

BUTTERFIELD HOMES,CROSSHILLS

England & Wales · Charity number 226853

Details

Status Registered

Legal form Other

Registered 1964-01-31

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

Contact

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Activities

Objects: THE PROVISION AND MAINTENANCE OF ALMSHOUSES FOR THE INHABITANTS OF CROSS HILLS WHO SHALL BE PERSONS IN NEED WHO ARE NOT LESS THAN SIXTY FIVE YEARS OF AGE. SUBJECT AS AFORESAID FOR THE BENEFIT OF THE RESIDENTS OF THE ALMSHOUSES OF THE CHARITY.

Activities: To provide accommodation for older people who are in need and who live in the Bradford and Harrogate area.

Classification

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

Geography

- **Area of benefit:** CROSS HILLS
- North Yorkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£32,537	£32,014	-	-
2024-03-31	£31,921	£17,293	-	-
2023-03-31	£31,921	£20,425	-	-
2022-03-31	£35,649	£13,169	-	-
2021-03-31	£35,817	£13,219	-	-

Trustees

Name	Role	Appointed
Mark William Silver	Chair	2017-01-01
ALBERT PRATT		2013-01-15
Alistair George Docherty		2019-09-05
Peter Earp		2021-11-04
Simon Callaghan		2024-02-16
Susan Sedgwick		2024-02-16

BUTTERFIELD HOMES,CROSSHILLS

England & Wales - Charity number 226853

Accounts

Charity registration number: 226853
Regulator of Social Housing registration number: A3163
Almshouse Association membership number: 1355

Butterfield Homes, Crosshills

Annual Report and Financial Statements

for the Year Ended 31 March 2025

Butterfield Homes, Crosshills

Contents

Board Report	1 to 4
Independent Auditors' Report	5 to 7
Statement of Comprehensive Income	8
Balance Sheet	9
Statement of Changes in Reserves	10
Cash Flow Statement	11
Notes to the Financial Statements	12 to 17

Butterfield Homes, Crosshills

Board Report

The trustees present the annual report together with the financial statements of the association for the year ended 31 March 2025.

Structure, governance and management

The charity is regulated by a Declaration of Trust dated 7 January 1932 and a Scheme dated 26 February 1986.

The charity is managed by a board of Trustees providing legal, property management and pastoral skills.

During the year the Trustees were unable to recruit a clerk to manage the properties and support the Trustees and Residents. Since the year end the Trustees engaged The Peter Birtwhistle Trust to assist with administrative and regulatory matters. The Trustees will continue to be the first point of contact with the residents.

The Trustees held four meetings during the year and remain the owners of six dwellings at Main Street, Crosshills, Keighley BD20 8SL. Mark Silver was again re-elected for the year as Chair in May 2025.

Recruitment and appointment of trustees

Reverend Michael Green resigned during the year due to work commitments. The trustees are currently trying to recruit a replacement to bring the number of trustees back to 7.

Induction and training of trustees

All new Trustees are given an introduction to the work of the Trust by existing Trustees and are also provided with Charity Commission publication CC3 'The Essential Trustee; what you need to know' and the Charity Governance Code.

The Trustees are kept up to date of their responsibilities by the Chair and other professional advisers, as appropriate.

The Charity is a member of The Almshouse Association. This organisation holds events and provides newsletters to update its members.

Arrangements for setting key management personnel remuneration

The Trustees act in a voluntary capacity and are unremunerated. The Trustees are also Trustees of Butterfield Homes Wilsden and Butterfield Homes Cottingley.

Trustees and officers

The trustees and officers serving during the year and since the year end were as follows:

Trustees:	Mr Mark Silver (Chair)
	Mr Albert Pratt
	Mr Alistair Docherty
	Mr Peter Earp
	Mrs Susan Sedgwick
	Mr Simon Callaghan
	Reverend Michael Green (resigned 11 February 2025)

Butterfield Homes, Crosshills

Board Report (continued)

Objectives and activities

The charity provides six residential units in Crosshills. Qualifying residents must be not less than 65 years of age and inhabitants of Crosshills.

The Trustees provide property maintenance and repairs.

The Trustees take an active interest in the health and wellbeing of the residents by undertaking regular visits to residents. No care is provided by the charity.

The Trustees have continued a programme of improvement and modernisation of the Almshouses by upgrading when appropriate, particularly when a property becomes vacant. The Trustee's aim is to provide and maintain a level of accommodation at a high standard.

Public benefit

The Trustees have given due regard to public benefit when planning the charity's activities, in accordance with the Charity Commission's Guidance on Public Benefit.

Value for money

The Trustees aim to deliver its objectives in the most cost-effective way possible but ensuring that it provides quality homes and services that help its residents remain independent.

The weekly contribution was £93 per week during the year. On 1 April 2025 the Trustees increased this to £95 per week. These amounts are below the levels recommended by the VOA.

Achievements and performance

It is the Trustees' policy to maintain and preserve the properties to a high standard. Compliance inspection and planned maintenance checks were maintained throughout the year.

The charity prides itself on meeting the needs of its residents wherever possible. This includes installing disabled adaptations.

In November 2024 a Quinquennial Report was carried out by Pearce Bottomley Architects. The Trustees are reviewing the report with a view to carrying out suggested repairs/renovations. The report highlighted issues with damp which the trustees had already taken steps to rectify and continue to review at each quarterly board meeting.

