

# PONTEFRACT AND ACKWORTH ALMSHOUSE CHARITY

England & Wales · Charity number 223334

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1965-08-02

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

## Contact

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**Address** The Meeting Room  
2a Ryder Close  
Halfpenny Lane  
Pontefract  
West Yorkshire  
WF8 4BS

**Phone** 01977700297

**Email** [aralmshouse@gmail.com](mailto:aralmshouse@gmail.com)

## Activities

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**Objects:** PROVISION AND MAINTENANCE OF ALMSHOUSES. ANNUAL PAYMENTS TO THE VICAR OF THE ECCLESIASTICAL PARISH OF ST GILES, PONTEFRACT. FOR THE BENEFIT OF THE ALMSPEOPLE.

**Activities:** Provision and maintenance of almshouse accommodation for needy local people of pensionable age.

## Classification

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

## Geography

- **Area of benefit:** PONTEFRACT AND ACKWORTH
- City Of Wakefield

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£90,268	£83,652	-	-
2023-12-31	£86,742	£89,713	-	-
2022-12-31	£83,710	£260,640	-	-
2021-12-31	£119,276	£65,302	-	-
2020-12-31	£133,128	£123,969	-	-

## Trustees

Name	Role	Appointed
<b>JOHN ROCKETT</b>	Chair	
DAVID DOUGLAS HENSHAW JONES		2015-07-17
Eric Alexander Jackson JP		2011-05-25
JEREMY COOK		2011-05-25
JOHN RICHARD RAMSKILL		
MR DEREK VAUX		
PAT WARING		2011-05-25

**PONTEFRACT AND ACKWORTH ALMSHOUSE CHARITY**

England & Wales - Charity number 223334

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# Accounts

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*Peter Siddons*

PONTEFRACT and ACKWORTH ALMSHOUSE CHARITY

REG NO 223334

31 ST DECEMBER 2024

## INCOME

### ALMSHOUSES

#### Maintenance Contributions

Increased by £2468 to £44,562 [5.86%] slightly over Budget of £44,000  
Full occupancy for the year.

#### RENTAL PROPERTIES

Income on rents increased by £475 to £10,964 [4.52%] just short of  
Budget of £11,000

Rents were increased towards the end of the year/start of 2005 which  
should show significant increase to help mitigate the substantial costs  
should plans be approved for conversion of the properties to  
Almshouses.

#### INVESTMENTS

Dividends on CCLA investments rose by £967 to £33,925 [2.93%] and  
the Market Valuations rose by to £63,789 [3.421%] with key sections ,  
Extra-Ord Repairs £305,974 and Building £466,722 offering ample  
support for major expenditure on Micklegate conversions to Almshouse  
units .

CCLA Deposit income rose by £117 to £817 [16.7%]

TOTAL INCOME at £90,268 was up £3,526 on last year [increase of  
4.06%]

## EXPENDITURE

### Almshouses

£48,843 [Including £5198 on Safegas [servicing and annual  
report], £26,534 on buildings and fittings incl retention monies

Robsons £4,200, Fencing M/Gate £2814, New Shower and Kitchen fittings £4,725,] + Carelink £5448, Gardener £8000 + Insurance £3085]

Total of £48,843 was £4281 higher than Income in this section

#### Properties Expenditure

Total £7,117 Includes Safegas £666, Ins £484 and Planning fee £1320 + £2155 on ceiling repairs and £1070 on electrics]

Total at £7117 was £3847 lower than Income in this section

#### Other expenditure]

Total £27,175 [inc Hons total £23,045,] + £3,000 inv EAR Fund, was £7,027 lower than Investment income in this section

#### Events

£1848 was spent on Xmas Lunch + £543 on the canal trip , £122 on the floral event and £50 on the Magician visit..

Overall a satisfactory year with an excess Income of £6,593 and a healthy increase of some £63,789 in the value of the CCLA Investments

Hopefully 2025 will see planning approval on the transformation of the 3 Micklegate properties to 6 Almshouse units.

Ron Firth

8<sup>th</sup> February 2025

PONTEFRACT and ACKWORTH ALMSHOUSE CHARITY REG NO 223334										
2024 INCOME for the Year ending 31st DECEMBER 2024										
DATE	DETAILS	Sto	BANK	CONTRA	MAINTEN	ALMS	RENTS	DIVIDENDS	CCLA INT	BANK INT
Jan 2nd	Emmerson	Sto	£ 151.67			151.67				
	Walpole	Sto	£ 130.00			130.00				
5th	Baker	Sto	£ 130.00			130.00				
8th	Douglas	Sto	£ 130.00			130.00				
9th	John Clegg	Sto	£ 130.00			130.00				
11th	Lowndes	Sto	£ 151.67			151.67				
15th	McDonald	Sto	£ 192.00				192.00			
	Barratt	Sto	£ 56.33			56.33				
	Shipley	Sto	£ 56.33			56.33				
	Howard	Sto	£ 130.00			130.00				
17th	Ellis	sto	£ 130.00			130.00				
18th	Pontey	sto	£ 130.00			130.00				
22nd	Powell Rhodes	sto	£ 121.34			121.34				
	Gravil	Sto	£ 130.00			130.00				
	Hollis	sto	£ 130.00			130.00				
	M.Clegg	Sto	£ 216.67			216.67				
	Callear	Sto	£ 195.00			195.00				
	Westwood	Sto	£ 151.67			151.67				
	Hardy	Sto	£ 151.67			151.67				
24th	Flint	Sto	£ 108.33			108.33				
25th	Brooks	Sto	£ 60.67			60.67				
	Holroyd	Sto	£ 86.67			86.67				
26th	Hartley	Sto	£ 151.67			151.67				
29th	WMDC Benefits	Bacs	£ 776.92		Hoagland	200.00	276.92	Walker		
	" "		" "		Walker	120.00				
	" "		" "		Ward	180.00				
	Heath	Sto	£ 151.67			151.67				
	Heckingbottom	Sto	£ 56.33			56.33				
31st	Moxon	Sto	£ 130.00			130.00				
Feb 1st	Emmerson	Sto	£ 151.67			151.67				
2nd	Walpole	Sto	£ 130.00			130.00				
	Logic	Sto	£ 374.47				374.47	Logic		
5th	Baker	Sto	£ 130.00			130.00				
6th	Douglas	Sto	£ 130.00			130.00				
9th	John Clegg	Sto	£ 130.00			130.00				
12th	Mcdonald	Sto	£ 192.00		McDonald		192.00			
	Lowndes	sto	£ 151.67			151.67				
13th	Howard	Sto	£ 130.00			130.00				
	Shipley	Sto	£ 56.33			56.33				
14th	Barratt	Sto	£ 56.33			56.33				
	Sub Totals		£ 5,769.08	£ -	£ -	£ 4,733.69	£ 1,035.39			





	25thApril	FWD	25730.79		0.00	14,094.42		2,999.09	8,432.08	205.20	0	0
25th	Holroyd	Sto	86.67			86.67						
26th	Hartley	Sto	151.67			151.67						
29th	Heath	Sto	151.67			151.67						
	Heckingbottom	Sto	56.33			56.33						
30th	Moxon	Sto	130.00			130.00						
MAY 1st	Emmerson	Sto	151.67			151.67						
2nd	Walpole	Sto	130.00			130.00						
7th	Baker	Sto	130.00			130.00						
	McDonald Rent	Sto	192.00					192.00	Mc Donald			
	Douglas	Sto	130.00			130.00						
9th	J. Clegg	Sto	130.00			130.00						
13th	Lowndes	Sto	151.67			151.67						
	Howard	Sto	130.00			130.00						
			27452.47	0.00	0.00	15624.10	0.00	3191.09	8432.08	205.20	0.00	0.00
13th	Logic	Sto	374.47					374.47	Logic			
14th	Shipley	Sto	56.33			56.33						
	Barratt	Sto	56.33			56.33						
	Sub Totals		27939.60			15,736.76		3,565.56	8,432.08	205.20	0	0
17th	Ellis	Sto	130.00			130.00						
20th	WMDC Benefits	Bacs	776.92					276.92	Walker			
	" "		" "									
	Powell/Rhodes	Sto	121.34			121.34						
	Hollis	Sto	130.00			130.00						
	Pontey	Sto	130.00			130.00						
	Westwood	Sto	151.67			151.67						
	Hardy	Sto	151.67			151.67						
	M, Clegg	Sto	216.67			216.67						
22nd	Callear	Sto	195.00			195.00						
	Gravil	Sto	130.00			130.00						
14th	Flint	Sto	108.33			108.33						
28th	Heath	Sto	151.67			151.67						
	Hartley	Sto	151.67			151.67						
	Holroyd	Sto	86.67			86.67						
	Brooks	Sto	60.67			60.67						
	Heckingbottom	Sto	56.33			56.33						
31st	CCLA Divs	Bacs	5,274.34						5,274.34			
	"		3,157.74						3,157.74			
	Logic	Sto	374.47					374.47	Logic			
	Sub Totals		39,494.76	0.00	0.00	18,208.45	0.00	4,216.95	16,864.16	205.20	0.00	
31st	Moxon	Sto	130.00			130.00						
June 3rd	Walpole	Sto	130.00			130.00						
	McDonald rent	Sto	192.00					192.00	McDonald			

