

PONTEFRAC and ACKWORTH ALMSHOUSE CHARITY REG NO 223334
COMMENTS ON THE ACCOUNTS FOR THE YEAR ENDED 31ST 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.

1st Feb 2023.

BALANCE SHEET as at 31st DECEMBER 2022

2021	LIABILITIES	2022	2021	ASSETS	2022
2,943,923	Brought Forward	3,268,018		FIXED ASSETS [Revalued 1998]	
53,973	Surplus on year [Deficit]	-56,930		ALMSHOUSES	
	* Sowgate Lane Net £39,004				
			100,000	Robsons [4]	100,000
			100,000	Wards [4]	100,000
			100,000	Thwaites [4]	100,000
272,996	Increase [Decrease]	-332,549	405,000	Ryder Close [12]	405,000
	COIF Investments		105,000	Micklegate [3]	105,000
			232,749	John Mercer [2] [inc Land] £54,000	232,749
-2,874	<< Carter Land Sold		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	0
				CURRENT ASSETS	1,155,049
			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	163,800.22
PORTAL PLANS	490.00
LHL GROUP	5,580.00
GROUT INSURANCE RE W.I.P.	141.12
TOTAL	170,011.34

CHARITY REGISTRATION NO 223334					
Analysis of Repairs/Renovations/Maintenance for 2022 [including Gas servicing]					
	£	Inc Gas	Inc/Structure	£	
ALMSHOUSES	Repairs etc				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
TOTALS	42,307.86	5198.00			42,307.86
PROPERTIES					
Micklegate [3 Properties]	964.32	561.00	Insurance £403.32		964.32
TOTALS	964.32				964.32
MISCELLANEOUS		XMAS LUNCH			MEETING ROOM
Magazines	212.90	Morrisons, Asda, etc vouchers	510.00	EON	439.63
Cameras	915.62	Kings Croft Inc £50 for 2023	500.00		
Interim Gas/Electric	533.24	Xmas Drinks Kings Croft/M/Room	239.25		
Ian Wood Age Uk Cleaner	646.00	Singer chq 2531 6/1/22 bacs d	200.00		
Ian Wood Scooter Service	60.00	Poppleton's [inc. £110 from 2021]	230.00	TOTAL	439.63
ICO Subs	35.00	TOTAL	£1,679.25		
King's Croft Acc G.Westwood	833.10	SUMMER OUTINGS AND EVENTS		FLORAL EVENTS	
Tree Signs Ryder Close	24.99	Boat Trip Donation	50.00	Refreshments	£58.50
Fire Extinguisher	234.32	Coach	300.00	Don Hospice	£100.00
Extension Cable	28.00	Meals	103.68	Total	158.50
TOTALS	3,523.17	TOTAL	£453.68	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 31st 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.

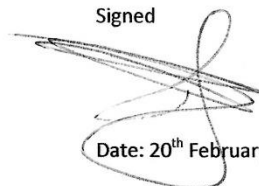
Independent Examiner's Statement

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: 20th February 2023

