

The Ash Homes
Charity Number 216765
Annual Report & Financial Statements
Year ended 31 December 2024

The Trustees present their report together with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

History and Background

The origins of The Ash Homes date back to the 17th Century, where it is recorded that Elizabeth Ashe, daughter of William Jolliffe of Leek and widow of Edward Ashe, a London draper, had eight almshouses built at the corner of Broad Street and Compton in the town of Leek, Staffordshire in 1676 or 1677 (The present building carries a plaque with the date 1696). The occupants were to be widows or spinsters aged at least 60, or in some way disabled, resident in the parish and 'a constant comer to church when able'. Each was to receive a weekly dole of 1s. 8d. from the vicar on Sunday, and every two years have a new gown of violet cloth, embroidered with the initials EA.

Several further associated charities were established over many years until 7 February 1908, when Mrs Ash's Charity, together with these subsidiary charities were consolidated by a Scheme of the Charity Commissioners which provided for the appointment of trustees, and the future administration of the charity – 'The full number of almspeople to be not less than eight. They shall be widows or maidens of good character, being members of the Church of England, who are at least 60 years of age or permanently disabled by accident or some other sufficient cause from working, who are constant attenders when physically capable, at a church in connection with the Church of England, and who have not during a period of two years next preceding the time of election received Poor Law relief.' This charity was to be known as The Consolidated Ash Almshouses Charity.

Under a Charity Commission Scheme dated 18 January 1980, The Consolidated Ash Almshouses Charity was combined with the charity known as Elizabeth Flint's Almshouse Charity (founded by an indenture dated the 18th April 1891, and comprised in a Scheme of the Commissioners of the 29th October 1935). This 1980 Scheme stated that 'The above-mentioned Charities and the property thereof specified in the schedule hereto and all other property (if any) of the Charities shall be administered and managed together as one Charity under the title of The Ash Homes.

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The 1980 Scheme was subsequently amended by a Scheme dated 28 January 2019, which states the following –

Charitable Objects and Area of Benefit

The provision and maintenance of Almshouses for needy persons who are members of the Church of England in any Church of England parish, all or part of which falls within a 5-mile radius of the Market Square, Leek.

The Almshouses

The original almshouses themselves form an L-shaped building, with six dwellings facing Broad Street and two facing Compton. Originally a single-storey block, a second storey lit by dormer windows was added in the 18th century, possibly about the time of the 1727 agreement. The houses were restored in 1911, when the work involved raising the roof by 2 ft. and extending the back walls. Two further cottages facing Broad Street were added, and a separate building comprising four flats for additional almshouses was built in Compton on the south side of the almshouses in 1985, bringing the total number of properties to fourteen.



**The Ash
Homes**

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Trustees

As vacancies for trustees arise, applications are sought from candidates known to the trustees and other suitable local people. Applications are then considered by the existing trustees and appointments made by resolution.

Trustees normally meet four times a year.

Members of the Board of Trustees who served during the year and up to the date of signing were:

John Alexander (Chair from 01 August 2024)

John Philip Baughan (resigned 01 August 2024)

John Edgar Gayes (resigned 23 January 2024)

Rev Nigel Irons

Patricia Lockett

Peter Raymond Stretch (resigned 20 February 2025)

Geoffrey Thompson

Barbara Ryan

Jaqueline Harris (appointed 20 February 2024)

Rev Henry James Hope (appointed 17 September 2024)

Brian Charles Johnson (appointed 26 November 2024, resigned 07 July 2025)

Principal Professional Advisers

Bankers: National Westminster Bank plc, 24 Derby Street, Leek, ST13 5AF

Investment Brokers: Investec Wealth & Investment Ltd, 30 Gresham Street, London, EC2V 7QN

Solicitors: Knight & Sons, The Brampton, Newcastle under Lyme, Staffordshire, ST5 0QW

Management Company: Your Housing Group Ltd, Youggle House, 130 Birchwood Blvd, Birchwood, Warrington, WA3 7QH

Independent Examiner: Christine Vaughan ACMA PGMA MSc PGCE
CV-ABAS Ltd, Tall Trees, Park Road, Leek, ST13 8JS

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Operation

The charity currently provides fourteen almshouse properties and its aim is to utilise these as far as possible to meet the objectives of the charity.

The properties had two vacancies during the year to allow for kitchen and other refurbishments, which are now largely complete.

