

# BUTTERFIELD HOMES

England & Wales · Charity number 220769

## Details

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**Other names** THE BUTTERFIELD HOMES BAILDON

**Status** Registered

**Legal form** Other

**Registered** 1965-07-26

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

## Contact

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**Address** Butler House  
39 Church Hill  
Baildon  
Shipley  
BD17 6PG

**Phone** 01274809339

## Activities

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**Objects:** HOMES FOR AGED POOR PERSONS WHO ARE EITHER A MARRIED COUPLE OR TWO SISTERS AND WHO ARE RESIDENT IN THE FORMER TOWNSHIP OF BAILDON OR THE VICINITY THEREOF AT THE TIME OF APPOINTMENT.

**Activities:** Housing of aged, needy people

## Classification

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

## Geography

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- **Area of benefit:** BAILDON U.D. OR THE VICINITY
- Bradford City

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£29,892	£18,959	-	-
2023-12-31	£29,892	£24,773	-	-
2022-12-31	£29,892	£25,689	-	-
2021-12-31	£29,102	£34,585	-	-
2020-12-31	£29,046	£26,796	-	-

## Trustees

Name	Role	Appointed
<b>ARTHUR EDWICK</b>	Chair	1965-11-30
DAVID JASPER		1992-10-10
Elizabeth Laura Hawksworth		2020-07-22
GORDON ELLIS FRANCE		2018-08-06
RICHARD NICHOLAS		2015-09-28
Robert Steven Watson		2015-05-04

**BUTTERFIELD HOMES**

England & Wales - Charity number 220769

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# Accounts

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**Butterfield Homes  
Financial Statements  
For the year ended  
31 December 2024**

**Charity number 220769**

**Butterfield Homes  
Financial Statements  
For the year ended  
31 December 2024**

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**Butterfield Homes  
Trustees Report  
For the year ended  
31 December 2024**

**Charity number: 220769**

**Trustees:** A Edwick  
E L Hawksworth  
GE France  
R Nicholas  
RS Watson  
D Jasper

**Principal Office:** Butler House  
39 Church Hill  
Baildon  
Shipley  
BD17 6PG

**Bankers:** Lloyds Bank  
45 Hustlergate  
Bradford  
BD1 1NT

**Independent Examiner:** Martin Rushworth  
Accountant and Tax Adviser  
55 Swallow Drive  
Pool in Wharfedale  
Otley  
LS21 1RS

**Objectives and activities**

To provide homes for aged poor persons who are either a married couple or two sisters and who are resident in the former township of Baildon or the vicinity thereof at the time of appointment.

**Public benefit**

The trustees have complied with their duty under section 17(5) of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission when performing their role and duties.

**Governance**

The existing trustees are responsible for recruiting and training new trustees as and when required.

The governing document of the charity is its trust deed dated 19 December 1974, and as last amended 11 October 2004.

**Butterfield Homes  
Trustees Report  
For the year ended  
31 December 2024**

**Activities**

The charity has continued to maintain the properties to a high standard, and the elderly residents have been able to enjoy peaceful occupation.

**Review of the year**

Income for the year amounted to £29,892 (2023: £29,892). Expenditure totalled £18,959 (2023: £20,373). Leaving a cash surplus for the year of £10,933 (2023: £5,119).

The statement of assets and liabilities now shows net assets of £554,758 (2023: £541,044)

**Investment policy**

The charity's funds are held partly in the bank and partly in charity investment funds managed by CCLA and M&G Investments.

**Reserves policy**

The trustees consider that the present level of reserves is required to enable the charity to maintain the properties to a high standard.

Approved on behalf of the trustees on 31 October 2025 by

A Edwick  
Trustee

D Jasper  
Trustee

**Butterfield Homes**  
**Independent Examiners report**  
**For the year ended**  
**31 December 2024**

I report to the Trustees on my examination of the accounts of the Butterfield Homes (the Charity) for the year ended 31 December 2024.

