

**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	3,372		3,122	
			535,667		532,886
<b>Total Assets</b>			<u>554,758</u>		<u>541,044</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>554,758</u>		<u>541,044</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**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<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>Total Receipts</b>	<u>29,892</u>	<u>29,892</u>
<b><u>Payments</u></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
<b>Gross expenditure</b>	<u>18,959</u>	<u>20,373</u>
<b>Purchase of Investments</b>	-	4,400
<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
<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.