

THE CHARLTON AND LINLEY HOMES

England & Wales · Charity number 219825

Details

Other names LINLEY HOMES

Status Registered

Legal form Other

Registered 1963-07-03

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

Contact

Address 11 Brearley Hall
Woodmere Drive
Old Whittington
Chesterfield
Derbyshire
S41 9TA

Phone 01142377548

Email Jane.harlow2@mab.org.uk

Activities

Objects: ALMSHOUSES FOR AGED OR INFIRM PERSONS WHO HAVE RESIDED IN SHEFFIELD FOR AT LEAST FIVE YEARS PRECEDING APPOINTMENT AND WHO ARE MEMBERS OF ONE OF THE UNITED REFORMED OR CONGREGATIONAL CHURCHES IN SHEFFIELD.

Activities: Provision of 10 Homes with garden area for people of reduced means who have links with Sheffield and the United Reformed Church or Continuing Congregational Churches in Sheffield.

Classification

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

Geography

- **Area of benefit:** THE CITY OF SHEFFIELD
- Sheffield City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-01-05	£41,069	£34,311	-	-
2024-01-05	£40,509	£22,041	-	-
2023-01-05	£32,810	£40,147	-	-
2022-01-05	£31,178	£32,281	-	-
2021-01-05	£30,860	£47,142	-	-

Trustees

Name	Role	Appointed
ANN CHRISTINE HAMMOND	Chair	
Elaine Ferguson		2016-01-18
JANE Harlow		
MALCOLM DAVID HOLLAND		
PETER CHARLESWORTH		

THE CHARLTON AND LINLEY HOMES

England & Wales - Charity number 219825

Accounts

THE CHARLTON AND LINLEY HOMES
(Founded under the Will of Miss Mary Jane Linley deceased)
138 Abbeydale Road South, Beauchief, Sheffield S7 2QS

Chairperson:

Mrs A C Hammond
1 Cockshutt Road
SHEFFIELD
S8 7DX
Telephone 01142 745852

Secretary:

Mr A Ward
75 Westwick Crescent
SHEFFIELD
S8 7DN
Telephone: 01142 377548.
Email: albertward@btinternet.com
October 2024

Annual Report to Charity Commissioners

Period covered - 6 January 2023 to 5 January 2024. Approved by Trustees October 2024

This report covers a period when the opportunity was taken to update some fixtures and fittings, particularly upon a change of a resident. A complete replacement of the guttering and lead work in the ravines was also necessary after many years of patching and mending.

The site of the Homes is a former deer park within the boundaries of Ancient Woodland where it wasn't necessary to remove all the trees on the boundaries when 6 of the 10 Homes were built almost a century ago, and some are approaching the end of their life. The very high winds experienced in the area in the year under review, together with heavy rain which loosened the roots, has seen the end for one after large sections were blown off. It was left at a new angle overhanging a Home making its removal urgent. Regular inspections now take place. Tree surgeons have been consulted and there are more to be dealt with in the current year. The opportunity to update another kitchen was taken upon a change of residency.

On a more formal note, our Data Protection Policy was written and adopted. However, advice was received that Legionella Prevention Rules did not apply to our organisation.

There has still been no success in finding the missing Charge Certificate nor the missing Deeds of the Homes, and unfortunately no success in attracting new Trustees. Contact was made with the Almshouse Association and we are in touch with Joy Williamson. We have completed the Health Check forms for when we meet but there has been a delay due to personal reasons. Additionally, our 2023 Quinquennial Survey has taken place and is in the process of being studied ready to prepare a programme dealing with its recommendations.

There was a very slight reduction in our Capital and Reserves but not one to cause concern as a Home had been empty for some time thereby reducing income along with the payment for the replacement doors being made at the very beginning of this reporting period.