	Emmerson	Sto	151.67			151.67							
June 5th	Baker	Sto	130.00			130.00							
	Barclays Complaints	Cr	50.00			50.00							
6th	Douglas	Sto	130.00			130.00							
10th	John Clegg	Sto	130.00			130.00							
11th	Lowndes	Sto	151.67			151.67							
13th	Howard	Sto	130.00			130.00							
14th	Shiple	Sto	56.33			56.33							
14th	Barratt	Sto	56.33			56.33							
17th	Ellis	Sto	130.00			130.00							
	WMDC Benefits	Bacs	776.92		Hoagland	200.00		276.92	Walker				
	" "	" "	" "		Ward	180.00							
	" "	" "	" "		Wood	120.00							
18th	Pontey	Stoi	130.00			130.00							
20th	Powell/Rhodes	Sto	121.34			121.34							
	Hollis	Sto	130.00			130.00							
	Westwood	Sto	151.67			151.67							
	Hardy	Sto	151.67			151.67							
21st	M.Clegg	Sto	216.67			216.67							
24th	Flint	Sto	108.33			108.33							
	Callear	Sto	195.00			195.00							
	Gravil	Sto	130.00			130.00							
25th	Holroyd	Sto	86.67			86.67							
	Brooks	Sto	60.67			60.67							
26th	Hartley	Sto	151.67			151.67							
28th	Heath	Sto	151.67			151.67							
	Heckingbottom	Sto	56.33			56.33							
July 1st	Emmerson	Sto	151.67			151.67							
	Mc Donald Rent	Sto	192.00					192.00	McDonald				
	Moxon	Sto	130.00			130.00							
	Logic	Sto	341.80	see exp § 2nd Sept.				341.80	Stat [55] logic				
2nd	Walpole	Sto	130.00			<b>130.00</b>							
5th	Baker	Sto	130.00			<b>130.00</b>							
9th	J.Clegg	Sto	130.00			<b>130.00</b>							
8th	Douglas	Sto	130.00			<b>130.00</b>							
11th	Lowndes	Sto	151.67			<b>151.67</b>							
15th	WMDC Benefits	Bacs	776.92		Hoagland	<b>200.00</b>		276.92	Walker				
	" "	" "	" "		Ward	<b>180.00</b>							
	W" "	" "	" "		Wood	<b>120.00</b>							
	Barratt	Sto	56.33			56.33							
	Shiple	Sto	56.33			56.33							
	Howard	Sto	130.00			130.00							
	Sub Totals		46,188.09	0.00	0.00	23,622.14	0.00	5,496.59	16,864.16	205.20			
17th	Ellis	Sto	130.00			130.00							
18th	Pontey	Sto	130.00			130.00							



	"		5274.34						5,274.34			
Sept 2nd	Moxon	Sto	130.00			130.00						
	Walpole	Sto	130.00			130.00						
	Logic	Sto	452.00					452.00	Logic			
	Emmerson	Sto	151.67			151.67						
	Sub Totals		62,084.47	0.00	0.00	29,521.52	0.00	7,061.51	25,296.24	205.20		
Sept 5th	Baker	Sto	130.00			130.00						
	Douglas	Sto	130.00			130.00						
9th	WMDC Benefits	Bacs	776.92	Bacs	Hoagland	200.00		276.92	Walker			
	" "		" "		Ward	180.00						
	" "		" "		Wood	120.00						
	J.Clegg	Sto	130.00			130.00						
11th	Lownes	Sto	151.67			151.67						
13th	Howard	Sto	130.00			130.00						
2nd	Dep Int	Cred	0.10								0.10	
	Sub totals		63533.16	0.00	0.00	30693.19	0.00	7338.43	25296.24	205.20	0.10	
Sept 16th	Barratt	Sto	56.33			56.33						
	Shiple	Sto	56.33			56.33						
17th	Ellis	Sto	130.00			130.00						
	Heath	Cr	151.67			151.67						
18th	Pontey	Sto	130.00			130.00						
20th	Powell/Rhodes	Sto	121.34			121.34						
	Hollis	Sto	130.00			130.00						
	Hardy	Sto	151.67			151.67						
	Westwood	Sto	151.67			151.67						
23rd	Gravil	Sto	130.00			130.00						
	McDonald rent	Sto	192.00					192.00	McDonald			
	Calllear	Sto	195.00			195.00						
	M,Clegg	Sto	216.67			216.67						
24th	Flint	Sto	108.33			108.33						
25th	Brooks	Sto	60.67			60.67						
	Holroyd	Sto	86.67			86.67						
26th	Hartley	Sto	151.67			151.67						
27th	Heath	Sto	151.67			151.67						
30th	Heckingbottom	Sto	56.33			56.33						
	Moxon	Sto	130.00			130.00						
	Logic	Sto	452.00					452.00	Logic			
October 1st	Emmerson	Sto	151.67			151.67						
2nd	Walpole	Sto	130.00			130.00						
7th	WMDC Benefits	Bacs	776.92		Hoagland	200.00		276.92	Walker			
	" "		" "		Ward	180.00						
	" "		" "		Wood	120.00						
	Baker	Sto	130.00			130.00						
	Douglas	Sto	130.00			130.00						
9th	J.Clegg	Sto	130.00			130.00						













DATE	Pontefract and Ackworth Almshouse	IT	EXPENDITURE	YR ENI
2024	DETAILS	TO ET	BANK	REC NC FEES EXPENSES
Jan 2nd	Safegas	bacs	6756.00	
	4th Alms Assoc Fees	Bacs	582.00	582.00
	TV Licences	2634	60.00	60.00
	16th Age UK	D/D	63.00	
	22nd Mark Bates Ltd		131.00	
	BT Group	D/D	94.26	Camera 94.26
	29th A.Rockett Hon	STO	1100.00	
	31st Currys	2636	294.00	
Feb 16th	A.P Build	Bacs	340.00	
	Age Uk	D/D	84.00	
	21st BT Group	D/D	94.26	Cams 94.26
	25th Carter and Jacks	Bacs	73.60	
	27th Andrea Hon Back	Sto	110.00	
	28th Andrea Hon	Sto	1100.00	
	29th RLL Yorkshire	Bacs	446.99	
Mar 2nd	Altor Construct	Bacs	4,200.00	
	AR Exp	Bacs	20.90	
	4th AR Exp	Bacs	12.75	
	6th C.F.S. Fire Ext	bacs	159.18	
	8th J and D Accounts	Bacs	250.00	
	12th G.T Fry	Bacs	40.00	
	18th Age UK	D/D	84.00	
	20th ICO Subs	D/D	35.00	
	21 Eon Next	D/D	146.01	
	BT Group	D/d	94.26	Cams 94.26
	Pft Insulation	Bacs	954.00	
	22nd GT Fry	Bacs	46.00	
	26th Don. Hospice	2637	100.00	
	28th R,Walker	Sto	1,000.00	1,000.00
	Andrea Hon	Sto	1,100.00	
April 2nd	AR Hon	Sto	55.00	
	4th WMDC Rates	2638	133.19	133.19
	8th Window Doctor	Bacs	377.00	Castle Force Ltd
	16th Age Uk	D/D	84.00	
	22nd BT Group	D/D	101.72	Cams 101.72
	29th R.Walker	Sto	1,000.00	1,000.00
	Andrea Hon	Sto	1,155.00	
May 3rd	HBH Décor	Bacs	1,512.00	
	8th Ron re Magician	Bacs	50.00	
	14th PW Signs	Bacs	14.40	