Other repairs during the year included wall repairs, pointing and silicon spraying.

There were no vacancies during the year.

Butterfield Homes, Crosshills

Board Report (continued)

Financial review

Policy on reserves

The Trustees are pleased to report a surplus for the year of £13,062 (2024 £25,487).

The Trustees have reviewed the Charity's needs for reserves in line with the guidance issued by the Charity Commission and consider it prudent that reserves be sufficient to avoid the necessity to realise fixed assets.

The Trustees are confident that the future income will enable the Charity to meet its foreseeable needs on the basis of planned expenditure.

The level of reserves at 31st March 2025 was £280,633 (2024 - £267,571). After taking into consideration the amount tied up in fixed assets and the associated grant, which is being amortised over the life of the assets, the amount available in free reserves at the year end was £235,983.

The internal controls of and the major risks and uncertainty to the charity are reviewed and monitored annually. The Trustees are confident that the procedures in place are sufficient to mitigate the financial, management and compliance risks identified.

Investment policy and objectives

The Trustees set aside funds in order to finance future planned expenditure and to provide a contingency against future unforeseen expenditure. These funds are in investments which are easily capable of conversion to liquid funds and provide the best possible return for the low risk assumed. The performance of these investments is reviewed by the Trustees at each meeting.

Butterfield Homes, Crosshills

Board Report (continued)

Statement of Boards Responsibilities

The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.

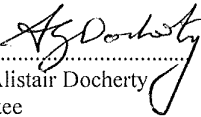
The registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

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

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the Board on 29/9/25 and signed on its behalf by:


.....
Mr Alistair Docherty
Trustee



Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills

Opinion

We have audited the financial statements of Butterfield Homes, Crosshills (the 'association') for the year ended 31 March 2025, which comprise the Statement of Comprehensive Income, Balance Sheet, and Notes to the Financial Statements, 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 Financial Reporting Standard 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 association's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

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 responsibilities for the audit of the financial statements section of our report. We are independent of the association 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 qualified 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 association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were 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.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills (continued)

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 board report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of trustees

As explained more fully in the Statement of Responsibilities (set out on page 3 and 3), the trustees members (who are also the trustees of the association for the purposes of charity law) 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 association'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 association or to cease operations, or have no realistic alternative but to do so.

Auditor 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.

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with trustees and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. 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 entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills (continued)

We then performed audit procedures after consideration of the above risks which included the following:

- evaluating the existence and valuation of the fixed assets, and evaluating the appropriateness and consistency of the depreciation policies applied;
- enquiring of management concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reviewing correspondence with the charity's legal advisors;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

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 trustees 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 is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of report

This report is made solely to the association trustees in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to them in an auditors' 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 association and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.



.....
Watson Buckle Limited
Statutory Auditor & Chartered Accountants
Bradford

Date: 29/09/2025

Butterfield Homes, Crosshills


Statement of Comprehensive Income for the Year Ended 31 March 2025
(Including Income and Expenditure Account)

	Note	2025 £	2024 £
Turnover	2	32,537	31,921
Administrative expenditure	2	<u>(32,014)</u>	<u>(17,293)</u>
Operating surplus/(deficit)		523	14,628
Income from fixed asset investments		7,137	6,555
Interest receivable and similar income		982	761
Movements in fair value of financial instruments		4,420	3,543
Surplus/(deficit) for the year		<u>13,062</u>	<u>25,487</u>
Total comprehensive income for the year		<u>13,062</u>	<u>25,487</u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 29/5/25 and signed on their behalf by:


.....
Trustee


.....
Trustee

Butterfield Homes, Crosshills

Balance Sheet as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	6	185,488	190,973
Investments	7	<u>177,357</u>	<u>166,818</u>
		<u>362,845</u>	<u>357,791</u>
Current assets			
Debtors	8	3,451	3,274
Cash and short-term deposits		<u>57,992</u>	<u>53,190</u>
		61,443	56,464
Creditors: Amounts falling due within one year	9	<u>(6,338)</u>	<u>(5,846)</u>
Net current assets		<u>55,105</u>	<u>50,618</u>
Total assets less current liabilities		417,950	408,409
Creditors: Amounts falling due after more than one year	10	<u>(137,317)</u>	<u>(140,838)</u>
Net assets		<u>280,633</u>	<u>267,571</u>
Funds of the charity:			
Income and expenditure reserve		234,019	225,377
Unrestricted revaluation reserve		<u>46,614</u>	<u>42,194</u>
Total funds		<u>280,633</u>	<u>267,571</u>

The financial statements were approved by the board and authorised for issue on 29/4/25 and signed on their behalf by:

.....
Trustee

.....
Trustee

Butterfield Homes, Crosshills

Statement of Changes in Reserves as at 31 March 2025

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 April 2024	225,377	42,194	267,571
Surplus/(deficit) for the year	8,642	-	8,642
Revaluation of investments	-	4,420	4,420
Total comprehensive income	<u>8,642</u>	<u>4,420</u>	<u>13,062</u>
At 31 March 2025	<u><u>234,019</u></u>	<u><u>46,614</u></u>	<u><u>280,633</u></u>