**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 of applicable directions given by the Charities Commission under section 145(5)(b) of the Act.

**Independent examiner’s statement**

I have completed my examination. I confirm that no material 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.
- 2) The accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Martin Rushworth  
Accountant and Tax Adviser  
55 Swallow Drive,  
Pool in Wharfedale  
Otley  
LS21 1RS

Dated: 31 October 2025

**Butterfield Homes**  
**Statement of Assets and Liabilities**  
**For the year ended**  
**31 December 2024**

	Note	2024		2023	
		£	£	£	£
<b>Cash at bank</b>			19,091		8,158
<b>Assets</b>					
Freehold property- value per professional valuation	2	480,000		480,000	
COIFCCLA Charities Investment Fund	1	52,295		49,764	
The National Association of Almshouses					
DIF Accumulation shares - M&G	1	<u>3,372</u>		<u>3,122</u>	
			535,667		532,886
<b>Total Assets</b>			<u><u>554,758</u></u>		<u><u>541,044</u></u>
<b>Represented by:-</b>					
<b>General fund:-</b>					
Brought forward			59,544		44,470
Cash movement (see page 5)			10,933		5,119
Dividends received and reinvested			250		119
Additional investments purchased			-		4,400
Increase/(decrease) in value of investments			<u>2,531</u>		<u>5,436</u>
			73,258		59,544
Endowment fund			1,500		1,500
<b>Property fund</b>					
Surplus on revaluation			480,000		480,000
<b>Total assets less liabilities</b>			<u><u>554,758</u></u>		<u><u>541,044</u></u>

Approved on behalf of the trustees on 31 October 2025

A Edwick  
Trustee

D Jasper  
Trustee

**Butterfield Homes**  
**Receipts and Payments Account**  
**For the year ended**  
**31 December 2024**

	2024	2023
	£	£
<b>Receipts</b>		
<b>Income from residents:-</b>		
Resident contributions	29,892	29,892
	<hr/>	<hr/>
<b>Gross income</b>	29,892	29,892
	<hr/>	<hr/>
<b>Total Receipts</b>	<u>29,892</u>	<u>29,892</u>
<b>Payments</b>		
Wages - Secretary	4,027	3,119
Insurance	2,948	900
Repairs and renewals	6,124	10,239
Garden maintenance	3,057	2,057
Accountancy, legal and professional fees	2,780	3,340
Sundry expenses	23	22
Charitable donations	-	300
Subscriptions	-	396
	<hr/>	<hr/>
<b>Gross expenditure</b>	18,959	20,373
<b>Purchase of Investments</b>	-	4,400
	<hr/>	<hr/>
<b>Total payments</b>	<u>18,959</u>	<u>24,773</u>
<b>Net cash receipts</b>	10,933	5,119
<b>Cash funds brought forward</b>	8,158	3,039
	<hr/>	<hr/>
<b>Cash funds carried forward</b>	<u>19,091</u>	<u>8,158</u>

**Butterfield Homes**  
**Notes to the accounts**  
**For the year ended**  
**31 December 2024**

**1 Investments**

	<b>COIF-CCLA Charities Investment Fund</b>	<b>M&amp;G Charity multi asset fund</b>	<b>Total</b>
	£	£	£
Valuation brought forward	49,764	3,122	52,886
Additional investments purchased	-	250	250
Increase/(decrease) in value	2,531	-	2,531
Valuation carried forward	52,295	3,372	55,667

**2 Freehold Property**

At 19 November 2008, the Butterfield Homes properties at The Grove, Baildon were valued by Mr Clinton D Fitzpatrick of FitzpatrickCommercial Valuers of Bradford. The open market value at that time was assessed at £480,000. The trustees consider this value to still be appropriate.

**3 Accounting Policies**

The accounts of the trust are prepared on a receipts and payments basis. Both the current and previous periods covered twelve months.

