

Charity Registration Number: 223010
Almshouse Association Member Number: 1022

Robert John Whitehead's Almshouses

Annual Report and Financial Statements

for the Year Ended 31 March 2021

Robert John Whitehead's Almshouses

Contents

Reference and Administrative Details	1
Trustees' Report	2 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 15

Robert John Whitehead's Almshouses

Reference and Administrative Details

Charity Registration Number	223010
Almshouse Association Member Number	1022
Trustees	Mr D Wright OBE JP (Deceased 17 February 2021) Mrs R D Payne Miss D L Gill Dr W Armer Rev I Jamieson
Senior Management Team	Mr D Wright OBE JP (Deceased 17 February 2021)
Principal Office	Mulberry Property Management 11 Walmgate York YO1 9TX
Bankers	Barclays Bank Leicester LE87 2BB
Independent Examiner	Watson Buckle Limited York House Cottingley Business Park Bradford BD16 1PE

Robert John Whitehead's Almshouses

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2021.

Structure, governance and management

The charity is governed by a Trust Deed dated 4th November 1936 and a scheme dated 24th October 1968. Trustees adhere to the Standards of Almshouses Management (SAM) to ensure they continue to provide good governance and best practice.

Trustees are appointed from within the local community. All new Trustees are provided with Charity Commission publication CC3 'The Essential Trustee; what you need to know' and CC10 'The Hallmarks of an Effective Charity'. Trustees are also given an introduction by existing trustees to the specific rules relating to social housing along with an overview of the charity's operations.

The Trustees remain committed to their aim of providing a high standard of accommodation at an affordable weekly contribution in order to compete with other social housing providers.

The Trustees continue to liaise with the Local Authority service departments, the Almshouse Association, the TSA, the Charity Commission and the VOA who have absorbed the rent service. During the forthcoming year the trustees will continue to renew the facilities and appointments in the almshouses as necessary but there is nothing that appears to require immediate attention as the housing stock is in good order.

Details of the properties

The 8 Bungalows built for R J Whitehead, were gifted in 1936 to the parish of Woodhouse, later extended due to the Church boundary's being changed to include the Bradley parish. They stand on 3,803 square yards of private land in Deighton Road purchased by R J Whitehead and are in the Deighton area of the County Borough of Huddersfield (now Kirklees).

Objectives and activities

The Almshouses should be appropriated and used for the residence of almspeople of the parish of Woodhouse and Bradley.

R J Whitehead, is a not for profit registered charity administered by a voluntary group of Trustees. The principle activities are to provide accommodation for those who qualify under the trust deed, with priority being given to local residents. The properties are best suited to individual occupiers. When making decisions about the applicants the trustees have tried to ensure that they provide accommodation to those most in need of the type of accommodation the trust offers.

In making decisions about the management of the charity, the trustees give due regard to the charity commission guidance in respect of public benefit. They further believe in the social benefit of the provision of affordable housing, and record that the benefit given by this charity is specially focused on residents of Bradley and surrounding areas, in accordance with the charity's governing document.

The Trustees meet regularly to determine Housing policies, management and maintenance issues and the allocation of homes.

Decisions are made by the Trustees on a majority basis and in the event of a tied vote the Chair has a casting vote. For a quorum three Trustees have to be present at the meeting. All meetings in the year were quorate and conducted in accordance with the scheme approved by the Charity Commissioners dated 2 May 1986.

Robert John Whitehead's Almshouses

Trustees' Report

Financial review

The Trustees continue to build up the charity's reserves as and when possible and uses the routine maintenance for renewals and regular maintenance.

The internal controls of the charity are reviewed from time to time and monitored annually and an independent examination is carried out annually in accordance with the statutory requirements.

The surplus for the year was £28,712 (2020 - £754) and the total funds of the Charity at 31 March 2021 were £173,958 (2020 - £145,246).

Housing Property Assets

Details of changes to the charity's assets are shown in note 9.

Post Balance Sheet Events

We consider that there have been no events since the year end that have had a significant effect on the trusts financial position.

Going Concern

After making enquiries, the trustees have a reasonable expectation that the almshouse has adequate resources to continue in operational existence for the foreseeable future, being a period of twelve months after the date on which the report and financial statements are signed. For this reason, it continues to adopt the going concern basis in the financial statements.

Reserves policy

The Trustees have reviewed the Charity's needs for the reserves in line with the guidance issued by the Charity Commission and consider it prudent that reserves should be sufficient to avoid the necessity to realise fixed assets. The Trustees are confident that future income will enable the Charity to meet its foreseeable needs on the basis of planned expenditure.

Total charity funds at 31 March 2021 were £173,958 (2020 - £145,246). The amount of reserves after making allowances for restricted funds and not tied up in tangible fixed assets or programme related investments amounted to £65,576 (2020 - £42,239).

Risk management

The Trustees give consideration to the major risks to which the Charity is exposed and systems which are designed to mitigate those risks on an ongoing basis.