Butterfield Homes, Crosshills

Cash Flow Statement for the Year Ended 31 March 2025

Reconciliation of net movement in funds to net cash flow from operating activities

	2025	2024
	£	£
Net income	13,062	25,487
Investment income	(8,119)	(7,316)
Depreciation	5,485	5,485
(Profit) /loss on revaluation of fixed asset investments	(4,420)	(3,543)
Increase in debtors	(177)	(402)
Decrease in creditors	<u>(3,029)</u>	<u>(3,017)</u>
Net cash inflow	<u><u>2,802</u></u>	<u><u>16,694</u></u>

Cash flow statement

	2025	2024
	£	£
Net cash inflow from operating activities	<u>2,802</u>	<u>16,694</u>
Returns on investments and servicing of finance		
Interest receivable and similar income	982	761
Other income from fixed asset investments	<u>7,137</u>	<u>6,555</u>
	8,119	7,316
Capital expenditure and financial investment		
Purchase of investments	<u>(6,119)</u>	<u>(5,575)</u>
Increase in cash in the year	<u><u>4,802</u></u>	<u><u>18,435</u></u>
Reconciliation of net cash flow to movement in net funds		
Increase in cash	4,802	18,435
Net funds at 1 April 2024	<u>53,190</u>	<u>34,755</u>
Net funds at 31 March 2025	<u><u>57,992</u></u>	<u><u>53,190</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2025

1 Accounting policies

General information

The charity is a registered social housing provider, registered in England and Wales

Charity registration number: 226853

Regulator of Social Housing registration number: A3163

Almshouse Association membership number: 1355

The address of the registered office is:

17 Farndale Road

Wilsden

Bradford

BD15 0LW

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The charity's functional and presentation currency is pounds sterling.

Significant judgements and estimates

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgements and estimates have been made include:

Depreciation

Management review its estimates of the useful lives of the depreciable assets at each reporting date. However, by their nature component life cannot be determined with absolute certainty.

Turnover

Turnover represents weekly maintenance charge receivable, including water rates in the year net of losses from voids, and amortisation of government grants.

Social Housing Grant

Social Housing Grant (SHG) is receivable from the Homes and Communities Agency and is utilised to reduce the capital costs of housing properties. The SHG is recognised in income on a systematic basis over the expected useful economic life of the asset.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

Investment income

Income is earned from holding fixed assets for investment purposes and is recognised when receivable and the amount can be measured by the charity.

Interest on funds held on deposit is included when receivable and the amount can be measured by the charity.

Irrecoverable VAT

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements of more than £500 will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Plant and equipment	10% straight line basis
Properties	50 years
Doors and windows	30 years
Kitchens	20 years
Bathroom	25 years
Boilers	15 years
Electrical and heating installations	25 years

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to the comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Financial instruments

The registered social housing provider only has 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.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost using the effective interest method.

2 Social housing turnover and costs

	2025 £	2024 £
Turnover		
Rents receivable	29,016	28,392
Other income	-	8
Amortised social housing grant	3,521	3,521
Turnover from social housing lettings	32,537	31,921
Administrative expenditure		
Management	(7,239)	(4,246)
Service charge costs	(571)	(845)
Routine maintenance	(18,719)	(6,717)
Depreciation of housing properties	(5,485)	(5,485)
	(32,014)	(17,293)
Operating surplus on social housing lettings	523	14,628

3 Accommodation owned and in management

	Number of units at 1 April 2024	Number of units at 31 March 2025
Housing accommodation	6	6
	6	6

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

4 Surplus on ordinary activities is stated after charging/(crediting):

	2025 £	2024 £
Audit fees		
Audit of the financial statements	1,025	1,055
Depreciation of freehold property	5,485	5,485
Amortisation of government grants	<u>(3,521)</u>	<u>(3,521)</u>

5 Board and key management personnel remuneration and expenses

No board member or key management personnel neither received nor waived any remuneration during the year.

6 Tangible fixed assets

	Land and buildings £	Fixtures & fittings £	Total £
Cost			
At 1 April 2024	<u>238,818</u>	<u>20,625</u>	<u>259,443</u>
At 31 March 2025	<u>238,818</u>	<u>20,625</u>	<u>259,443</u>
Depreciation			
At 1 April 2024	47,845	20,625	68,470
Charge for the year	<u>5,485</u>	<u>-</u>	<u>5,485</u>
At 31 March 2025	<u>53,330</u>	<u>20,625</u>	<u>73,955</u>
Net book value			
At 31 March 2025	<u>185,488</u>	<u>-</u>	<u>185,488</u>
At 31 March 2024	<u>190,973</u>	<u>-</u>	<u>190,973</u>

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

7 Fixed asset investments

	2020 £	2024 £
Listed investments	177,357	166,818

Listed investments

	Listed investments £	Total £
Valuation		
At 1 April 2024	166,818	166,818
Revaluation	4,420	4,420
Additions	6,119	6,119
At 31 March 2025	177,357	177,357
Carrying amount		
At 31 March 2025	177,357	177,357
At 31 March 2024	166,818	166,818

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £130,743 (2024 - £124,624).