**4 Trustees Remuneration and Related Party Transactions**

Wages of £4,027 (2023 : 3,119) were paid in the year to Ms C Smith for secretarial and management services. Ms C Smith is the granddaughter of Mr A Edwick, a trustee.

**BUTTERFIELD HOMES**

England & Wales - Charity number 220769

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# Accounts

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GORDON

**BUTTERFIELD HOMES**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**  
**Registered number: 220769**

**BUTTERFIELD HOMES**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

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**BUTTERFIELD HOMES**

**TRUSTEES REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**Charity Number: 220769**

**Trustees:** A Edwick  
E L Hawsworth  
G E France  
R Nicholas  
R S Watson  
D Jasper

**Principal Office:** Butler House  
39 Church Hill  
Baildon  
Shipley  
BD17 6PG

**Bankers:** Lloyds Bank  
45 Hustlergate  
Bradford  
BD1 1NT

**Independent Examiner:** A J Brosnan FCA  
Brosnans Chartered Accountants  
Birkby House  
Birkby Lane  
Brighouse  
West Yorkshire  
HD6 4JJ

**Objectives and activities**

To provide homes for aged poor persons who are either a married couple or two sisters, and who are resident in the former township of Baildon or the vicinity thereof at the time of appointment.

**Public benefit**

The trustees have complied with their duty under section 17(5) of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission when performing their role and duties.

**Governance**

The existing trustees are responsible for recruiting and training new trustees as and when required.

The governing document of the charity is its trust deed dated 19 December 1974, and as last amended 11 October 2004.

# BUTTERFIELD HOMES

## TRUSTEES REPORT

FOR THE YEAR ENDED 31 DECEMBER 2023

### Activities

The charity has continued to maintain the properties to a high standard, and the elderly residents have been able to enjoy peaceful occupation.

### Review of the year

Income for the year amounted to £29,892 (2022: £29,892) before share sales. Expenditure before share purchases totalled £20,373 (2022: £25,689) leaving a cash surplus for the year of £5,119 (2022: deficit £597).

The statement of assets and liabilities now shows net assets of £541,044 (2022: £525,970).

### Investment policy

The charity's funds are held partly in the bank and partly in charity investment funds managed by CCLA and M&G Investments.

### Reserves policy

The trustees consider that the present level of reserves is required to enable the charity to maintain the properties to a high standard.

Approved on behalf of the trustees on

2025 by

**A Edwick**  
Trustee

**D Jasper**  
Trustee

**BUTTERFIELD HOMES**  
**INDEPENDENT EXAMINERS REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

I report to the trustees on my examination of the accounts of Butterfield Homes (the Charity) for the year ended 31 December 2023.

**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 material 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
2. the accounts do not accord with those records.

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.

**A J Brosnan FCA**

Brosnans Chartered Accountants  
Birkby House  
Birkby Lane  
Brighouse  
West Yorkshire  
HD6 4JJ

Dated: 8 April 2025

BUTTERFIELD HOMES

STATEMENT OF ASSETS AND LIABILITIES

FOR THE YEAR ENDED 31 DECEMBER 2023

	Note	2023		2022	
		£	£	£	£
<b>Cash at bank</b>			8,158		3,039
<b>Assets</b>					
Freehold property - value per professional valuation	2	480,000		480,000	
COIF CCLA Charities Investment Fund	1	49,764		39,991	
The National Association of Almshouses CIF Accumulation shares - M&G	1	3,122		2,940	
			<u>532,886</u>		<u>522,931</u>
<b>Total assets</b>	-		<u>541,044</u>		<u>525,970</u>
<b>Represented by:-</b>					
<b>General fund:-</b>					
Brought forward			44,470		43,828
Transfer from endowment			-		-
Cash movement (see page 5)			5,119		(597)
Dividends received and reinvested			119		108
Additional investments purchased			4,400		4,800
Investment sale proceeds			-		-
Increase/(decrease) in value of investments			<u>5,436</u>		<u>(3,669)</u>
			59,544		44,470
<b>Endowment fund</b>			1,500		1,500
<b>Property fund</b>					
Surplus on revaluation			480,000		480,000
			<u>541,044</u>		<u>525,970</u>