	Sub Totals		24,053.52	0.00	0.00	3,159.69
	13th Carelink	Bacs	5,447.60			5,447.60
	14th Pft Insulation	Bacs	954.00			
	16th Age UK	d/d	86.80			
	Andrea Exp Mar/	Bacs	114.90			
May	20th BT Group	D/d	42.96			42.96
	28th R,Walker	Sto	1,000.00			1000.00
	29th Andrea Hon	Sto	1,155.00			
Jun	3rd HBH Decors	Bacs	888.00			
	5th Carter Jackson	Bacs	73.60			
	17th Age Uk	D/D	130.20			
	18th PW Signs	bacs	39.60			
	Sub Totals		33,986.18	0.00	0.00	9,650.25
	21st EON Next	D/D	121.10			
	BT Group Camed	d/d	59.75			59.75
	27th HBH Decors	Bacs	468.00			
	Grout Ins	Bacs	3,663.64			3,085.04
	28th R.Walker	Sto	1,000.00			1,000.00
	CcLA Funds	Bacs	350.00			350.00
July	1st A.Rockett Hon	Sto	1,155.00			
	1st R.Firth Hon	sto	4,620.00			
	Sub Totals		45,423.67	###	Err:522	Err:522
	11th Cleaner Mgt Woc	2639	100.00			
			45,523.67			14,145.04
July	15th Age UK Wood	D/D	86.80			
		SUBS	45,610.47			14,145.04
	1 Glen Fry Ltd	Bacs	140.00			
	18th R,Watson	Bacs	100.00			
	22nd BT Group	D/D	59.75			59.75
	24th Chris Jones	Bacs	3,030.00			
	" "		" "			
	" "		" "			
	29th R.Walker [July]	Sto	1,000.00			1,000.00
	A.Rockett Hon	Sto	1,155.00			
Aug	2nd GT Fry	Bacs	30.00			
	5th A.R Re Rats WM	Bacs	143.18			143.18
	22nd BT Group	D/D	59.75			59.75
	H H Decorators	Bacs	120.00			
	28th R.Walker	Sto	1,000.00			1,000.00
	29th A.Rockett Hon	Sto	1,155.00			

Date	Description	Account	Amount	Category	Balance
July 15th	A.Rockett xp	Bacs	71.28	May/J	
July 18th***	Major Floor Covers	2640	140.00		
	Sub Totals		53,814.43		16,407.72
Sep2nd					
Sept 4th	Ash Glass Ltd	bacs	606.00		
	5th CcLA Funds	Sto	3,000.00		3,000.00
	Safe Anchor Don	Bacs	50.00		
	6th Glen Fry Ltd	Bacs	55.00		
11th	A.Rockett Exp	Bacs	88.20	Sep/Aug	
13th	AR Boat trip	2642	152.88		
	" "				
	17th Eon Next	D/D	117.78		
	23rd GT Fry	Bacs	45.00		
	B.T.Group	D/D	59.75		59.75
	21st Carter Jackson	Bacs	78.60		
	25th Poppletons	2641	340.00		
	30th R.Walker	Sto	1,000.00		1,000.00
	A.Rockett Hon	Sto	1,155.00		
Oct 2nd	Ar Exp Xmas Chr	Bacs	79.00		
	7th Robinson Electric	Bacs	180.00		
	8th Atkinson	Bacs	2,813.95		
	18th Robinson Electric	Bacs	890.00		
	22nd BT Group	D/D	42.50		42.50
	28th Walker Gardener	Sto	1,000.00		1,000.00
	29th A.Rockett Hon	Sto	1,155.00		
	Sub Totals		66,723.09	0.00	0.00
	31ST a.o.Business	2643	563.99		21,509.97
			67,287.08		
Nov 1st	BT Group	D/D	50.34		50.34
	27th A.Rockett	Bacs	19.55		
	29th A.Rockett Hon	Sto	1,155.00		
	C.J.Joinery	Bacs	2,215.00		
	Carl Bale	Bacs	2,290.00		
	" " "				
	" "				
Dec 5th	LHL Group	BACS	1,320.00		
	9th John Rockett	2644	612.40		
	" "				

	"	"			
	"	"			
	"	"			
	R.Firth re Singer	Bacs	120.00		
10th	GT FRY	Bacs	110.00		
	"	"	"	"	
16th	King'sCroft	2646	297.00		
	King'sCroft	2647	600.00		
	Logic	Bacs	89.86	89.86	Mgt Fees
17th	EON Next	D/d	118.43		
19th	Ben Allen Jones	Bacs	478.80		Hoagland
20th	Michelles Flo	2645	100.00		
23rd	Major Floor Cove	2649	245.00		?????
30th	BT Group	D/D	50.34		50.34
	R.Firth Hon	Sto	4,620.00		
	A.Rockett	Sto	1,155.00		
Jan 5th	Poppletons	2648	140.00		
	AR Exp	Bacs	60.62		
6th	All Round Plumb	Bacs	518.00		
	Sub Totals		83,652.42	0.00	89.86 21,610.65

DING 31ST DE	OTHER	EXPENSES	PROPERTIES	OTHER	ADMIN
REPAIRS			REPAIRS		
6090.00			666.00		
	63.00	Wood			
	131.00	Ins			
					1,100.00
294.00		Heath Wash			
340.00		L/L Thw			
	84.00	Wood			
	73.60	Mags			
					110.00
					1100.00
			446.99	Dynorod	
4,200.00		Retent Pay			
					20.90
					12.75
	159.18	Misc			
					250.00
40.00		Ry			
	84.00	Wood			
	35.00	ICO			
	146.01	M/R			
954.00		Humid			
46.00		Rob			
	100.00	Flower			
Mar					1,100.00
					55.00
Thw					
			377.00		
	84.00	Wood			
Apr					1,155.00
1,512.00		Mic Alms			
	50.00	Magicia			
	14.40	Wood Sign			

	13,476.00	1,024.19	0.00	1,489.99	0.00	4,903.65
	954.00 ryd5					
		86.80 Wood				114.90
		Cams				
May						1155.00
	888.00 Thw					
		73.60 Mags				
		130.20 Wood				
		39.60 No Parking				
	15,318.00	1,354.39	0.00	1,489.99	0.00	6,173.55
		121.10 M/Room				
	468.00					
> m/R Ins		94.56	484.04 Ins			
June						
						1,155.00
						4,620.00
	Err:522	Err:522	Err:522	1,489.99	Err:522	Err:522
	100.00					
	15886.00	1,570.05	484.04	1489.99		11948.55
		86.80				
		1,656.85				
	140.00 ryd2/4					
	100.00 rob4					
	Cameras					
	2585.00 L/L Heath					
	25.00 Mgt 24 k/saf					
	420.00 Ryd					
Jly						
						1,155.00
	30.00 L/L 44					
	Thw					
Aug						
	120.00 Thw***					
Aug						
						1,155.00

71.28

140.00 l/lane  
19,446.00 1,656.85 484.04 1,489.99 14,329.83

606.00 ryd2/4  
Ord Rep Fund  
Canal Trip 50.00  
55.00 Smoke DetM/R  
88.20

99.50 Fish/Chips  
53.38 Morrisons  
117.78 m/Room  
45.00 Ryd  
Sep

78.60 Mags  
340.00 Canal Trip  
Sep  
1,155.00

79.00 Xmas ChoçTesco  
M/Gt 180.00 Exam[ 30]  
2,813.95 M Fencing/Gt  
890.00 Rep [30]

Oct 1,155.00

22,910.95 2,530.11 484.04 2,559.99 0.00 16,728.03  
563.99 cooker hoag  
23,474.94

19.55  
1,155.00

60.00 Ryd 2,155.00  
2,140.00 Ryd 80.00  
30.00 Mgt  
40.00 Thw

1320.00 Plann FeM/Gate

Xmas lunch  
Asda 345.00

Farm Foods	105.00				
Morrisons	140.20				
	22.20	Floral			
Xmas lunch	120.00				
	55.00				
	55.00				
Xmas drinks	297.00				
Xmas lunch	600.00				
m/gate no 32 to feb 2025					
M/R	118.43				
	478.80				
Floral Show	100.00				
	245.00				
Cameras					4,620.00
					1,155.00
Xmas Bus	140.00				
					60.62
			518.00	no34	

26,578.74    4,512.94    484.04    5,312.99    0.00    23,738.20

AR Hon

Ar Backpay  
AR Hon

AR Exp  
AR Exp

Audit

AR Hon  
AR Hon Inc

AR Hon

AR Exp

AR Hon

AR Hon  
Rf Hon

AR Hon

AR Hon

AR Exp \*\*\*

AR EX Ju/Aug

AR Hon

AR Hon

AR Exp  
AR Hon

R F Hon  
AR Hon

ArR N/Dec

## **Analysis of Repairs/Renovations/Mainte**

**£**

### **ALMSHOUSES**

### **Repairs etc**

<b>Ryders [12 Bungalows]</b>	<b>8,258.60</b>
<b>Thwaites [4 Bungalows]</b>	<b>2,509.00</b>
<b>Wards [4 Bungalows]</b>	<b>4,107.00</b>
<b>Robsons [4 bungalows]</b>	<b>5,234.00</b>
<b>Micklegate [3 Bungalows]</b>	<b>5,046.95</b>
<b>John Mercer [2 Bungalows]</b>	<b>1,378.79</b>
<b>TOTALS</b>	<b>26,534.34</b>