8 Debtors

	2025 £	2024 £
Prepayments	1,241	1,185
Other debtors	2,210	2,089
	3,451	3,274

9 Creditors: amounts falling due within one year

	2025 £	2024 £
Grants	3,521	3,521
Other creditors	105	105
Accruals	2,712	2,220
	6,338	5,846

10 Creditors: amounts falling due after one year

	2025 £	2024 £
Grant	137,317	140,838

The grants are repayable if the properties are sold.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

Social Housing Grants totalling £183,398 have been received. This will be repaid if the properties are sold. The Social Housing Grants are being recognised in income on a systematic basis over the expected useful life of the structure (50 years) and equipment (5 years).

11 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulate effect of revaluations of the fixed assets investments.

12 Related party transactions

During the year the association made the following related party transactions:

Butterfield Homes, Cottingley

(Common trustees)

At the balance sheet date the amount due to Butterfield Homes, Cottingley was £105 (2024 - £105).

Butterfield Homes, Wilsden

(Common trustees)

At the balance sheet date the amount due from Butterfield Homes, Wilsden was £1,695 (2024 - £1,695).

The above amounts are interest free.

BUTTERFIELD HOMES,CROSSHILLS

England & Wales - Charity number 226853

Accounts

Charity registration number: 226853
Regulator of Social Housing registration number: A3163
Almshouse Association membership number: 1355

Butterfield Homes, Crosshills

Annual Report and Financial Statements

for the Year Ended 31 March 2024

Butterfield Homes, Crosshills

Contents

Board Report	1 to 4
Independent Auditors' Report	5 to 7
Statement of Comprehensive Income	8
Balance Sheet	9
Statement of Changes in Reserves	10
Cash Flow Statement	11
Notes to the Financial Statements	12 to 17

Butterfield Homes, Crosshills

Board Report

The trustees present the annual report together with the financial statements of the association for the year ended 31 March 2024.

Structure, governance and management

The charity is regulated by a Declaration of Trust dated 7 January 1932 and a Scheme dated 26 February 1986.

The charity is managed by a board of Trustees providing legal, financial, property management and pastoral skills.

The Trustees employ a clerk to manage the properties and support the Trustees and Residents. The clerk, Sandra Haigh, resigned in June 2023 and another clerk is currently being sought. Since June 2023 the Trustees have been the first point of contact with the residents and have dealt with general administration.

The Trustees held five meetings during the year and remain the owners of six dwellings at Main Street, Crosshills, Keighley BD20 8SL. Mark Silver was again re-elected for the year as Chair in February 2024.

Recruitment and appointment of trustees

Susan Sedgwick and Simon Callaghan were appointed Trustee during the year, increasing the number of Trustees to 7.

Induction and training of trustees

All new Trustees are given an introduction to the work of the Trust by existing Trustees and are also provided with Charity Commission publication CC3 'The Essential Trustee; what you need to know' and the Charity Governance Code. The Trustees are kept up to date of their responsibilities by the Chair and other professional advisers, as appropriate. The Charity is a member of The Almshouse Association. This organisation holds events and provides newsletters to update its members.

Arrangements for setting key management personnel remuneration

The Trustees act in a voluntary capacity and are unremunerated. The Trustees are also Trustees of Butterfield Homes Wilsden and Butterfield Homes Cottingley.

Trustees and officers

The trustees and officers serving during the year and since the year end were as follows:

Trustees:	Mr Mark Silver (Chair)
	Mr Albert Pratt
	Mr Alistair Docherty
	Mr Peter Earp
	Mrs Helen Philips (resigned 16 February 2024)
	Reverend Michael Green
	Mrs Susan Sedgwick (appointed 16 February 2024)
	Mr Simon Callaghan (appointed 16 February 2024)

Butterfield Homes, Crosshills

Board Report (continued)

Objectives and activities

The charity provides six residential units in Crosshills. Qualifying residents must be not less than 65 years of age and inhabitants of Crosshills.

The Trustees provide property maintenance and repairs.

The Trustees take an active interest in the health and wellbeing of the residents by undertaking regular visits to residents. No care is provided by the charity.

The Trustees have continued a programme of improvement and modernisation of the Almshouses by upgrading when appropriate, particularly when a property becomes vacant. The Trustee's aim is to provide and maintain a level of accommodation at a high standard.

Public benefit

The Trustees pay due regard to the charity commission guidance on Public Benefit and believe that the provision to social housing within the local community conforms with their guidance.

Value for money

The Trustees aim to deliver its objectives in the most cost-effective way possible but ensuring that it provides quality homes and services that help its residents remain independent.

The weekly contribution remained at £91 per week during the year. However, due to inflationary pressures the Trustees reluctantly increased this to £93 per week from 1 April 2024. These amounts are below the levels recommended by the VOA.

The trustees continue to liaise with the Local Authority service departments, the Almshouse Association, the Home and Communities Agency and the VOA who have replaced the Rent Service for the purpose of assessing the weekly maintenance contribution. The VOA reassessed the WMC at £108 per week in February 2019. The trustees are keenly aware of the need to ensure a warm, safe, and comfortable environment for the residents under the Decent Homes Standards and will continue to make improvements which enhance energy saving and help to reduce residents' heating costs.

Achievements and performance

It is the Trustees' policy to maintain and preserve the properties to a high standard. Compliance inspection and planned maintenance checks were maintained throughout the year.