**Income and Expenditure Account
for the year ended 5th January 2024**

	2024	2023
	£	£
Turnover		
Residents Maintenance Contributions	33,850	31,210
Operating Charges		
Trustee and Administration Services	9,537	9,910
Routine Maintenance	12,504	30,237
Cyclical Maintenance	-	-
Extraordinary Maintenance	-	-
	<hr/> 22,041	<hr/> 40,147
Operating Surplus	11,809	(8,937)
Interest Receivable and Similar Income	5,659	1,600
Interest Payable and Similar Income	-	-
	<hr/> 5,659	<hr/> 1,600
Surplus on Ordinary Activities	17,468	(7,337)
Extraordinary Item : Compensations Paid	1,000	-
Surplus for Financial Year	<hr/> <u>18,468</u>	<hr/> <u>(7,337)</u>
Movement on Reserves		
Balance B/F	367,287	344,387
Surplus for Year	18,468	(7,337)
Rounding Adjustment	-	-
Routine Maintenance Reserve	12,504	30,237
Cyclical Repairs and Maintenance Reserve	-	-
Extraordinary Repairs Reserve	-	-
Graves Maintenance Reserve	-	-
Balance C/F	<hr/> <u>398,259</u>	<hr/> <u>367,287</u>

Charlton and Linley Homes has not acquired or discontinued any fundamental activities during the above financial years.

The Charity has no recognised gains or losses other than those included in the above Income and Expenditure Account.

Balance Sheet as at 5th January 2024

		2024		2023
		£		£
Fixed Assets				
Tangible Assets				
Housing Properties				
Cost	3	124,055		124,055
Less : Housing Association Grant		<u>107,849</u>		<u>107,849</u>
		16,206		16,206
Investments	2	<u>182,760</u>		<u>180,601</u>
		198,965		196,806
Debtors				
Cash at Bank		<u>24,091</u>		<u>7,783</u>
		24,091		7,783
Creditors				
Amounts falling due within one year		<u>-</u>		<u>-</u>
		-		-
Net Current Assets				
		<u>24,091</u>		<u>7,783</u>
Total Assets Less Current Liabilities				
		<u><u>223,056</u></u>		<u><u>204,589</u></u>
Capital and Reserves				
Capital Account		13,983		13,983
Designated Reserves	1	(189,185)		(176,681)
Income and Expenditure Account		<u>398,259</u>		<u>367,287</u>
		<u><u>223,056</u></u>		<u><u>204,589</u></u>

The financial statements were approved by the Trustees on

and signed on its behalf by :

_____ Trustee

_____ Trustee

Notes to the Balance Sheet as at 5th January 2024

1. Designated Reserves

	RMF	CMF	ERF	Graves	Total
Balance as at 6th January 2023	(200,422)	5,740	17,701	300	(176,681)
Transfer from General Fund	-	-	-	-	-
Donations	-	-	-	-	-
AAH Recommendations	-	-	-	-	-
Expenditure During Year	(12,504)	-	-	-	(12,504)
Balance as at 5th January 2024	<u>(212,926)</u>	<u>5,740</u>	<u>17,701</u>	<u>300</u>	<u>(189,185)</u>

2. Investments

	Market Value	2024 £	Market Value	2023 £
National Savings Bank	-	12,954	-	12,954
Other Deposits	-	145,559	-	143,400
NAA CIF	73,698	24,247	64,940	24,247
	<u>73,698</u>	<u>182,760</u>	<u>64,940</u>	<u>180,601</u>

3. Housing Properties

	2024 £	2023 £
Market Value for Insurance Purposes	1,006,471	1,006,471

I have prepared the Accounts from books, vouchers and information as supplied and certify as correct in accordance therewith.

J Giddings

**Income and Expenditure Account
for the year ended 5th January 2024**

	2024	2023
	£	£
Turnover		
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Operating Charges		
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		£		£
Fixed Assets				
Tangible Assets				
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Amounts falling due within one year		<u>-</u>		<u>-</u>
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Net Current Assets				
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Notes to the Balance Sheet as at 5th January 2024

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	<u>73,698</u>	<u>182,760</u>	<u>64,940</u>	<u>180,601</u>

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	2024 £	2023 £
Market Value for Insurance Purposes	1,006,471	1,006,471

I have prepared the Accounts from books, vouchers and information as supplied and certify as correct in accordance therewith.

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England & Wales - Charity number 219825

Accounts

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138 Abbeydale Road South, Beauchief, Sheffield S7 2QS

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Mrs A C Hammond
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Secretary:

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Telephone: 01142 377548.
Email: albertward@btinternet.com
June 2023

Annual Report to Charity Commissioners

Period covered - 6 January 2022 to 5 January 2023. Approved by Trustees 6 June 2023

The period covered by this Annual Report has seen little of any remarkable note as, unlike many Almshouses the tone of the Governing Document covering 10 bungalows, which were built between the later 1920's and 1946, was to enable the residents to enjoy independent living with no personal support staff and able to choose their own utility and telephone providers, internal decorators and plantings of non-permanent plants in a small garden. The Trust is responsible for all the structures and maintenance of the grounds. 24 hour emergency cover for heating and cooking crises was also provided using British Gas HomeCare.