### **PROPERTIES**

<b>Micklegate [3 Properties]</b>	
<b>TOTALS</b>	<b>5,312.99</b>

### **MISCELLANEOUS**

<b>Magazines</b>	<b>225.80</b>
<b>Cameras</b>	<b>809.64</b>
<b>ICO Subs</b>	<b>35.00</b>
<b>Fire Extinguisher Service</b>	<b>159.18</b>
<b>Donation Hospice re Fl</b>	<b>100.00</b>
<b>PW Signs re Parking</b>	<b>39.60</b>
<b>PW Signs re Ian Wood</b>	<b>14.40</b>
<b>WMDC re Rats at Thwa</b>	<b>143.18</b>
<b>27 th March re Rats</b>	<b>133.19</b>

<b>TOTALS</b>	<b>1,659.99</b>
---------------	-----------------

### **MAGICIAN**

**Fee**

**50.00**

**TOTAL**

**50.00**

## Finance for 2024 [including Gas servicing]

£	£
Inc Gas	Inc/Structure
	2424.60 inc. Shower £2140
	888.00
	888.00 inc Kitchen £2585
	888.00 inc. Altor release £4,200
	666.00 inc.fencing £2814,
	336.00 Cooker £564, Locks£479
	<b>5198.00</b>
	<b>£666.00 Ins, £484, Pointing, £400</b>
£	Ceilings £2155 ]
	Dyno rods £447 ]
	Electric £1070 ]
	Planning Fees £1320 ]
 <b>XMAS LUNCH</b>	
Vouchers Supermarkets	612.40
Kings Croft Inc £50 for 2025 c f/wd	897.00
Singer	120.00
Poppletons	140.00
Raffle Prizes	79.00
<b>TOTAL</b>	<b>£1,848.40</b>
<b><u>SUMMER OUTINGS AND EVENTS</u></b>	
Boat Trip Donation	50.00
Coach	340.00
Meals inc Fish/Chips £78.34 + £84 in	152.88
<b>TOTAL CANAL TRIP</b>	<b>542.88</b>
<b>FLORAL EVENT</b>	
Michelles Flowers	100.00

**Refreshments**

**22.20**

**TOTAL**

**122.20**

£

**TOTAL**

**8,258.60**

**2,509.00**

**4,107.00**

**5,234.00**

**5,046.95**

**1,378.79**

**26,534.34**

**5,312.99**

**MEETING ROOM**

**Electric 503.32**

**Insurance 94.56**

**TOTAL 597.88**

**PONTEFRACT AND ACKWORTH ALMHOUSE CHARITIES**

**Independent Examiner's Report to the Trustees**

I report on the Accounts of the Pontefract and Ackworth Almshouses Charities for the year ended 31<sup>st</sup> December 2024 which are set out on the attached pages.

Respective responsibilities of Trustee and Examiner

As the Charity's trustees you are responsible for the preparation of the Accounts; and you consider that the audit requirement of Section 43 (2) of the Charities Act 1993 (the Act) does not apply.

It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under Section 43 (b) of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners.

An examination includes a review of the accounting records kept by the Charity and a comparison of the Accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts and seeking explanations from you as Trustees concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit and consequently I do not express an audit opinion on the view given by the Accounts.

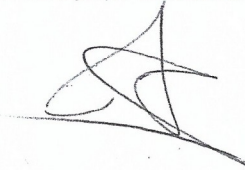
Independent Examiner's Statement

In connection with my examination, no matter has come to my attention: -

- which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with Section 41 of the Act; and
  - to prepare accounts which accord with the accounting records and to comply with accounting requirement of the Acthave not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

J & D Accountancy Services  
11 Northleigh  
East Hardwick  
Pontefract  
West Yorkshire  
WF8 3DR

Signed



Date: 5<sup>th</sup> April 2025

**PONTEFRACT AND ACKWORTH ALMSHOUSE CHARITY**

England & Wales - Charity number 223334

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# Accounts

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PONTEFRACT AND ACKWORTH ALMSHOUSE CHARITY Registered no 223334  
COMMENTS ON THE ACCOUNTS FOR THE YEAR ENDING 31<sup>ST</sup> DECEMBER  
2023

ALMSHOUSES

INCOME

The early part of the year was taken up with updating units at Robsons and Love Lane in readiness for new residents to move in. Whilst this led to a lower level of Maintenance Income, the higher level of contributions from new residents later in the year meant that contributions increased from £40,084 to £42,094, a 5% increase on the full year and just short of Budget.

With all the Almshouses now occupied we should be able to see a further rise in Contributions in 2024.

PROPERTIES

Rents are slightly down on last year but Logic, with our agreement, reduced the rent sum in October by £50 to reimburse the tenants for the call out charge of that amount on a damaged window opener which we had agreed to replace.

INVESTMENTS

Dividends on our Income Bearing Investments with CCLA increased to £33,458 from £32,958 in 2022 a rise of £500 and interest on COIF Deposit account increased from £186 to £700 as we managed our expenses on repairs etc mainly from cashflow. The CCLA investments recovered well in 2023 from £1,685,252 to £1,864,448 a rise of £179,196 [10.63%] and the main two investments we look for i.e Building Fund for land or property purchases and the Extra ordinary Repair Fund stand at £465,412 and £288,253 respectively.

**EXPENDITURE**

Repairs on almshouses @ £35,904 are well down on 2022 [where we spent some £170 approx. on Robsons renovations alone, mainly from sales of ERF units.] Of this £35,904

£5198 was on Gas Servicing and Repairs, £1500 on fencing between Ryder Close and the CISWO bungalows partly to mark a clear boundary between the two areas and also to protect the saplings donated by the Woodland Trust along that line. New kitchens were put in Love Lane and Micklegate units and Decorators moved in there to improve their appearance prior to new residents moving in. The Meeting Room was also decorated £1,344.

In Miscellaneous items of Expenditure we agreed to help Ian Wood, whose health and mobility is steadily declining by paying Age UK to undertake cleaning [£1148] service and insure his scooter £316.

The usual events took place, Boat Trip on the Canal [£579.14] and Snacks and Drinks in the Meeting Room [£126.82] to celebrate the Coronation plus a Magic Show in the Meeting Room £87.40 and the Christmas Lunch at King's Croft [£1617.80] all well-attended and thoroughly enjoyed.

### OVERALL VIEW

Financially 2023 was a good recovery year with properties all in good condition and residents well cared for thanks mainly to Andrea and John with the full support of Trustees. The Year ended on a sad note with the death of Kebir Berry O.B.E. who was a very committed Trustee of the Almshouses and active supporter of many social organisations in the area. Following on from this was the deterioration in the health of Gary Moxon, who was to lose his gallant fight against cancer and died in January, despite the dedication of his Wife, Debbie. I know they were so grateful to the Trustees for accepting them as residents at 4 Thwaites and particularly for agreeing to move Debbie's Mum, Mrs Ellis, to 3 Thwaites to help them through the trauma of last few months of Gary's life. This was the Charity showing its real worth.

