

Charity Number: 224952

ALMSHOUSE CHARITY OF ANNE HITCH

**ACCOUNTS
FOR THE YEAR ENDED
31 DECEMBER 2023**

**BFE Brays
Chartered Accountants
Building Society Chambers
Wesley Street
OTLEY
LS21 1AZ**

FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2023

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**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2023**

Charity's address:	2 St Richards Road OTLEY LS21 2AL
Trustees:	Sue Waddington Richard Houldsworth David Phillip Angela Mason Guy Fawkes
Clerk to the Trustees:	Nicola Butterworth
Governing Document:	Constituted as an unincorporated charity under Schemes of 21 December 1960 and 13 August 1973
Trustee Selection Method:	Trustees are selected from long standing residents of Leathley village or the immediate area, for their local knowledge and interest. Of particular value are people with knowledge of lettings and housing issues, as are those with useful contacts with local trades who offer work of a good standard at reasonable charges.
Relationship with Connected Parties:	Richard Houldsworth is connected with a building company which is used for small jobs from time to time when the tenants advise of an issue. Repairs are completed quickly and the invoices received for this work are sympathetic to us as we are a charity.
Objectives:	The charity exists to provide four almshouses for poor persons of good character resident in the Parish of Leathley. One almshouse is occupied at a full rent as an endowment towards the expenses of the charity. The houses provided are comfortable dwellings maintained to a good standard. The trustees aim to be easily contactable if problems arise and deal with issues promptly. They maintain regular contact with residents for their well being, without intrusion.
Public Benefit Statement:	In exercising their powers, the Trustees have had regard to the guidance on public benefit issued by the Charity Commission. During the year, the charity has met the public benefit requirements by providing the four almshouses and maintaining them in a good state of repair.
Review of the Year:	The state of affairs of the Charity is considered to be satisfactory. During the year tall trees adjacent to the properties have been

reduced in height and large over hanging branches have been removed for safety. A barrier has been installed to the rear/side of the properties to prevent unwanted vehicle intrusion and promote safety of the residents in the communal garden area.

Reserve Policy:

The Trustees aim to keep adequate reserves to maintain the properties in a good state of repair.

Signed : N Butterworth
Clerk to the Trustees

Date : 22 May 2024

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES
OF THE ALMSHOUSE CHARITY OF ANNE HITCH**

I report to the trustees on my examination of the accounts of The Almshouse Charity of Anne Hitch for the year ended 31 December 2023 which are set out on pages 4 to 5.

Responsibilities and basis of report

As the charity's Trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

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

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed: L P NELSON

Name: LINDA P NELSON FCCA

BFE Brays
Chartered Accountants
Building Society Chambers
Wesley Street
Otley
LS21 1AZ

Date: 17 June 2024

**RECEIPTS AND PAYMENTS ACCOUNTS
FOR THE PERIOD FROM 1 JANUARY 2023 TO 31 DECEMBER 2023**

	Unrestricted 2023	Restricted 2023	Total 2023	Total 2022
Receipts				
Water Credit from Leathley Parish Room	146	-	146	244
Maintenance Contributions including water	15692	-	15692	14444
Middle House rent	7920	-	7920	7728
Middle House water contribution	144	-	144	144
Middle House heating contribution	480	-	480	480
Grass cutting	720	-	720	787
Bank interest received	450	-	450	99
Distributions from National Association of Almshouses Common Investment Fund:-				
Income Shares	254	-	254	234
Accumulation Shares	653	-	653	594
Total Receipts	<u>£ 26459</u>	<u>£ -</u>	<u>26459</u>	<u>£ 24754</u>
Payments				
Heating and Lighting	4786	-	4786	4730
Water charges	481	-	481	732
Repairs and renewals	10874	-	10874	3763
Insurance	992	-	992	1012
Clerical assistance and subscriptions	422	-	422	493
Accountancy	606	-	606	558
Council Tax	-	-	-	184
	<u>18161</u>	<u>-</u>	<u>18161</u>	<u>11472</u>
Asset and Investment Purchases				
National Association of Almshouses Common Investment Fund Accumulation dividend	653	-	653	594
Total Payments	<u>£ 18814</u>	<u>£ -</u>	<u>£ 18814</u>	<u>£ 12066</u>
Net Receipts/(Payments)	7645	-	7645	12688
Cash Funds last year	41538	38	41576	28888
Cash Funds this year end	<u>£ 49183</u>	<u>£ 38</u>	<u>£ 49221</u>	<u>£ 41576</u>

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2023

	Unrestricted	Restricted	Total Funds
Cash Funds			
HSBC	38455	38	38493
COIF	10728	-	10728
Total Cash Funds	<u>£ 49183</u>	<u>£ 38</u>	<u>£49221</u>
			Current Value
Investments Assets			
M&G: Charity Multi Asset		Unrestricted	
152.704 Group 1 Accumulation Shares		Fund	£ 17115
M&G: Charity Multi Asset		Unrestricted	
6678.43 Group 1 Income Shares		Fund	£ 5998
Assets retained for the Charity's own use			
4 Almshouses		Unrestricted Fund	
Middle House		Endowment Fund	
Liabilities			
Sundry Creditors		Unrestricted Fund	<u>£ 730</u>

We approve these accounts and confirm all relevant records have been made available for their preparation.

R Houldsworth

G Fawkes

D Phillip

S Waddington

A Mason

22 May 2024