

**ANNUAL REPORT & FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED  
5 APRIL 2025**

**FOR**

**FFARINGTONS ALMSHOUSE TRUST**

**CHARITY NUMBER: 223860**



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FOR THE YEAR ENDED 5 APRIL 2025**

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**CHARITY DETAILS  
FOR THE YEAR ENDED 5 APRIL 2025**

<b>TRUSTEES</b>	Sir H W Farrington Bt. Mrs S M Doble
<b>CHARITY NUMBER</b>	223860
<b>ADDRESS</b>	John Forrester 19-21 Chapel Brow Leyland Preston PR25 3NH
<b>LEGAL ADVISORS</b>	Cripps LLP Number 22 Mount Ephraim Tunbridge Wells Kent TN4 8AS
<b>INDEPENDENT EXAMINER</b>	David Sedgwick Saffery LLP St Catherine's Court Berkeley Place Clifton Bristol BS8 1BQ

**TRUSTEES' ANNUAL REPORT  
FOR THE YEAR ENDED 5 APRIL 2025**

The Trustees of the Ffaringtons Almshouse Trust have pleasure in presenting their Report for the year ended 5 April 2025.

**Structure, governance and management**

The historic basis of the Charity is set out below which is an extract from a document provided to the Charity by the Charity Commission. The current Charity was registered on 8 November 1963. The current objectives of the Charity are detailed on the next page under the heading 'Objects, activities and public benefit'.

*"An almshouse called Ffarington's Almshouse, consisting of six tenements under one roof, is situated in Leyland-Lane, about a mile from the town. A stone in front of the building, contains the following inscription: "Will Ffarington, Worden, 1607".*

*In the copy of the before-mentioned benefaction tables, which were in the old church of Leyland, dated in 1788, it is stated, that William Ffarington, of Worden, esquire, gave an almshouse for six persons, each 20s and four loads of turf, yearly, and every third year, each a new gown; and that the following persons and their heirs, for ever, were trustees; William Ffarington and Richard Brooks, esquires, and Thomas Crooke, together with the vicar of Leyland.*

*The tenements are now occupied by six poor women of the township of Leyland; but poor men have been occasionally placed there.*

*The present William Ffarington, esquire, of Shawe Hall, and his ancestors, have been accustomed to nominate the almspeople.*

*The almshouse is an old building, but is in tolerable condition, the expense of the repairs being borne by Mr Ffarington.*

*The almspeople received from Mr Ffarington the sum of 16s 8d each, yearly, at Midsummer, and a cart-load of turf yearly for fuel, on payment of 2s4d a piece. Each of them also receives a stuff gown every third year, from Mr Ffarington, and 10s twice a year, from the trustees of Osbaldeston's charity.*

*We are informed, by Mr Ffarington, that he has no deeds in his possession relating to the almshouse, and has never seen any, but that he has continued to support the almspeople, and make the same annual payments as his ancestors had done."*

**Management Committee**

Trustees:

Sir Henry William Farrington Bt. MRICS

Mrs Susan Maria Doble

Agent:

John Forrester of John Forrester Limited

The Trustees and the Agent are fully appraised of their responsibilities by preparation of quarterly reports, meetings, collaboration with other Almshouse Charities and membership of the Almshouse Association.

**TRUSTEES' ANNUAL REPORT  
FOR THE YEAR ENDED 5 APRIL 202**

**Objects, activities and public benefit**

The object of the Charity is to provide accommodation for elderly and poor people living alone who have connections with the Parish of Leyland in the County of Lancashire. The Management Committee aims to provide a reasonable standard of maintained accommodation subject to the resident paying a weekly maintenance contribution. The Management Committee carry out all improvements and repairs, including external decoration and maintenance of the common garden areas. The residents pay all other outgoings. In addition to the almshouses (102, 106, 108 and 112 Fox Lane, Leyland), the Charity also owns five endowment properties (92, 94, 96, 98 and 100 Fox Lane, Leyland), which are all let for residential purposes. The income is used for the purposes of repairing and improving the property portfolio.

The Charity does not have any employees.

The Charity achieved its objectives for the year.

**Main matters arising**

The tenancy of 92 Fox Lane terminated in August 24 following a relationship breakdown and the property was immediately let to the part who remained in the property. The tenancy of 96 Fox Lane terminated in July 2024 and the property has been relet since October 24. Following refurbishment 106 Fox Lane has been occupied since December 2024. The principle non-maintenance work in the year has been pre-letting work at 96 Fox Lane, replacing a bath with a shower at 100 Fox Lane and replacing the central heating boiler at 106 Fox Lane.

**Financial review**

The net income for the year was £9,843.47 (2024 net income: £13,789.22). Expenditure has been limited to ongoing maintenance, replacement and regulatory matters during the year.

Income for the charity is solely derived from rental income from the endowment properties and where applicable, the weekly maintenance contribution from the residents of the Almshouses.

**Reserves policy**

The Trustees consider that there are sufficient funds to maintain the properties.

**Review of the year**

The Ffarington Almshouses remain a strong resource in the community and a recognisable part of historic Leyland. It is considered that the Charity is in a relatively strong position looking forward, underpinned by the continuing strong performance of the residential rental market which provides income for ongoing maintenance, compliance with new regulations and refurbishment of the properties when required.

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Sir H W Farrington Bt.  
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**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025**

**Independent examiner's report to the trustees of Ffaringtons Almshouse Trust**

I report to the trustees on my examination of the accounts of the Ffaringtons Almshouse Trust for the year ended 5 April 2025.

**Respective responsibilities of trustees and examiner**

As the charity trustees of the Trust 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 Trust'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.

**Basis of independent examiner's report**

My examination was carried out in accordance with the general Directions given by the Charity Commission. 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**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 the Trust as required by section 130 of the Act; or
2. The accounts do not accord with those records.

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.

Signed:

Name: David Sedgwick FCCA  
Address: Saffery LLP  
St Catherine's Court  
Berkeley Place  
Clifton  
Bristol  
BS8 1BQ

Date: .....

**FFARINGTONS ALMSHOUSE TRUST****RECEIPTS & PAYMENTS ACCOUNT****FOR THE YEAR ENDED 5 APRIL 2025**

	5 April 2025		5 April 2024
	£	£	
<b>Receipts</b>			
Rents received	42,969.44		42,400.00
Bank interest	<u>1,289.72</u>		<u>1,199.41</u>
		44,259.16	43,599.41
<b>Payments</b>			
Repairs, maintenance and cleaning	16,855.00		20,173.00
Management fees	5,127.00		0.00
Rates and insurance	4,388.69		7,021.19
Accountancy	2,358.00		1,800.00
Legal & professional fees	4,712.00		540.00
Subscription	275.00		267.00
Agency fees	<u>700.00</u>		<u>0.00</u>
		34,415.69	29,801.19
<b>Net receipts/(payments) for year</b>		<u><b>9,843.47</b></u>	<u><b>13,798.22</b></u>

**STATEMENT OF ASSETS****Bank account summary:**

NatWest, Leyland

Balance at start of accounting year	89,051.14	75,252.92
Net income/(expenses) for year	<u>9,843.47</u>	<u>13,798.22</u>
<b>Balance at close of accounting year</b>	<u><b>98,894.61</b></u>	<u><b>89,051.14</b></u>

In addition to the above bank balance, the charity owns various properties which are let out.  
A current valuation has not been obtained.  
There are no restricted funds.

**DECLARATION**

The receipts and payments account for the financial year ended 5 April 2025 and the statement of assets are approved by the Trustees.

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Sir H W Farrington Bt......  
Mrs S M Doble