The aim of the Trust had always been to provide accommodation at a low cost to persons who had come into reduced circumstances. Originally this was to be restricted to people over the age of 60, born and living in Sheffield and being practicing members of the United Reformed or Congregational Church for at least 5 years.

With the passage of time, a reduction in poverty, regulatory improvements to social and later private rental housing, together with increased home ownership has reduced the demand for homes of this type. As a result, the Trustees have reduced the strictness of the original conditions for residency by amending the 'Rules' and been successful in meeting the needs of some non-church attending residents who satisfied many of the original conditions from illness to difficulties with stairs.

Unfortunately, there has been no success in finding the missing Charge Certificate and it has been discovered that our solicitor can find no trace of the original Deeds of the Homes and further talks will take place. As a result there has been no progress in considering the adjoining neighbours request mentioned last year.

The Trustees have found some difficulties in attracting new Trustees as existing ones have either died or taken on extra voluntary jobs in their home churches, together with increasing regulations and are considering the numbers required for the future.

During this year the Homes have all had new, improved insulation and front doors fitted with other improvements in order to increase comfort and other measures will come to fruition as income allows.

**Income and Expenditure Account
for the year ended 5th January 2023**

	2023	2022
	£	£
Turnover		
Residents Maintenance Contributions	31,210	30,585
Operating Charges		
Trustee and Administration Services	9,910	9,743
Routine Maintenance	30,237	22,539
Cyclical Maintenance	-	-
Extraordinary Maintenance	-	-
	<hr/> 40,147	<hr/> 32,281
Operating Surplus	(8,937)	(1,696)
Interest Receivable and Similar Income	1,600	593
Interest Payable and Similar Income	-	-
	<hr/> 1,600	<hr/> 593
Surplus on Ordinary Activities	(7,337)	(1,103)
Extraordinary Item : Special Donation	-	8,000
Surplus for Financial Year	<hr/> (7,337) <hr/>	<hr/> 6,897 <hr/>
Movement on Reserves		
Balance B/F	344,387	314,952
Surplus for Year	(7,337)	6,897
Rounding Adjustment	-	-
Routine Maintenance Reserve	30,237	22,539
Cyclical Repairs and Maintenance Reserve	-	-
Extraordinary Repairs Reserve	-	-
Graves Maintenance Reserve	-	-
Balance C/F	<hr/> 367,287 <hr/>	<hr/> 344,387 <hr/>

Charlton and Linley Homes has not acquired or discontinued any fundamental activities during the above financial years.

The Charity has no recognised gains or losses other than those included in the above Income and Expenditure Account.

Balance Sheet as at 5th January 2023

		2023		2022
		£		£
Fixed Assets				
Tangible Assets				
Housing Properties				
Cost	3	124,055		124,055
Less : Housing Association Grant		<u>107,849</u>		<u>107,849</u>
		16,206		16,206
Investments	2	<u>180,601</u>		<u>180,055</u>
		196,806		196,261
Debtors				
Cash at Bank		<u>7,782</u>		<u>8,769</u>
		7,782		8,769
Creditors				
Amounts falling due within one year		<u>-</u>		<u>-</u>
		-		-
Net Current Assets				
		<u>7,782</u>		<u>8,769</u>
Total Assets Less Current Liabilities				
		<u><u>204,588</u></u>		<u><u>205,030</u></u>
Capital and Reserves				
Capital Account		13,983		13,983
Designated Reserves	1	(176,681)		(123,905)
Income and Expenditure Account		<u>367,287</u>		<u>314,952</u>
		<u><u>204,588</u></u>		<u><u>205,030</u></u>

The financial statements were approved by the Trustees on

and signed on its behalf by :

_____ Trustee

_____ Trustee

Notes to the Balance Sheet as at 5th January 2023

1. Designated Reserves

	RMF	CMF	ERF	Graves	Total
Balance as at 6th January 2022	(170,185)	5,740	17,701	300	(146,444)
Transfer from General Fund	-	-	-	-	-
Donations	-	-	-	-	-
AAH Recommendations	-	-	-	-	-
Expenditure During Year	(30,237)	-	-	-	(30,237)
Balance as at 5th January 2023	<u>(200,422)</u>	<u>5,740</u>	<u>17,701</u>	<u>300</u>	<u>(176,681)</u>