Independent examiner

The re appointment of Watson Buckle Limited was agreed by the trustees.

Public benefit

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.

Robert John Whitehead's Almshouses

Trustees' Report

Value for money

The trustees are mindful of the need to obtain value for money in all transactions entered into on behalf of the charity. when major works are undertaken a competitive tender is carried out. The charity regularly reviews its investments performance to ensure they still achieve a good rate of return.

The annual report was approved by the trustees of the charity on 31 January 2022 and signed on its behalf by:

A handwritten signature in dark ink, appearing to read 'Rev I Jamieson', is written over a dotted line.

Rev I Jamieson
Trustee

Robert John Whitehead's Almshouses

Independent Examiner's Report to the trustees of Robert John Whitehead's Almshouses

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2021 which are set out on pages 6 to 15.

Respective responsibilities of trustees and examiner

As the charity's trustees of Robert John Whitehead's Almshouses 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 Robert John Whitehead's Almshouses'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 Robert John Whitehead's Almshouses 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.



.....
Selina J Armitage FCA
Independent Examiner
ICAEW

York House
Cottingley Business Park
Bradford
BD16 1PE

31 January 2022

Robert John Whitehead's Almshouses

Statement of Financial Activities for the Year Ended 31 March 2021 (Including Income and Expenditure Account)

		Unrestricted funds			
	Note	General £	Revaluation reserve £	Total 2021 £	Total 2020 £
Income and endowments from					
Investments	3	1,507	-	1,507	1,496
Charitable activities	4	30,771	-	30,771	30,176
Total income and endowments		<u>32,278</u>	<u>-</u>	<u>32,278</u>	<u>31,672</u>
Expenditure					
Charitable activities	5	(24,255)	-	(24,255)	(22,732)
Total expenditure		<u>(24,255)</u>	<u>-</u>	<u>(24,255)</u>	<u>(22,732)</u>
Net income		8,023	-	8,023	8,940
Gains/losses on investment assets		-	20,689	20,689	(8,186)
Net movement in funds		<u>8,023</u>	<u>20,689</u>	<u>28,712</u>	<u>754</u>
Reconciliation of funds					
Total funds brought forward		130,561	14,685	145,246	144,492
Total funds carried forward		<u>138,584</u>	<u>35,374</u>	<u>173,958</u>	<u>145,246</u>

The funds breakdown for 2020 is shown in note 14.

The notes on pages 8 to 15 form an integral part of these financial statements.

Robert John Whitehead's Almshouses

(Registration number: 223010)
Balance Sheet as at 31 March 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	9	57,676	62,233
Investments	10	40,774	40,774
		<u>98,450</u>	<u>103,007</u>
Current assets			
Debtors	11	1,074	1,261
Investments	12	72,208	38,059
Cash at bank and in hand		3,426	4,059
		<u>76,708</u>	<u>43,379</u>
Creditors: Amounts falling due within one year	13	<u>(1,200)</u>	<u>(1,140)</u>
Net current assets		<u>75,508</u>	<u>42,239</u>
Net assets		<u>173,958</u>	<u>145,246</u>
Funds of the charity:			
Unrestricted income funds			
Unrestricted		138,584	130,561
Unrestricted revaluation reserve		<u>35,374</u>	<u>14,685</u>
Total unrestricted		<u>173,958</u>	<u>145,246</u>
Total funds	14	<u>173,958</u>	<u>145,246</u>

The financial statements on pages 6 to 15 were approved by the trustees, and authorised for issue on 31 January 2022 and signed on their behalf by:



Rev I Jamieson
Trustee

The notes on pages 8 to 15 form an integral part of these financial statements.

Robert John Whitehead's Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2021

1 General information

General information

The entity is an unincorporated registered charity governed by their constitution, registered in England and Wales.

The address of the registered office is:

34 Warrenfield Court

Deighton

Huddersfield

HD1 1LH

Charity registration number: 223010

Almshouse Association Member Number: 1022

2 Accounting policies

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The charity constitutes a public benefit entity as defined by FRS102.

The charity's functional and presentation currency is pound sterling.

Going concern

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

Income and endowments

Investment income

Income is earned from holding fixed assets for investment purposes and is recognised when receivable and the amount can be measured reliably by the charity.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity.

Charitable activities

Weekly maintenance charges from housing properties is recognised on an accruals basis.

Robert John Whitehead's Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2021

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.

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.

Support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include governance costs, and accounting that are likely to support more than one area of activity.

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

Tangible fixed assets are stated at historical cost or valuation.

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Kitchens	10 years
Bathroom	10 years
Boilers	20 years
Garage	10 years
Electrical and heating installations	20 years
Doors and windows	20 years

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The cost of replacing these components are capitalised in full. The cost of partially replacing or repairing these components are charged to the charitable activities.

Robert John Whitehead's Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2021

Significant judgements and estimates

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgments and estimates have been made include:

Depreciation

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets; however, by their nature, component life cannot be determined with absolute certainty.

