

PONTEFRACT and ACKWORTH ALMSHOUSE CHARITY
COMMENTS ON THE ACCOUNTS FOR YEAR ENDED 31ST 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 22nd January 2022

[illegible]

| 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 |
| 35098.90 | 37561.92 | 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 |
| 9537.95 | 11386.94 | Expenses New Almshouses | |
| | | Land Title Registration | |
| 818.00 | 298.00 | Copley Land Sale Fees | |
| 28670.10 | 31023.13 | TOTAL ALMSHOUSES | 46509.45 |
| 0.02 | 0.00 | PROPERTIES | |
| 32.20 | 1.61 | Repairs | 2090.71 |
| 58970.53 | | Insurance | 359.16 |
| | 39004.00 | TOTAL PROPERTIES | 2449.87 |
| | | OTHER EXPENDITURE | |
| 88490.85 | 70326.74 | Clerk's Hon | 6458.26 |
| | | Clerk's Expenses | 273.97 |
| | | Repay Capital COIF | 350.00 |
| 133127.70 | 119275.60 | 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 |
| | | TOTALS OTHER EXPEND | 75009.76 |
| | | TOTALS | 123969.08 |
| | | Plus Surplus/Deficit | 9158.62 |
| | | GRAND TOTALS | 133127.70 |

| 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 | |
| | | |
| | | |
| | | |
| -11410.55 | 49397.09 | |
| | | |
| | 545.00 | |
| | 256.48 | |
| 7088.08 | 801.48 | |
| | | |
| | | |
| | 6500.00 | |
| | 299.77 | |
| | 350.00 | |
| | 3000.00 | |
| | 295.00 | |
| | 108.57 | Inc Shredder £37.99 |
| | 250.00 | |
| | 4300.00 | |
| | 0 | |
| | | |
| 13481.09 | 15103.34 | |
| 9158.62 | 65301.91 | |
| | 53973.69 | |
| | 119275.60 | |

PONTEFRAC T 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 31st 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.

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 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.

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

Date: 25th February 2022

Signed 