Applications for occupancy are made by the completion of an application form, which is considered by the board of trustees. If the applicant is considered to meet the criteria, a formal interview is carried out by at least two trustees, who make recommendations of acceptance or rejection to the board, who will then confirm their decision to the applicant.

The aim of the trustees is to maintain the properties to their fullest extent and in line with all current regulations, given that the properties are small in size. Regular examination of the properties is carried out by a number of trustees and recommendations for improvement are discussed and agreed, particularly at times of vacancy. The programme of kitchen, bathroom and general refurbishments continued throughout 2024 and into 2025.

Public Benefit

The trustees have reviewed the Charity Commission's guidance on the requirement to report on public benefit and are satisfied that the work of The Ash Homes accords with its stated objects and provides tangible public benefit to those who reside within the charity's area of benefit.

Approved by order of the board of trustees on 09 September 2025 and signed on its behalf by:

J Alexander

.....
John Alexander – Trustee

Independent Examiner's Report to the members/trustees of The Ash Homes – Charity Number 216765

I report on the accounts for the year ending 31 December 2024 which are set out on pages 6 to 12

Respective responsibilities of the Trustees and Independent Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to

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

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

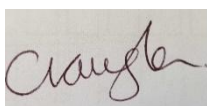
Independent examiner's statement

In connection with my examination, no matters have come to my attention:

1. which give me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with Section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

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



Signed

Date: 25 September 2025

Name: Christine Vaughan ACMA BSc CertEd

Address: Tall Trees, Park Road, Leek, Staffs. ST13 8JS

THE ASH HOMES

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024**

		Unrestricted Funds £	2024 Total Funds £	2023 Total Funds £
	Note			
INCOME FROM				
Charitable Activities:				
Contributions from residents		40,052	40,052	43,961
Investment Income		4,500	4,500	4,448
TOTAL INCOME		44,552	44,552	48,409
EXPENDITURE ON				
Charitable Activities:				
Provision of Almshouses	2	84,006	84,006	42,870
TOTAL EXPENDITURE		84,006	84,006	42,870
Net gain/(loss) on investment assets	4	2,428	2,428	3,846
NET INCOME/(EXPENDITURE)		-37,026	-37,026	9,385
Fund balances brought forward at 01 January 2024		260,638	260,638	251,253
Fund balances carried forward at 31 December 2024		223,612	223,612	260,638

THE ASH HOMES

**BALANCE SHEET
AS AT 31 DECEMBER 2024**

		2024 £	2023 £
	Note		
FIXED ASSETS			
Tangible Assets	3	40,186	40,186
Investments	4	<u>118,779</u>	<u>122,160</u>
TOTAL FIXED ASSETS		158,965	162,346
CURRENT ASSETS			
Debtors	5	11,649	25,011
Cash at bank		<u>81,945</u>	<u>94,102</u>
		93,594	119,113
Less: CURRENT LIABILITIES			
Creditors: amounts due in less than one year	6	<u>13,803</u>	<u>5,493</u>
NET CURRENT ASSETS		79,791	113,620
TOTAL ASSETS LESS CURRENT LIABILITIES		238,756	275,966
Creditors: amounts due after one year	6	15,144	15,328
NET ASSETS		<u>223,612</u>	<u>260,638</u>
FUNDS			
Unrestricted funds	7	214,734	255,524
Revaluation reserve	8	8,878	5,114
TOTAL FUNDS		<u>223,612</u>	<u>260,638</u>

The financial statements were approved by the Board of Trustees on 09 September 2025 and signed on its behalf by:

John Alexander
Rev Nigel Irons

Trustee
Trustee

THE ASH HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

1 ACCOUNTING POLICIES

a) Basis of preparing the financial statements

These financial statements are prepared on a going concern basis, under the historic cost convention as modified for the market valuation of certain fixed asset investments. The financial statements are prepared in Sterling which is the functional currency of the entity. Monetary amounts are rounded to the nearest pound.

The financial statements have been prepared in accordance with 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) and the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The Ash Homes meets the definition of a public benefit entity under FRS 102.

b) Going Concern

The trustees have assessed whether the use of the going concern basis is appropriate and have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. They have therefore confirmed the use of the going concern basis in the preparation of these financial statements.

c) Fund Accounting

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

d) Tangible Fixed Assets Housing Land and Buildings

Housing land and buildings are stated at cost. The cost of properties is their purchase price together with incidental costs of acquisition.