Fixed asset investments

Investments are recognised initially at fair value which is determined by reference to the quoted price for identical assets in an active market. Subsequently, they are measured at fair value through the statement of financial activities.

Investments held for long term are included in fixed assets.

Current asset investments

Current asset investments are recognised initially at fair value which is determined by reference to the quoted price for identical assets in an active market. Subsequently, they are measured at fair value through the statement of financial activities.

Investments held as part of the short term treasury management are included in current assets.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for 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 debtors.

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost using the effective interest method.

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.

Robert John Whitehead's Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2021

3 Income from investments

	Unrestricted funds General £	Total 2021 £	Total 2020 £
Interest receivable and similar income;			
Interest receivable on bank deposits	47	47	12
Other income from fixed asset investments	1,460	1,460	1,484
	<u>1,507</u>	<u>1,507</u>	<u>1,496</u>

4 Income from Charitable activities

	Unrestricted General £	Total 2021 £	Total 2020 £
Weekly maintenance charges	30,771	30,771	30,176

5 Expenditure on Charitable Activities

	Unrestricted funds General £	Total 2021 £	Total 2020 £
Property costs	1,582	1,582	1,643
Routine maintenance	6,312	6,312	4,126
Gardening	5,910	5,910	5,910
Subscriptions	134	134	183
Sundry expenses	24	24	118
Independent Examiner's remuneration	1,200	1,200	1,140
Travel	-	-	18
Depreciation of fixtures and fittings	5,043	5,043	5,544
Depreciation of freehold property	4,050	4,050	4,050
	<u>24,255</u>	<u>24,255</u>	<u>22,732</u>

Robert John Whitehead's Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2021

6 Analysis of governance and support costs

Governance costs

	Unrestricted General £	Total 2021 £	Total 2020 £
Independent Examiner's remuneration	1,200	1,200	1,140

7 Trustees remuneration and expenses

During the year the charity made the following transactions with trustees:

The manager had expenses of nil reimbursed during the year (2020 - £149).

No trustee received any remuneration from the charity in the current or prior year.

8 Key management personnel

The charity considers its key management personnel comprise the trustees.

The total key management personnel remuneration benefits were £nil (2019 - £Nil).

9 Tangible fixed assets

	Housing properties for letting £	Property improvements £	Total £
Cost			
At 1 April 2020	81,001	103,191	184,192
Additions	-	4,536	4,536
At 31 March 2021	81,001	107,727	188,728
Depreciation			
At 1 April 2020	61,759	60,200	121,959
Charge for the year	4,050	5,043	9,093
At 31 March 2021	65,809	65,243	131,052
Net book value			
At 31 March 2021	15,192	42,484	57,676
At 31 March 2020	19,242	42,991	62,233

Robert John Whitehead's Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2021

10 Fixed asset investments

	2020 £	2020 £
Listed investments	<u>40,774</u>	<u>40,774</u>

Other investments

	Listed investments £	Total £
Cost or Valuation		
At 1 April 2020	<u>40,774</u>	<u>40,774</u>
At 31 March 2021	<u>40,774</u>	<u>40,774</u>
Net book value		
At 31 March 2021	<u>40,774</u>	<u>40,774</u>
At 31 March 2020	<u>40,774</u>	<u>40,774</u>

The fair value of listed investments is determined by reference to the quotes price for identical assets in an active market at the balance sheet date. Historical costs of investment are £77,608 (2020 - £64,148).

11 Debtors

	2021 £	2020 £
Prepayments	1,074	1,189
WMC in arrears	<u>-</u>	<u>72</u>
	<u>1,074</u>	<u>1,261</u>

12 Current asset investments

	2021 £	2020 £
Listed investments	<u>72,208</u>	<u>38,059</u>

13 Creditors: amounts falling due within one year

	2021 £	2020 £
Accruals	<u>1,200</u>	<u>1,140</u>

Robert John Whitehead's Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2021

14 Funds

	Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2021 £
Unrestricted					
General	130,561	32,278	(24,255)	-	138,584
<i>Unrestricted other funds</i>					
Revaluation reserve	14,685	-	-	20,689	35,374
Total funds	145,246	32,278	(24,255)	20,689	173,958
	Balance at 1 April 2019 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2020 £
Unrestricted					
General	121,621	31,672	(22,732)	-	130,561
<i>Unrestricted other funds</i>					
Revaluation reserve	22,871	-	-	(8,186)	14,685
Total funds	144,492	31,672	(22,732)	(8,186)	145,246

15 Analysis of net assets between funds

	Unrestricted funds General funds £	Total funds £
Tangible fixed assets	57,676	57,676
Fixed asset investments	50,706	50,706
Current assets	66,776	66,776
Current liabilities	(1,200)	(1,200)
Total net assets	173,958	173,958

Robert John Whitehead's Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2021

16 Related party transactions

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

Mr David Wright OBE JP

(Trustee)

Mr David Wright was reimbursed expenses during the year of nil (2020 - £149). At the balance sheet date the amount due to/from Mr David Wright OBE JP was £Nil (2020 - £Nil).