The charity prides itself on meeting the needs of its residents wherever possible. This includes installing disabled adaptations.

Mindful of the need to provide a healthy environment, repairs have been carried out to rectify damp issues in the properties.

A new personal alarm system for residents was installed during the year.

No vacancies occurred in the year although numbers 1 and 3 both became vacant after the year end but have since been relet.

Butterfield Homes, Crosshills

Board Report (continued)

Financial review

Policy on reserves

The Trustees are pleased to report a surplus for the year of £25,487 (2023 £11,496).

Despite the vacancies during the year the Trustees are pleased with the surplus.

The Trustees have reviewed the Charity's needs for reserves in line with the guidance issued by the Charity Commission and consider it prudent that reserves be sufficient to avoid the necessity to realise fixed assets.

The Trustees are confident that the future income will enable the Charity to meet its foreseeable needs on the basis of planned expenditure.

The level of reserves at 31st March 2024 was £267,571 (2023 - £243,111). After taking into consideration the amount tied up in fixed assets and the associated grant, which is being amortised over the life of the assets, the amount available in free reserves at the year end was £220,957.

The internal controls of and the major risks and uncertainty to the charity are reviewed and monitored annually. The Trustees are confident that the procedures in place are sufficient to mitigate the financial, management and compliance risks identified.

Investment policy and objectives

The Trustees set aside funds in order to finance future planned expenditure and to provide a contingency against future unforeseen expenditure. These funds are in investments which are easily capable of conversion to liquid funds and provide the best possible return for the low risk assumed. The performance of these investments is reviewed by the Trustees at each meeting.

Butterfield Homes, Crosshills

Board Report (continued)

Statement of Boards Responsibilities

The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.

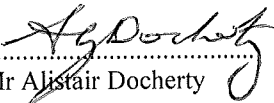
The registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

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

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the Board on 24/1/24 and signed on its behalf by:


.....
Mr Alistair Docherty
Trustee

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills

Opinion

We have audited the financial statements of Butterfield Homes, Crosshills (the 'association') for the year ended 31 March 2024, which comprise the Statement of Comprehensive Income, Balance Sheet, and Notes to the Financial Statements, 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 Financial Reporting Standard 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 association's affairs as at 31 March 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

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 responsibilities for the audit of the financial statements section of our report. We are independent of the association 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 qualified 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 association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were 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.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills (continued)

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 board report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of trustees

As explained more fully in the Statement of Responsibilities (set out on page 3 and 3), the trustees members (who are also the trustees of the association for the purposes of charity law) 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 association'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 association or to cease operations, or have no realistic alternative but to do so.

Auditor 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.

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with trustees and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. 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 entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills (continued)

We then performed audit procedures after consideration of the above risks which included the following:

- evaluating the existence and valuation of the fixed assets, and evaluating the appropriateness and consistency of the depreciation policies applied;
- enquiring of management concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reviewing correspondence with the charity's legal advisors;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

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 trustees 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 is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of report

This report is made solely to the association trustees in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to them in an auditors' 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 association and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Watson Buckle Limited
Statutory Auditor & Chartered Accountants
Bradford

Date: 24/9/24.....

Butterfield Homes, Crosshills

**Statement of Comprehensive Income for the Year Ended 31 March 2024
(Including Income and Expenditure Account)**

	Note	2024 £	2023 £
Turnover	2	31,921	31,921
Administrative expenditure	2	<u>(17,293)</u>	<u>(22,337)</u>
Operating surplus/(deficit)		14,628	9,584
Income from fixed asset investments		6,555	5,727
Interest receivable and similar income		761	179
Movements in fair value of financial instruments		3,543	(3,994)
Surplus/(deficit) for the year		<u>25,487</u>	<u>11,496</u>
Total comprehensive income for the year		<u>25,487</u>	<u>11,496</u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 24/9/2024 and signed on their behalf by:

.....
Trustee

.....
Trustee

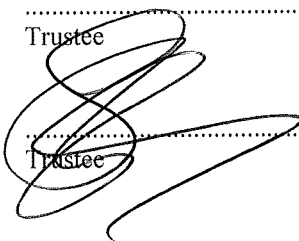
Butterfield Homes, Crosshills

Balance Sheet as at 31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	6	190,973	196,458
Investments	7	<u>166,818</u>	<u>157,700</u>
		<u>357,791</u>	<u>354,158</u>
Current assets			
Debtors	8	3,274	2,872
Cash and short-term deposits		<u>53,190</u>	<u>34,755</u>
		56,464	37,627
Creditors: Amounts falling due within one year	9	<u>(5,846)</u>	<u>(5,342)</u>
Net current assets		<u>50,618</u>	<u>32,285</u>
Total assets less current liabilities		408,409	386,443
Creditors: Amounts falling due after more than one year	10	<u>(140,838)</u>	<u>(144,359)</u>
Net assets		<u>267,571</u>	<u>242,084</u>
Funds of the charity:			
Income and expenditure reserve		225,377	203,433
Unrestricted revaluation reserve		<u>42,194</u>	<u>38,651</u>
Total funds		<u>267,571</u>	<u>242,084</u>

The financial statements were approved by the board and authorised for issue on and signed on their behalf by:

.....
Trustee



.....
Trustee

Butterfield Homes, Crosshills

Statement of Changes in Reserves as at 31 March 2024

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 April 2023	203,433	38,651	242,084
Surplus/(deficit) for the year	21,944	-	21,944
Revaluation of investments	-	3,543	3,543
Total comprehensive income	<u>21,944</u>	<u>3,543</u>	<u>25,487</u>
At 31 March 2024	<u><u>225,377</u></u>	<u><u>42,194</u></u>	<u><u>267,571</u></u>

The notes on pages 12 to 17 form an integral part of these financial statements.

