

PONTEFRAC T AND ACKWORTH ALMSHOUSE CHARITY Registered no 223334
COMMENTS ON THE ACCOUNTS FOR THE YEAR ENDING 31ST 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 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 20th 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

2,878,539	TOTAL LIABILITIES	3,054,765		2,878,539	TOTAL ASSETS	3,054,765

CHARITY REGISTRATION NO 223334**PONTEFRAC T and ACKW****Analysis of Repairs/Renovations/Maintenance for 2023 [including Gas**

	£	£
ALMSHOUSES	Repairs etc	Inc Gas
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	642.60
John Mercer [2 Bungalows]	370.00	315.00
TOTALS	35,904.09	5198.00

PROPERTIES

Micklegate [3 Properties]	1,167.17	Incl Gas £642.60 and
TOTALS	1,167.17 £	

MISCELLANEOUS**XMAS LUNCH**

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
TOTALS	5,006.20

DRTH ALMSHOUSE CHARITY

s servicing]

£	£
Inc/Structure	TOTAL
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
	35,904.09

Insurance £474.57	1,167.17
	1,167.17

I	MEETING ROOM
480.00 I EON	751.50
480.00 I Water Chg	28.57
417.80 I Insurance	92.73
100.00 (HBH Decorators	1344.00
140.00 TOTAL	2216.80
£1,617.80	

NTS

50.00
320.00
162.34
£46.80
126.82
705.96

PONTEFRAC T and ACKWORTH ALMSHOUSE C
C.O.I.F. INVESTME

2022

NO. OF UNITS	VALN. OF UNITS	TOTAL VALUE	DIV.RECD
	PENCE		
Endowment Fund [Income]		£	
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			
Extra Ordinary Repair Fund			
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	12,110
On 13th Jan 2022, 2746.51units bought @ 2002.54p =£55,000			
1,195.50	22,038.78	263,474	
		1,685,252	32,958#
AS AT 31ST DECEMBER 2022			

HARITY REG. NO. 223334

ENTS

2023			
NO.OF UNITS	VALN.OF UNITS	TOTAL VALUE	DIVS. RECD.
	£	£	£
38414.7	19.845	762,340	20,928
245.8	248.03	60,958	
On 29th June 1.51 units were bought at 23,106.19p= £350			
1,162.31	248.0030	288,253	
On 7th Sept 12.85 unitswere bought at 23,345.57pcosting £3,000			
22,998.82	19.845	456,412	12,530
1,195.50	248.03	296,484	33,458
		1,864,448	33,458
AS AT 31ST DECEMBER 2023			

PONTEFRAC 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						
Total Almshouse Income	42,094.15	40,083.90	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		
OTHER INCOME			Floral Event See Repairs	176.68					
Land Rents		0	Magician			87.40			
Dividends COIF	33,458.10	32,957.80	TOTAL ALMSHOUSES	235,407.73	-195,323.83	62,333.06	-20,238.91		
Bank Interest	0.16	0.03	PROPERTIES						
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	TOTAL PROPERTIES	964.32	9,517.28	1,167.17	9,322.43		
			OTHER EXPENDITURE						
			Clerk's Hon	12,000.00		13,200.00			
TOTAL Other Income	34,158.32	208,144.50	Clerk's Expenses	272.40		256.62			
			Repay Capital COIF	350.00		350.00	-		
GRAND TOTALS	86,742.07	£ 258,710.00	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					

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

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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 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.

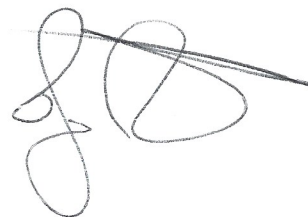
Independent Examiner's Statement

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