Ron Firth 20<sup>th</sup> Feb 2024

PONTEFRACT and ACKWORTH ALMSHOUSE CHARITY REG. No. 223334					
		BALANCE SHEET as at 3		at 31st DECEMBER 2023	
2022	LIABILITIES	2023	2022	ASSETS	2023
3,268,018	Brought Forward	2,878,539		FIXED ASSETS [Revalued 1998]	
-56,930	Surplus on year [Deficit]	-2,970		ALMSHOUSES	
			100,000	Robsons [4]	100,000
			100,000	Wards [4]	100,000
			100,000	Thwaites [4]	100,000
			405,000	Ryder Close [12]	405,000
-332,549	Increase [Decrease]	179,196	105,000	Micklegate [3]	105,000
	COIF Investments		232,749	John Mercer [2] [inc Land] £54,000	232,749
			1,042,749	TOTAL ALMSHOUSES	1,042,749
			44,800	Meeting Room at Cost	44,800
				TENANTED PROPERTIES	
			67,500	Micklegate [3]	67,500
			67,500	TOTAL TENANTED	67,500
			1,155,049	TOTAL PROPERTIES	1,155,049
				TOTAL LAND	0
			1,155,049	TOTAL FIXED ASSETS	1,155,049
				CURRENT ASSETS	
			22,898	Bank Current Account	19,297
			27	Bank Deposit Account	27
			15,313		15,944
			38,238		35,268
				C.O.I.F. INVESTMENTS	
			263,474	John Mercer Fund	296,484
			697,200	Endowment Fund [Income]	762,340
			53,839	Capital Replacement [Accum]	60,958
			253,327	Extra Ordinary Repair [Accum]	288,253
			417,412	Building Fund [Income]	456,412
			1,685,252	TOTAL INVESTMENTS	1,864,448
2,878,539	Accumulated Funds	3,054,765	1,723,490	TOTAL CURRENT ASSETS	1,899,716

<b>2,878,539</b>	<b>TOTAL LIABILITIES</b>	<b>3,054,765</b>		<b>2,878,539</b>	<b>TOTAL ASSETS</b>	<b>3,054,765</b>

**CHARITY REGISTRATION NO 223334**

**PONTEFRACT and ACKW**

**Analysis of Repairs/Renovations/Maintenance for 2023 [including Gas**

	£	£
<b>ALMSHOUSES</b>	<b>Repairs etc</b>	<b>Inc Gas</b>
Ryders [12 Bungalows]	9,318.38	2318.40
Thwaites [4 Bungalows]	2,877.30	856.80
Wards [4 Bungalows]	13,284.01	856.80
Robsons [4 bungalows]	4,370.80	856.80
Micklegate [3 Bungalows]	5,683.60	<b>642.60</b>
John Mercer [2 Bungalows]	370.00	<b>315.00</b>
<b>TOTALS</b>	<b>35,904.09</b>	<b>5198.00</b>

**PROPERTIES**

<b>Micklegate [3 Properties]</b>	1,167.17	Incl Gas £642.60 and
<b>TOTALS</b>	<b>1,167.17 £</b>	

**MISCELLANEOUS**

	<b>XMAS LUNCH</b>
Magazines	219.50 Morrisons, Asda, etc voucher
Cameras	1,095.48 Kings Croft Inc £50 for 2024 c
Interim Gas/Electric	599.59 Xmas drinks M/R £131.50 and K
Ian Wood Age Uk Cleaner	1148.80 Singer
Ian Wood Scooter Service/Ins	316.00 Poppleton's
ICO Subs	35.00 TOTAL
EPC Heating Services	290.00 SUMMER OUTINGS AND EVEI
Tree Surveys	570.00 Boat Trip Donation
Fire Extinguisher Service	59.72 Coach
Council Tax on empty prop L/L	266.12 Meals inc Fish/Chips £78.34 +
New Printer for Andrea	179.99 Drinks in M/R
Donations to Hospice re Floral visits	200.00 Coronation Celebration
Andrea Computer Repair	26.00 TOTAL
<b>TOTALS</b>	<b>5,006.20</b>

**DRTH ALMSHOUSE CHARITY**

s servicing]

<b>£</b>	<b>£</b>
<b>Inc/Structure</b>	<b>TOTAL</b>
inc new Fencing £1,50	9,318.38
inc. £475 Locksmith cal	2,877.30
inc.£9699 New	13,284.01
	4,370.80
	5,683.60
	370.00
	<b>35,904.09</b>

Insurance £474.57	1,167.17
	<b>1,167.17</b>

**I MEETING ROOM**

<b>480.00 I EON</b>	<b>751.50</b>
<b>480.00 I Water Chg</b>	<b>28.57</b>
<b>417.80 I Insurance</b>	<b>92.73</b>
<b>100.00 (HBH Decorators</b>	<b>1344.00</b>
<b>140.00 TOTAL</b>	<b>2216.80</b>

£1,617.80

NTS

<b>50.00</b>
<b>320.00</b>
<b>162.34</b>
<b>£46.80</b>
<b>126.82</b>
<b>705.96</b>

**PONTEFRACT and ACKWORTH ALMSHOUSE C  
C.O.I.F. INVESTME**

**2022**

NO. OF UNITS	VALN. OF UNITS PENCE	TOTAL VALUE £	DIV.RECD
<b>Endowment Fund [Income]</b>			
38414.7	1814.93	697,200	20,848
	244.29	22,038.78	53,839
On 30th June 1.59 units were bought @22,038.21p =£350			
<b>Extra Ordinary Repair Fund</b>			
	1,149.46	22038.78	253,327
On 8th Sept 12.86 Units were bought @ 23,322.75p =£3000			
on 25th August 427.53 units sold@23,389.94p =£99,999			
On 29th Dec 342-65 units sold @21,888.07p=£74,999.47			
	22,998.82	1814.93	417,412
On 13th Jan 2022, 2746.51units bought @ 2002.54p =£55,000			
	1,195.50	22,038.78	263,474
		<b>1,685,252</b>	<b>32,958##</b>

**AS AT 31ST DECEMBER 2022**

**HARITY REG. NO. 223334**

**UNITS**

**2023**

<b>NO.OF UNITS</b>	<b>VALN.OF UNITS</b>	<b>TOTAL VALUE</b>	<b>DIVS. RECD.</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>38414.7</b>	<b>19.845</b>	<b>762,340</b>	<b>20,928</b>
<b>245.8</b>	<b>248.03</b>	<b>60,958</b>	
<b>On 29th June 1.51 units were bought at 23,106.19p= £350</b>			
<b>1,162.31</b>	<b>248.0030</b>	<b>288,253</b>	
<b>On 7th Sept 12.85 units were bought at 23,345.57p costing £3,000</b>			
<b>22,998.82</b>	<b>19.845</b>	<b>456,412</b>	<b>12,530</b>
<b>1,195.50</b>	<b>248.03</b>	<b>296,484</b>	<b>33,458</b>
		<b>1,864,448</b>	<b>33,458</b>

**AS AT 31ST DECEMBER 2023**

PONTEFRACT and ACKWORTH ALMSHOUSE CHARITY Reg No 223334							
INCOME and EXPENDITURE for the year ending 31st December 2023							
INCOME	2023	2022	EXPENDITURE	2022	Surplus/Deficit	2023	Surplus/Deficit
ALMSHOUSES			ALMSHOUSES				
Contributions to Maintenance	42,094.15	40,083.90					
			Insurances	2,649.36		3,025.49	
			Repairs (Less Refunds)	42,307.86		35,904.09	
			Robsons renovations incl VAT	170,011.34			
			Gardener	7,000.00		7,600.00	
			TV Licences	45.00		60.00	
			Advertising				
<b>Total Almshouse Income</b>	<b>42,094.15</b>	<b>40,083.90</b>	Xmas Treats (less refunds)	1679.25		1,617.80	
			Carelink (less refunds)	6106.88		6,109.32	
PROPERTIES			Floral Events cf repairs sheet	258.50			
			Meeting Room	439.63		2,216.80	
Rents	10,489.60	10,481.60	Miscellaneous (cf repair notes	3523.17		5,006.20	
			Summer Treats	453.68		579.14	Boat Trip
	10,489.60	10,481.60	Jubilee Celebrations	756.38		126.82	Coronation
<b>OTHER INCOME</b>			Floral Event See Repairs	176.68			
Land Rents		0	Magician			87.40	
Dividends COIF	33,458.10	32,957.80	<b>TOTAL ALMSHOUSES</b>	<b>235,407.73</b>	<b>-195,323.83</b>	<b>62,333.06</b>	<b>-20,238.91</b>
Bank Interest	0.16	0.03	<b>PROPERTIES</b>				
COIF Dep Interest	700.06	186.67	Repairs	561.00		692.60	
Sale of ERF units		175,000.00	Insurance	403.32		474.57	
NET SALE TO CARTER'S		39,004.00	<b>TOTAL PROPERTIES</b>	<b>964.32</b>	<b>9,517.28</b>	<b>1,167.17</b>	<b>9,322.43</b>
			<b>OTHER EXPENDITURE</b>				
			Clerk's Hon	12,000.00		13,200.00	
<b>TOTAL Other Income</b>	<b>34,158.32</b>	<b>208,144.50</b>	Clerk's Expenses	272.40		256.62	
			Repay Capital COIF	350.00		350.00	-
<b>GRAND TOTALS</b>	<b>86,742.07</b>	<b>£ 258,710.00</b>	Emergency Rep Fund COIF	3,000.00		3,000.00	
			NAA Subs	309.00		333.00	
			Postage/Stationery	61.50		23.00	
			Audit Fee	250.00		250.00	
			Treasurer's Hon	8,000.00		8,800.00	
			Treasurer's Expenses	25.00			
			Invest Building Fund	55,000.00			

			<b>TOTALS OTHER EXPEND</b>	<b>79,267.99</b>		<b>26,212.62</b>	<b>7,945.70</b>		
			<b>TOTALS</b>	<b>315,640.04</b>	<b>128,876.51</b>	<b>89,712.85</b>			
			<b>Plus Surplus/Deficit</b>	<b>-56,930.04</b>		<b>- 2,970.78</b>	<b>-2,970.78</b>		
			<b>GRAND TOTALS</b>	<b>258,710.00</b>					




## PONTEFRACT AND ACKWORTH ALMHOUSE CHARITIES

### Independent Examiner's Report to the Trustees

I report on the Accounts of the Pontefract and Ackworth Almshouses Charities for the year ended 31<sup>st</sup> December 2023 which are set out on the attached pages.