2. Investments

	Market Value	2023 £	Market Value	2022 £
National Savings Bank	-	12,954	-	12,954
Other Deposits	-	143,400	-	142,935
NAA CIF	69,962	24,247	64,940	24,247
	<u>69,962</u>	<u>180,601</u>	<u>64,940</u>	<u>180,136</u>

3. Housing Properties

	2023 £	2022 £
Market Value for Insurance Purposes	1,006,471	1,006,471

I have prepared the Accounts from books, vouchers and information as supplied and certify as correct in accordance therewith.

J Giddings

**Income and Expenditure Account
for the year ended 5th January 2023**

	2023	2022
	£	£
Turnover		
Residents Maintenance Contributions	31,210	30,585
Operating Charges		
Trustee and Administration Services	9,910	9,743
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Movement on Reserves		
Balance B/F	344,387	314,952
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Routine Maintenance Reserve	30,237	22,539
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Balance C/F	<hr/> 367,287 <hr/>	<hr/> 344,387 <hr/>

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Balance Sheet as at 5th January 2023

		2023	2022
		£	£
Fixed Assets			
Tangible Assets			
Housing Properties			
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Less : Housing Association Grant		<u>107,849</u>	<u>107,849</u>
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Cash at Bank		<u>7,782</u>	<u>8,769</u>
		7,782	8,769
Creditors			
Amounts falling due within one year		<u>-</u>	<u>-</u>
		-	-
Net Current Assets		<u>7,782</u>	<u>8,769</u>
Total Assets Less Current Liabilities		<u><u>204,588</u></u>	<u><u>205,030</u></u>
Capital and Reserves			
Capital Account		13,983	13,983
Designated Reserves	1	(176,681)	(123,905)
Income and Expenditure Account		<u>367,287</u>	<u>314,952</u>
		<u><u>204,588</u></u>	<u><u>205,030</u></u>

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Expenditure During Year	(30,237)	-	-	-	(30,237)
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	2023 £	2022 £
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Secretary:
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August 2022

Annual Report to Charity Commissioners

Period covered - 6 January 2021 to 5 January 2022. Approved by Trustees ????

The period covered by this Annual Report has seen little of any remarkable note as unlike many Almshouses the ethos of the Homes was to enable the residents to enjoy independent living with no personal support staff and able to choose their own utility and telephone providers, internal decorators and plantings of non-permanent plants in a small garden. The Trust is responsible for all the structures and maintenance of the grounds.

This situation led the Trust to allow one couple to remain totally satisfied with the Home as it was in 1999 when they moved in other than a request for a Belfast sink. When the Home became vacant in late 2021 modernisation took place.

The Trustees became aware from the local MP that the government was considering additional responsibilities being required of landlords related to such matters as better insulation, better glazing and other such responsibilities. As a result it was agreed to use one Home which had become vacant to have the original 1920's wooden front door replaced by a modern composite one, obtain an Energy Performance Certificate and be insulated before re-letting it in order to discover what was involved both cost and inconvenience wise. These would be dealt with in the next year.

Unfortunately, there has been no success in finding the missing Charge Certificate and it has been discovered that our solicitor can find no trace of the original Deeds of the Homes and further talks will take place. Further, an approach has been made by the owners of an adjoining property to either sell a portion of our land or allow a new drain from their land to be sunk over a short distance to allow an additional build on their land.

The Trustees are also considering altering the original Governing Document to be further amended in order to widen the eligibility criteria of residents as there are often no 'church related' people wanting to move in when a vacancy arises.

The Trustees are also considering the future of the Trust as most of them are of advanced age and there has been no interest in anyone wishing to take over. Talks are at a very early stage at the moment.

