

JOSEPH CROSSLEY'S ALMSHOUSES

England & Wales · Charity number 224669

Details

Status Registered

Legal form Other

Registered 1963-12-30

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

Contact

Address 12 South Royd Avenue
Halifax
West Yorkshire
HX3 0BL

Phone 07772360945

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Website <http://josephcrossleyhomes.org.uk/>

Activities

Objects: UPKEEP AND MAINTENANCE OF ALMSHOUSES FOR POOR PERSONS OF NOT LESS THAN 60 YEARS OF AGE WHO ARE REGULAR ATTENDERS AT SERVICES OF A PROTESTANT CHURCH HOLDING THE DOCTRINE OF THE HOLY TRINITY AT THE TIME OF APPOINTMENT. FOR THE BENEFIT OF THE ALMSMEOPLE AND IN OR TOWARDS THE MAINTENANCE OF SERVICES IN THE CHAPEL. PAYMENT AT THE TRUSTEES DISCRETION FROM TIME TO TIME OF A SUM TO THE CHARITY KNOWN AS THE CROSSLEY AND PORTER ORPHAN HOME AND SCHOOL. AREA OF BENEFIT SHALL MEAN LIVING IN CALDERDALE, OR HAVING A STRONG ASSOCIATION WITH CALDERDALE, OR LIVING IN THE NEIGHBOURING METROPOLITAN BOROUGHES OF KIRKLEES AND BRADFORD.

Activities: Provision of sheltered housing for elderly people in specified circumstances.

Classification

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

Geography

- **Area of benefit:** SEE OBJECT
- Calderdale

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£157,932	£111,479	-	-
2024-06-30	£153,403	£118,038	-	-
2023-06-30	£127,749	£152,583	-	-
2022-06-30	£119,005	£117,611	-	-
2021-06-30	£101,394	£113,730	-	-

Trustees

Name	Role	Appointed
ALAN KENDALL	Chair	2013-06-14
ATHEL PRICE		
Anne Brunton Boyd		2023-06-15
JANET KENDALL		2012-11-28
Leah Mullin		2015-07-04
MAGS ARCHER		2004-03-12
Peter Bowerman		2019-06-13
Simon James Edward Price		2022-06-09
Stella Christie		2022-10-20

JOSEPH CROSSLEY'S ALMSHOUSES

England & Wales - Charity number 224669

Accounts

CHARITY REGISTRATION NUMBER: 224669

**JOSEPH CROSSLEY'S
ALMSHOUSES**

FINANCIAL STATEMENTS

30 JUNE 2025

Streets.

JOSEPH CROSSLEY'S ALMSHOUSES

FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2025

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JOSEPH CROSSLEY'S ALMSHOUSES

OFFICERS AND PROFESSIONAL ADVISERS

THE TRUSTEES

A Kendall Chair
L Mullin Vice chair
M Archer
R A Price
J Kendall
P Bowerman
S Christie
S Price
A Boyd

REGISTERED OFFICE

12 South Royd Avenue
Halifax
West Yorkshire
HX3 0BL

ACCOUNTANTS

Streets Spenser Wilson (Yorkshire) Limited
Chartered Accountants
Equitable House
55 Pellon Lane
Halifax
West Yorkshire
HX1 5SP

BANKERS

Barclays Bank Plc
P O Box 14
Halifax
West Yorkshire
HX1 1BG

SOLICITORS

Wilkinson Woodward
11 Fountain Street
Halifax
West Yorkshire
HX1 1LU

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT

YEAR ENDED 30 JUNE 2025

The trustees present their report and the financial statements of the charity for the year ended 30 June 2025.

PRINCIPAL ACTIVITIES

Joseph Crossley's Almshouses is a Charitable Trust (Association) with an independent Board of Trustees providing accommodation for persons, of not less than sixty years of age, on low incomes, who at the time of appointment are regular attendees at a Protestant Church. The Charity aims to provide a comfortable, caring Christian environment for its' residents.

TRUSTEES

The trustees who served the company during the year were as follows:

A Kendall	Chair
L Mullin	Vice chair
M Archer	
R A Price	
J Kendall	
P Bowerman	
S Christie	
S Price	
A Boyd	

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2025

REVIEW OF RESULTS FOR THE YEAR

For the year under review the Charity had a surplus of £44,190 (2024: £48,351). This was after undertaking major repairs amounting to £32,141 (2024: £47,364). This is made up of cyclical repairs £10,627 (2024: £6,635) and extraordinary repairs £21,514 (2024: £40,729).

PUBLIC BENEFIT

The Trustees have considered the Charity Commission guidance on public benefit and consider that they have met their obligation by providing housing to individuals over sixty years of age on low incomes.

STATEMENT OF COMPLIANCE

The Trustees confirm that the Association has complied with the Homes and Communities Agency's Governance and Financial Viability Standard Code of Practice.

CHAIR'S REPORT

Last year we reported our most stable year in terms of Resident turnover, and I am pleased to be able to say that the run has continued over the last 12 months. However, towards the end of the year, we were sad that one of our longest standing Residents had reached the point where she could no longer meet the criteria for independent living and Betty Nichol moved into Trinity Fold in March. In April, Peter and Elizabeth Oates also moved out. Sadly, Peter was suffering from terminal cancer, and moving before he died seemed the best plan for Elizabeth. Peter was determined to make it to his 90th Birthday, on 5th May, and we were pleased that he did. Many Residents and Trustees attended a celebration at his new home. Peter died peacefully on 18th May.

We have continued to see the financial benefits of that stability, though we are conscious that it is likely we will have a number of vacancies in the near future. We have a number of Residents with deteriorating health problems. The Trustees and wardens have been involved in a number of discussions with carers and families to ensure the Residents get the best care possible. Our surplus funds could well be called upon to renovate some flats that long standing Residents have been occupying.

Our Wardens have continued to be a great success, though they have suffered some of their own health issues recently. Both have now signed permanent contracts, and plan to be with us for some years yet. The Trustees are very grateful for their dedication to the role, and the support they give our Residents, working flexibly when required. The Chair Exercise classes run by Kim have been very successful and are well attended.

There have been no personnel changes in the last twelve months, which is beneficial as we have a very strong team of Trustees, Wardens and officials. Our treasurer has moved our Barclays reserve to Epworth where it attracts a better rate of interest and continues to keep abreast of the financial position and keep the Trustees informed.

We have made some significant investments in the property over the last twelve months, continuing the rollout of new windows, and installing increased loft insulation in half the flats, installing CCTV and fitting motors to the gates at the rear of the property in order to stop cars cutting through.

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2025

We have completed considerable work on standardising our Policies to be based on the Almshouse Association guidance, with many policies being re-written, some new ones being introduced, and all of these being published on our web site, and printed copies made available to the Residents. We now have a schedule for reviewing these policies so that they will always remain current. I would like to thank the Trustees for all the work they have done on these, and this has left us in a much stronger place than we were 12 months ago.

We reported last year that we would look at de-registering as a provider of social housing, and whilst this is not yet complete, significant work has been towards it done. The process should near completion in the next few months. Gill, our clerk has continued to do a wonderful job, managing our applicants whilst we have not had any vacancies, and managing a mountain of communications, and I am sure all the Trustees will join with me in expressing our gratitude for all that she does.

Alan Kendall

CLERK'S REPORT

The Almshouses have been close to fully occupied throughout the year. Flat 9, the property previously occupied by the warden has now been utilised as a base for our day wardens, a conference room and a bedroom for visiting relatives.

The Founder's Day service in June was led by the Revd Kerry Tankard, Chair of the West Yorkshire Methodist District and attended by the Mayor of Halifax, Anne Kingston and Steve Duncan, deputy Lord Lieutenant of Yorkshire. Residents and Friends enjoyed a hearty tea after the service.

There have been no new trustee appointments or resignations in the year. There is still, however, a need for additional finance trustees to assist in this area.

The joint wardens, Kim and Angela who had been appointed on a trial basis are now on permanent contracts and are proving to be popular with residents and Trustees alike.

Thursday services have continued with the usual mix of visiting preachers leading worship. The list of worship leaders has grown over the last few years giving residents a wide variety of different worship styles. Thanks are due once again to our preachers and accompanists for their loyal service.

The administrative burden for small organisations such as ours continues to grow and the Trustees began the process of deregistration from the National Register of Social Housing. The report to the Charity Commission has grown in scope over the last few years and there is now a requirement for an annual report to the Housing Ombudsman. The Almshouses Association continues to be a valuable source of information and advice.

Gill Brooke

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2025

INTERNAL FINANCIAL CONTROLS

The Board is responsible for ensuring that the Charity maintains a system of internal financial control, including suitable monitoring procedures. The system is designed to ensure the maintenance of proper accounting records and the reliability of the financial information used by the Board or for publication, but any such system can only provide reasonable, and not absolute, assurance against misstatement or loss.

In fulfilling these responsibilities the Board has reviewed the effectiveness of the system of internal controls on the basis of the criteria set out in the Housing Corporation circular 'Internal financial control and financial reporting'.

The Charity's main internal controls during the financial year included:

- (a) clear responsibilities on the part of financial management for the maintenance of good financial controls and the production of accurate and timely financial management information
- (b) subjecting all planned major property maintenance to a detailed risk assessment process
- (c) detailed monthly budgeting and reporting of operating surpluses and cash flows with regular review by management of variances from budgets
- (d) the control of key financial risks through clearly laid down authorisation levels and segregation of accounting duties
- (e) review by the Board of the effectiveness of the system of internal financial controls.

The Board confirms that it has reviewed the effectiveness of the system of internal financial control and the system as a whole was found at the time of approving the financial statements to be generally appropriate to the scale of the Charity's activities.

The Trustees continued to exercise diligent management and control of the Charity's finances.

RESERVE POLICY

The Revenue Reserve is maintained at a level which, in the opinion of the Trustees, is appropriate to provide for the commitments of the Charity for the foreseeable future.

The Trustees set aside a sum each year for Cyclical and Extraordinary Maintenance. These sums are based on the recommended amount per unit as advised by the Almshouse Association. The Trustees have evaluated these figures and, from previous experience, believe they are adequate for the type of property held by the Charity.

VALUE FOR MONEY ASSESSMENT

The Association has managed to keep contributions from residents at the same level as in the previous year, while continuing to maintain and invest in the properties, whilst also reducing the deficit from the previous year. The Trustees therefore believe that they have demonstrated their commitment to achieving value for money.

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2025

TRUSTEES

Trustees are appointed from local churches. They hold office for five years and are then put forward for re-appointment. On becoming a Trustee they are given a copy of the Residents' Handbook, and also the Charity Commission Handbook. They are provided with an induction, and, during their length of service, with a copy of the Almshouse Federation quarterly magazine. Newly appointed Trustees accompany existing Trustees on several visits to residents and prospective residents, in order to gain experience. After these initial inductions, they then visit residents on their own.

STATEMENT OF RESPONSIBILITIES OF THE BOARD

Housing Association legislation requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the income and expenditure for the year ended on that date. In preparing those financial statements the Board is required to:

- a) select suitable accounting policies and then to apply them consistently
- b) make judgements and estimates that are reasonable and prudent
- c) state whether applicable accounting standards have been followed subject to any material departures disclosed and explained in the financial statements
- d) prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in operational existence.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to ensure the financial statements comply with the Industrial and Provident Societies Act 1965 to 1978, the Housing Act 1996 and the Accounting Direction for Private Registered Providers of Social Housing in England 2019. The Board is also responsible for establishing and maintaining a satisfactory system of control of the books of account, the cash holdings and all the receipts and remittances of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the board of directors on 11 December 2025 and signed on behalf of the board by:



A Kendall - Chair
Trustee

Registered office:
12 South Royd Avenue
Halifax
West Yorkshire
HX3 0BL

JOSEPH CROSSLEY'S ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF JOSEPH CROSSLEY'S ALMSHOUSES

YEAR ENDED 30 JUNE 2025

RESPONSIBILITIES AND BASIS OF REPORT

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

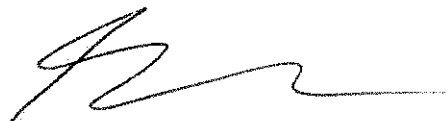
I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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 charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.