Approved on behalf of the trustees on

2025

A Edwick  
Trustee

D Jasper  
Trustee

**BUTTERFIELD HOMES****RECEIPTS AND PAYMENTS ACCOUNT****FOR THE YEAR ENDED 31 DECEMBER 2023**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b><u>Receipts</u></b>		
<b>Income from residents:-</b>		
Resident contributions	29,892	29,892
	<hr/>	<hr/>
<b>Gross income</b>	29,892	29,892
	<hr/>	<hr/>
<b>Investment sales proceeds</b>	-	-
	<hr/>	<hr/>
<b>Total receipts</b>	29,892	29,892
	<hr/> <hr/>	<hr/> <hr/>
<b><u>Payments</u></b>		
Wages - secretary	3,119	3,304
Insurance	900	2,860
Repairs and renewals	10,239	16,838
Garden maintenance	2,057	2,327
Accountancy, legal and professional fees	2,340	90
Sundry expenses	22	70
Charitable donations	300	200
Subscriptions	396	-
	<hr/>	<hr/>
<b>Gross expenditure</b>	20,373	25,689
	<hr/>	<hr/>
<b>Purchase of investments</b>	4,400	4,800
	<hr/>	<hr/>
<b>Total payments</b>	24,773	30,489
	<hr/> <hr/>	<hr/> <hr/>
<b>Net cash receipts</b>	5,119	(597)
	<hr/>	<hr/>
<b>Cash funds brought forward</b>	3,039	3,636
	<hr/>	<hr/>
<b>Cash funds carried forward</b>	8,158	3,039
	<hr/> <hr/>	<hr/> <hr/>

# BUTTERFIELD HOMES

## NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2023

### 1 Investments

	CCLA - COIF charities investment fund £	M&G charity multi asset fund £	Total £
Valuation brought forward	39,991	2,940	42,931
Additional investments purchased	4,400	119	4,519
Investments sold	-	-	-
Increase/(decrease) in value	5,373	63	5,436
	<hr/>	<hr/>	<hr/>
	49,764	3,122	52,886

### 2 Freehold Property

At 19 November 2008, the Butterfield Homes properties at The Grove, Baildon were valued by Mr Clinton D Fitzpatrick FRICS of Fitzpatrick Commercial Valuers of Bradford. The open market value at that time was assessed at £480,000. The trustees consider this value to still be appropriate.

### 3 Accounting Policies

The accounts of the trust are prepared on a receipts and payments basis. Both the current and previous accounting periods covered twelve months.

### 4 Trustees Remuneration & Related Party Transactions

Wages of £3,119 (2022: £3,304) were paid in the year to Ms C Smith for secretarial and management services. Ms C Smith was a trustee of the charity until 22 July 2020, and is the granddaughter of A Edwick (trustee).

**BUTTERFIELD HOMES**

England & Wales - Charity number 220769

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# Accounts

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**BUTTERFIELD HOMES**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**Registered number: 220769**

**BUTTERFIELD HOMES**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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**BUTTERFIELD HOMES**

**TRUSTEES REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

**Charity Number:** 220769

**Trustees:**  
A Edwick  
E L Hawksworth  
G E France  
R Nicholas  
R S Watson  
D Jasper

**Principal Office:**  
Butler House  
39 Church Hill  
Baildon  
Shipley  
BD17 6PG

**Bankers:**  
Lloyds Bank  
45 Hustlergate  
Bradford  
BD1 1NT

**Independent Examiner:**  
L R Brain FCA  
Brosnans Chartered Accountants  
Birkby House  
Birkby Lane  
Brighouse  
West Yorkshire  
HD6 4JJ

**Objectives and activities**

To provide homes for aged poor persons who are either a married couple or two sisters, and who are resident in the former township of Baildon or the vicinity thereof at the time of appointment.

