

## The Annual Report of Ackworth United Charities ("AUC") for the year ended 31 December 2020

### Charity Details – including Structure, Governance and Management

Ackworth United Charities is the working name for a group of 14 charities. The lead charity is shown as Ackworth Almshouse and Relief in Need Charities under the Charity Registration Number ("CRN") of 225576. The actual charities have CRNs of the same 225576 but with suffixes of 1 to 14 – from 225576-1 to 225576-14. These charities' activities are governed by two scheme documents dated 4 February 1969 – one covering 4 charities and headed "Mary Lowther's Hospital and others" and the other covering 10 charities and headed "United Charities and others".

AUC's address is The Meeting Room, 92 Pontefract Road, Ackworth, Pontefract WF7 7ED. The body of trustees comprise the following:

The Rector of St Cuthbert with All Saints, Ackworth (ex-officio)

The Headmaster of Ackworth School (ex-officio)

4 Nominative Trustees – appointed by the Parish Council of Ackworth

9 Co-optative Trustees – appointed for a period of 5 years by resolution of the body of trustees

Details of the current trustees can be found on the website of the Charity Commission. The Chairman is Andrea Rockett, the Vice-Chairman is Angela Brown and the Treasurer is John Rowley.

### Purposes of Charity – including Achievements and Performance

The main activity of the first group, of 4 charities, is the provision of almshouse accommodation – in the form of the Mary Lowther Almshouses. The latter group has the same activity as regards the first 7 charities (the Almshouse Branch) – in the form of the Bradley Almshouses; the final 3 of the charities constitute the Relief in Need Branch. Its objective is to relieve residents of Ackworth "who are in conditions of need, hardship or distress."

AUC has provided good quality housing, through its 7 units, throughout 2020. All but one of these have been fully occupied throughout this period; apart from the bedsit which became vacant on 30 September. Use was made of the period of vacancy to refurbish this property.

A small amount of relief in need income was used to provide Christmas gifts and a TV licence for our residents.

### Financial Review

The financial position of AUC can be seen from the attached accounts, which were signed off on 28 October 2021, for the year ended 31 December 2020. These were the subject of an independent review – see the attached Independent Examiner's Report.

Our accounts are prepared on a cash basis. Thus, there are no named reserves in relation to our property assets. However, in setting our annual budget – which determines the level of Weekly Maintenance Contributions payable by our residents – regard is had to the following:

Extraordinary Repair Fund ("ERF"),

Cyclical Maintenance Fund ("CMF"),

Routine Maintenance Provision("RMP");

at the levels recommended by the National Almshouse Association.

These sums, which are more consistent (whilst rising in accordance with any increases in building etc costs), obviously differ from the variable sums expended on Repairs etc shown in our accounts.

The 2020 accounts show a surplus of over £17K – some £14k more than in the previous year. This is explained by the approximately £4k reduction in Repairs etc plus the receipt of a £10k COVID Business Grant.

AUC's nominal reserves, at 31 December 2020, were some £167k. However, this is based on our investments at cost. Using their market values increases this sum to approximately £283k.

J P Rowley

Treasurer

29 October 2021

# ACKWORTH UNITED CHARITIES

## RECEIPTS & PAYMENTS ACCOUNT FOR THE YEAR ENDED 31ST DECEMBER 2020

	2020	2019
<b>Housing Activities</b>		
<b>Income:</b>		
Almhouse Rents	£13,115	£12,982
<b>Total</b>	<b>£13,115</b>	<b>£12,982</b>
<b>Less: Overheads:</b>		
Meeting Room Expenses	£369	£530
Repairs etc	£5,908	£10,059
Gardening	£1,200	£1,120
Property Insurance	£981	£955
Water Rates	£1,450	£1,193
Secretarial Fees	£400	£400
Administration	£265	£83
Electric and Gas - 98/ 94 Pontefract Road	£35	£66
Treasurer's Expenses	£350	£350
Subscriptions	£179	£179
Accountancy	£200	£200
	<b>£11,337</b>	<b>£15,135</b>
<b>Net (Deficit)/Surplus for the Year on Normal Housing Activities</b>	<b>£1,778</b>	<b>-£2,153</b>
<b>Non Trading Income</b>		
COVID Business Grant	£10,000	£0
Listed Investments	£4,816	£4,887
Land Rents	£1,030	£1,030
Meeting Room Rents	£45	£40
Wayleave	£52	£52
Bank & Building Society Interest	£26	£27
Donations	£119	£117
	<b>£16,088</b>	<b>6153</b>
<b>Less: Relief in Need</b>	<b>£215</b>	<b>£620</b>
	<b>£15,873</b>	<b>£5,533</b>
<b>Net Ordinary Surplus for the Year</b>	<b>£17,651</b>	<b>£3,380</b>

# ACKWORTH UNITED CHARITIES

## BALANCE SHEET AS AT 31ST DECEMBER 2020

	2020	2019
<b>FIXED ASSETS</b>		
<b>Housing Properties</b>		
Cost	£148,568	£148,568
Less: Housing Association	£113,638	£113,638
Depreciation	£21,649	£13,281
	<u>£105,814</u>	<u>£95,814</u>
Investments at cost - Note 2	£127,463	£117,463
<b>CURRENT ASSETS</b>		
Cash at Bank and in Hand	£39,710	£32,059
<b>TOTAL ASSETS</b>	<u>£167,173</u>	<u>£149,522</u>
<b>CAPITAL &amp; RESERVES</b>		
Designated Reserves	£15,181	£15,181
Other Reserves	£134,341	£130,961
Opening Balance	£17,651	£3,380
Add: Surplus for the Year	£151,992	£134,341
	<u>£167,173</u>	<u>£149,522</u>
Signed on behalf of the Board:		
.....	Andrea Rockett	(Chairman)
.....	John Rowley	(Treasurer)
.....		(Trustee)
Approved by the Board on .....	2021	

# ACKWORTH UNITED CHARITIES

## NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2020

### 1. ACCOUNTING POLICIES

The financial statements have been prepared on an income and expenditure basis up to the year ended 31st December 2020. To comply with the Statement of Recommended Practice (SORP) the financial statements have been prepared on a receipts and payments basis from 1st January 2020.