S R Shacklock FCA
Independent Examiner

Equitable House
55 Pellon Lane
Halifax
West Yorkshire
HX1 5SP

11 December 2025

JOSEPH CROSSLEY'S ALMSHOUSES

INCOME AND EXPENDITURE ACCOUNT

YEAR ENDED 30 JUNE 2025

	Note	2025 £	2024 £
INCOME	4	143,263	131,969
Operating expenditure		111,479	118,038
Other operating income	6	14,669	21,434
OPERATING PROFIT	7	46,453	35,365
Gain/(loss) on financial assets at fair value through profit or loss		(2,263)	12,978
Other interest receivable and similar income	9	–	8
SURPLUS FOR THE FINANCIAL YEAR		44,190	48,351
RETAINED EARNINGS AT THE START OF THE YEAR		267,964	219,613
RETAINED EARNINGS AT THE END OF THE YEAR		312,154	267,964

All the activities of the charity are from continuing operations.

The notes on pages 11 to 15 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

STATEMENT OF FINANCIAL POSITION

30 JUNE 2025

	Note	2025	2024
		£	£
FIXED ASSETS			
Tangible assets	11	490,760	497,781
CURRENT ASSETS			
Debtors	12	1,048	909
Investments	13	216,621	217,213
Cash at bank and in hand		99,846	59,086
		<u>317,515</u>	<u>277,208</u>
CREDITORS: amounts falling due within one year	14	<u>10,654</u>	<u>15,312</u>
NET CURRENT ASSETS		<u>306,861</u>	<u>261,896</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		797,621	759,677
CREDITORS: amounts falling due after more than one year			
Accruals and deferred income		424,587	430,833
NET ASSETS		<u>373,034</u>	<u>328,844</u>
CAPITAL AND RESERVES			
Capital reserve	16	60,880	60,880
Revenue reserve		312,154	267,964
TOTAL CHARITY FUNDS		<u>373,034</u>	<u>328,844</u>

These financial statements were approved by the board of trustees and authorised for issue on 11 December 2025, and are signed on behalf of the board by:



A Kendall
Trustee

The notes on pages 11 to 15 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

STATEMENT OF CASH FLOWS

YEAR ENDED 30 JUNE 2025

	2025	2024
	£	£
CASH FLOWS FROM OPERATING ACTIVITIES		
Surplus for the financial year	44,190	48,351
<i>Adjustments for:</i>		
Depreciation of tangible assets	7,021	7,021
Government grant income	(6,246)	(6,246)
(Gain)/loss on financial assets at fair value through profit or loss	2,263	(12,978)
Other interest receivable and similar income	–	(8)
Accrued expenses	552	355
<i>Changes in:</i>		
Trade and other debtors	(139)	(29)
Trade and other creditors	(835)	(15,304)
Cash generated from operations	46,806	21,162
Interest received	–	8
Net cash from operating activities	46,806	21,170
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of other investments	(2,263)	(2,496)
Proceeds from sale of other investments	592	–
Net cash used in investing activities	(1,671)	(2,496)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from borrowings	(4,375)	4,375
Net cash (used in)/from financing activities	(4,375)	4,375
NET INCREASE IN CASH AND CASH EQUIVALENTS	40,760	23,049
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	59,086	36,037
CASH AND CASH EQUIVALENTS AT END OF YEAR	99,846	59,086

The notes on pages 11 to 15 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2025

1. GENERAL INFORMATION

The Association is a registered social landlord with the Regulator of Social Housing (Registration No. A1274) and a registered charity. The Charities address is Arden Road, Halifax, HX1 3AA.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2019.

3. ACCOUNTING POLICIES

Basis of preparation

The Trustees believe that it is appropriate to prepare the financial statements on a going concern basis as there are no material uncertainties relating to events or conditions that may cast significant doubt on the ability of the Charity to continue trading for the foreseeable future.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

There are not considered to be any judgements or accounting estimates or assumptions that have a significant impact on the financial statements

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for maintenance contributions, stated net of voids.

Tangible assets

Tangible assets are initially recorded at cost, including capitalised structural development work, and subsequently stated at cost less any accumulated depreciation.

The Charity has adopted the Statement of Recommended Practice (SORP) Accounting for Registered Social Housing Providers Updated 2018. This requires the Charity to identify the major components which make up its Housing Properties and depreciate these over their individual economic lives.

The Trustees are of the opinion that the cost of the freehold housing, land and buildings include structure only. Bathrooms, kitchens, etc have not been capitalised. They have been debited to the various repair funds.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2025

3. ACCOUNTING POLICIES *(continued)*

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property - 1% straight line

Government grants

Housing Association Grants (HAG) are made by the Department of the Environment and are utilised to reduce the amount of mortgage loan in respect of an approved scheme to the amount which it is estimated can be serviced by the net annual income of the scheme. The amount of HAG is calculated on the qualifying costs of the scheme in accordance with instructions issued from time to time by the Department of the Environment.

The grant is recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the entity will comply with the conditions attaching to them and the grants will be received.

HAG grants are recognised using the accrual model. Under the accrual model, grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2025

4. INCOME

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

5. PARTICULARS OF MAINTENANCE CONTRIBUTION

	2025	2024
	£	£
Maintenance contribution	143,520	133,516
Less: Losses from debts and voids	<u>(255)</u>	<u>(1,547)</u>
	<u>143,265</u>	<u>131,969</u>

There are 33 housing accommodation units in management in the current and previous year. The office flat is not included in the calculation of maintenance contributions.

6. OTHER OPERATING INCOME

	2025	2024
	£	£
Government grant income	6,246	6,246
Other operating income	8,423	15,188
	<u>14,669</u>	<u>21,434</u>

7. OPERATING PROFIT

Operating profit or loss is stated after charging:

	2025	2024
	£	£
Depreciation of tangible assets	7,021	7,021
Independent examination	<u>2,100</u>	<u>2,025</u>

8. STAFF COSTS

The average number of persons employed by the company during the year, including the trustees, amounted to:

	2025	2024
	No.	No.
Administrative staff	<u>2</u>	<u>2</u>

The aggregate payroll costs incurred during the year, relating to the above, were:

	2025	2024
	£	£
Wages and salaries	<u>15,149</u>	<u>8,662</u>

No employee received employment benefits of more than £60,000 during the current or previous period.

No Trustees have received any remuneration or other benefits in the current or previous period.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2025

9. OTHER INTEREST RECEIVABLE AND SIMILAR INCOME

	2025	2024
	£	£
Interest on cash and cash equivalents	<u>—</u>	<u>8</u>

10. TAXATION

The Association is a charity and therefore not liable to corporation tax.

11. TANGIBLE ASSETS

	Freehold property £
Cost	
At 1 July 2024 and 30 June 2025	<u>702,080</u>
Depreciation	
At 1 July 2024	204,299
Charge for the year	7,021
At 30 June 2025	<u>211,320</u>
Carrying amount	
At 30 June 2025	<u>490,760</u>
At 30 June 2024	<u>497,781</u>

12. DEBTORS

	2025	2024
	£	£
Prepayments and accrued income	<u>1,048</u>	<u>909</u>

13. INVESTMENTS

	2025	2024
	£	£
NAACIF investment	60,588	59,047
COIF investment	92,612	97,036
Charinco investment	63,421	61,130
	<u>216,621</u>	<u>217,213</u>

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2025

14. CREDITORS: amounts falling due within one year

	2025	2024
	£	£
Bank loans and overdrafts	–	4,375
Trade creditors	369	1,999
Accruals and deferred income	9,490	8,938
Social security and other taxes	795	–
	<u>10,654</u>	<u>15,312</u>

15. GOVERNMENT GRANTS

The amounts recognised in the financial statements for government grants are as follows:

	2025	2024
	£	£
Recognised in creditors:		
Deferred government grants due within one year	6,246	6,246
Deferred government grants due after more than one year	424,587	430,833
	<u>430,833</u>	<u>437,079</u>
Recognised in other operating income:		
Government grants released to profit or loss	6,246	6,246

18. ANALYSIS OF CHANGES IN NET DEBT

	At 1 Jul 2024	Cash flows	At 30 Jun 2025
	£	£	£
Cash at bank and in hand	59,086	40,760	99,846
Debt due within one year	(4,375)	4,375	–
Current asset investments	217,213	(592)	216,621
	<u>271,924</u>	<u>44,543</u>	<u>316,467</u>

19. RELATED PARTY TRANSACTIONS

There were no related party transactions.

JOSEPH CROSSLEY'S ALMSHOUSES

England & Wales - Charity number 224669

Accounts

COMPANY REGISTRATION NUMBER: 224669

**JOSEPH CROSSLEY'S
ALMSHOUSES**

UNAUDITED FINANCIAL STATEMENTS

30 JUNE 2024

JOSEPH CROSSLEY'S ALMSHOUSES

FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2024

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JOSEPH CROSSLEY'S ALMSHOUSES

OFFICERS AND PROFESSIONAL ADVISERS

THE BOARD OF DIRECTORS

A Kendall Chair
M Archer
R A Price
J Kendall
L Mullin
P Bowerman
S Christie
S Price
A Boyd

REGISTERED OFFICE

12 South Royd Avenue
Halifax
West Yorkshire
HX3 0BL

ACCOUNTANTS

Streets Spenser Wilson (Yorkshire) Limited
Chartered Accountants
Equitable House
55 Pellon Lane
Halifax
West Yorkshire
HX1 5SP

BANKERS

Barclays Bank Plc
P O Box 14
Halifax
West Yorkshire
HX1 1BG

SOLICITORS

Wilkinson Woodward
11 Fountain Street
Halifax
West Yorkshire
HX1 1LU

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT

YEAR ENDED 30 JUNE 2024

The trustees present their report and the unaudited financial statements of the company for the year ended 30 June 2024.

PRINCIPAL ACTIVITIES

Joseph Crossley's Almshouses is a Charitable Trust (Association) with an independent Board of Trustees providing accommodation for persons, of not less than sixty years of age, on low incomes, who at the time of appointment are regular attendees at a Protestant Church. The Charity aims to provide a comfortable, caring Christian environment for its' residents.

TRUSTEES

The trustees who served the company during the year were as follows:

A Kendall	Chair
M Archer	
R A Price	
J Kendall	
L Mullin	
P Bowerman	
S Christie	
S Price	
A Boyd	
C Walker	(Resigned 31 August 2023)
J Hudson	(Resigned 30 October 2023)
D Fawcett	(Resigned 20 March 2024)

REVIEW OF RESULTS FOR THE YEAR

For the year under review the Charity had a surplus of £48,351 (2023: deficit of £30,150). This was after undertaking major repairs amounting to £47,364 (2023: £82,796). This is made up of cyclical repairs £6,635 (2023: £6,620) and extraordinary repairs £40,729 (2023: £76,176).

PUBLIC BENEFIT

The Trustees have considered the Charity Commission guidance on public benefit and consider that they have met their obligation by providing housing to individuals over sixty years of age on low incomes.

STATEMENT OF COMPLIANCE

The Trustees confirm that the Association has complied with the Homes and Communities Agency's Governance and Financial Viability Standard Code of Practice.

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2024

CHAIR'S REPORT

I'm pleased to be able to say that further to last year's chair's report, where we were pleased not to have any vacancies, the last 12 months has been our most stable in terms of Resident turnover for some years. At end of year, all flats are occupied, and we have had only one brief vacancy during the year.

Last year we had a vacancy for the wardens position, and recruiting the right person for the role proved challenging, but I am pleased to report that the suggestion from two applicants to perform the role as a job share, not living on site, has been a great success from both the Residents point of view, and the Trustees. They now work 12 hours per week each (24 in total), instead of the previous 20 hour a week contract. The new wardens have taken a bigger part in managing the workmen, with extra tracking having been put in place, and this is often resulting in a quicker turnround of maintenance jobs. The Trustees would like to thank them for all they do, as we know it makes a big difference to the Residents.