**Public benefit**

The trustees have complied with their duty under section 17(5) of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission when performing their role and duties.

**Governance**

The existing trustees are responsible for recruiting and training new trustees as and when required.

The governing document of the charity is its trust deed dated 19 December 1974, and as last amended 11 October 2004.

## **BUTTERFIELD HOMES**

### **TRUSTEES REPORT**

#### **FOR THE YEAR ENDED 31 DECEMBER 2022**

#### **Activities**

The charity has continued to maintain the properties to a high standard, and the elderly residents have been able to enjoy peaceful occupation.

#### **Review of the year**

Income for the year amounted to £29,892 (2021: £29,102) before share sales. Expenditure before share purchases totalled £25,689 (2021: £34,585) leaving a cash deficit for the year of £597 (2021: £83).

The statement of assets and liabilities now shows net assets of £525,970 (2021: £525,328).

#### **Investment policy**

The charity's funds are held partly in the bank and partly in charity investment funds managed by CCLA and M&G Investments.

#### **Reserves policy**

The trustees consider that the present level of reserves is required to enable the charity to maintain the properties to a high standard.

Approved on behalf of the trustees on 27 October 2023 by

**A Edwick**  
Trustee

**D Jasper**  
Trustee

**BUTTERFIELD HOMES**  
**INDEPENDENT EXAMINERS REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

I report to the trustees on my examination of the accounts of Butterfield Homes (the Charity) for the year ended 31 December 2022.

**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 material 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
2. the accounts do not accord with those records.

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.

**L R Brain FCA**

Brosnans Chartered Accountants  
Birkby House  
Birkby Lane  
Brighouse  
West Yorkshire  
HD6 4JJ

Dated: 27 October 2023

**BUTTERFIELD HOMES**

**STATEMENT OF ASSETS AND LIABILITIES**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

	Note	2022		2021	
		£	£	£	£
<b>Cash at bank</b>			3,039		3,636
<b>Assets</b>					
Freehold property - value per professional valuation	2	480,000		480,000	
COIF CCLA Charities Investment Fund	1	39,992		38,835	
The National Association of Almshouses CIF Accumulation shares - M&G	1	2,940		2,857	
			522,931		521,692
<b>Total assets</b>			525,970		525,328
<b>Represented by:-</b>					
<b>General fund:-</b>					
Brought forward			43,828		42,358
Transfer from endowment			-		568
Cash movement (see page 5)			(597)		(83)
Dividends received and reinvested			108		129
Additional investments purchased			4,800		4,800
Investment sale proceeds			-		(10,200)
Increase/(decrease) in value of investments			(3,669)		6,256
			44,470		43,828
<b>Endowment fund</b>			1,500		1,500
<b>Property fund</b>					
Surplus on revaluation			480,000		480,000
<b>Total assets less liabilities</b>			525,970		525,328

Approved on behalf of the trustees on 27 October 2023

**A Edwick**  
Trustee

**D Jasper**  
Trustee

## BUTTERFIELD HOMES

### RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

	2022	2021
	£	£
<b><u>Receipts</u></b>		
<b>Income from residents:-</b>		
Resident contributions	29,892	29,102
	<hr/>	<hr/>
<b>Gross income</b>	29,892	29,102
<b>Investment sales proceeds</b>	-	10,200
	<hr/>	<hr/>
<b>Total receipts</b>	29,892	39,302
	<hr/> <hr/>	<hr/> <hr/>
<b><u>Payments</u></b>		
Wages - secretary	3,304	3,704
Insurance	2,860	1,276
Repairs and renewals	16,838	22,480
Garden maintenance	2,327	340
Accountancy, legal and professional fees	90	6,300
Bank charges and interest	-	21
Sundry expenses	70	-
Charitable donations	200	100
Subscriptions		364
	<hr/>	<hr/>
<b>Gross expenditure</b>	25,689	34,585
<b>Purchase of investments</b>	4,800	4,800
	<hr/>	<hr/>
<b>Total payments</b>	30,489	39,385
	<hr/> <hr/>	<hr/> <hr/>
<b>Net cash receipts</b>	(597)	(83)
<b>Cash funds brought forward</b>	3,636	3,719
	<hr/>	<hr/>
<b>Cash funds carried forward</b>	3,039	3,636
	<hr/> <hr/>	<hr/> <hr/>