#### Respective responsibilities of Trustee and Examiner

As the Charity's trustees you are responsible for the preparation of the Accounts; and you consider that the audit requirement of Section 43 (2) of the Charities Act 1993 (the Act) does not apply.

It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under Section 43 (b) of the Act, whether particular matters have come to my attention.

#### Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners.

An examination includes a review of the accounting records kept by the Charity and a comparison of the Accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts and seeking explanations from you as Trustees concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit and consequently I do not express an audit opinion on the view given by the Accounts.

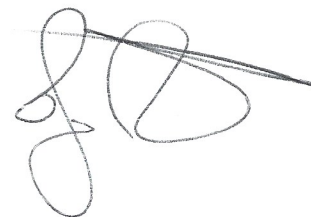
#### Independent Examiner's Statement

In connection with my examination, no matter has come to my attention: -

- which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with Section 41 of the Act; and
  - to prepare accounts which accord with the accounting records and to comply with accounting requirement of the Acthave not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

J & D Accountancy Services  
11 Northleigh  
East Hardwick  
Pontefract  
West Yorkshire  
WF8 3DR

Signed



Date: 29th February 2024

**PONTEFRACT AND ACKWORTH ALMSHOUSE CHARITY**

England & Wales - Charity number 223334

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# Accounts

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PONTEFRACT and ACKWORTH ALMSHOUSE CHARITY REG NO 223334  
COMMENTS ON THE ACCOUNTS FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2022

The Year 2022 has proved a very difficult one but a very rewarding one for the residents with the extra social events arranged by Andrea, especially the Jubilee celebrations marking the Queen's 70 years as Monarch. The Year was also special for the extensive renovations of the Robson's Almshouses which entailed extra care in choice of materials etc for these units within the Castle conservation area. Although adding significantly to the costs, the 4 units have benefited greatly from the work done and should remain free from further major work in the future.

ALMSHOUSES

INCOME

Although there have been some vacancies during the year following the Deaths of Mrs Pearman and Mrs Chapman and the moves of Bill Reeve into Care and Brian Riddiough moving to live near his Daughter down South for health reasons, the increased maintenance charges on new residents has helped in increasing the annual income from £37,562 to £40,084 an increase of 6.7% but down on the Budget of £44k which did not anticipate the delays in finding new residents, and 3, Robsons will be vacant for a few weeks yet following Brian Riddiough's move and the significant cleansing and decorating needed in the meantime.

PROPERTIES

Rents have decreased slightly to £10481 from £11386 in 2021 a drop of £905, £108 of this was remedial work on 34 Mgate for EICR done by National Safety Inspections Ltd. The remaining £797 will be for the timing of payments from WMDC for Housing benefits totalling £776 approx paid 4 Weekly.

LAND RENTS

Have now ceased following sale to Carters in late 2021.

INVESTMENTS

Dividends on our Income Bearing investments with CCLA increased to £32,957.80 from £31023.13 an increase of £1934.67 i.e. 6.23 % and Deposit interest from COIF increased to £186.67 from £1.61 in 2021. The increases in both are down to the fact that we have invested the bulk of profits from the sale of land to Copleys, and Carters in 2021 and 2022 into The Building Fund which is income bearing.

EXPENDITURE

To raise funds to cover the extensive cost of Robsons we sold units in the ER Fund [non income units] to raise £175,000 in 2022 [£170k,inc VAT for Robsons see details attached] and also help cover the other renewals, improvements expenses detailed on the Repairs Sheet [new kitchens, new boiler, new showers etc and decoration costs].

On the Repairs sheet you will see details of the several social events [incl. Xmas Lunch ] the agreed payment £833.10] for accommodating Ian Westwood in King's Croft whilst 1, Robsons was out of action] and £646 payments for Age Uk and £60 scooter Service for Ian Wood.

#### OTHER EXPENDITURE

The main items are the increases in the payments to Honorariums agreed at the beginning of the year and the investment of £55,000 in CCLA Building Fund, mainly the net sale receipts of the Carter Land [£39,000] plus the excess of income in 2021.

#### OVERALL

We see an excess of Expenditure of some £56,830 , but this includes the investment of £55,000 earlier in the year in the Building Fund, although the main impact on financial situation has been the Robson's renovations with the cost of £170k coming from sale of £175k of units in the CCLA ER Fund. This means that our overall investments in CCLA accounts have reduced by £332,549 from the 2021 £2,017,802 to the present £1,685,252 [16.4%] the bulk of the fall, of course, is in the ER Fund [£462,437 down to £253,327 ]. Despite the injection of £55,000 into the Building Fund in early 2022 the end of year value of that fund increased by a very nominal £895 from £416,517 to £417,412 . On the brighter side the Building Fund now represents roughly 25% of the total portfolio as against 20.6% in 2021 and the dividends from it should at least maintain its 2022 performance. The progress of the ER Fund will be slower and it will take many years of our committed £3000p.a investment there to get it anywhere bridging the gap between its 2021 figure of £462,437 and present £253,327. As we are on the look-out for land to build on, it is vital that we concentrate on topping up the Building Fund to provide Capital and because of increase in dividends to help cash flow. With the high standards of the Property Portfolio we would hope not to be faced with another renovation project on the same magnitude as Robson's!! Looking back on 2022 a lot of hard work has been put in by Trustees under the leadership of Andrea and John with the highlights being the vast improvements at Robsons and, on the Social side, the festivities in the marquee , on the lawn at Ryder Close to celebrate the Queen's Jubilee.

Ron Firth Hon. Treasurer.

1<sup>st</sup> Feb 2023.

BALANCE SHEET as at 31st DECEMBER 2022

		2022		2021		ASSETS	
		3,268,018		1,155,049		FIXED ASSETS [Revalued 1998]	
		-56,930				ALMSHOUSES	
2021	LIABILITIES			100,000	Robsons [4]		100,000
2,943,923	Brought Forward			100,000	Wards [4]		100,000
53,973	Surplus on year [Deficit]			100,000	Thwaites [4]		100,000
	* Sowgate Lane Net £39,004			405,000	Ryder Close [12]		405,000
				105,000	Micklegate [3]		105,000
272,996	Increase [Decrease]		-332,549	232,749	John Mercer [2] [inc Land] £54,000		232,749
	COIF Investments			1,042,749	TOTAL ALMSHOUSES		1,042,749
				44,800	Meeting Room at Cost		44,800
-2,874	<< Carter Land Sold				TENANTED PROPERTIES		
				67,500	Micklegate [3]		67,500
				67,500	TOTAL TENANTED		67,500
				1,155,049	TOTAL PROPERTIES		1,155,049
					TOTAL LAND		0
					TOTAL FIXED ASSETS		1,155,049
					CURRENT ASSETS		
				80,014	Bank Current Account		22,898
				27	Bank Deposit Account		27
				15,126	COIF Deposit Account		15,313
				95,167	TOTAL BANK		38,238
					C.O.I.F. INVESTMENTS		
				289,936	John Mercer Fund		263,474
				790,052	Endowment Fund [Income]		697,200
				58,860	Capital Replacement [Accum]		53,839
				462,437	Extra Ordinary Repair [Accum]		253,327
				416,517	Building Fund [Income]		417,412
				2,017,802	TOTAL INVESTMENTS		1,685,252
3,268,018	Accumulated Funds		2,878,539	2,112,969	TOTAL CURRENT ASSETS		1,723,490
3,268,018	TOTAL LIABILITIES		2,878,539	3,268,018	TOTAL ASSETS		2,878,539