We have seen changes in our Trustees, with Colin Walker and John Hudson having stood down. David Fawcett and Anne Boyd joined us, but David Fawcett later stood down as he was unable to give the role the time he felt it needed. Trevor Kershaw joined us as treasurer and has quickly got up to speed on managing our finances, and the Trustees would like to record their thanks to him.

Largely due to the increased stability of our Residents, our finances have seen a stepped improvement. In the previous 12 months we often had cash flow problems, but our reserves have been restored during this financial year. The Shawbrook account had been closed in June 2023, but we have now opened a 'reserve account' with Barclays and placed £40,000 in this. This will earn a small amount of interest, which it didn't in the current account, and restores the reserves to pre-covid levels, when we used them to refurbish the chapel.

The last twelve months has seen a renewed interest in 'training' in all its many forms, and our first away day has seen a stronger relationship being built with other Almshouses in the Calderdale area, and the Calderdale Almshouse Forum will start to meet later this year as a result.

The clerk's work has increased significantly in recent years due to increased government legislation. The Trustees plan to look at deregistering as a Social Housing provider, preferring to use the Almshouse Association and the Charity Commission for our guidance and governance. Our thanks to Gill for her continuing excellent and diligent work as our clerk.

Finally I would like to thank all of our Trustees for their continued dedication. I know our Residents appreciate all they do.

Alan Kendall

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2024

CLERK'S REPORT

The Almshouses have been more or less fully occupied throughout the year and enquiries regarding residence have continued, although not all interested parties meet the residency criteria. There is currently one person on the waiting list.

The Founder's Day service in June was led by the Revd Canon Hilary Barber of Halifax Minster and attended by the Mayor of Halifax, Ashley Evans and Steve Duncan, deputy Lord Lieutenant of Yorkshire. Residents and friends enjoyed a hearty tea after the service. Anne Boyd and David Fawcett were welcomed as new trustees in October 2023. Unfortunately David has felt unable to continue due to family commitments. Resignations were also received during the year from Colin Walker, Janet Walker and John Hudson. In addition we welcomed Trevor Kershaw as treasurer in October 2023.

Following the resignation of our resident warden, it proved difficult to attract a suitable candidate who was willing and able to live in the warden's flat. In October, the Trustees appointed Kim Wade and Angela Ross for a 6-month trial period on a job share basis. This appointment has proved successful with both Trustees and residents.

Thursday services have continued with the usual mix of visiting preachers leading worship. The list of worship leaders has grown over the last few years giving residents a wide variety of different worship styles. Thanks are due once again to our preachers and accompanists for their loyal service.

In May the Trustees attended an Away Day. The Almshouse Association also ran their Almshouse Way course which many of the Trustees attended.

Gill Brooke

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2024

INTERNAL FINANCIAL CONTROLS

The Board is responsible for ensuring that the Charity maintains a system of internal financial control, including suitable monitoring procedures. The system is designed to ensure the maintenance of proper accounting records and the reliability of the financial information used by the Board or for publication, but any such system can only provide reasonable, and not absolute, assurance against misstatement or loss.

In fulfilling these responsibilities the Board has reviewed the effectiveness of the system of internal controls on the basis of the criteria set out in the Housing Corporation circular 'Internal financial control and financial reporting'.

The Charity's main internal controls during the financial year included:

- (a) clear responsibilities on the part of financial management for the maintenance of good financial controls and the production of accurate and timely financial management information
- (b) subjecting all planned major property maintenance to a detailed risk assessment process
- (c) detailed monthly budgeting and reporting of operating surpluses and cash flows with regular review by management of variances from budgets
- (d) the control of key financial risks through clearly laid down authorisation levels and segregation of accounting duties
- (e) review by the Board of the effectiveness of the system of internal financial controls.

The Board confirms that it has reviewed the effectiveness of the system of internal financial control and the system as a whole was found at the time of approving the financial statements to be generally appropriate to the scale of the Charity's activities.

The Trustees continued to exercise diligent management and control of the Charity's finances.

RESERVE POLICY

The Revenue Reserve is maintained at a level which, in the opinion of the Trustees, is appropriate to provide for the commitments of the Charity for the foreseeable future.

The Trustees set aside a sum each year for Cyclical and Extraordinary Maintenance. These sums are based on the recommended amount per unit as advised by the Almshouse Association. The Trustees have evaluated these figures and, from previous experience, believe they are adequate for the type of property held by the Charity.

VALUE FOR MONEY ASSESSMENT

Whilst there has been a small increase in the weekly contribution received from residents, contributions remain significantly below market rental rates. The Association has continued to maintain and invest in the properties for the benefit of the residents. The Trustees therefore believe that they have demonstrated their commitment to achieving value for money.

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2024

TRUSTEES

Trustees are appointed from local churches. They hold office for five years and are then put forward for re-appointment. On becoming a Trustee they are given a copy of the Residents' Handbook, and also the Charity Commission Handbook. They are provided with an induction, and, during their length of service, with a copy of the Almshouse Federation quarterly magazine. Newly appointed Trustees accompany existing Trustees on several visits to residents and prospective residents, in order to gain experience. After these initial inductions, they then visit residents on their own.

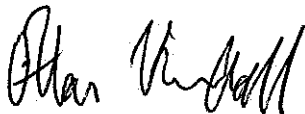
STATEMENT OF RESPONSIBILITIES OF THE BOARD

Housing Association legislation requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the income and expenditure for the year ended on that date. In preparing those financial statements the Board is required to:

- a) select suitable accounting policies and then to apply them consistently
- b) make judgements and estimates that are reasonable and prudent
- c) state whether applicable accounting standards have been followed subject to any material departures disclosed and explained in the financial statements
- d) prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in operational existence.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable it to ensure the financial statements comply with the Industrial and Provident Societies Act 1965 to 1978, the Housing Act 1996 and the Accounting Direction for Private Registered Providers of Social Housing in England 2019. The Board is also responsible for establishing and maintaining a satisfactory system of control of the books of account, the cash holdings and all the receipts and remittances of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the board of directors on 18 December 2024 and signed on behalf of the board by:



A Kendall - Chair
Trustee

Registered office:
12 South Royd Avenue
Halifax
West Yorkshire
HX3 0BL

JOSEPH CROSSLEY'S ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF JOSEPH CROSSLEY'S ALMSHOUSES

YEAR ENDED 30 JUNE 2024

I report to the trustees on my examination of the financial statements of Joseph Crossley's Almshouses ('the charity') for the year ended 30 June 2024.

RESPONSIBILITIES AND BASIS OF REPORT

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements 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.

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 charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.



S R Shacklock FCA
Independent Examiner

Equitable House
55 Pellon Lane
Halifax
West Yorkshire
HX1 5SP

18 December 2024

JOSEPH CROSSLEY'S ALMSHOUSES

INCOME AND EXPENDITURE ACCOUNT

YEAR ENDED 30 JUNE 2024

	Note	2024 £	2023 £
INCOME	4	131,969	113,390
Operating expenditure		118,038	152,583
Other operating income	6	21,434	14,359
NET INCOME/(EXPENDITURE)	7	35,365	(24,834)
Gain/(loss) on financial assets at fair value through profit or loss		12,978	(5,316)
Other interest receivable and similar income	9	8	-
SURPLUS/(DEFICIT) FOR THE FINANCIAL YEAR		48,351	(30,150)
RETAINED EARNINGS AT THE START OF THE YEAR		219,613	249,763
RETAINED EARNINGS AT THE END OF THE YEAR		267,964	219,613

All the activities of the company are from continuing operations.

The notes on pages 11 to 16 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

STATEMENT OF FINANCIAL POSITION

30 JUNE 2024

	Note	2024		2023	
		£	£	£	£
FIXED ASSETS					
Tangible assets	11		497,781		504,802
CURRENT ASSETS					
Debtors	12	909		880	
Investments	13	217,213		201,739	
Cash at bank and in hand		59,086		36,037	
		<u>277,208</u>		<u>238,656</u>	
CREDITORS: amounts falling due within one year	14	<u>15,312</u>		<u>25,886</u>	
NET CURRENT ASSETS			<u>261,896</u>		<u>212,770</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>759,677</u>		<u>717,572</u>
CREDITORS: amounts falling due after more than one year					
Accruals and deferred income			430,833		437,079
NET ASSETS			<u>328,844</u>		<u>280,493</u>
RESERVES					
Capital reserve			60,880		60,880
Revenue reserve			267,964		219,613
SHAREHOLDERS FUNDS			<u>328,844</u>		<u>280,493</u>

These financial statements were approved by the board of directors and authorised for issue on 18 December 2024, and are signed on behalf of the board by:



A Kendall
Trustee

The notes on pages 11 to 16 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

STATEMENT OF CASH FLOWS

YEAR ENDED 30 JUNE 2024

	2024	2023
	£	£
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit/(loss) for the financial year	48,351	(30,150)
<i>Adjustments for:</i>		
Depreciation of tangible assets	7,021	7,021
Government grant income	(6,246)	(6,246)
(Gain)/loss on financial assets at fair value through profit or loss	(12,978)	5,316
Other interest receivable and similar income	(8)	–
Accrued expenses/(income)	355	(10,777)
<i>Changes in:</i>		
Trade and other debtors	(29)	(264)
Trade and other creditors	(15,304)	10,209
Cash generated from operations	21,162	(24,891)
Interest received	8	–
Net cash from/(used in) operating activities	21,170	(24,891)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of other investments	(2,496)	(5,316)
Proceeds from sale of other investments	–	2,919
Net cash used in investing activities	(2,496)	(2,397)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from borrowings	4,375	–
Net cash from financing activities	4,375	–
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	23,049	(27,288)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	36,037	63,325
CASH AND CASH EQUIVALENTS AT END OF YEAR	59,086	36,037

The notes on pages 11 to 16 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2024

1. GENERAL INFORMATION

The Association is a registered social landlord with the Regulator of Social Housing (Registration No. A1274) and a registered charity. The Charities address is Arden Road, Halifax, HX1 3AA.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2019.

3. ACCOUNTING POLICIES

Basis of preparation

The Trustees believe that it is appropriate to prepare the financial statements on a going concern basis as there are no material uncertainties relating to events or conditions that may cast significant doubt on the ability of the Charity to continue trading for the foreseeable future.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

There are not considered to be any judgements or accounting estimates or assumptions that have a significant impact on the financial statements.

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for maintenance contributions, stated net of voids.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2024

3. ACCOUNTING POLICIES *(continued)*

Tangible assets

Tangible assets are initially recorded at cost, including capitalised structural development work, and subsequently stated at cost less any accumulated depreciation.

The Charity has adopted the Statement of Recommended Practice (SORP) Accounting for Registered Social Housing Providers Updated 2018. This requires the Charity to identify the major components which make up its Housing Properties and depreciate these over their individual economic lives.

The Trustees are of the opinion that the cost of the freehold housing, land and buildings include structure only. Bathrooms, kitchens, etc have not been capitalised. They have been debited to the various repair funds.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property - 1% straight line

Government grants

Housing Association Grants (HAG) are made by the Department of the Environment and are utilised to reduce the amount of mortgage loan in respect of an approved scheme to the amount which it is estimated can be serviced by the net annual income of the scheme. The amount of HAG is calculated on the qualifying costs of the scheme in accordance with instructions issued from time to time by the Department of the Environment.

The grant is recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the entity will comply with the conditions attaching to them and the grants will be received.

HAG grants are recognised using the accrual model. Under the accrual model, grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2024

4. INCOME

The whole of the income is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

5. PARTICULARS OF MAINTENANCE CONTRIBUTION

	2024	2023
	£	£
Maintenance contribution	133,516	124,800
Less: Losses from debts and voids	(1,547)	(11,410)
	<u>131,969</u>	<u>113,390</u>

There are 33 housing accommodation units in management in the current and previous year. The office flat is not included in the calculation of maintenance contributions.