**BUTTERFIELD HOMES**

**NOTES TO THE ACCOUNTS**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

**1 Investments**

	<b>CCLA Investment Management</b>	<b>M&amp;G NAA CIF</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Valuation brought forward	38,835	2,857	41,692
Additional investments purchased	4,800	108	4,908
Investments sold	-	-	-
Increase/(decrease) in value	(3,643)	(26)	(3,669)
	39,992	2,940	42,931
	39,992	2,940	42,931

**2 Freehold Property**

At 19 November 2008, the Butterfield Homes properties at The Grove, Baildon were valued by Mr Clinton D Fitzpatrick FRICS of Fitzpatrick Commercial Valuers of Bradford. The open market value at that time was assessed at £480,000. The trustees consider this value to still be appropriate.

**3 Accounting Policies**

The accounts of the trust are prepared on a receipts and payments basis. Both the current and previous accounting periods covered twelve months.

**4 Trustees Remuneration & Related Party Transactions**

Wages of £3,304 (2021: £3,704) were paid in the year to Ms C Smith for secretarial and management services. Ms C Smith was a trustee of the charity until 22 July 2020, and is the granddaughter of A Edwick (trustee).

**BUTTERFIELD HOMES**

England & Wales - Charity number 220769

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# Accounts

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**BUTTERFIELD HOMES**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**Registered number: 220769**

**BUTTERFIELD HOMES**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

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## **BUTTERFIELD HOMES**

### **TRUSTEES REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

**Charity Number:** 220769

**Trustees:** A Edwick  
E L Hawksworth  
G E France  
R Nicholas  
R S Watson  
D Jasper

**Principal Office:** Butler House  
39 Church Hill  
Baildon  
Shipley  
BD17 6PG

**Bankers:** Lloyds Bank  
45 Hustlergate  
Bradford  
BD1 1NT

**Independent Examiner:** L R Brain FCA  
Brosnans Chartered Accountants  
Birkby House  
Birkby Lane  
Brighouse  
West Yorkshire  
HD6 4JJ

#### **Objectives and activities**

To provide homes for aged poor persons who are either a married couple or two sisters, and who are resident in the former township of Baildon or the vicinity thereof at the time of appointment.

#### **Public benefit**

The trustees have complied with their duty under section 17(5) of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission when performing their role and duties.

#### **Governance**

The existing trustees are responsible for recruiting and training new trustees as and when required.

The governing document of the charity is its trust deed dated 19 December 1974, and as last amended 11 October 2004.

# **BUTTERFIELD HOMES**

## **TRUSTEES REPORT**

### **FOR THE YEAR ENDED 31 DECEMBER 2021**

#### **Activities**

The charity has continued to maintain the properties to a high standard, and the elderly residents have been able to enjoy peaceful occupation.

#### **Review of the year**

Income for the year amounted to £29,102 (2020: £28,656) before share sales. Expenditure before share purchases totalled £34,585 (2020: £26,796) leaving a cash deficit for the year of £83 (2020: £2,940).

The statement of assets and liabilities now shows net assets of £525,328 (2020: £524,426).

#### **Investment policy**

The charity's funds are held partly in the bank and partly in charity investment funds managed by CCLA and M&G Investments.

#### **Reserves policy**

The trustees consider that the present level of reserves is required to enable the charity to maintain the properties to a high standard.

