNT ALMSHOUSES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	J Richard Wood - Chairman D Dickson M Walker I Robertson
Clerk	A L Ware Esq. Cowling Swift & Kitchen 8 Blake Street York YO1 1XJ
Charity number	214489
Principal address	Cowling Swift & Kitchen 8 Blake Street York YO1 1XJ
Independent examiner	N Clemit ACA, FCCA JWPCreers LLP Chartered Accountants Genesis 5 Church Lane York YO10 5DQ
Bankers	Barclays Bank PLC 1-3 Parliament Street York YO1 8XD

SIR JOHN J HUNT ALMSHOUSES

TRUSTEES' REPORT

FOR THE YEAR ENDED 2 JUNE 2021

The trustees present their report and financial statements for the year ended 2 June 2021.

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 published in October 2019".

The legal and administrative information page forms part of this report.

Objectives and activities

The charity's objects are the provision of The Sir John J Hunt Almshouses which was established at Fulford, York in 1952 and there has been no change in these during the year.

The charity has continued to administer the almshouses.

The 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 administer 24 almshouses for residents and 1 house for the gardener/porter. Steps are being taken to convert the old nurses house into two separate dwellings for further residents. Residents must be poor persons of good character who are members of the Church of England aged between 55 and 70 years at the time of appointment or retired nurses or porters of the charity.

The houses have been maintained to a high standard. Steps are taken each year to maintain the character and good condition of the homes.

Financial review

The net expenditure for the year was £59,762 (2020 net income of £32,924). The reserves at 2 June 2021 totalled £986,639 (2020 £1,046,041) of which £565,204 (2020 £666,130) related to designated funds and £421,435 (2020 £380,271) related to endowment funds. The trustees have considered the level of reserves the charity will require to sustain its operations in the future, excluding those funds represented by fixed assets.

Reserves policy

A policy has been established that sufficient funds should be held to meet both regular and significant and non-routine expenditure on the almshouses. Regular maintenance expenditure is met from the cyclical maintenance fund; significant and non-routine expenditure is met from the extraordinary repair fund.

Investment policy

The trustees' policy is to maintain the real value of the charity's investments adopting a prudent policy balancing income and growth to provide security for the future of the charity's activities. Investments are held on a long-term basis in government stocks and common investment funds for charities.

Risk management

The trustees has assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity was created by the trustees of the late Reginald Hunt, the nephew of Sir John J Hunt. The charity is regulated under an order of the Charity Commission sealed 6 February 1978.

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

J Richard Wood - Chairman
D Dickson
M Walker
I Robertson

The trustees ex-officio are the trustees of the will of Reginald Hunt, the Lord Mayor of York, the Chief Executive of the City of York and the Dean of York all for the time being. There are also four co-opted trustees who serve for a term of five years.

SIR JOHN J HUNT ALMSHOUSES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2021

The trustees, who plan to meet twice a year, administer the charity. Day to day operations are managed by the clerk.

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

J Richard Wood - Chairman

Trustee

Date: 13 January 2022

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 2 JUNE 2021

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

SIR JOHN J HUNT ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF SIR JOHN J HUNT ALMSHOUSES

I report to the trustees on my examination of the financial statements of Sir John J Hunt Almshouses (the charity) for the year ended 2 June 2021.

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.



~~N. Clémitt~~ ACA, FCGA

JWPCreers LLP
Chartered Accountants
Genesis 5
Church Lane
York
YO10 5DQ

Dated: 18 January 2022

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 2 JUNE 2021

CURRENT FINANCIAL YEAR

		Unrestricted funds General 2021 £	Unrestricted funds Designated 2021 £	Endowment funds 2021 £	Total 2021 £	Total 2020 £
	Notes					
Income						
Charitable activities	3	129,251	-	-	129,251	123,364
Investments	4	34	19,438	-	19,472	18,204
Total income		<u>129,285</u>	<u>19,438</u>	<u>-</u>	<u>148,723</u>	<u>141,568</u>
Expenditure						
Charitable activities	5	300,758	-	-	300,758	93,755
Net gains/(losses) on investments	9	-	51,109	41,164	92,273	(14,889)
Net (expenditure)/income before transfers		<u>(171,473)</u>	<u>70,547</u>	<u>41,164</u>	<u>(59,762)</u>	<u>32,924</u>
Gross transfers between funds		171,473	(171,473)	-	-	-
Net movement in funds		<u>-</u>	<u>(100,926)</u>	<u>41,164</u>	<u>(59,762)</u>	<u>32,924</u>
Fund balances at 3 June 2020		-	666,130	380,271	1,046,401	1,013,477
Fund balances at 2 June 2021		<u>-</u>	<u>565,204</u>	<u>421,435</u>	<u>986,639</u>	<u>1,046,401</u>

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

All income and expenditure derive from continuing activities.