**Income and Expenditure Account
for the year ended 5th January 2022**

	2022	2021
	£	£
Turnover		
Residents Maintenance Contributions	30,585	30,860
Operating Charges		
Trustee and Administration Services	9,743	11,612
Routine Maintenance	22,539	35,531
Cyclical Maintenance	-	-
Extraordinary Maintenance	-	-
	<hr/> 32,281	<hr/> 47,143
Operating Surplus	(1,696)	(16,283)
Interest Receivable and Similar Income	593	952
Interest Payable and Similar Income	-	-
	<hr/> 593	<hr/> 952
Surplus on Ordinary Activities	(1,103)	(15,331)
Extraordinary Item : Special Donation	8,000	-
Surplus for Financial Year	<hr/> <u>6,897</u>	<hr/> <u>(15,331)</u>
Movement on Reserves		
Balance B/F	314,952	294,752
Surplus for Year	6,897	(15,331)
Rounding Adjustment	-	-
Routine Maintenance Reserve	22,539	35,531
Cyclical Repairs and Maintenance Reserve	-	-
Extraordinary Repairs Reserve	-	-
Graves Maintenance Reserve	-	-
Balance C/F	<hr/> <u>344,387</u>	<hr/> <u>314,952</u>

Charlton and Linley Homes has not acquired or discontinued any fundamental activities during the above financial years.

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Balance Sheet as at 5th January 2022

		2022 £	2021 £
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Tangible Assets			
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Less : Housing Association Grant		<u>107,849</u>	<u>107,849</u>
		16,206	16,206
Investments	2	<u>180,136</u>	<u>180,055</u>
		196,342	196,261
Debtors			
Cash at Bank		<u>15,585</u>	<u>8,769</u>
		15,585	8,769
Creditors			
Amounts falling due within one year		<u>-</u>	<u>-</u>
		-	-
Net Current Assets		<u>15,585</u>	<u>8,769</u>
Total Assets Less Current Liabilities		<u><u>211,926</u></u>	<u><u>205,030</u></u>
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Designated Reserves	1	(146,444)	(123,905)
Income and Expenditure Account		<u>344,387</u>	<u>314,952</u>
		<u><u>211,926</u></u>	<u><u>205,030</u></u>

The financial statements were approved by the Trustees on

and signed on its behalf by :

_____ Trustee

_____ Trustee

Notes to the Balance Sheet as at 5th January 2022**1. Designated Reserves**

	RMF	CMF	ERF	Graves	Total
Balance as at 6th January 2021	(147,646)	5,740	17,701	300	(123,905)
Transfer from General Fund	-	-	-	-	-
Donations	-	-	-	-	-
AAH Recommendations	-	-	-	-	-
Expenditure During Year	(22,539)	-	-	-	(22,539)
Balance as at 5th January 2022	<u>(170,185)</u>	<u>5,740</u>	<u>17,701</u>	<u>300</u>	<u>(146,444)</u>

2. Investments

	Market Value	2022 £	Market Value	2021 £
National Savings Bank	-	12,954	-	12,954
Other Deposits	-	142,935	-	142,854
NAA CIF	69,953	24,247	64,940	24,247
	<u>69,953</u>	<u>180,136</u>	<u>64,940</u>	<u>180,055</u>

3. Housing Properties

	2022 £	2021 £
Market Value for Insurance Purposes	1,006,471	1,006,471

I have prepared the Accounts from books, vouchers and information as supplied and certify as correct in accordance therewith.

J Giddings

**Income and Expenditure Account
for the year ended 5th January 2022**

	2022	2021
	£	£
Turnover		
Residents Maintenance Contributions	30,585	30,860
Operating Charges		
Trustee and Administration Services	9,743	11,612
Routine Maintenance	22,539	35,531
Cyclical Maintenance	-	-
Extraordinary Maintenance	-	-
	<u>32,281</u>	<u>47,143</u>
Operating Surplus	(1,696)	(16,283)
Interest Receivable and Similar Income	593	952
Interest Payable and Similar Income	-	-
	<u>593</u>	<u>952</u>
Surplus on Ordinary Activities	(1,103)	(15,331)
Extraordinary Item : Special Donation	8,000	-
Surplus for Financial Year	<u><u>6,897</u></u>	<u><u>(15,331)</u></u>
Movement on Reserves		
Balance B/F	314,952	294,752
Surplus for Year	6,897	(15,331)
Rounding Adjustment	-	-
Routine Maintenance Reserve	22,539	35,531
Cyclical Repairs and Maintenance Reserve	-	-
Extraordinary Repairs Reserve	-	-
Graves Maintenance Reserve	-	-
Balance C/F	<u><u>344,387</u></u>	<u><u>314,952</u></u>

Charlton and Linley Homes has not acquired or discontinued any fundamental activities during the above financial years.