Land used for the development at Compton was acquired by the charity by way of gift.

Other assets donated to the charity, and consequently not included in the balance sheet, are as follows:

Almshouses numbers 1,3,5,7,9,11,13 and 15 Broad Street and 2,4,6,8,10 and 12 Compton.

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NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2024

e) **Depreciation**

Housing Land and Building - Housing Association Grant Assisted (HAG) Schemes

Depreciation is not charged on that portion of the cost qualifying for HAG. No depreciation is charged on the balance as, in the opinion of the trustees, the cost less HAG carrying value is less than the residual land value.

f) **Housing Association Grant**

Where developments have been finalised wholly, or partly, by HAG, the net book value of those developments has been reduced by the amount of the grant receivable, which is shown separately in Note 3.

g) **Mortgages**

Mortgage loans were advanced by the Housing Corporation under the terms of the individual mortgage deed in respect of each property or housing scheme. Advances were available only in respect of development which had been given approval for Housing Association Grant by the Housing Corporation.

h) **Investments**

Investments are a form of a basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value at the balance sheet date using the closed quoted market price. The Statement of Financial Activities includes those unrealised gains and losses arising from the revaluation of the investment portfolio during the year and does not distinguish between the valuation adjustments relating to sales and those relating to continued holdings as they are together treated as changes in the value of the investment portfolio. Investment income is accounted for on a receivable basis.

i) **Cash at bank**

Cash at bank includes cash held by stockbrokers

j) **Debtors and Creditors**

Debtors and creditors receivable or payable within one year are carried at their transaction price.

k) **Taxation**

The charity is exempt from tax on its charitable activities.

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NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2024

l) Income

The Statement of Financial Activities is credited, on an accruals basis, with the contributions from residents and income from investments.

	2024	2023
	£	£
2 EXPENDITURE		
Charitable Activities		
Repairs and maintenance	6,085	10,372
Major repairs	53,554	12,938
Building service costs	7,899	3,016
Insurance	2,439	2,178
	69,977	28,504
Support Costs		
Management Company fees	8,666	9,146
Investment management fees	1,873	1,829
Mortgage Interest Fees	1,638	1,657
Legal Costs	516	465
Independent Examiners fees	200	175
Subscriptions	1,010	573
Other costs	126	521
	14,029	14,366
Total Expenditure	84,006	42,870
3 TANGIBLE ASSETS		£
Cost		164,571
Less Housing Association Grant		(124,385)
Net book value at 31 December 2024		40,186
Net book value at 31 December 2023		40,186

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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

4	INVESTMENTS	2024	2023
		£	£
	Summary of movements during the year:		
	Investments at market value 1 January 2024	122,160	115,692
	Purchases	10,087	28,479
	Disposals	(17,386)	(25,723)
	Net gain/(loss) on investments	3,918	3,712
	Investments at market value 31 December 2024	118,779	122,160
5	DEBTORS		
	Accrued Income	9,957	21,721
	Other debtors	1,692	3,290
		11,649	25,011
6	CREDITORS		
	Amounts due in less than one year		
	Management Fees	2,094	4,605
	Mortgage Interest	410	415
	Other creditors	11,299	473
		13,803	5,493
	Amounts due after one year		
	Mortgage - Capita Mortgage Services Ltd	15,144	15,328
7	MOVEMENT IN UNRESTRICTED FUND		
	Fund balance at 01 January 2024	255,524	249,659
	Net movement in fund	-40,790	5,865
	Fund balance at 31 December 2024	214,734	255,524

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NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2024

8 MOVEMENT IN REVALUATION RESERVE

Balance at 01 January 2024	5,114	1,594
Net movement	3,764	3,520
Balance at 31 December 2024	<u>8,878</u>	<u>5,114</u>

9 STATUS OF THE CHARITY

The charity is registered under the Housing Association Act 1974 (Regulator of Social Housing registered number A2992). The charity is registered with the Charity Commission (RCN 216765).

Your Housing Group Limited, a Charitable registered society under the Co-Operative and Community Benefit Societies Act 2014 no 30666R registered with the Regulator of Social Housing no L4203, have been managing the properties of the charity since 1 December 2015 in accordance with a management deed of the same date.

10 TRUSTEES AND EMPLOYEES

No remuneration was paid or expenses reimbursed to trustees for the year ended 31 December 2024 nor for the year ended 31 December 2023

The number of employees employed by the charity was Nil (2023-
Nil)