6. OTHER OPERATING INCOME

	2024	2023
	£	£
Government grant income	6,246	6,246
Other operating income	15,188	8,113
	<u>21,434</u>	<u>14,359</u>

7. OPERATING PROFIT/(LOSS)

Operating profit or loss is stated after charging:

	2024	2023
	£	£
Depreciation of tangible assets	7,021	7,021
Independent examination	2,025	1,840

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2024

8. STAFF COSTS

The average number of persons employed by the company during the year, including the trustees, amounted to:

	2024	2023
	No.	No.
Administrative staff	<u>2</u>	<u>1</u>

The aggregate payroll costs incurred during the year, relating to the above, were:

	2024	2023
	£	£
Wages and salaries	8,662	18,339
Other pension costs	–	138
	<u>8,662</u>	<u>18,477</u>

No employee received employment benefits of more than £60,000 during the current or previous period.

No Trustees have received any remuneration or other benefits in the current or previous period.

9. OTHER INTEREST RECEIVABLE AND SIMILAR INCOME

	2024	2023
	£	£
Interest on cash and cash equivalents	<u>8</u>	<u>–</u>

10. TAXATION

The Association is a charity and therefore not liable to corporation tax.

11. TANGIBLE ASSETS

	Freehold property £
Cost	
At 1 July 2023 and 30 June 2024	<u>702,080</u>
Depreciation	
At 1 July 2023	197,278
Charge for the year	7,021
At 30 June 2024	<u>204,299</u>
Carrying amount	
At 30 June 2024	<u>497,781</u>
At 30 June 2023	<u>504,802</u>

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2024

12. DEBTORS

	2024	2023
	£	£
Prepayments and accrued income	<u>909</u>	<u>880</u>

13. INVESTMENTS

	2024	2023
	£	£
NAACIF investment	59,047	55,433
COIF investment	97,036	89,610
Black Rock investment	61,130	56,696
	<u>217,213</u>	<u>201,739</u>

14. CREDITORS: amounts falling due within one year

	2024	2023
	£	£
Other loans	4,375	–
Trade creditors	1,999	5,244
Accruals and deferred income	8,938	20,458
Social security and other taxes	–	184
	<u>15,312</u>	<u>25,886</u>

15. EMPLOYEE BENEFITS

Defined contribution plans

The amount recognised in profit or loss as an expense in relation to defined contribution plans was £Nil (2023: £138).

16. GOVERNMENT GRANTS

The amounts recognised in the financial statements for government grants are as follows:

	2024	2023
	£	£
Recognised in creditors:		
Deferred government grants due within one year	6,246	18,121
Deferred government grants due after more than one year	430,833	437,079
	<u>437,079</u>	<u>455,200</u>
Recognised in other operating income:		
Government grants released to profit or loss	<u>6,246</u>	<u>6,246</u>

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2024

17. ANALYSIS OF CHANGES IN NET DEBT

	1 Jul 2023	Cash flows	30 Jun 2024
	£	£	£
Cash at bank and in hand	36,037	23,049	59,086
Debt due within one year	–	(4,375)	(4,375)
Current asset investments	201,739	15,474	217,213
	<u>237,776</u>	<u>34,148</u>	<u>271,924</u>

JOSEPH CROSSLEY'S ALMSHOUSES

England & Wales - Charity number 224669

Accounts

COMPANY REGISTRATION NUMBER: 224669

JOSEPH CROSSLEY'S ALMSHOUSES

UNAUDITED FINANCIAL STATEMENTS

30 JUNE 2023



Spenser Wilson
Chartered Accountants & Business Advisers

JOSEPH CROSSLEY'S ALMSHOUSES

FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2023

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JOSEPH CROSSLEY'S ALMSHOUSES

OFFICERS AND PROFESSIONAL ADVISERS

THE BOARD OF DIRECTORS

L Mullin Chair
A Kendall
M Archer
R A Price
J Kendall
P Bowerman
S Christie
S Price
A Boyd
D Fawcett

REGISTERED OFFICE

12 South Royd Avenue
Halifax
West Yorkshire
HX3 0BL

ACCOUNTANTS

Spenser Wilson Ltd
Chartered Accountants
Equitable House
55 Pellon Lane
Halifax
West Yorkshire
HX1 5SP

BANKERS

Barclays Bank Plc
P O Box 14
Halifax
West Yorkshire
HX1 1BG

SOLICITORS

Wilkinson Woodward
11 Fountain Street
Halifax
West Yorkshire
HX1 1LU

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT

YEAR ENDED 30 JUNE 2023

The trustees present their report and the unaudited financial statements of the company for the year ended 30 June 2023.

PRINCIPAL ACTIVITIES

Joseph Crossley's Almshouses is a Charitable Trust (Association) with an independent Board of Trustees providing accommodation for persons, of not less than sixty years of age, on low incomes, who at the time of appointment are regular attendees at a Protestant Church. The Charity aims to provide a comfortable, caring Christian environment for its' residents.

TRUSTEES

The trustees who served the company during the year were as follows:

L Mullin	Chair
A Kendall	
M Archer	
R A Price	
J Kendall	
C Walker	
J Hudson	
P Bowerman	
S Price	
S Christie	(Appointed 20 October 2022)
A Boyd	(Appointed 15 June 2023)
D Fawcett	(Appointed 15 June 2023)
J Walker	(Resigned 15 June 2023)

REVIEW OF RESULTS FOR THE YEAR

For the year under review the Charity had a deficit of £30,150 (2022: surplus of £15,011). This was after undertaking major repairs amounting to £82,796 (2022: £59,626). This is made up of cyclical repairs £6,620 (2022: £11,206) and extraordinary repairs £76,176 (2022: £48,420).

PUBLIC BENEFIT

The Trustees have considered the Charity Commission guidance on public benefit and consider that they have met their obligation by providing housing to individuals over sixty years of age on low incomes.

STATEMENT OF COMPLIANCE

The Trustees confirm that the Association has complied with the Homes and Communities Agency's Governance and Financial Viability Standard Code of Practice.

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2023

CHAIR'S REPORT

I am happy to report that at the time of writing there are no vacant flats. At the end of the year one was in the final stages of major renovation with the future residents waiting for the go ahead to move in, which they have now done. For the first time in years we also have a waiting list, with two applications filed for future vacancies.

Contractors are continuing to prove reliable with excellent working partnerships. We are seeking grants to continue the programme of window replacements.

Dave Fawcett was appointed as a finance & property trustee in June. Two of our pastoral trustees have resigned, Ros Gowers last October and Janet Walker this June. Stella Christie replaced Roz Gowers in October. Anne Boyd was also appointed in June and will replace Janet who has been a very diligent trustee and will be greatly missed. We wish her well in the future.

This has been a very challenging year with the long term sickness & recent resignation of the warden. New wardens have now been appointed.

I would like to thank the Trustees & the Clerk for their hard work over the past 12 months. We have faced challenges and learned from them, which will stand us in good stead for a bright future for these Almshouses.

Leah Mullin

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2023

CLERK'S REPORT

The usual range of departures and arrivals has taken place and new residents appear to have settled well. Refurbishment of vacant flats has continued and a limited number of enquiries regarding residency have been received. An Open Day to showcase the Almshouses was held in July 2022 and attracted a reasonable amount of interest although not all interested parties met the residency criteria.

The Founder's Day service in June was led by the Rev Angela Dick and attended by Steve Duncan, one of the deputy Lord Lieutenants of Yorkshire. Residents and Friends enjoyed a hearty tea after the service.

Two new trustees were welcomed during the year. Simon Price joined as a Crossley Family Trustee at the meeting in June 2022 and Stella Christie joined the trustees at the meeting in October 2022.

Regular social events organised by residents have proved popular and a monthly newsletter of dates is published. A supper club, with different take away options is organised each month. A Christmas Meal was held at the Maypole at Warley which was well attended. The residents have organised outings with a trip to York and a further trip to Liverpool currently being planned. A party was held on 8th June to mark the occasion of King Charles III coronation.

Thursday services have continued with the usual mix of visiting preachers leading worship. The list of worship leaders has grown over the last two years giving residents a wide variety of different worship styles. Thanks are due once again to our preachers and accompanists for their loyal service.

In March, myself, Colin Walker and Leah Mullin attended a training event organised by the Almshouses Association entitled "The Almhouse Way" which was both informative and enjoyable.

Gill Brooke

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2023

INTERNAL FINANCIAL CONTROLS

The Board is responsible for ensuring that the Charity maintains a system of internal financial control, including suitable monitoring procedures. The system is designed to ensure the maintenance of proper accounting records and the reliability of the financial information used by the Board or for publication, but any such system can only provide reasonable, and not absolute, assurance against misstatement or loss.

In fulfilling these responsibilities the Board has reviewed the effectiveness of the system of internal controls on the basis of the criteria set out in the Housing Corporation circular 'Internal financial control and financial reporting'.

The Charity's main internal controls during the financial year included:

- (a) clear responsibilities on the part of financial management for the maintenance of good financial controls and the production of accurate and timely financial management information
- (b) subjecting all planned major property maintenance to a detailed risk assessment process
- (c) detailed monthly budgeting and reporting of operating surpluses and cash flows with regular review by management of variances from budgets
- (d) the control of key financial risks through clearly laid down authorisation levels and segregation of accounting duties
- (e) review by the Board of the effectiveness of the system of internal financial controls.

The Board confirms that it has reviewed the effectiveness of the system of internal financial control and the system as a whole was found at the time of approving the financial statements to be generally appropriate to the scale of the Charity's activities.

The Trustees continued to exercise diligent management and control of the Charity's finances.

RESERVE POLICY

The Revenue Reserve is maintained at a level which, in the opinion of the Trustees, is appropriate to provide for the commitments of the Charity for the foreseeable future.

The Trustees set aside a sum each year for Cyclical and Extraordinary Maintenance. These sums are based on the recommended amount per unit as advised by the Almshouse Association. The Trustees have evaluated these figures and, from previous experience, believe they are adequate for the type of property held by the Charity.

VALUE FOR MONEY ASSESSMENT

The Association has managed to keep contributions from residents at the same level as in the previous year, while continuing to maintain and invest in the properties, whilst also reducing the deficit from the previous year. The Trustees therefore believe that they have demonstrated their commitment to achieving value for money.

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2023

TRUSTEES

Trustees are appointed from local churches. They hold office for five years and are then put forward for re-appointment. On becoming a Trustee they are given a copy of the Residents' Handbook, and also the Charity Commission Handbook. They are provided with an induction, and, during their length of service, with a copy of the Almshouse Federation quarterly magazine. Newly appointed Trustees accompany existing Trustees on several visits to residents and prospective residents, in order to gain experience. After these initial inductions, they then visit residents on their own.

STATEMENT OF RESPONSIBILITIES OF THE BOARD

Housing Association legislation requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the income and expenditure for the year ended on that date. In preparing those financial statements the Board is required to:

- a) select suitable accounting policies and then to apply them consistently
- b) make judgements and estimates that are reasonable and prudent
- c) state whether applicable accounting standards have been followed subject to any material departures disclosed and explained in the financial statements
- d) prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in operational existence.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable it to ensure the financial statements comply with the Industrial and Provident Societies Act 1965 to 1978, the Housing Act 1996 and the Accounting Direction for Private Registered Providers of Social Housing in England 2019. The Board is also responsible for establishing and maintaining a satisfactory system of control of the books of account, the cash holdings and all the receipts and remittances of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the board of directors on 11 December 2023 and signed on behalf of the board by:



L Mullin - Chair
Trustee

Registered office:
12 South Royd Avenue
Halifax
West Yorkshire
HX3 0BL

JOSEPH CROSSLEY'S ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF JOSEPH CROSSLEY'S ALMSHOUSES

YEAR ENDED 30 JUNE 2023

I report to the trustees on my examination of the financial statements of Joseph Crossley's Almshouses ('the charity') for the year ended 30 June 2023.

RESPONSIBILITIES AND BASIS OF REPORT

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements 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.

INDEPENDENT EXAMINER'S STATEMENT

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

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 charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.