Butterfield Homes, Crosshills

Cash Flow Statement for the Year Ended 31 March 2024

Reconciliation of net movement in funds to net cash flow from operating activities

	2024 £	2023 £
Net income	25,487	11,496
Investment income	(7,316)	(5,906)
Depreciation	5,485	5,485
(Profit) /loss on revaluation of fixed asset investments	(3,543)	3,994
Increase in debtors	(402)	(460)
Decrease in creditors	<u>(3,017)</u>	<u>(3,828)</u>
Net cash inflow	<u><u>16,694</u></u>	<u><u>10,781</u></u>

Cash flow statement

	2024 £	2023 £
Net cash inflow from operating activities	<u>16,694</u>	<u>10,781</u>

Returns on investments and servicing of finance

Interest receivable and similar income	761	179
Other income from fixed asset investments	<u>6,555</u>	<u>5,727</u>
	<u>7,316</u>	<u>5,906</u>

Capital expenditure and financial investment

Purchase of tangible fixed assets	-	(7,974)
Purchase of investments	<u>(5,575)</u>	<u>(4,847)</u>
	<u>(5,575)</u>	<u>(12,821)</u>

Increase in cash in the year

	<u>18,435</u>	<u>3,866</u>
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Reconciliation of net cash flow to movement in net funds

Increase in cash	18,435	3,866
Net funds at 1 April 2023	<u>34,755</u>	<u>30,889</u>
Net funds at 31 March 2024	<u><u>53,190</u></u>	<u><u>34,755</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2024

1 Accounting policies

General information

The charity is a registered social housing provider, registered in England and Wales

Charity registration number: 226853

Regulator of Social Housing registration number: A3163

Almshouse Association membership number: 1355

The address of the registered office is:

17 Farndale Road

Wilsden

Bradford

BD15 0LW

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The charity's functional and presentation currency is pounds sterling.

Significant judgements and estimates

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgements and estimates have been made include:

Depreciation

Management review its estimates of the useful lives of the depreciable assets at each reporting date. However, by their nature component life cannot be determined with absolute certainty.

Turnover

Turnover represents weekly maintenance charge receivable, including water rates in the year net of losses from voids, and amortisation of government grants.

Social Housing Grant

Social Housing Grant (SHG) is receivable from the Homes and Communities Agency and is utilised to reduce the capital costs of housing properties. The SHG is recognised in income on a systematic basis over the expected useful economic life of the asset.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

Investment income

Income is earned from holding fixed assets for investment purposes and is recognised when receivable and the amount can be measured by the charity.

Interest on funds held on deposit is included when receivable and the amount can be measured by the charity.

Irrecoverable VAT

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements of more than £500 will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Plant and equipment	10% straight line basis
Properties	50 years
Doors and windows	30 years
Kitchens	20 years
Bathroom	25 years
Boilers	15 years
Electrical and heating installations	25 years

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to the comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Financial instruments

The registered social housing provider only has 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.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost using the effective interest method.

2 Social housing turnover and costs

	2024 £	2023 £
Turnover		
Rents receivable	28,392	28,392
Other income	8	8
Amortised social housing grant	3,521	3,521
Turnover from social housing lettings	31,921	31,921
Administrative expenditure		
Management	(4,246)	(7,203)
Service charge costs	(845)	(560)
Routine maintenance	(6,717)	(7,589)
Depreciation of housing properties	(5,485)	(5,485)
Grants to individuals	-	(1,500)
	(17,293)	(22,337)
Operating surplus on social housing lettings	14,628	9,584

3 Accommodation owned and in management

	Number of units at 1 April 2023	Number of units at 31 March 2024
Housing accommodation	6	6
	6	6

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

4 Surplus on ordinary activities is stated after charging/(crediting):

	2024 £	2023 £
Audit fees		
Audit of the financial statements	1,055	655
Depreciation of freehold property	5,485	5,485
Amortisation of government grants	<u>(3,521)</u>	<u>(3,521)</u>

5 Board and key management personnel remuneration and expenses

No board member or key management personnel neither received nor waived any remuneration during the year.

6 Tangible fixed assets

	Land and buildings £	Fixtures & fittings £	Total £
Cost			
At 1 April 2023	<u>238,818</u>	<u>20,625</u>	<u>259,443</u>
At 31 March 2024	<u>238,818</u>	<u>20,625</u>	<u>259,443</u>
Depreciation			
At 1 April 2023	42,360	20,625	62,985
Charge for the year	<u>5,485</u>	<u>-</u>	<u>5,485</u>
At 31 March 2024	<u>47,845</u>	<u>20,625</u>	<u>68,470</u>
Net book value			
At 31 March 2024	<u>190,973</u>	<u>-</u>	<u>190,973</u>
At 31 March 2023	<u>196,458</u>	<u>-</u>	<u>196,458</u>

7 Fixed asset investments

	2020 £	2023 £
Listed investments	<u>166,818</u>	<u>157,700</u>

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

Listed investments

	Listed investments £	Total £
Valuation		
At 1 April 2023	157,700	157,700
Revaluation	3,543	3,543
Additions	5,575	5,575
At 31 March 2024	166,818	166,818
Carrying amount		
At 31 March 2024	166,818	166,818
At 31 March 2023	157,700	157,700

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £124,624 (2023 - £119,048).