### 2. INVESTMENTS

	Cost	Market Value
2020	2019	2020
CCLA - COIF Charities	£50,000	£65,148
Income Units		
M & G - Charity		
Multi Asset Fund	£14,804	£31,379
Income Units		
M & G - Charibond		
Income Units	£10,000	£11,470
Black Rock - Charities		
UK Equity Fund A		
Income Units	£10,000	£34,686
Black Rock - Charities		
Bond Fund A		
Income Units	£10,000	£11,414
Black Rock - Charities		
Growth and Income		
Fund Class A		
Income Units	£10,000	£10,721
M & G - Charity		
Multi Asset Fund		
Accumulation Units	£1,010	£57,082
	£105,814	£221,900
		£213,391
		2019
3. CASH AT BANK AND IN HAND		
2020		
Cash	£180	£449
Barclays Bank Community Account	£37,530	£29,610
Skipton Building Society:		
1 Year Bond (maturing on 29th October 2021)	£2,000	£2,000
	£39,710	£32,059
		2020
4. LAND AND BUILDINGS		
2020		
Almshouses - Existing Use Value as social housing ("EUV-SH")		£300,000
(this would have been £500,000 at open m.v. - per 2015 valuation)		
Land - 4.12 acres at Pudding Bush Lane (per 2014 valuation)		£28,840
Land - 4.50 acres at Manor Trust Farm (per 2014 valuation)		£45,000
(this would be £80,000 if sold to a special purchaser)		
		£373,840



Independent Examiner's Report

ACKWORTH UNITED CHARITIES

Report to the trustees/  
members of

On accounts for the  
year ended

31st December 2020

Respective responsibilities  
of trustees and examiner

As the charity's trustees you are responsible for the preparation of the Accounts.  
The charity's trustees consider that an audit is not required for the year under Section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is required.

It is my responsibility to:

Examine the Accounts under Section 145 of the Charities Act  
To follow the procedures laid down in the General Directions  
given by the Charity Commission (under Section 145(5)(b) of  
the Charities Act, and to  
state whether any particular matters have come to my attention.

Basis of independent  
examiner's statement

My examination was carried out in accordance with General  
Directions as given by the Charity Commission. An examination  
includes a review of the accounting records kept by the Charity  
and a comparison of the Accounts presented with those records.  
It also includes consideration of any unusual items or disclosures  
in the Accounts, and seeking explanations from the trustees  
concerning any such matters. The procedures undertaken do not  
provide all the evidence that would be required in an audit, and  
consequently no opinion is given as to whether the Accounts  
present a 'true and fair' view and the report is limited to those  
matters set out in the statement below.

Independent  
examiner's statement

In connection with my examination, no material matters have  
come to my attention which gives me cause to believe that  
the accounting records were not kept in accordance with  
Section 130 of the Charities Act; or  
the accounts did not accord with the accounting records; or  
the accounts did not comply with the applicable requirements  
concerning the form and content of accounts as 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 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

*Andrew James Peaker*

Andrew James Peaker

Name

Peak Accounting Services  
1 Langdale Drive  
Low Ackworth  
Pontefract  
West Yorkshire  
WF7 7PX

Date 27th September, 2021

# ACKWORTH UNITED CHARITIES

RECEIPTS & PAYMENTS ACCOUNT FOR THE YEAR ENDED 31ST DECEMBER 2020

2020		2019	
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Total	£13,115	Total	£12,982
Less: Overheads:		Less: Overheads:	
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Net (Deficit)/Surplus for the Year on Normal Housing Activities	£1,778	Net (Deficit)/Surplus for the Year on Normal Housing Activities	-£2,153
Non Trading Income		Non Trading Income	
COVID Business Grant	£10,000	COVID Business Grant	£0
Listed Investments	£4,816	Listed Investments	£4,887
Land Rents	£1,030	Land Rents	£1,030
Meeting Room Rents	£45	Meeting Room Rents	£40
Wayleave	£52	Wayleave	£52
Bank & Building Society Interest	£26	Bank & Building Society Interest	£27
Donations	£119	Donations	£117
	£16,088		6153
	£215		£620
Less: Relief in Need	£15,873	Less: Relief in Need	£5,533
Net Ordinary Surplus for the Year	£17,651	Net Ordinary Surplus for the Year	£3,380

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Income Units					
M & G - Charibond		£10,000	£10,000	£11,470	£11,339
Income Units					
Black Rock - Charities					
UK Equity Fund A		£10,000	£10,000	£34,686	£37,174
Income Units					
Black Rock - Charities		£10,000	£10,000	£11,414	£10,776
Bond Fund A					
Income Units					
Black Rock - Charities		£1,010	£1,010	£57,082	£58,958
Multi Asset Fund					
Accumulation Units					
£105,814				£221,900	£213,391
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*Andrew James Peaker*

Andrew James Peaker

Name

Peak Accounting Services  
1 Langdale Drive  
Low Ackworth  
Pontefract  
West Yorkshire  
WF7 7PX

Date 27th September, 2021