RENOVATIONS AT ROBSONS [INCL VAT]	£
ALTOR CONSTRUCTIONS	<b>163,800.22</b>
PORTAL PLANS	<b>490.00</b>
LHL GROUP	<b>5,580.00</b>
GROUT INSURANCE RE W.I.P.	<b>141.12</b>
TOTAL	<b>170,011.34</b>

CHARITY REGISTRATION NO 223334		Analysis of Repairs/Renovations/Maintenance for 2022 [including Gas servicing]		£	£	£
ALMSHOUSES	Repairs etc	Inc Gas	Inc/Structure	TOTAL		
Ryders [12 Bungalows]	7,897.50	2131.50	inc new Boiler £2685	7,897.50		
Thwaites [4 Bungalows]	12,242.00	748.00	inc £3000 new kitch/shower	12,242.00		
Wards [4 Bungalows]	3,435.90	748.00	inc Roof £611/£420 shower	3,435.90		
Robsons [4 bungalows]	10,295.96	748.00	£8461 Show/Ing/décor	10,295.96		
Micklegate [3 Bungalows]	8,010.00	561.00	inc £3450 new kitchen n0 26	8,010.00		
John Mercer [2 Bungalows]	426.50	261.50		426.50		
<b>TOTALS</b>	<b>42,307.86</b>	<b>5198.00</b>		<b>42,307.86</b>		
<b>PROPERTIES</b>						
Micklegate [3 Properties]	964.32	561.00	Insurance £403.32	964.32		
<b>TOTALS</b>	<b>964.32</b>			<b>964.32</b>		
<b>MISCELLANEOUS</b>						
Magazines	212.90		<b>XMAS LUNCH</b>			
Cameras	915.62		Morrisons, Asda, etc vouchers	510.00	EON	439.63
Interim Gas/Electric	533.24		Kings Croft Inc £50 for 2023	500.00		
Ian Wood Age Uk Cleaner	646.00		Xmas Drinks Kings Croft/M/Room	239.25		
Ian Wood Scooter Service	60.00		Singer chq 2531 6/1/22 bacs d	200.00		
ICO Subs	35.00		Poppleton's [inc. £110 from 2021]	230.00	TOTAL	439.63
King's Croft Acc G.Westwood	833.10		<b>SUMMER OUTINGS AND EVENTS</b>	£1,679.25		
Tree Signs Ryder Close	24.99		Boat Trip Donation	50.00	FLORAL EVENTS	
Fire Extinguisher	234.32		Coach	300.00	Refreshments	£58.50
Extension Cable	28.00		Meals	103.68	Don Hospice	£100.00
<b>TOTALS</b>	<b>3,523.17</b>		<b>TOTAL</b>	<b>£453.68</b>	Total	158.50
					Xmas Drinks Floral Works	176.68

## PONTEFRACT AND ACKWORTH ALMHOUSE CHARITIES

### Independent Examiner's Report to the Trustees

I report on the Accounts of the Pontefract and Ackworth Almshouses Charities for the year ended 31<sup>st</sup> December 2022 which are set out on the attached pages.

#### Respective responsibilities of Trustee and Examiner

As the Charity's trustees you are responsible for the preparation of the Accounts; and you consider that the audit requirement of Section 43 (2) of the Charities Act 1993 (the Act) does not apply.

It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under Section 43 (b) of the Act, whether particular matters have come to my attention.

#### Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners.

An examination includes a review of the accounting records kept by the Charity and a comparison of the Accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts and seeking explanations from you as Trustees concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit and consequently I do not express an audit opinion on the view given by the Accounts.

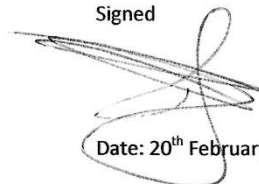
#### Independent Examiner's Statement

In connection with my examination, no matter has come to my attention: -

- which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with Section 41 of the Act; and
  - to prepare accounts which accord with the accounting records and to comply with accounting requirement of the Acthave not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

J & D Accountancy Services  
11 Northleigh  
East Hardwick  
Pontefract  
West Yorkshire  
WF8 3DR

Signed



Date: 20<sup>th</sup> February 2023



**PONTEFRACT AND ACKWORTH ALMSHOUSE CHARITY**

England & Wales - Charity number 223334

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# Accounts

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PONTEFRACT and ACKWORTH ALMSHOUSE CHARITY  
COMMENTS ON THE ACCOUNTS FOR YEAR ENDED 31<sup>ST</sup> DECEMBER 2021

**INCOME**

The Year 2021 has been another very difficult and frustrating one for us all but, a successful one financially and in the appreciation received from residents at the social events for the excellent condition of the almshouses and the quality of service received particularly from Andrea and the workmen we employ.

**ALMSHOUSES**

Delays in filling the vacancies were inevitable as renovations, decorations, and utility services had to be maintained and paid for during the vacancy periods.. Fortunately Andrea was able to liaise with our workforce to minimise the length of time before the properties were ready and we could arrange to interview applicants. Maintenance contributions were up almost 7% at £37,562 as we were able to increase contributions on the renovated almshouses and we now have 100% occupancy.

**PROPERTIES**

After a difficult few months chasing the agents for late rents on 34, Micklegate we are now getting regular payments by Standing Order from Logic. The Year ended with rents at £11,387 slightly over Budget.

**LAND RENTS**

The nominal £298 received was for the rent on Carter's land at Sowgate Lane. This will now cease altogether following the sale of the arable land to the Tenants, the Carter family for £40,000 less costs [Net £39,004] The Sale included a potential clawback clause covering us in case of the Land being sold on for building purposes at a much higher price.

**INVESTMENT INCOME**

CCLA dividends increased over the 12 months by 8% at £31,023 and our Income for the year rose to £119,275 thanks mainly to the £39,004 sale proceeds of the Carter Land.

**EXPENDITURE**

Most of the items of expenditure are similar to 2020 as Covid again restricted or even prevented any work not considered essential. Almshouse repairs are detailed on the 'Repairs Sheet'. At Wards[Love Lane] we have replaced the front doors on all 4 almshouses, a big improvement and we also contributed £1200 , our share of the cost of renewing the fence between Love Lane and the neighbouring bungalow. The large scale repairs to the Robsons structure will hopefully take place this year.

Also on the Repairs Sheet you will see that Andrea and John organised an outing to the City Varieties in Leeds to see the Old Time Musical which was thoroughly enjoyed by all the almshouse residents. The Xmas Lunch at King's Croft was an excellent event and, it was refreshing to see the residents, throwing off the shackles of the Covid restrictions with their energetic dancing.

**MISCELLANEOUS**

Under this heading on the 'Repairs Sheet' will be the cost of Utilities £1266.09, most of which was on the almshouses empty for a few months pending renovations, decorating etc and appointment of new Almspeople. Similarly these delays meant we overran the Council Tax free allowance on empty properties £366.34.

It was also agreed that we purchase, for the Almshouses, an invalid carriage initially for use by Ian Wood who is rapidly losing ability to walk because of his M.S.condition.

Thus this Section at £4735 is much higher than we normally see and, probably, we will see a much lower figure in future.

**OVERALL**

We see an excess of income of £53,973 on the year but, of course, £39,004 of this is due to the sale of Sowgate Lane land so the income excess is more realistically £14,969.

**INVESTMENTS**

As well as the increase in Dividends we see a vast increase in values of the various funds amounting to £272,996 in the 12 month period, some 15.64% at £2,017,802 which increases Total Assets to some £3,268,018 with Properties conservatively valued at £1,157,923.

Since the year end we have invested a further £55,000 [Carter Sales of £39,004 plus part of Bank Balances] into further income units in the Building Fund which will take that fund alone to some £468k at present prices with the prospect of further increases in dividends pending the availability of suitable land on which to build more almshouses. Whilst our Bank Balances will take a hit with this investment we still have some £35k of liquid funds and can, if necessary, sell units in the Emergency Repair Fund [Present value£462,437] to supplement renovation costs.

Hopefully 2022 will be a better year for residents, Trustees and all involved with the Charity.