S R Shacklock FCA
Independent Examiner

Equitable House
55 Pellon Lane
Halifax
West Yorkshire
HX1 5SP

11 December 2023

JOSEPH CROSSLEY'S ALMSHOUSES

STATEMENT OF INCOME AND RETAINED EARNINGS

YEAR ENDED 30 JUNE 2023

	Note	2023 £	2022 £
INCOME	4	113,390	105,808
Operating expenditure		152,583	117,611
Other operating income	6	14,359	13,197
NET INCOME/(EXPENDITURE)	7	(24,834)	1,394
Loss on financial assets at fair value through profit or loss		(5,316)	(16,405)
DEFICIT FOR THE FINANCIAL YEAR		(30,150)	(15,011)
RETAINED RESERVES AT THE START OF THE YEAR		249,763	264,774
RETAINED RESERVES AT THE END OF THE YEAR		219,613	249,763

The notes on pages 11 to 15 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

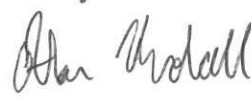
STATEMENT OF FINANCIAL POSITION

30 JUNE 2023

	Note	2023		2022	
		£	£	£	£
FIXED ASSETS					
Tangible assets	10		504,802		511,823
CURRENT ASSETS					
Debtors	11	880		616	
Investments	12	201,739		204,658	
Cash at bank and in hand		36,037		63,325	
		<u>238,656</u>		<u>268,599</u>	
CREDITORS: amounts falling due within one year	13	<u>25,886</u>		<u>26,454</u>	
NET CURRENT ASSETS			<u>212,770</u>		<u>242,145</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>717,572</u>		<u>753,968</u>
CREDITORS: amounts falling due after more than one year					
Accruals and deferred income			437,079		443,325
NET ASSETS			<u>280,493</u>		<u>310,643</u>
RESERVES					
Capital reserve			60,880		60,880
Revenue reserve			219,613		249,763
			<u>280,493</u>		<u>310,643</u>

These financial statements were approved by the board of trustees and authorised for issue on 11 December 2023, and are signed on behalf of the board by:


L Mullen *Mullen*
Trustee


A Kendall
Trustee

The notes on pages 11 to 15 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

STATEMENT OF CASH FLOWS

YEAR ENDED 30 JUNE 2023

	2023	2022
	£	£
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss for the financial year	(30,150)	(15,011)
<i>Adjustments for:</i>		
Depreciation of tangible assets	7,021	7,021
Government grant income	(6,246)	(6,246)
Loss on financial assets at fair value through profit or loss	5,316	16,405
Accrued income	(10,777)	(42,672)
<i>Changes in:</i>		
Trade and other debtors	(264)	16
Trade and other creditors	10,209	936
Cash generated from operations	<u>(31,137)</u>	<u>(39,551)</u>
Net cash used in operating activities	<u>(24,891)</u>	<u>(39,551)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of other investments	(5,316)	(16,405)
Proceeds from sale of other investments	2,919	14,269
Net cash used in investing activities	<u>(2,397)</u>	<u>(2,136)</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(27,288)	(41,687)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	63,325	105,012
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>36,037</u>	<u>63,325</u>

The notes on pages 11 to 15 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2023

1. GENERAL INFORMATION

The Association is a registered social landlord with the Regulator of Social Housing (Registration No. A1274) and a registered charity. The Charities address is Arden Road, Halifax, HX1 3AA.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2019.

3. ACCOUNTING POLICIES

Basis of preparation

The Trustees believe that it is appropriate to prepare the financial statements on a going concern basis as there are no material uncertainties relating to events or conditions that may cast significant doubt on the ability of the Charity to continue trading for the foreseeable future.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

There are not considered to be any judgements or accounting estimates or assumptions that have a significant impact on the financial statements

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for maintenance contributions, stated net of voids.

Tangible assets

Tangible assets are initially recorded at cost, including capitalised structural development work, and subsequently stated at cost less any accumulated depreciation.

The Charity has adopted the Statement of Recommended Practice (SORP) Accounting for Registered Social Housing Providers Updated 2018. This requires the Charity to identify the major components which make up its Housing Properties and depreciate these over their individual economic lives.

The Trustees are of the opinion that the cost of the freehold housing, land and buildings include structure only. Bathrooms, kitchens, etc have not been capitalised. They have been debited to the various repair funds.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2023

3. ACCOUNTING POLICIES *(continued)*

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property - 1% straight line

Government grants

Housing Association Grants (HAG) are made by the Department of the Environment and are utilised to reduce the amount of mortgage loan in respect of an approved scheme to the amount which it is estimated can be serviced by the net annual income of the scheme. The amount of HAG is calculated on the qualifying costs of the scheme in accordance with instructions issued from time to time by the Department of the Environment.

The grant is recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the entity will comply with the conditions attaching to them and the grants will be received.

HAG grants are recognised using the accrual model. Under the accrual model, grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

4. TURNOVER

The whole of the turnover is attributable to the principal activity of the charity wholly undertaken in the United Kingdom.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2023

5. PARTICULARS OF MAINTENANCE CONTRIBUTION

	2023	2022
	£	£
Maintenance contribution	116,480	116,480
Less: Losses from debts and voids	(3,090)	(10,672)
	<u>113,390</u>	<u>105,808</u>

There are 33 housing accommodation units in management in the current and previous year. The warden's flat is not included in the calculation of maintenance contributions.

6. OTHER OPERATING INCOME

	2023	2022
	£	£
Government grant income	6,246	6,246
Other operating income	8,113	6,951
	<u>14,359</u>	<u>13,197</u>

7. OPERATING (LOSS)/PROFIT

Operating profit or loss is stated after charging:

	2023	2022
	£	£
Depreciation of tangible assets	7,021	7,021
Independent examination	1,840	1,560

8. STAFF COSTS

The average number of persons employed by the company during the year, including the trustees, amounted to:

	2023	2022
	No.	No.
Administrative staff	<u>1</u>	<u>1</u>

The aggregate payroll costs incurred during the year, relating to the above, were:

	2023	2022
	£	£
Wages and salaries	18,339	10,801
Other pension costs	138	138
	<u>18,477</u>	<u>10,939</u>

No employee received employment benefits of more than £60,000 during the current or previous period.

No Trustees have received any remuneration or other benefits in the current or previous period.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2023

9. TAXATION

The Association is a charity and therefore not liable to corporation tax.

10. TANGIBLE ASSETS

	Freehold property £
Cost	
At 1 July 2022 and 30 June 2023	<u>702,080</u>
Depreciation	
At 1 July 2022	190,257
Charge for the year	7,021
At 30 June 2023	<u>197,278</u>
Carrying amount	
At 30 June 2023	<u>504,802</u>
At 30 June 2022	<u>511,823</u>

11. DEBTORS

	2023	2022
	£	£
Prepayments and accrued income	<u>880</u>	<u>616</u>

12. INVESTMENTS

	2023	2022
	£	£
NAACIF investment	55,433	55,097
COIF investment	89,610	86,853
Black Rock investment	56,696	62,708
	<u>201,739</u>	<u>204,658</u>

13. CREDITORS: amounts falling due within one year

	2023	2022
	£	£
Trade creditors	5,244	6,844
Accruals and deferred income	20,458	19,360
Social security and other taxes	184	250
	<u>25,886</u>	<u>26,454</u>

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2023

14. GOVERNMENT GRANTS

The amounts recognised in the financial statements for government grants are as follows:

	2023	2022
	£	£
Recognised in creditors:		
Deferred government grants due within one year	18,121	6,246
Deferred government grants due after more than one year	437,079	443,325
	<u>455,200</u>	<u>449,571</u>
Recognised in other operating income:		
Government grants released to profit or loss	<u>6,246</u>	<u>6,246</u>

15. ANALYSIS OF CHANGES IN NET DEBT

	At 1 Jul 2022	Cash flows	At 30 Jun 2023
	£	£	£
Cash at bank and in hand	63,325	(27,288)	36,037
Current asset investments	204,658	(2,919)	201,739
	<u>267,983</u>	<u>(30,207)</u>	<u>237,776</u>

JOSEPH CROSSLEY'S ALMSHOUSES

England & Wales - Charity number 224669

Accounts

COMPANY REGISTRATION NUMBER: 224669

JOSEPH CROSSLEY'S ALMSHOUSES

UNAUDITED FINANCIAL STATEMENTS

30 JUNE 2022



Spenser Wilson
Chartered Accountants & Business Advisers

JOSEPH CROSSLEY'S ALMSHOUSES

FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2022

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JOSEPH CROSSLEY'S ALMSHOUSES

OFFICERS AND PROFESSIONAL ADVISERS

THE BOARD OF DIRECTORS L Mullen Chair
M Archer
A Kendall
M Archer
J Kendall
J Walker
C Walker
J Hudson
P Bowerman
S Price

REGISTERED OFFICE Arden Road
Halifax
West Yorkshire
HX1 3AA

ACCOUNTANTS Spenser Wilson Ltd
Chartered Accountants
Equitable House
55 Pellon Lane
Halifax
West Yorkshire
HX1 5SP

BANKERS Barclays Bank Plc
P O Box 14
Halifax
West Yorkshire
HX1 1BG

SOLICITORS Wilkinson Woodward
11 Fountain Street
Halifax
West Yorkshire
HX1 1LU

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT

YEAR ENDED 30 JUNE 2022

The trustees present their report and the unaudited financial statements of the company for the year ended 30 June 2022.

PRINCIPAL ACTIVITIES

Joseph Crossley's Almshouses is a Charitable Trust (Association) with an independent Board of Trustees providing accommodation for persons, of not less than sixty years of age, on low incomes, who at the time of appointment are regular attendees at a Protestant Church. The Charity aims to provide a comfortable, caring Christian environment for its' residents.

TRUSTEES

The trustees who served the company during the year were as follows:

L Mullen	Chair
A Kendall	
M Archer	
R A Price	
J Kendall	
J Walker	
C Walker	
J Hudson	
P Bowerman	
S Price	(Appointed 9 June 2022)
K Appleyard	(Resigned 9 June 2022)
R Gowers	(Appointed 14 October 2021)
	(Resigned 9 June 2022)

REVIEW OF RESULTS FOR THE YEAR

For the year under review the Charity had a deficit of £15,011 (2021: surplus of £14,535). This was after undertaking major repairs amounting to £59,626 (2021: £54,739). This is made up of cyclical repairs £11,206 (2021: £6,374) and extraordinary repairs £48,420 (2021: £48,365).

PUBLIC BENEFIT

The Trustees have considered the Charity Commission guidance on public benefit and consider that they have met their obligation by providing housing to individuals over sixty years of age on low incomes.

STATEMENT OF COMPLIANCE

The Trustees confirm that the Association has complied with the Homes and Communities Agency's Governance and Financial Viability Standard Code of Practice.

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2022

CHAIR'S REPORT

I am happy to report that last year's AGM was the last we had to hold electronically and that we have once again been able to hold our meetings face to face. Although COVID remains a concern and something we must continue to monitor, more things have now returned to normality.

As I write this report we have six vacant flats. One has been fully refurbished and is now ready for occupancy. Work has started on the refurbishment of two others and of the remaining three one would only need minor work, while two require major work prior to being occupied.

The refurbishment of flats on change of occupancy to bring them to current regulations remains our largest expense in our annual budget and is of concern where a number of flats become empty in a single year. We currently have three applications for residency under review and are having an open day in the summer to encourage more applicants.

The good news is we have made good progress on our plans to replace windows on site where required thanks to grants we had received and we are also removing the old louvre panels where possible to help reduce draughts and energy usage.

I reported last year that we had changed a number of contractors and I am happy to report that they have all proved reliable and are continuing to work with us.

At the end of last year our Clerk and one Trustee resigned after many years' service and in our October meeting a new Clerk, Gillian Brooke and a new Trustee, Rosslyn Gowers were appointed. I am also pleased to report that we have managed to recruit a new Crossley Family Trustee, Simon Price who alongside Athel should be a welcomed addition.

Finally, I would like to pass on my thanks to the Clerk, Trustees, Treasurer and the Warden for all their hard work during what has been another year full of uncertainties at times and let us hope and pray that the next year continues to return to full business as usual.

