

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><u>541,044</u></u> |         | <u><u>525,970</u></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               |
| <b>Total assets less liabilities</b>                                 |      |         | <u><u>541,044</u></u> |         | <u><u>525,970</u></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

|  | 2023<br>£ | 2022<br>£ |
|--|-----------|-----------|
| <b><u>Receipts</u></b>                   |           |           |
| <b>Income from residents:-</b>           |           |           |
| Resident contributions                   | 29,892    | 29,892    |
| <b>Gross income</b>                      | 29,892    | 29,892    |
| <b>Investment sales proceeds</b>         | -         | -         |
| <b>Total receipts</b>                    | 29,892    | 29,892    |
| <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       | -         |
| <b>Gross expenditure</b>                 | 20,373    | 25,689    |
| <b>Purchase of investments</b>           | 4,400     | 4,800     |
| <b>Total payments</b>                    | 24,773    | 30,489    |
| <b>Net cash receipts</b>                 | 5,119     | (597)     |
| <b>Cash funds brought forward</b>        | 3,039     | 3,636     |
| <b>Cash funds carried forward</b>        | 8,158     | 3,039     |

# BUTTERFIELD HOMES

## NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2023

### 1 Investments

|                                  | CCLA - COIF<br>charities<br>investment<br>fund<br>£ | M&G charity<br>multi asset<br>fund<br>£ | Total<br>£ |
|----------------------------------|---|---|------------|
| 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      |
|                                  | 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).