Ron Firth

Hon. Treasurer 22<sup>nd</sup> January 2022





2020	2021	EXPENDITURE	2020
		ALMSHOUSES	
35098.90	37561.92		
		Insurances	2359.28
		Repairs (Less Refunds)	27292.76
		Gardener	6400.00
		TV Licences	15.00
		Advertising	
		Xmas Treats (less refunds)	455.00
<b>35098.90</b>	<b>37561.92</b>	Carelink (less refunds)	6925.95
		Valuations Copley/Carter	670.00
		Land Inspection Halfpenny	
		Meeting Room	1284.88
9537.95	11386.94	Miscellaneous (cf repair notes)	1106.58
		Summer Treats	0.00
<b>9537.95</b>	<b>11386.94</b>	Expenses New Almshouses	
		Land Title Registration	
818.00	298.00	Copley Land Sale Fees	
28670.10	31023.13	<b>TOTAL ALMSHOUSES</b>	<b>46509.45</b>
0.02	0.00	<b>PROPERTIES</b>	
32.20	1.61	Repairs	2090.71
58970.53		Insurance	359.16
	39004.00	<b>TOTAL PROPERTIES</b>	<b>2449.87</b>
		<b>OTHER EXPENDITURE</b>	
<b>88490.85</b>	<b>70326.74</b>	Clerk's Hon	6458.26
		Clerk's Expenses	273.97
		Repay Capital COIF	350.00
<b>133127.70</b>	<b>119275.60</b>	Emergency Rep Fund COIF	3000.00
		NAA Subs	281.00
		Postage/Stationery	121.57
		Audit Fee	250.00
		Treasurer's Hon	4274.96
		Treasurer's Expenses	0.00
		Invest Building Fund	60000.00
		<b>TOTALS OTHER EXPEND</b>	<b>75009.76</b>
		<b>TOTALS</b>	<b>123969.08</b>
		<b>Plus Surplus/Deficit</b>	<b>9158.62</b>
		<b>GRAND TOTALS</b>	<b>133127.70</b>

Surplus/Deficit	2021	Surplus/Deficit
	2469.77	
	26817.49	
	6600.00	
	37.50	
	55.50	
	1258.77	
	6349.76	
	475.67	
	4735.47	
	597.16	
<b>-11410.55</b>	<b>49397.09</b>	
	545.00	
	256.48	
<b>7088.08</b>	<b>801.48</b>	
	6500.00	
	299.77	
	350.00	
	3000.00	
	295.00	
	108.57	Inc Shredder £37.99
	250.00	
	4300.00	
	0	
<b>13481.09</b>	<b>15103.34</b>	
<b>9158.62</b>	<b>65301.91</b>	
	<b>53973.69</b>	
	<b>119275.60</b>	

**PONTEFRACT AND ACKWORTH ALMHOUSE CHARITIES**

**Independent Examiner's Report to the Trustees**

I report on the Accounts of the Pontefract and Ackworth Almshouses Charities for the year ended 31<sup>st</sup> December 2021 which are set out on the attached pages.

Respective responsibilities of Trustee and Examiner

As the Charity's trustees you are responsible for the preparation of the Accounts; and you consider that the audit requirement of Section 43 (2) of the Charities Act 1993 (the Act) does not apply.

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Basis of Independent Examiner's Report

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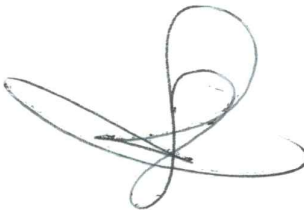
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- to prepare accounts which accord with the accounting records and to comply with accounting requirement of the Act
- have not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

Signed 

Date: 25<sup>th</sup> February 2022

J & D Accountancy Services  
11 Northleigh  
East Hardwick  
Pontefract  
West Yorkshire  
WF8 3DR

**PONTEFRACT AND ACKWORTH ALMSHOUSE CHARITY**

England & Wales - Charity number 223334

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# Accounts

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**PONTEFRACT AND ACKWORTH ALMSHOUSE CHARITY 223334  
COMMENTS ON ACCOUNTS FOR YEAR TO 31<sup>ST</sup> DECEMBER 2020**

**This Year has been a very difficult one, dominated by the Coronavirus which has meant that many events such as Summer Outings, Christmas Lunch, Speaker Meetings and Library afternoons have not taken place. It has also led to the postponement of plans to renovate the Robsons Almshouses expected to cost £40,000 but a decision has to be made in due course on the offer from the Carters of approx.. £40,000 for the Sowgate Lane tenancy land. Andrea and John have been busy dealing with renovations and improvements to properties vacated by the sad deaths of Walter Griffiths, Jack and Vera Taylor, Sheila Jarratt, and Christine Morton towards the end of the year. As Trustee Meetings have not been allowed under 'lockdown' it has not been possible to conduct interviews for replacements and, as a consequence, we now have 4 vacancies. On the financial side, however, we have seen an improved position mainly because the sale of the Lady Close Purston Land was completed in November for a net £58,970 [£60,000 less legal costs] a profit of £52,570 on the Balance Sheet valuation of £6,400.**

**INCOME**

**Almshouse contributions have held up well at £35,098 just some £150 below 2019.**

**Rented Properties at Micklegate have done very well [at £9,537 as against £5,856 last year] thanks to the rent received on 34, Micklegate from Logic , and with repairs/ expenses on all 3 properties down from £9,154 to £2,449 we see a contribution to income of £7,088 as against a loss of £3298 in 2019.**

**DIVIDENDS have held steady at the 2019 levels. With the £60,000 we invested in the Building Fund Income account in Mid November we should see further increases in Dividends in 2021 should Markets at least remain stable.**

## **EXPENDITURE**

It will be seen that both sectors of Expenditure on properties have reduced from 2019 figures with the exception of Carelink where the almshouses cover increased by £595 to £6925 through additional property covered and slight unit increases. Details of the expenditure and renovations on properties are shown on the Repairs sheet.

Other Expenditure shows the increases in Honorariums and the large investment of £60,000 [Copley Sale] in C.O.I.F Building Fund Units.

We see a surplus of some £9159 of Income / Expenditure for the Year 2020.

## **INVESTMENTS**

As shown on the comparison sheet, Investments have increased by some £185,169 [£60,000 from Copley Sale less Balance Sheet valn. of £6,400] and add on the surplus of Income of £9159 we see Total Assets of £2,943,923 some £187,928 increase on 2019.

In the circumstances this is an excellent result but, despite progress being made, it would seem likely that the pandemic will be with us in some form for much of this year and we may find difficulties in filling all the vacancies in the prevailing restrictions.

**Ron Firth**

**[Hon Treasurer]**

**18<sup>th</sup> January 2021**

**CHARITY REGISTRATION NO 223334**

**Analysis of Repairs/Renovations/Maintenance for 2020**

	£	£
<b>ALMSHOUSES</b>	<b>Repairs etc</b>	<b>Inc Gas</b>
Ryders [12 Bungalows]	20,537.36	1963.08
Thwaites [4 Bungalows]	2,099.99	700.00
Wards [4 Bungalows]	1,119.58	700.00
Robsons [4 bungalows]	1,660.00	700.00
Micklegate [3 Bungalows]	1,143.36	525.00
John Mercer [2 Bungalow	732.47	237.50
<b>TOTALS</b>	<b>27,292.76</b>	<b>4825.58</b>
<b>PROPERTIES</b>		
Micklegate [3 Properties]	2,090.71	525.00
<b>TOTALS</b>	<b>2,090.71</b>	
<b>MISCELLANEOUS</b>		<b>XMAS LUNCH</b>
Magazines	66.50	Dep Kings Croft
Cameras	662.35	Morrisons
Interim Gas/Electric	59.10	
Fire Extinguisher	258.63	
Bank Chaps Charge	25.00	
ICO Subs	35.00	<b>TOTAL</b>
		<b>SUMMER OUTING</b>
<b>TOTAL</b>	<b>1,106.58</b>	

**0 [including Gas servicing]**

<b>£</b>	<b>£</b>
<b>Inc/Structure</b>	<b>TOTAL</b>
Kitch £2730,[7], Bath, Lounge £5423 [8] Update £3272 [2]	20,537.36
Garden clearance £380	2,099.99
	1,119.58
Survey for repairs £900	1,660.00
Blocked Drains £321.60	1,143.36
New Cooker £430	732.47
0.00	<b>27,292.76</b>
Carpet £550,Garden clearance £380	2,090.71
	<b>2,090.71</b>
Cancelled	<b>MEETING ROOM</b>
	50.00 Carpet 795.00
	405.00 Npower 404.89
	Boombox 24.99
	Cleaner 60.00
	Cameras
	<b>455.00</b> Fencing
<b>GS AND EVENTS</b>	<b>TOTAL 1284.88</b>
No Events	

**PONTEFRACT AND ACKWORTH ALMHOUSE CHARITIES**

**Independent Examiner's Report to the Trustees**

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  - to prepare accounts which accord with the accounting records and to comply with accounting requirement of the Acthave not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

J & D Accountancy Services  
11 Northleigh  
East Hardwick  
Pontefract  
West Yorkshire  
WF8 3DR

Signed



Date: 10<sup>th</sup> February 2021