Keith Appleyard

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2022

CLERK'S REPORT

Having been appointed to the role of Clerk to the Trustees in July last year, I have managed to complete my first year. Despite a steep learning curve, the various jobs and reports have all been carried out and I feel that I am now gaining a deeper understanding of the Almshouses systems. The usual range of departures and arrivals has taken place and new residents appear to have settled well. In October the trustees agreed to tighten the financial criteria for residency. In addition it was agreed to amend the application form to clarify ownership of property (past and present). Refurbishment of vacant flats has continued and a limited number of enquiries regarding residency have been received. It is hoped to hold an Open Day to showcase the Almshouses and hopefully attract interested parties to apply for residency.

Roslyn Gowers joined the board of trustees in October but has unfortunately had to step down due to family and health issues. We will be sorry to see Keith Appleyard retire from the Board of Trustees at the 2022 AGM after years of valued service.

Social activities for residents have resumed following the COVID pandemic and a Christmas meal was held at the Sportsman Inn at Greetland which was well attended. Regular social events are organised by the warden and residents.

Thursday services resumed in July 2021, with the usual mix of visiting preachers leading worship. Thanks are due once again to our preachers and accompanists for their loyal service. The Founder's Day service was conducted by Dawn Walker, and was attended by Chris Harris, Deputy Lieutenant. Residents and friends enjoyed a hearty tea after the service.

Gill Brooke

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2022

INTERNAL FINANCIAL CONTROLS

The Board is responsible for ensuring that the Charity maintains a system of internal financial control, including suitable monitoring procedures. The system is designed to ensure the maintenance of proper accounting records and the reliability of the financial information used by the Board or for publication, but any such system can only provide reasonable, and not absolute, assurance against misstatement or loss.

In fulfilling these responsibilities the Board has reviewed the effectiveness of the system of internal controls on the basis of the criteria set out in the Housing Corporation circular 'Internal financial control and financial reporting'.

The Charity's main internal controls during the financial year included:

- (a) clear responsibilities on the part of financial management for the maintenance of good financial controls and the production of accurate and timely financial management information;
- (b) subjecting all planned major property maintenance to a detailed risk assessment process;
- (c) detailed monthly budgeting and reporting of operating surpluses and cash flows with regular review by management of variances from budgets;
- (d) the control of key financial risks through clearly laid down authorisation levels and segregation of accounting duties;
- (e) review by the Board of the effectiveness of the system of internal financial controls.

The Board confirms that it has reviewed the effectiveness of the system of internal financial control and the system as a whole was found at the time of approving the financial statements to be generally appropriate to the scale of the Charity's activities.

The Trustees continued to exercise diligent management and control of the Charity's finances.

RESERVE POLICY

The Revenue Reserve is maintained at a level which, in the opinion of the Trustees, is appropriate to provide for the commitments of the Charity for the foreseeable future.

The Trustees set aside a sum each year for Cyclical and Extraordinary Maintenance. These sums are based on the recommended amount per unit as advised by the Almshouse Association. The Trustees have evaluated these figures and, from previous experience, believe they are adequate for the type of property held by the Charity.

VALUE FOR MONEY ASSESSMENT

The Association has managed to keep contributions from residents at the same level as in the previous year, while continuing to maintain and invest in the properties, whilst also reducing the deficit from the previous year. The Trustees therefore believe that they have demonstrated their commitment to achieving value for money.

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2022

TRUSTEES

Trustees are appointed from local churches. They hold office for five years and are then put forward for re-appointment. On becoming a Trustee they are given a copy of the Residents' Handbook, and also the Charity Commission Handbook. They are provided with an induction, and, during their length of service, with a copy of the Almshouse Federation quarterly magazine. Newly appointed Trustees accompany existing Trustees on several visits to residents and prospective residents, in order to gain experience. After these initial inductions, they then visit residents on their own.

STATEMENT OF RESPONSIBILITIES OF THE BOARD

Housing Association legislation requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the income and expenditure for the year ended on that date. In preparing those financial statements the Board is required to:

- a) select suitable accounting policies and then to apply them consistently
- b) make judgements and estimates that are reasonable and prudent
- c) state whether applicable accounting standards have been followed subject to any material departures disclosed and explained in the financial statements
- d) prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in operational existence.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable it to ensure the financial statements comply with the Industrial and Provident Societies Act 1965 to 1978, the Housing Act 1996 and the Accounting Direction for Private Registered Providers of Social Housing In England 2019. The Board is also responsible for establishing and maintaining a satisfactory system of control of the books of account, the cash holdings and all the receipts and remittances of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the board of trustees on 5 April 2023 and signed on behalf of the board by:

L Mullen Chair
Trustee



Registered office:
Arden Road
Halifax
West Yorkshire
HX1 3AA

JOSEPH CROSSLEY'S ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF JOSEPH CROSSLEY'S ALMSHOUSES

YEAR ENDED 30 JUNE 2022

I report to the trustees on my examination of the financial statements of Joseph Crossley's Almshouses ('the charity') for the year ended 30 June 2022.

RESPONSIBILITIES AND BASIS OF REPORT

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements 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.

INDEPENDENT EXAMINER'S STATEMENT

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

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 charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.



S R Shacklock FCA
Independent Examiner

Equitable House
55 Pellon Lane
Halifax
West Yorkshire
HX1 5SP

5 April 2023

JOSEPH CROSSLEY'S ALMSHOUSES
STATEMENT OF INCOME AND EXPENDITURE
YEAR ENDED 30 JUNE 2022

	Note	2022 £	2021 £
INCOME	4	105,808	101,394
Operating expenditure		<u>117,611</u>	113,730
Other operating income	5	<u>13,197</u>	<u>14,658</u>
NET INCOME	6	1,394	2,322
(Loss)/gain on financial assets at fair value through profit or loss		<u>(16,405)</u>	<u>15,076</u>
DEFICIT FOR THE FINANCIAL YEAR		<u>(15,011)</u>	<u>17,398</u>
RETAINED RESERVES AT THE START OF THE YEAR		<u>264,774</u>	<u>247,376</u>
RETAINED RESERVES AT THE END OF THE YEAR		<u>249,763</u>	<u>264,774</u>

The notes on pages 11 to 15 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

STATEMENT OF FINANCIAL POSITION

30 JUNE 2022

	Note	2022		2021	
		£	£	£	£
FIXED ASSETS					
Tangible assets	9		511,823		518,844
CURRENT ASSETS					
Debtors	10	616		632	
Investments	11	204,658		218,927	
Cash at bank and in hand		63,325		105,012	
		<u>268,599</u>		<u>324,571</u>	
CREDITORS: amounts falling due within one year	12	<u>26,454</u>		<u>68,190</u>	
NET CURRENT ASSETS			<u>242,145</u>		<u>256,381</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>753,968</u>		<u>775,225</u>
CREDITORS: amounts falling due after more than one year					
Accruals and deferred income			<u>443,325</u>		<u>449,571</u>
NET ASSETS			<u>310,643</u>		<u>325,654</u>
CAPITAL AND RESERVES					
Capital reserve			60,880		60,880
Revenue reserve			249,763		264,774
			<u>310,643</u>		<u>325,654</u>

These financial statements were approved by the board of trustees and authorised for issue on 5 April 2023, and are signed on behalf of the board by:

L Mullen
Trustee



A Kendall
Trustee



The notes on pages 11 to 15 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

STATEMENT OF CASHFLOWS

30 JUNE 2022

	2022 £	2021 £
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income/(expenditure) for the financial year	(15,011)	17,398
<i>Adjustments for:</i>		
Depreciation of tangible assets	7,021	7,021
Government grant income	(6,246)	(6,246)
Loss/(gain) on financial assets at fair value through profit or loss	16,405	(15,076)
Accrued (income)/expenses	(42,672)	50,239
<i>Changes in:</i>		
Trade and other debtors	16	3,579
Trade and other creditors	936	(13,123)
Cash generated from operations	(39,551)	43,792
Net cash (used in)/from operating activities	(39,551)	43,792
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of other investments	(16,405)	(2,459)
Proceeds from sale of other investments	14,269	—
Net cash used in investing activities	(2,136)	(2,459)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(41,687)	41,333
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	105,012	63,679
CASH AND CASH EQUIVALENTS AT END OF YEAR	63,325	105,012

The notes on pages 11 to 15 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2022

1. GENERAL INFORMATION

The Association is a registered social landlord with the Regulator of Social Housing (Registration No. A1274) and a registered charity. The Charities address is Arden Road, Halifax, HX1 3AA.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2019.

3. ACCOUNTING POLICIES

Basis of preparation

The Trustees believe that it is appropriate to prepare the financial statements on a going concern basis as there are no material uncertainties relating to events or conditions that may cast significant doubt on the ability of the Charity to continue trading for the foreseeable future.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

There are not considered to be any judgements or accounting estimates or assumptions that have a significant impact on the financial statements

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for maintenance contributions, stated net of voids.

Tangible assets

Tangible assets are initially recorded at cost, including capitalised structural development work, and subsequently stated at cost less any accumulated depreciation.

The Charity has adopted the Statement of Recommended Practice (SORP) Accounting for Registered Social Housing Providers Updated 2018. This requires the Charity to identify the major components which make up its Housing Properties and depreciate these over their individual economic lives.

The Trustees are of the opinion that the cost of the freehold housing, land and buildings include structure only. Bathrooms, kitchens, etc have not been capitalised. They have been debited to the various repair funds.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2022

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property - 1% straight line

Government grants

Housing Association Grants (HAG) are made by the Department of the Environment and are utilised to reduce the amount of mortgage loan in respect of an approved scheme to the amount which it is estimated can be serviced by the net annual income of the scheme. The amount of HAG is calculated on the qualifying costs of the scheme in accordance with instructions issued from time to time by the Department of the Environment.

The grant is recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the entity will comply with the conditions attaching to them and the grants will be received.

HAG grants are recognised using the accrual model. Under the accrual model, grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

4. PARTICULARS OF MAINTENANCE CONTRIBUTION

	2022	2021
	£	£
Maintenance contribution	116,480	116,480
Less: Losses from debts and voids	(10,672)	(15,086)
	<u>105,808</u>	<u>101,394</u>

There are 33 housing accommodation units in management in the current and previous year. The wardens flat is not included in the calculation of maintenance contributions.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2022

5. OTHER OPERATING INCOME

	2022	2021
	£	£
Government grant income	6,246	6,246
Investment income	6,792	7,176
Bank interest receivable	159	410
Other income	—	826
	<u>13,197</u>	<u>14,658</u>

6. OPERATING PROFIT

Operating profit or loss is stated after charging:

	2022	2021
	£	£
Depreciation of tangible assets	7,021	7,021
Fees payable for the audit of the financial statements	—	2,500
Independent examination	1,560	—

7. STAFF COSTS

The average number of persons employed by the charity during the year, including the trustees, amounted to:

	2022	2021
	No.	No.
Administrative staff	<u>1</u>	<u>1</u>

The aggregate payroll costs incurred during the year, relating to the above, were:

	2022	2021
	£	£
Wages and salaries	10,801	10,661
Other pension costs	138	131
	<u>10,939</u>	<u>10,792</u>

No employee received employment benefits of more than £60,000 during the current or previous period.

No Trustees have received any remuneration or other benefits in the current or previous period.

