

Charity registration number: 220718

Hanley & Gellestrobe Charities

known as

Henry Hanley for Almshouses

Annual Report and Financial Statements

for the Year Ended 31 March 2025

Community Accounting Plus
Units 1 & 2 North West
41 Talbot Street
Nottingham
NG1 5GL

Hanley & Gellestrobe Charities
known as Henry Hanley for Almshouses

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Hanley & Gellestrobe Charities

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Reference and Administrative Details

Trustees	Councillor Wendy Smith
	Councillor Rebecca Langton
	Councillor Phil Jackson
	Councillor Maria Joannou
	Councillor Ethan Radford
Charity Registration Number	220718
Principal Office	Nottingham City Homes
	Loxley House
	Station Street
	Nottingham
	Nottinghamshire
Independent Examiner	NG2 3NJ
	Eva Stevens, employee of
	Community Accounting Plus
	Units 1 & 2 North West
	41 Talbot Street
	Nottingham
	NG1 5GL

Hanley & Gellestrobe Charities
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Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2025.

Structure, governance and management

Nature of governing document

The charity is operated under the rules of its constitution adopted 6/8/1963.

Organisational structure

5 Trustees

Administrative Officer (the Clerk)

Financial Advisor (the Treasurer)

Property management officers provided by Nottingham City Council

Decisions are taken at meetings by the trustees, upon recommendations placed before them, in report format, by the appropriate representatives of Nottingham City Council.

Relationships with related parties

Nottingham City Council

Nottingham City Council is responsible for ensuring that the charities are administered and managed within the provisions of the scheme dated 2 June 1959. The Trustees of the Charity are appointed by the City Council via the Executive Board for a term of four years.

Objectives and activities

Objects and aims

The main objects of the Charities is to provide almshouse accommodation to poor persons of good character by letting of its nine properties.

Income generated from rental and also from various investments is used to maintain/upkeep the nine properties for this purpose.

Objectives, strategies and activities

Review of Activities

Activities of the charities are minimal. We are normally only needed when a housing related problem arises as our sole activity is to provide accommodation.

Service update reports are submitted to each meeting of the Trustees for information and decisions where appropriate to allow for the ongoing management of the properties and environment.

Public benefit

Providing accommodation for poor persons.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Hanley & Gellestrop Charities
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Trustees' Report (continued)

Financial review

Investment policy and objectives

The charities investment portfolio consists of the following:-

- Charities Official Investment Fund - Accumulating and Income Shares – An annual purchase of accumulation shares is made in line with the National Association of Almshouses guidance to provide for future replacement of the properties which we have not purchased in from 2015/16 to 2024/25.
- Nottingham City Council - Temporary Deposit Surplus funds are held on short term deposit until required;
- Freehold properties are subject to formal re-valuation within a five year period. The last re-valuation was undertaken for the accounting period ended 31 March 2018. A revaluation to take place in 25/26.

Major risks and management of those risks

Building repairs

No major works carried out during this financial year only day to day repairs and servicing to maintenance properties.

Plans for future periods

Aims and key objectives for future periods

To continue to administer and provide accommodation in line with the Charities' governing document, Increase to the weekly maintenance contribution as advised by the Almshouse Association to improve the charities homes and lives for the residents.

Hanley & Gellestrobe Charities
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Trustees' Report (continued)

Statement of Trustees' Responsibilities

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

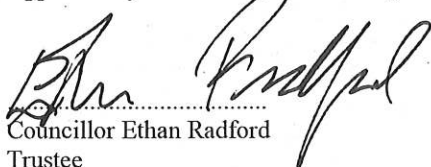
The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial 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 business.

