

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 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 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').

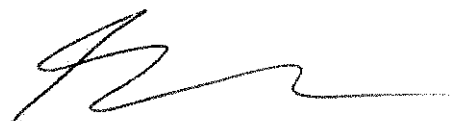
I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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

		2025	2024
	Note	£	£
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		<u>797,621</u>	<u>759,677</u>
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	(255)	(1,547)
	<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	<u>7,021</u>
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	<u>424,587</u>	<u>430,833</u>
	<u>430,833</u>	<u>437,079</u>
Recognised in other operating income:		
Government grants released to profit or loss	<u>6,246</u>	<u>6,246</u>

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	<u>217,213</u>	<u>(592)</u>	<u>216,621</u>
	<u>271,924</u>	<u>44,543</u>	<u>316,467</u>

19. RELATED PARTY TRANSACTIONS

There were no related party transactions.