8. TAXATION

The Association is a charity and therefore not liable to corporation tax.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2022

9. TANGIBLE ASSETS

	Freehold property £
Cost	
At 1 July 2021 and 30 June 2022	<u>702,080</u>
Depreciation	
At 1 July 2021	183,236
Charge for the year	7,021
At 30 June 2022	<u>190,257</u>
Carrying amount	
At 30 June 2022	<u>511,823</u>
At 30 June 2021	<u>518,844</u>

10. DEBTORS

	2022 £	2021 £
Prepayments and accrued income	<u>616</u>	<u>632</u>

11. INVESTMENTS

	2022 £	2021 £
NAACIF investment	55,097	56,403
COIF investment	86,853	91,664
Charinco investment	62,708	70,860
	<u>204,658</u>	<u>218,927</u>

12. CREDITORS: amounts falling due within one year

	2022 £	2021 £
Trade creditors	6,844	5,108
Accruals and deferred income	19,360	62,032
Social security and other taxes	250	55
Other creditors	–	995
	<u>26,454</u>	<u>68,190</u>

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2022

13. GOVERNMENT GRANTS

The amounts recognised in the financial statements for government grants are as follows:

	2022	2021
	£	£
Recognised in creditors:		
Deferred government grants due within one year	6,246	6,246
Deferred government grants due after more than one year	443,325	449,571
	<u>449,571</u>	<u>455,817</u>
Recognised in other operating income:		
Government grants released to profit or loss	6,246	6,246

14. ANALYSIS OF CHANGES IN NET DEBT

	At 1 Jul 2021	Cash flows	At 30 Jun 2022
	£	£	£
Cash at bank and in hand	105,012	(41,687)	63,325
Current asset investments	218,927	(14,269)	204,658
	<u>323,939</u>	<u>(55,956)</u>	<u>267,983</u>

JOSEPH CROSSLEY'S ALMSHOUSES

MANAGEMENT INFORMATION

YEAR ENDED 30 JUNE 2022

The following pages do not form part of the financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

DETAILED INCOME STATEMENT

YEAR ENDED 30 JUNE 2022

	2022	2021
	£	£
TURNOVER		
Contributions from residents	105,808	101,394
OPERATING EXPENDITURE		
Rates and water	1,909	1,660
Council tax vacant property	3,176	2,220
Light and heat	1,547	3,065
Insurance	6,655	6,975
Routine repairs	7,323	10,856
Gardening	7,560	6,960
Major repairs	59,626	54,919
Warden's salary	10,801	10,661
Warden's pension	138	131
Telephone	461	403
Chapel expenses	3,107	1,156
Printing postage stationery & sundries	1,138	494
Cleaning windows	1,690	1,540
Subscriptions & donations	634	799
Gifts to residents	525	510
Honoraria - Clerk	1,000	1,010
Honoraria - Treasurer	1,000	850
Accountancy fees	2,300	—
Auditors remuneration	—	2,500
Depreciation of tangible assets	7,021	7,021
	<u>117,611</u>	<u>113,730</u>
OTHER OPERATING INCOME		
Government grants released to profit or loss	6,246	6,246
Other operating income	—	702
NAACIF investment income	2,092	2,219
COIF investment income	2,564	2,498
Charinco investment income	2,136	2,459
Bank deposit interest	159	410
Donations received	—	124
	<u>13,197</u>	<u>14,658</u>
OPERATING PROFIT	<u>1,394</u>	<u>2,322</u>
(Loss)/gain on financial assets at fair value through profit or loss	<u>(16,405)</u>	<u>15,076</u>
DEFICIT FOR THE FINANCIAL YEAR	<u>(15,011)</u>	<u>17,398</u>

JOSEPH CROSSLEY'S ALMSHOUSES

NOTE FOR TRUSTEES RE RESERVES

YEAR ENDED 30 JUNE 2022

	General fund £	Extra-ordinary repair fund £	Cyclical maintenance fund £	2022 Total £
Balance at 1 July 2021	166,933	–	97,841	264,774
Appropriation from income	(76,602)	48,420	28,182	–
Loss on share revaluation	(16,405)	–	–	(16,405)
	<u>73,926</u>	<u>48,420</u>	<u>126,023</u>	<u>248,369</u>
Income and expenditure	61,020	(48,420)	(11,206)	1,394
Balance at 30 June 2022	<u>134,946</u>	<u>–</u>	<u>114,817</u>	<u>249,763</u>

	General fund £	Extra-ordinary repair fund £	Cyclical maintenance fund £	2021 Total £
Balance at 1 July 2020	150,731	–	96,645	247,376
Appropriation from income	(56,116)	27,934	28,182	–
Gain on share revaluation	15,076	–	–	15,076
	<u>109,691</u>	<u>27,934</u>	<u>124,827</u>	<u>262,452</u>
Income and expenditure	57,242	(27,934)	(26,986)	2,322
Balance at 30 June 2021	<u>166,933</u>	<u>–</u>	<u>97,841</u>	<u>264,774</u>

JOSEPH CROSSLEY'S ALMSHOUSES

England & Wales - Charity number 224669

Accounts

CHARITY REGISTRATION NUMBER: 224669

JOSEPH CROSSLEY'S ALMSHOUSES

FINANCIAL STATEMENTS

30 JUNE 2021



Spenser Wilson
Chartered Accountants & Business Advisers

JOSEPH CROSSLEY'S ALMSHOUSES

FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2021

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JOSEPH CROSSLEY'S ALMSHOUSES

OFFICERS AND PROFESSIONAL ADVISERS

THE BOARD OF DIRECTORS	K Appleyard	Chair
	L Mullen	Vice chair
	A Kendall	
	M Archer	
	R A Price	
	J Kendall	
	J Walker	
	C Walker	
	J Hudson	
	P Bowerman	
TREASURER	L Golden	
REGISTERED OFFICE	Arden Road Halifax West Yorkshire HX1 3AA	
AUDITOR	Spenser Wilson Ltd Chartered Accountants & statutory auditor Equitable House 55 Pellon Lane Halifax West Yorkshire HX1 5SP	
BANKERS	Barclays Bank Plc P O Box 14 Halifax West Yorkshire HX1 1BG	
SOLICITORS	Wilkinson Woodward 11 Fountain Street Halifax West Yorkshire HX1 1LU	

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2021

The Trustees present their report and the financial statements of the company for the year ended 30 June 2021.

PRINCIPAL ACTIVITIES

Joseph Crossley's Almshouses is a Charitable Trust (Association) with an independent Board of Trustees providing accommodation for persons, of not less than sixty years of age, on low incomes, who at the time of appointment are regular attendees at a Protestant Church. The Charity aims to provide a comfortable, caring Christian environment for its' residents.

TRUSTEES

The Trustees who served the company during the year were as follows:

K Appleyard	Chair
L Mullen	Vice chair
A Kendall	
M Archer	
R A Price	
J Kendall	
J Walker	
C Walker	
J Hudson	
P Bowerman	
P Sands	(Resigned 6 June 2021)

REVIEW OF RESULTS FOR THE YEAR

For the year under review the Charity had a surplus of £17,398 (2020: deficit of £15,367). This was after undertaking major repairs amounting to £54,739 (2020: £85,717). This is made up of cyclical repairs £6,374 (2020: £12,654) and extraordinary repairs £48,365 (2020: £73,063).

PUBLIC BENEFIT

The Trustees have considered the Charity Commission guidance on public benefit and consider that they have met their obligation by providing housing to individuals over sixty years of age on low incomes.

STATEMENT OF COMPLIANCE

The Trustees confirm that the Association has complied with the Homes and Communities Agency's Governance and Financial Viability Standard Code of Practice.

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2021

CHAIR'S REPORT

At last year's June Meeting it was our first online meeting at which I was appointed Chair and I find it hard to believe that we still have not met in person as a group of Trustees since that date. The Coronavirus has continued to have an impact on all our lives but I am happy to be able to report that none of the residents have caught the virus and that they have all now been vaccinated. I assume the same to be the case for all our Trustees.

As I write this report we have five empty flats but we have received a number of applications. One has accepted flat 15 and other interviews are due to take place soon. This is especially good news in the current situation and we hope to hold an open day during July if rules allow.

We have never had the opportunity to have an official opening of the refurbished chapel, which now has chairs after the removal of the pews, but the first use of the chapel is now scheduled for the Founders Day Service on the 26th June again rules permitting. It was hoped to double up this service with a party to celebrate the end of lockdown but with continuing uncertainty it was felt it would be better to wait until the lockdown had officially ended which will also give us a better chance of good weather.

A number of empty flats have been refurbished during the year, along with the high costs associated, but this means that they are brought up to current safety regulations and should provide good accommodation for years to come. We had hoped to replenish some of our reserves this year but it was decided that ensuring flats are refurbished and occupied should be our main goal, which is after all the purpose of our charity. This situation is also likely to be the case in the coming year.

We had good news regarding our long term aim to replace windows during the year. We had already obtained planning consent for all the windows along with a detailed plan of all windows and a priority list based on condition and had started replacing a small number. We then received a legacy from Athel Price, our Crossley Family Trustee, of £15,000 which the trustees agreed should go towards the window project and we were successful in obtaining a grant of £25,000 from the Almshouses Association towards the project. This money will allow us to replace the most in need windows in ten flats. I would like to thank Athel for his generous donation, Alan for obtaining the grant and Colin who will be managing the window replacement on behalf of the Trustees.

We have recently moved our plumbing and electrical services to new contractors after a number of issues and their work will be monitored as is the case for all our contractors. To date things look good.

There have been no Trustee changes during the year and I would like to thank them all as well as our treasurer, clerk and warden for all their continued work through what has been a very unusual year where almost all meetings have had to be held virtually. Fiona our warden has obviously felt this the hardest as it has affected her on a daily basis when not being allowed to visit residents in person. I would like to thank her on behalf of the Trustees and the residents for helping to keep up the spirit and wellbeing of all our residents, especially those most vulnerable, during a very difficult year.

We can only hope and pray that the Covid situation continues to improve and that the next year returns to nearer normality. I look forward to us all meeting in person in the very near future.

Keith Appleyard
Chair of Trustees

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2021

CLERK'S REPORT

This has been a year like none other. At this point last year we had just become accustomed to living with Covid 19, and some of the initial restrictions were being eased, giving rise to a fairly relaxed summer, prior to increasing shadows in the autumn, leading to a very dark winter.

As 2021 has progressed, so has the UK's vaccination programme and all of our residents have now been fully vaccinated. As matters now stand, restrictions are again being gradually eased in the hope that we have begun to find ways of living with the virus, if we cannot exactly conquer it. The residents have had to rely more on themselves and each other for support, whilst the Warden has continued to do a remarkable job in extremely trying circumstances.

The year has seen its share of comings and goings, and we have been sorry to lose a number of residents by death, as well as a number to more specialised accommodation. We have also been glad to welcome a number of new residents, and hope they have settled into life at the Almshouses.

We have been unable to hold services in the chapel during the last year, but there is now hope that these will be able to resume in the very near future. The opportunity was taken to carry out some modernisations and refurbishments in the chapel, including new seating arrangements, which, it is hoped, will be to the satisfaction of all.

Other property repairs and improvements have continued in flats, both planned and unplanned. We have had a generous windfall from a disbanding charity, which will help towards the cost of replacing and installing windows across the site. The Trustees are grateful to R. Athel Price for using his good offices to facilitate this gift.

The Trustees have met electronically on a few occasions, and have become accustomed, as so many of us have, to this way of meeting and discussing matters of business.

The Trustees continue to be in good heart and look forward to happier times for all.

Andrew Stopford
Clerk to the Trustees

INTERNAL FINANCIAL CONTROLS

The Board is responsible for ensuring that the Charity maintains a system of internal financial control, including suitable monitoring procedures. The system is designed to ensure the maintenance of proper accounting records and the reliability of the financial information used by the Board or for publication, but any such system can only provide reasonable, and not absolute, assurance against misstatement or loss.

In fulfilling these responsibilities the Board has reviewed the effectiveness of the system of internal controls on the basis of the criteria set out in the Housing Corporation circular 'Internal financial control and financial reporting'.

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2021

The Charity's main internal controls during the financial year included:

- (a) clear responsibilities on the part of financial management for the maintenance of good financial controls and the production of accurate and timely financial management information
- (b) subjecting all planned major property maintenance to a detailed risk assessment process
- (c) detailed monthly budgeting and reporting of operating surpluses and cash flows with regular review by management of variances from budgets
- (d) the control of key financial risks through clearly laid down authorisation levels and segregation of accounting duties
- (e) review by the Board of the effectiveness of the system of internal financial controls.

The Board confirms that it has reviewed the effectiveness of the system of internal financial control and the system as a whole was found at the time of approving the financial statements to be generally appropriate to the scale of the Charity's activities.

The Trustees continued to exercise diligent management and control of the Charity's finances.

RESERVE POLICY

The Revenue Reserve is maintained at a level which, in the opinion of the Trustees, is appropriate to provide for the commitments of the Charity for the foreseeable future.

The Trustees set aside a sum each year for Cyclical and Extraordinary Maintenance. These sums are based on the recommended amount per unit as advised by the Almshouse Association. The Trustees have evaluated these figures and, from previous experience, believe they are adequate for the type of property held by the Charity.