8 Debtors

	2024 £	2023 £
Prepayments	1,185	1,110
Other debtors	2,089	1,762
	3,274	2,872

9 Creditors: amounts falling due within one year

	2024 £	2023 £
Grants	3,521	3,521
Other creditors	105	105
Accruals	2,220	1,716
	5,846	5,342

10 Creditors: amounts falling due after one year

	2024 £	2023 £
Grant	140,838	144,359

The grants are repayable if the properties are sold.

Social Housing Grants totalling £183,398 have been received. This will be repaid if the properties are sold. The Social Housing Grants are being recognised in income on a systematic basis over the expected useful life of the structure (50 years) and equipment (5 years).

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

11 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulate effect of revaluations of the fixed assets investments.

12 Related party transactions

During the year the association made the following related party transactions:

Butterfield Homes, Cottingley

(Common trustees)

At the balance sheet date the amount due to Butterfield Homes, Cottingley was £105 (2023 - £105).

Butterfield Homes, Wilsden

(Common trustees)

At the balance sheet date the amount due from Butterfield Homes, Wilsden was £1,695 (2023 - £1,762).

The above amounts are interest free.

BUTTERFIELD HOMES,CROSSHILLS

England & Wales - Charity number 226853

Accounts

Charity registration number: 226853
Regulator of Social Housing registration number: A3163
Almshouse Association membership number: 1355

Butterfield Homes, Crosshills

Annual Report and Financial Statements
for the Year Ended 31 March 2023

Butterfield Homes, Crosshills

Contents (continued)

Board Report	1 to 3
Independent Auditors' Report	4 to 6
Statement of Comprehensive Income	7
Balance Sheet	8
Statement of Changes in Reserves	9
Cash Flow Statement	10
Notes to the Financial Statements	11 to 16

Butterfield Homes, Crosshills

Board Report

The trustees present the annual report together with the financial statements of the association for the year ended 31 March 2023.

Structure, governance and management

The charity is regulated by a Declaration of Trust dated 7 January 1932 and a Scheme dated 26 February 1986.

The trustees held four meetings during the year and remain the owners of six dwellings at Main Street, Crosshills, Keighley BD20 8SL. Mark Silver was again re-elected for the year as Chair in February 2022. Amy Booth and Simon Watts resigned as trustees during the year but Reverend Mike Green was appointed reducing the number of trustees to 6.

All new trustees are given an introduction to the work of the trust by existing trustees and are also provided with Charity Commission publication CC3 'The Essential Trustee; what you need to know' and the Charity Governance Code.

A new clerk, Sandra Haigh, was appointed in June 2022 but resigned at the end of June 2023. Another clerk is currently being sought.

The trustees continued with their programme of improvement and modernisation of the Almshouses by upgrading units when appropriate. There were various significant repairs to the buildings and boundary railings during the year.

Trustees and officers

The trustees and officers serving during the year and since the year end were as follows:

Trustees:	Mr Mark Silver (Chair)
	Mrs Amy Booth (resigned 6 September 2022)
	Mr Albert Pratt
	Mr Simon Watts (resigned 6 January 2023)
	Mr Alistair Docherty
	Mr Peter Earp
	Mrs Helen Philips
	Reverend Michael Green (appointed 9 February 2023)

Objectives and activities

The trustees remain committed to their aim of providing a high standard of accommodation and comfort at an affordable weekly contribution (£91 per week from April 2019) and to compete with other social housing providers in supplying comparable modern facilities for their residents at a lower weekly cost. Decisions are made by the trustees on a majority basis with the Chair having a casting vote in the event of a tied vote. For there to be a quorum the number of trustees present should be four and all meetings in the year were quorate.

The trustees continue to liaise with the Local Authority service departments, the Almshouse Association, the Home and Communities Agency and the VOA who have replaced the Rent Service for the purpose of assessing the weekly maintenance contribution. The VOA reassessed the WMC at £108 per week in February 2019. The trustees are keenly aware of the need to ensure a warm, safe, and comfortable environment for the residents under the Decent Homes Standards and will continue to make improvements which enhance energy saving and help to reduce residents' heating costs.

Butterfield Homes, Crosshills

Board Report (continued)

Public benefit

The Trustees pay due regard to the charity commission guidance on Public Benefit and believe that the provision to social housing within the local community conforms with their guidance.

Value for money

The trustees are mindful of the need to obtain value for money in all transactions entered into on behalf of the charity. When major works are undertaken a competitive tender is carried out. the charity regularly reviews its investments to ensure they still achieve a good rate of return.

Financial review

The trustees are pleased to report a surplus for the year of £11,496 (2022 £31,410). The figures have been adversely affected by increased administrative expenses, mainly clerks fees, property repairs and a fall in the value of the investments.