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2021

PRIOR FINANCIAL YEAR

		Unrestricted funds General 2020 £	Unrestricted funds Designated 2020 £	Endowment funds 2020 £	Total 2020 £
	Notes				
Income					
Charitable activities	3	123,364	-	-	123,364
Investments	4	71	18,133	-	18,204
Total income		<u>123,435</u>	<u>18,133</u>	<u>-</u>	<u>141,568</u>
Expenditure					
Charitable activities	5	93,755	-	-	93,755
Net gains/(losses) on investments	9	-	(34,177)	19,288	(14,889)
Net (expenditure)/income before transfers		<u>29,680</u>	<u>(16,044)</u>	<u>19,288</u>	<u>32,924</u>
Gross transfers between funds		<u>(29,680)</u>	<u>29,680</u>	<u>-</u>	<u>-</u>
Net movement in funds		<u>-</u>	<u>13,636</u>	<u>19,288</u>	<u>32,924</u>
Fund balances at 3 June 2019		<u>-</u>	<u>652,494</u>	<u>360,983</u>	<u>1,013,477</u>
Fund balances at 2 June 2020		<u><u>-</u></u>	<u><u>666,130</u></u>	<u><u>380,271</u></u>	<u><u>1,046,401</u></u>

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

All income and expenditure derive from continuing activities.

SIR JOHN J HUNT ALMSHOUSES

STATEMENT OF FINANCIAL POSITION

AS AT 2 JUNE 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Tangible assets	10		87,684		88,241
Investments	11		732,480		820,770
			<u>820,164</u>		<u>909,011</u>
Current assets					
Debtors	12	17,576		16,518	
Cash at bank and in hand		156,751		127,581	
		<u>174,327</u>		<u>144,099</u>	
Creditors: amounts falling due within one year	13	(7,852)		(6,709)	
Net current assets			166,475		137,390
Total assets less current liabilities			<u>986,639</u>		<u>1,046,401</u>
Capital funds					
Endowment funds	14		421,435		380,271
Income funds					
Unrestricted funds - Designated	15		565,204		666,130
Unrestricted funds - general			-		-
			<u>986,639</u>		<u>1,046,401</u>

The financial statements were approved by the Trustees on 13 January 2022

J Richard Wood - Chairman
Trustee

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 2 JUNE 2021

1 Accounting policies

Charity information

Sir John J Hunt Almshouses is a charity registered with the Charity Commission for England and Wales..

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, "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) (issued in October 2019)" and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

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 applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Charitable funds

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

Designated funds are unrestricted funds earmarked by the trustees for particular purpose.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.3 Income

Incoming resources are accounted for on a receivable basis.

1.4 Expenditure

Resources expended are included on an accruals basis and have been classified under headings that aggregate all costs related to that category.

Costs of charitable activities include those costs incurred by the charity in the delivery of its activities and services.

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Almshouses	2% straight line
Equipment	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.6 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.

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2021

(Continued)

1 Accounting policies

1.7 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).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets are measured at transaction price including transaction. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities are recognised at transaction price. Financial liabilities classified as payable within one year are not amortised.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

1.11 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2021

3 Charitable activities

	Charitable Income 2021 £	Charitable Income 2020 £
Contributions from residents	129,251	123,364

4 Investments

	Unrestricted funds general 2021 £	Unrestricted funds Designated 2021 £	Total 2021 £	Unrestricted funds general 2020 £	Unrestricted funds Designated 2020 £	Total 2020 £
Income from listed investments	34	19,438	19,472	71	18,133	18,204

5 Charitable activities

	Charitable Expenditure 2021 £	Charitable Expenditure 2020 £
Staff costs	21,365	20,850
Depreciation and impairment	698	1,066
Lighting, heating, rates and water	16,218	20,400
Insurance	9,760	9,356
Maintenance and repairs	242,822	31,281
Telephone, sundries and advertising	1,560	2,822
Clerk's salary	5,700	5,700
Subscriptions	295	-
	298,418	91,475
Share of governance costs (see note 6)	2,340	2,280
	300,758	93,755

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2021

6 Support costs

	2021		2021	2020		2020
	Support costs	Governance costs		Support costs	Governance costs	
	£	£	£	£	£	£
Independent examination fee	-	2,340	2,340	-	2,280	2,280
	<u>-</u>	<u>2,340</u>	<u>2,340</u>	<u>-</u>	<u>2,280</u>	<u>2,280</u>
Analysed between						
Charitable activities	-	2,340	2,340	-	2,280	2,280
	<u>-</u>	<u>2,340</u>	<u>2,340</u>	<u>-</u>	<u>2,280</u>	<u>2,280</u>

7 Trustees

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

8 Employees

The average monthly number of employees during the year was:

	2021	2020
	Number	Number
Total	1	1
	<u>1</u>	<u>1</u>
Employment costs	2021	2020
	£	£
Wages and salaries	20,550	20,050
Other pension costs	815	800
	<u>21,365</u>	<u>20,850</u>
	<u>21,365</u>	<u>20,850</u>