The trustees are responsible for keeping proper 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 Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on 17/12/2025... and signed on its behalf by:


Councillor Ethan Radford
Trustee

Hanley & Gellestrobe Charities

known as Henry Hanley for Almshouses

Independent Examiner's Report to the trustees of Hanley & Gellestrobe Charities

Independent examiner's report to the trustees of Hanley & Gellestrobe Charities

I report to the trustees on my examination of the accounts of Hanley & Gellestrobe Charities (the Charity) for the year ended 31 March 2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

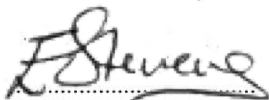
I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

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 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting 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 accounts to be reached.



Eva Stevens, BSc, CPFA, employee of Community Accounting Plus
member of the Chartered Institute of Public Finance and Accountancy (CIPFA)

Units 1 & 2 North West
41 Talbot Street
Nottingham
NG1 5GL

Date: 18/12/2025

Hanley & Gellestrobe Charities

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Statement of Financial Activities for the Year Ended 31 March 2025

	Note	Unrestricted £	Total 2025 £	Total 2024 £
Income and Endowments from:				
Charitable activities	2	43,945	43,945	39,607
Investment income	3	1,495	1,495	1,478
Total Income		45,440	45,440	41,085
Expenditure on:				
Charitable activities	4	(40,726)	(40,726)	(22,989)
Total Expenditure		(40,726)	(40,726)	(22,989)
Gains/losses on investment assets		(8,003)	(8,003)	35,994
Net movement in funds		(3,289)	(3,289)	54,090
Reconciliation of funds				
Total funds brought forward		1,142,272	1,142,272	1,088,182
Total funds carried forward		1,138,983	1,138,983	1,142,272

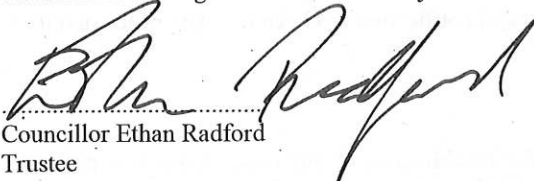
The notes on pages 8 to 14 form an integral part of these financial statements.

Hanley & Gellestrobe Charities
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(Registration number: 220718)
Balance Sheet as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	7	690,000	690,000
Investments	8	<u>339,769</u>	<u>347,772</u>
		<u>1,029,769</u>	<u>1,037,772</u>
Current assets			
Debtors	9	43,083	41,112
Cash at bank and in hand		<u>82,180</u>	<u>75,057</u>
		125,263	116,169
Creditors: Amounts falling due within one year	10	<u>(16,049)</u>	<u>(8,369)</u>
Net current assets		<u>109,214</u>	<u>107,800</u>
Total assets less current liabilities		1,138,983	1,145,572
Creditors: Amounts falling due after more than one year	11	<u>-</u>	<u>(3,300)</u>
Net assets		<u>1,138,983</u>	<u>1,142,272</u>
Funds of the charity:			
Unrestricted income funds			
Unrestricted funds		<u>1,138,983</u>	<u>1,142,272</u>
Total funds		<u>1,138,983</u>	<u>1,142,272</u>

The financial statements on pages 6 to 14 were approved by the trustees, and authorised for issue on 17/12/2025... and signed on their behalf by:


Councillor Ethan Radford
Trustee

Hanley & Gellestrobe Charities

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Notes to the Financial Statements for the Year Ended 31 March 2025

1 Accounting policies

Statement of compliance

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation

Hanley & Gellestrobe Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Exemption from preparing a cash flow statement

Under the exemption available to smaller charities the Board of Trustees has chosen not to include a Statement of Cash Flows within the financial statements.

Going concern

The financial statements have been prepared on a going concern basis.

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

Income and endowments

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregates similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

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Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Individual fixed assets costing £1000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

Asset class

Land and buildings

Depreciation method and rate

Shown at market value.

Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

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Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

2 Income from charitable activities

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Maintenance contributions	43,945	43,945	39,607

3 Investment income

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Interest receivable and similar income;			
Interest receivable on bank deposits	272	272	278
Other income from fixed asset investments	1,223	1,223	1,200
	1,495	1,495	1,478

Hanley & Gellestrobe Charities

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Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

4 Expenditure on charitable activities

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Subscriptions	343	343	196
Water	2,719	2,719	2,581
Insurance	1,471	1,471	1,462
Housing management	8,653	8,653	8,400
Independent examiners fee	690	690	666
Ordinary repairs	17,791	17,791	2,943
Cyclical repairs	5,450	5,450	4,896
Bank & loan charges	71	71	71
Administration fee	165	165	166
Council tax	3,373	3,373	1,608
	<u>40,726</u>	<u>40,726</u>	<u>22,989</u>

5 Independent examiner's fees

During the period, the fees payable (excluding VAT) to the charity's independent examiner Community Accounting Plus are analysed as follows:

	2025 £	2024 £
Independent examination	575	555
	<u>575</u>	<u>555</u>

Hanley & Gellestrobe Charities
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Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

6 Taxation

The charity is a registered charity and is therefore exempt from corporation taxation.

7 Tangible fixed assets

	Land and buildings £	Total £
Cost		
At 1 April 2024	690,000	690,000
At 31 March 2025	690,000	690,000
Depreciation		
At 31 March 2025	-	-
Net book value		
At 31 March 2025	690,000	690,000
At 31 March 2024	690,000	690,000

8 Fixed asset investments

	2025 £	2024 £
Other investments	339,769	347,772

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Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

Other investments

	Unlisted investments £	Total £
Cost or Valuation		
At 1 April 2024	347,772	347,772
Revaluation	(8,003)	(8,003)
At 31 March 2025	<u>339,769</u>	<u>339,769</u>
Net book value		
At 31 March 2025	<u>339,769</u>	<u>339,769</u>
At 31 March 2024	<u>347,772</u>	<u>347,772</u>

9 Debtors

	2025 £	2024 £
Trade debtors	42,180	38,710
Prepayments	353	2,123
Accrued income	550	279
	<u>43,083</u>	<u>41,112</u>

10 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	12,059	5,069
Other loans	3,300	3,300
Other creditors	690	-
	<u>16,049</u>	<u>8,369</u>

Other borrowings

The Almshouse Association Loan with a carrying amount of £3,300 (2024 - £6,600) is denominated in Sterling with a nominal interest rate of 0 (2024 - 0). The final instalment is due on 31 March 2026.

Repayment is through half yearly instalments of £1733 over 10 years.

11 Creditors: amounts falling due after one year

	2025 £	2024 £
Other loans	<u>-</u>	<u>3,300</u>

Hanley & Gellestrobe Charities
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Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

12 Related party transactions

During the year the charity made the following related party transactions:

Related parties include Charity Trustees and Nottingham City Council as the organisation with responsibility for appointing or removing trustees.

Nottingham City Council Transactions :-

Temporary Loan on deposit 31 March 2025 £5,500

Interest on Temporary Deposit £272

Insurance £1,471

Property maintenance works provided by Nottingham City Homes £21,341

Annual Property Management Fee £8,653

At the Meeting of Trustees 20 February 2004 it was resolved that the housing management function be transferred to Nottingham City Council. With effect from 1 April 2005 Nottingham City Homes an arms length management organisation of Nottingham City Council became responsible for the property management function).

At the balance sheet date the amount due to/from related parties was £Nil (2024 - £Nil).

13 Repairs additional information

	Opening balances £	Incoming resources £	(Resources expended) £	Closing balances £
Ordinary repairs	(13,574)	6,489	(17,791)	(24,876)
Cyclical Maintenance	67,365	9,396	(5,450)	71,311
Extraordinary repairs	(5,796)	5,751	-	(45)
	<u>47,995</u>	<u>21,636</u>	<u>(23,241)</u>	<u>46,390</u>

Within these repair funds, the income represents the amounts required to be set aside by the Almshouse Association, the expenditure is the actual spend in the period.

14 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.