VALUE FOR MONEY ASSESSMENT

The Charity has managed to keep contributions from residents at the same level as in the previous year, while continuing to maintain and invest in the properties, whilst also reducing the deficit from the previous year. The Trustees therefore believe that they have demonstrated their commitment to achieving value for money.

TRUSTEES

Trustees are appointed from local churches. They hold office for five years and are then put forward for re-appointment. On becoming a Trustee they are given a copy of the Residents' Handbook, and also the Charity Commission Handbook. They are provided with an induction, and, during their length of service, with a copy of the Almshouse Federation quarterly magazine. Newly appointed Trustees accompany existing Trustees on several visits to residents and prospective residents, in order to gain experience. After these initial inductions, they then visit residents on their own.

JOSEPH CROSSLEY'S ALMSHOUSES

TRUSTEES' REPORT *(continued)*

YEAR ENDED 30 JUNE 2021

STATEMENT OF RESPONSIBILITIES OF THE BOARD

Housing Association legislation requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the income and expenditure for the year ended on that date. In preparing those financial statements the Board is required to:

- a) select suitable accounting policies and then to apply them consistently
- b) make judgements and estimates that are reasonable and prudent
- c) state whether applicable accounting standards have been followed subject to any material departures disclosed and explained in the financial statements
- d) prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in operational existence.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable it to ensure the financial statements comply with the Industrial and Provident Societies Act 1965 to 1978, the Housing Act 1996 and the Accounting Direction for Private Registered Providers of Social Housing In England 2019. The Board is also responsible for establishing and maintaining a satisfactory system of control of the books of account, the cash holdings and all the receipts and remittances of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITOR

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This report was approved by the board of directors on 10 February 2022 and signed on behalf of the board by:



K Appleyard Chair
Trustee

Registered office:
Arden Road
Halifax
West Yorkshire
HX1 3AA

JOSEPH CROSSLEY'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JOSEPH CROSSLEY'S ALMSHOUSES

YEAR ENDED 30 JUNE 2021

OPINION

We have audited the financial statements of Joseph Crossley's Almshouses (the 'charity') for the year ended 30 June 2021 which comprise the statement of income and retained earnings, statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 June 2021 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Charities Act 2011.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

JOSEPH CROSSLEY'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JOSEPH CROSSLEY'S ALMSHOUSES *(continued)*

YEAR ENDED 30 JUNE 2021

OTHER INFORMATION

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

RESPONSIBILITIES OF TRUSTEES

As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

JOSEPH CROSSLEY'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JOSEPH CROSSLEY'S ALMSHOUSES *(continued)*

YEAR ENDED 30 JUNE 2021

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

The extent to which the audit was considered capable of detecting irregularities including fraud

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charity through discussions with trustees and other management;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

JOSEPH CROSSLEY'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JOSEPH CROSSLEY'S ALMSHOUSES *(continued)*

YEAR ENDED 30 JUNE 2021

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance; and
- inquiring of management as to actual and potential litigation and claims.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

JOSEPH CROSSLEY'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JOSEPH CROSSLEY'S ALMSHOUSES *(continued)*

YEAR ENDED 30 JUNE 2021

USE OF OUR REPORT

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Spenser Wilson Ltd
Chartered Accountants & statutory auditor
Equitable House
55 Pellon Lane
Halifax
West Yorkshire
HX1 5SP

10 February 2022

JOSEPH CROSSLEY'S ALMSHOUSES
STATEMENT OF COMPREHNSIVE INCOME
YEAR ENDED 30 JUNE 2021

	Note	2021 £	2020 £
TURNOVER	4	101,394	109,776
GROSS PROFIT		101,394	109,776
Operating expenditure		113,730	137,550
Other operating income	5	14,658	13,614
OPERATING PROFIT/(LOSS)	6	2,322	(14,160)
Gain/(loss) on financial assets at fair value through profit or loss		15,076	(1,207)
DEFICIT FOR THE FINANCIAL YEAR		17,398	(15,367)
Tax on profit/(loss)		—	—
PROFIT/(LOSS) FOR THE FINANCIAL YEAR AND TOTAL COMPREHENSIVE INCOME		17,398	(15,367)
RETAINED EARNINGS AT THE START OF THE YEAR		247,376	262,743
RETAINED EARNINGS AT THE END OF THE YEAR		264,774	247,376

All the activities of the company are from continuing operations.

The notes on pages 15 to 19 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

STATEMENT OF FINANCIAL POSITION


30 JUNE 2021

	Note	2021		2020	
		£	£	£	£
FIXED ASSETS					
Tangible assets	10		518,844		525,865
CURRENT ASSETS					
Debtors	11	632		4,211	
Investments	12	218,927		201,392	
Cash at bank and in hand		105,012		63,679	
		<u>324,571</u>		<u>269,282</u>	
CREDITORS: amounts falling due within one year	13	<u>68,190</u>		<u>31,074</u>	
NET CURRENT ASSETS			<u>256,381</u>		<u>238,208</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>775,225</u>		<u>764,073</u>
CREDITORS: amounts falling due after more than one year					
Accruals and deferred income			<u>449,571</u>		<u>455,817</u>
NET ASSETS			<u>325,654</u>		<u>308,256</u>
CAPITAL AND RESERVES					
Capital reserve			60,880		60,880
Revenue reserves			264,774		247,376
SHAREHOLDERS FUNDS			<u>325,654</u>		<u>308,256</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of directors and authorised for issue on 10 February 2022, and are signed on behalf of the board by:


K Appleyard
Trustee


L Mullen
Trustee

The notes on pages 15 to 19 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

STATEMENT OF CASH FLOWS

YEAR ENDED 30 JUNE 2021

	2021	2020
	£	£
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit/(loss) for the financial year	17,398	(15,367)
<i>Adjustments for:</i>		
Depreciation of tangible assets	7,021	7,021
Government grant income	(6,246)	(6,246)
(Gain)/loss on financial assets at fair value through profit or loss	(15,076)	1,207
Accrued expenses	50,239	793
<i>Changes in:</i>		
Trade and other debtors	3,579	(3,570)
Trade and other creditors	(13,123)	10,966
Cash generated from operations	<u>43,792</u>	<u>(5,196)</u>
Net cash from/(used in) operating activities	<u>43,792</u>	<u>(5,196)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of other investments	<u>(2,459)</u>	<u>(2,196)</u>
Net cash used in investing activities	<u>(2,459)</u>	<u>(2,196)</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	41,333	(7,392)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>63,679</u>	<u>71,071</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>105,012</u>	<u>63,679</u>

The notes on pages 15 to 19 form part of these financial statements.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2021

1. GENERAL INFORMATION

The Association is a registered social landlord with the Regulator of Social Housing (Registration No. A1274) and a registered charity. The Charities address is Arden Road, Halifax, HX1 3AA.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2019.

3. ACCOUNTING POLICIES

Basis of preparation

The Trustees believe that it is appropriate to prepare the financial statements on a going concern basis as there are no material uncertainties relating to events or conditions that may cast significant doubt on the ability of the Charity to continue trading for the foreseeable future.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

There are not considered to be any judgements or accounting estimates or assumptions that have a significant impact on the financial statements

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for maintenance contributions, stated net of voids.

Tangible assets

Tangible assets are initially recorded at cost, including capitalised structural development work, and subsequently stated at cost less any accumulated depreciation.

The Charity has adopted the Statement of Recommended Practice (SORP) Accounting for Registered Social Housing Providers Updated 2018. This requires the Charity to identify the major components which make up its Housing Properties and depreciate these over their individual economic lives.

The Trustees are of the opinion that the cost of the freehold housing, land and buildings include structure only. Bathrooms, kitchens, etc have not been capitalised. They have been debited to the various repair funds.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2021

3. ACCOUNTING POLICIES *(continued)*

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property - 1% straight line

Government grants

Housing Association Grants (HAG) are made by the Department of the Environment and are utilised to reduce the amount of mortgage loan in respect of an approved scheme to the amount which it is estimated can be serviced by the net annual income of the scheme. The amount of HAG is calculated on the qualifying costs of the scheme in accordance with instructions issued from time to time by the Department of the Environment.

The grant is recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the entity will comply with the conditions attaching to them and the grants will be received.

HAG grants are recognised using the accrual model. Under the accrual model, grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

4. PARTICULARS OF MAINTENANCE CONTRIBUTION

	2021	2020
	£	£
Maintenance contribution	116,480	114,816
Less: Losses from debts and voids	(15,086)	(5,040)
	<u>101,394</u>	<u>109,776</u>

There are 33 housing accommodation units in management in the current and previous year. The wardens flat is not included in the calculation of maintenance contributions.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2021

5. OTHER OPERATING INCOME

	2021	2020
	£	£
Government grant income	6,246	6,246
Investment income	7,176	6,867
Bank interest receivable	410	474
Other income	826	30
	<u>14,658</u>	<u>13,614</u>

6. OPERATING PROFIT

Operating profit or loss is stated after charging:

	2021	2020
	£	£
Depreciation of tangible assets	<u>7,021</u>	<u>7,021</u>

7. AUDITOR'S REMUNERATION

	2021	2020
	£	£
Fees payable for the audit of the financial statements	<u>2,500</u>	<u>2,150</u>

8. STAFF COSTS

The average number of persons employed by the charity during the year, including the trustees, amounted to:

	2021	2020
	No.	No.
Administrative staff	<u>1</u>	<u>1</u>

The aggregate payroll costs incurred during the year, relating to the above, were:

	2021	2020
	£	£
Wages and salaries	10,661	10,478
Other pension costs	131	129
	<u>10,792</u>	<u>10,607</u>

No employee received employment benefits of more than £60,000 during the current or previous period.

No Trustees have received any remuneration or other benefits in the current or previous period.

9. TAXATION

The Association is a charity and therefore not liable to corporation tax.

JOSEPH CROSSLEY'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 JUNE 2021

10. TANGIBLE ASSETS

	Freehold property £
Cost	
At 1 July 2020 and 30 June 2021	<u>702,080</u>
Depreciation	
At 1 July 2020	176,215
Charge for the year	7,021
At 30 June 2021	<u>183,236</u>
Carrying amount	
At 30 June 2021	<u>518,844</u>
At 30 June 2020	<u>525,865</u>

11. DEBTORS

	2021 £	2020 £
Trade debtors	–	560
Prepayments and accrued income	632	3,620
Other debtors	–	31
	<u>632</u>	<u>4,211</u>

12. INVESTMENTS

	2021 £	2020 £
NAACIF investment	56,403	49,436
COIF investment	91,664	79,817
Charinco investment	70,860	72,139
	<u>218,927</u>	<u>201,392</u>

13. CREDITORS: amounts falling due within one year

	2021 £	2020 £
Trade creditors	5,108	19,117
Accruals and deferred income	62,032	11,793
Social security and other taxes	55	164
Other creditors	995	–
	<u>68,190</u>	<u>31,074</u>

JOSEPH CROSSLEY'S ALMSHOUSES

NOTE FOR TRUSTEES RE RESERVES

YEAR ENDED 30 JUNE 2021

14. EMPLOYEE BENEFITS

Defined contribution plans

The amount recognised in profit or loss as an expense in relation to defined contribution plans was £131 (2020: £129).

15. GOVERNMENT GRANTS

The amounts recognised in the financial statements for government grants are as follows:

	2021	2020
	£	£
Recognised in creditors:		
Deferred government grants due within one year	6,246	6,246
Deferred government grants due after more than one year	449,571	455,817
	<u>455,817</u>	<u>462,063</u>
Recognised in other operating income:		
Government grants released to profit or loss	<u>6,246</u>	<u>6,246</u>

16. ANALYSIS OF CHANGES IN NET DEBT

	1 Jul 2020	Cash flows	30 Jun 2021
	£	£	£
Cash at bank and in hand	63,679	41,333	105,012
Current asset investments	201,392	17,535	218,927
	<u>265,071</u>	<u>58,868</u>	<u>323,939</u>

17. RELATED PARTY TRANSACTIONS

There were no related party transactions.