9 Net gains/(losses) on investments

	Unrestricted funds	Endowment funds	Total	Unrestricted funds	Endowment funds	Total
	Designated			Designated		
	2021	2021	2021	2020	2020	2020
	£	£	£	£	£	£
Revaluation of investments	51,109	41,164	92,273	(34,177)	19,288	(14,889)
	<u>51,109</u>	<u>41,164</u>	<u>92,273</u>	<u>(34,177)</u>	<u>19,288</u>	<u>(14,889)</u>

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2021

10 Tangible fixed assets

	Almshouses £	Equipment £	Total £
Cost			
At 3 June 2020	87,050	14,645	101,695
Additions	-	635	635
Disposals	-	(840)	(840)
	<hr/>	<hr/>	<hr/>
At 2 June 2021	87,050	14,440	101,490
	<hr/>	<hr/>	<hr/>
Depreciation and impairment			
At 3 June 2020	-	13,453	13,453
Depreciation charged in the year	-	1,193	1,193
Eliminated in respect of disposals	-	(840)	(840)
	<hr/>	<hr/>	<hr/>
At 2 June 2021	-	13,806	13,806
	<hr/>	<hr/>	<hr/>
Carrying amount			
At 2 June 2021	87,050	634	87,684
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
At 2 June 2020	87,050	1,191	88,241
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The almshouses form part of the endowment fund.

11 Fixed asset investments

	Investments £
Valuation	
At 3 June 2020	820,770
Additions	19,437
Valuation changes	92,273
Disposals	(200,000)
	<hr/>
At 2 June 2021	732,480
	<hr/>
Carrying amount	
At 02 June 2021	732,480
	<hr/> <hr/>
At 02 June 2020	820,770
	<hr/> <hr/>

The investments comprise listed accumulation units in common investment funds specifically for charities.

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2021

12 Debtors

	2021	2020
	£	£
Amounts falling due within one year:		
Other debtors	1,798	1,795
Prepayments and accrued income	15,778	14,723
	<u>17,576</u>	<u>16,518</u>

13 Creditors: amounts falling due within one year

	2021	2020
	£	£
Other creditors	5,213	3,937
Accruals and deferred income	2,639	2,772
	<u>7,852</u>	<u>6,709</u>

14 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	Balance at 3 June 2019	Transfers	Revaluations gains and losses	Balance at 3 June 2020	Transfers	Revaluations gains and losses	Balance at 2 June 2021
	£	£	£	£	£	£	£
Permanent endowments							
Endowment fund	360,983	-	19,288	380,271	-	41,164	421,435
	<u>360,983</u>	<u>-</u>	<u>19,288</u>	<u>380,271</u>	<u>-</u>	<u>41,164</u>	<u>421,435</u>

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 2 JUNE 2021

15 Unrestricted funds - Designated

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds				Balance at 2 June 2021
	Balance at 3 June 2020	Income	Transfers	Revaluations, gains and losses	
	£	£	£	£	£
Extra-ordinary repair fund	536,529	19,437	(200,000)	51,110	407,076
Cylical maintenance fund	129,601	-	28,527	-	158,128
	<u>666,130</u>	<u>19,437</u>	<u>(171,473)</u>	<u>51,110</u>	<u>565,204</u>

	Movement in funds				Balance at 3 June 2020
	Balance at 3 June 2019	Income	Transfers	Revaluations, gains and losses	
	£	£	£	£	£
Extra-ordinary repair fund	552,573	18,133	-	(34,177)	536,529
Cylical maintenance fund	99,921	-	29,680	-	129,601
	<u>652,494</u>	<u>18,133</u>	<u>29,680</u>	<u>(34,177)</u>	<u>666,130</u>

SIR JOHN J HUNT ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 2 JUNE 2021

16 Analysis of net assets between funds

	Unrestricted funds	Designated funds	Endowment funds	Total
	2021	2021	2021	2021
	£	£	£	£
Fund balances at 2 June 2021 are represented by:				
Tangible assets	-	634	87,050	87,684
Investments	-	398,095	334,385	732,480
Current assets/(liabilities)	-	166,475	-	166,475
	<u>-</u>	<u>565,204</u>	<u>421,435</u>	<u>986,639</u>
	<u><u>-</u></u>	<u><u>565,204</u></u>	<u><u>421,435</u></u>	<u><u>986,639</u></u>
	Unrestricted funds	Designated funds	Endowment funds	Total
	2020	2020	2020	2020
	£	£	£	£
Fund balances at 2 June 2020 are represented by:				
Tangible assets	-	1,191	87,050	88,241
Investments	-	527,549	293,221	820,770
Current assets/(liabilities)	-	137,390	-	137,390
	<u>-</u>	<u>666,130</u>	<u>380,271</u>	<u>1,046,401</u>
	<u><u>-</u></u>	<u><u>666,130</u></u>	<u><u>380,271</u></u>	<u><u>1,046,401</u></u>

17 Related party transactions

There were no disclosable related party transactions during the year (2020 - none).