Approved on behalf of the trustees on 28 October 2022 by

**A Edwick**  
Trustee

**D Jasper**  
Trustee

**BUTTERFIELD HOMES**  
**INDEPENDENT EXAMINERS REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

I report to the trustees on my examination of the accounts of Butterfield Homes (the Charity) for the year ended 31 December 2021.

**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 material 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;
2. the accounts do not accord with those records.

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.

**L R Brain FCA**

Brosnans Chartered Accountants  
Birkby House  
Birkby Lane  
Brighouse  
West Yorkshire  
HD6 4JJ

Dated: 28 October 2022

**BUTTERFIELD HOMES**

**STATEMENT OF ASSETS AND LIABILITIES**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

	Note	2021		2020	
		£	£	£	£
<b>Cash at bank</b>			3,636		3,719
<b>Assets</b>					
Freehold property - value per professional valuation	2	480,000		480,000	
COIF CCLA Charities Investment Fund	1	38,835		30,993	
The National Association of Almshouses CIF Accumulation shares - M&G	1	2,857		9,714	
			521,692		520,707
<b>Total assets</b>			525,328		524,426
<b>Represented by:-</b>					
<b>General fund:-</b>					
Brought forward			42,358		38,092
Transfer from endowment			568		-
Cash movement (see page 5)			(83)		(2,940)
Dividends received and reinvested			129		390
Additional investments purchased			4,800		4,800
Investment sale proceeds			(10,200)		-
Increase/(decrease) in value of investments			6,256		2,016
			43,828		42,358
<b>Endowment fund</b>			1,500		2,068
<b>Property fund</b>					
Surplus on revaluation			480,000		480,000
<b>Total assets less liabilities</b>			525,328		524,426

Approved on behalf of the trustees on 28 October 2022.

**A Edwick**  
Trustee

**D Jasper**  
Trustee

## BUTTERFIELD HOMES

### RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2021

	2021 £	2020 £
<b><u>Receipts</u></b>		
<b>Income from residents:-</b>		
Resident contributions	29,102	28,656
<b>Gross income</b>	29,102	28,656
<b>Investment sales proceeds</b>	10,200	-
<b>Total receipts</b>	39,302	28,656
<b><u>Payments</u></b>		
Wages - secretary	3,704	2,404
Insurance	1,276	-
Repairs and renewals	22,480	21,127
Garden maintenance	340	183
Accountancy, legal and professional fees	6,300	2,400
Bank charges and interest	21	-
Sundry expenses	-	42
Charitable donations	100	300
Subscriptions	364	340
<b>Gross expenditure</b>	34,585	26,796
<b>Purchase of investments</b>	4,800	4,800
<b>Total payments</b>	39,385	31,596
<b>Net cash receipts</b>	(83)	(2,940)
<b>Cash funds brought forward</b>	3,719	6,659
<b>Cash funds carried forward</b>	3,636	3,719

**BUTTERFIELD HOMES**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**1 Investments**

	<b>CCLA Investment Management</b>	<b>M&amp;G NAA CIF</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Valuation brought forward	30,993	9,714	40,707
Additional investments purchased	4,800	129	4,929
Investments sold	(2,700)	(7,500)	(10,200)
Increase/(decrease) in value	5,742	514	6,256
	38,835	2,857	41,692
	38,835	2,857	41,692

**2 Freehold Property**

At 19 November 2008, the Butterfield Homes properties at The Grove, Baildon were valued by Mr Clinton D Fitzpatrick FRICS of Fitzpatrick Commercial Valuers of Bradford. The open market value at that time was assessed at £480,000. The trustees consider this value to still be appropriate.

**3 Accounting Policies**

The accounts of the trust are prepared on a receipts and payments basis. Both the current and previous accounting periods covered twelve months.

**4 Trustees Remuneration & Related Party Transactions**

Wages of £3,704 (2020: £2,404) were paid in the year to Ms C Smith for secretarial and management services. Ms C Smith was a trustee of the charity until 22 July 2020, and is the granddaughter of A Edwick (trustee).