The Charity has no recognised gains or losses other than those included in the above Income and Expenditure Account.

Balance Sheet as at 5th January 2022

		2022 £	2021 £
Fixed Assets			
Tangible Assets			
Housing Properties			
Cost	3	124,055	124,055
Less : Housing Association Grant		<u>107,849</u>	<u>107,849</u>
		16,206	16,206
Investments	2	<u>180,136</u>	<u>180,055</u>
		196,342	196,261
Debtors			
Cash at Bank		<u>15,585</u>	<u>8,769</u>
		15,585	8,769
Creditors			
Amounts falling due within one year		<u>-</u>	<u>-</u>
		-	-
Net Current Assets		<u>15,585</u>	<u>8,769</u>
Total Assets Less Current Liabilities		<u><u>211,926</u></u>	<u><u>205,030</u></u>
Capital and Reserves			
Capital Account		13,983	13,983
Designated Reserves	1	(146,444)	(123,905)
Income and Expenditure Account		<u>344,387</u>	<u>314,952</u>
		<u><u>211,926</u></u>	<u><u>205,030</u></u>

The financial statements were approved by the Trustees on

and signed on its behalf by :

_____ Trustee

_____ Trustee

Notes to the Balance Sheet as at 5th January 2022

1. Designated Reserves

	RMF	CMF	ERF	Graves	Total
Balance as at 6th January 2021	(147,646)	5,740	17,701	300	(123,905)
Transfer from General Fund	-	-	-	-	-
Donations	-	-	-	-	-
AAH Recommendations	-	-	-	-	-
Expenditure During Year	(22,539)	-	-	-	(22,539)
Balance as at 5th January 2022	<u>(170,185)</u>	<u>5,740</u>	<u>17,701</u>	<u>300</u>	<u>(146,444)</u>

2. Investments

	Market Value	2022 £	Market Value	2021 £
National Savings Bank	-	12,954	-	12,954
Other Deposits	-	142,935	-	142,854
NAA CIF	69,953	24,247	64,940	24,247
	<u>69,953</u>	<u>180,136</u>	<u>64,940</u>	<u>180,055</u>

3. Housing Properties

	2022 £	2021 £
Market Value for Insurance Purposes	1,006,471	1,006,471

I have prepared the Accounts from books, vouchers and information as supplied and certify as correct in accordance therewith.

J Giddings

THE CHARLTON AND LINLEY HOMES

England & Wales - Charity number 219825

Accounts

THE CHARLTON AND LINLEY HOMES

(Founded under the Will of Miss Mary Jane Linley deceased)

138 Abbeydale Road South, Beauchief, Sheffield S7 2QS

**Chairman:
ry:**

Secreta

Mrs A C Hammond

Mr A Ward

1 Cockshutt Road
Crescent

75 Westwick

SHEFFIELD

SHEFFIELD

S8 7DX

S8 7DN

Telephone 01142 745852
01142
377548.

Telephone:

Email: albertward@btinternet.com

October 2021

Annual Report to Charity Commissioners – 2020/2021 – Approved by
Trustees.

Once again as a result of Covid 19, this Annual Report has been circulated to all Trustees for approval, which has been received unanimously. Personal contact with our residents has been minimal, with many conversations with our Chairman held through open windows. The Charlton and Linley Homes are 10 individual but semi-detached bungalows, provided for independent living, with no common areas inside, making it more difficult and potentially lonely for those residents who are unable to walk around in the grounds.

One resident transferred to a Care Home, with her husband remaining in the Home, another passed away leaving her husband to take up the residency, and a third passed away having been in the Home since 1999. His passing enabled the Trust to refurbish and redecorate the Home as he and his wife had resisted any changes, except a new Belfast sink in

all those years, but difficulty in getting in and out of the bath led to him accepting a walk in shower a couple of years ago.

At the same time as the refurbishment was taking place, the Trustees agreed to pay to have the gas meter moved from inside a kitchen cupboard, under the work surface, to outside, thereby creating more useful cupboard space. Unfortunately, this is an expensive alteration, but consideration may be given to repeat the exercise as Homes become free for new residents. The only other unusual maintenance item was the replacement of two of the original front doors with modern non wooden ones. Others are beginning to show signs of ageing and may be replaced, together with some wooden window frames, as funds allow.

This refurbishment took place over the previous and current financial years, and along with the cost of the roof and gutter works previously mentioned, led to the first increase in the Monthly Maintenance Contribution for several years.

The Trustees are considering a further addition to the Governing Document in order to regularise approval for residency to persons who have suffered a diminution in their circumstances, and whilst their criteria fit the original Governing Document in all cases,

they are not a member of a church.

The Annual Accounts show that our financial position is healthy and remains within advised guidelines.

Ann Hammond

Chairman
the Trustees

Albert Ward

Clerk and Secretary to

**Income and Expenditure Account
for the year ended 5th January 2021**

	2021	2020
	£	£
Turnover		
Residents Maintenance Contributions	30,860	26,750
Operating Charges		
Trustee and Administration Services	11,612	12,801
Routine Maintenance	35,531	13,754
Cyclical Maintenance	-	-
Extraordinary Maintenance	-	-
	<hr/> 47,142	<hr/> 26,555
Operating Surplus	(16,282)	195
Interest Receivable and Similar Income	952	1,825
Interest Payable and Similar Income	-	-
	<hr/> 952	<hr/> 1,825
Surplus on Ordinary Activities	(15,331)	2,020
Extraordinary Item : Special Donation	-	-
Surplus for Financial Year	<hr/> (15,331) <hr/>	<hr/> 2,020 <hr/>
Movement on Reserves		
Balance B/F	294,752	278,978
Surplus for Year	(15,331)	2,020
Rounding Adjustment	-	-
Routine Maintenance Reserve	35,531	13,754
Cyclical Repairs and Maintenance Reserve	-	-
Extraordinary Repairs Reserve	-	-
Graves Maintenance Reserve	-	-
Balance C/F	<hr/> 314,952 <hr/>	<hr/> 294,752 <hr/>

Charlton and Linley Homes has not acquired or discontinued any fundamental activities during the above financial years.

The Charity has no recognised gains or losses other than those included in the above Income and Expenditure Account.

Balance Sheet as at 5th January 2021

		2021 £	2020 £
Fixed Assets			
Tangible Assets			
Housing Properties			
Cost	3	124,055	124,055
Less : Housing Association Grant		<u>107,849</u>	<u>107,849</u>
		16,206	16,206
Investments	2	<u>180,055</u>	<u>179,800</u>
		196,260	196,006
Debtors			
Cash at Bank		<u>8,769</u>	<u>24,355</u>
		8,769	24,355
Creditors			
Amounts falling due within one year		<u>-</u>	<u>-</u>
		-	-
Net Current Assets		<u>8,769</u>	<u>24,355</u>
Total Assets Less Current Liabilities		<u><u>205,030</u></u>	<u><u>220,361</u></u>
Capital and Reserves			
Capital Account		13,984	13,984
Designated Reserves	1	(123,905)	(88,374)
Income and Expenditure Account		<u>314,952</u>	<u>294,751</u>
		<u><u>205,030</u></u>	<u><u>220,361</u></u>

The financial statements were approved by the Trustees on

and signed on its behalf by :

_____ Trustee

_____ Trustee

Notes to the Balance Sheet as at 5th January 2021

1. Designated Reserves

	RMF	CMF	ERF	Graves	Total
Balance as at 6th January 2020	(112,115)	5,740	17,701	300	(88,374)
Transfer from General Fund	-	-	-	-	-
Donations	-	-	-	-	-
AAH Recommendations	-	-	-	-	-
Expenditure During Year	(35,531)	-	-	-	(35,531)
Balance as at 5th January 2021	<u>(147,646)</u>	<u>5,740</u>	<u>17,701</u>	<u>300</u>	<u>(123,905)</u>

2. Investments

	Market Value	2021 £	Market Value	2020 £
National Savings Bank	-	12,954	-	12,954
Other Deposits	-	142,854	-	142,599
NAA CIF	62,281	24,247	64,940	24,247
	<u>62,281</u>	<u>180,055</u>	<u>64,940</u>	<u>179,800</u>

2. Housing Properties

	2021 £	2020 £
Market Value for Insurance Purposes	1,006,471	1,006,471

I have prepared the Accounts from books, vouchers and information as supplied and certify as correct in accordance therewith.

J Giddings

**Income and Expenditure Account
for the year ended 5th January 2021**

	2021	2020
	£	£
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AAH Recommendations	-	-	-	-	-
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