Policy on reserves

The Trustees have reviewed the Charity's needs for the reserves in line with the guidance issued by the Charity Commission and consider it prudent that reserves should be sufficient to avoid the necessity to realise fixed assets.

The Trustees are confident that future income will enable the Charity to meet its foreseeable needs on the basis of planned expenditure.

The level of reserves at 31 March 2023 was £243,111 (2022 - £230,588). After taking into consideration the amount the amount tied up in fixed assets and the associated grant which is being amortised over the life of the assets the amount available in free reserves at the year end was £193,506.

The internal controls of the charity are reviewed and monitored annually. A new major risk has been encountered by the charity in the form of the Coronavirus pandemic. To date this has had no material effect on the income of the charity as all the properties remain occupied and the rents have been collected by standing order. The investment income has not been materially reduced on account of the pandemic and it has become easier over the period to organise repairs to the properties.

Butterfield Homes, Crosshills

Board Report (continued)

Statement of Boards Responsibilities

The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.


The registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

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

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the Board on 8 January 2024 and signed on its behalf by:


.....
Mr Alistair Docherty
Trustee



Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills

Opinion

We have audited the financial statements of Butterfield Homes, Crosshills (the 'association') for the year ended 31 March 2023, which comprise the Statement of Comprehensive Income, Balance Sheet, and Notes to the Financial Statements, 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 Financial Reporting Standard 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 association's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

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 responsibilities for the audit of the financial statements section of our report. We are independent of the association 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 qualified 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 association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were 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.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills (continued)

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 board report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of trustees

As explained more fully in the Statement of Responsibilities (set out on page 2 and 2), the trustees members (who are also the trustees of the association for the purposes of charity law) 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 association'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 association or to cease operations, or have no realistic alternative but to do so.

Auditor 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.

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with trustees and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. 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 entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills (continued)

We then performed audit procedures after consideration of the above risks which included the following:

- evaluating the existence and valuation of the fixed assets, and evaluating the appropriateness and consistency of the depreciation policies applied;
- enquiring of management concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reviewing correspondence with the charity's legal advisors;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

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 trustees 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 is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of report

This report is made solely to the association trustees in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to them in an auditors' 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 association and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Watson Buckle Limited

Watson Buckle Limited
Statutory Auditor
Bradford

8 January 2024

Butterfield Homes, Crosshills

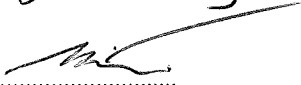
Statement of Comprehensive Income for the Year Ended 31 March 2023 (Including Income and Expenditure Account)

	Note	2023 £	2022 £
Turnover	2	31,921	31,986
Administrative expenditure	2	<u>(22,337)</u>	<u>(13,169)</u>
Operating surplus/(deficit)		9,584	18,817
Income from fixed asset investments		5,727	3,653
Interest receivable and similar income		179	10
Movements in fair value of financial instruments		<u>(3,994)</u>	<u>8,930</u>
Surplus/(deficit) for the year		<u>11,496</u>	<u>31,410</u>
Total comprehensive income for the year		<u>11,496</u>	<u>31,410</u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 8 January 2024 and signed on their behalf by:


.....
Trustee 

.....
Trustee 

Butterfield Homes, Crosshills
Balance Sheet as at 31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	6	196,458	193,969
Investments	7	<u>157,700</u>	<u>156,847</u>
		<u>354,158</u>	<u>350,816</u>
Current assets			
Debtors	8	2,872	2,412
Cash and short-term deposits		<u>34,755</u>	<u>30,889</u>
		37,627	33,301
Creditors: Amounts falling due within one year	9	<u>(5,342)</u>	<u>(5,649)</u>
Net current assets		<u>32,285</u>	<u>27,652</u>
Total assets less current liabilities		386,443	378,468
Creditors: Amounts falling due after more than one year	10	<u>(144,359)</u>	<u>(147,880)</u>
Net assets		<u>242,084</u>	<u>230,588</u>
Funds of the charity:			
Income and expenditure reserve		203,433	187,943
Unrestricted revaluation reserve		<u>38,651</u>	<u>42,645</u>
Total funds		<u>242,084</u>	<u>230,588</u>

The financial statements were approved by the board and authorised for issue on 8 January 2024 and signed on their behalf by:



Trustee



Trustee



Butterfield Homes, Crosshills

Statement of Changes in Reserves as at 31 March 2023

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 April 2022	187,943	42,645	230,588
Surplus/(deficit) for the year	15,490	-	15,490
Revaluation of investments	-	(3,994)	(3,994)
Total comprehensive income	<u>15,490</u>	<u>(3,994)</u>	<u>11,496</u>
At 31 March 2023	<u><u>203,433</u></u>	<u><u>38,651</u></u>	<u><u>242,084</u></u>

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

Butterfield Homes, Crosshills

Cash Flow Statement for the Year Ended 31 March 2023

Reconciliation of net movement in funds to net cash flow from operating activities

	2023 £	2022 £
Net income	11,496	31,410
Investment income	(5,906)	(3,663)
Depreciation	5,485	5,166
(Profit) /loss on revaluation of fixed asset investments	3,994	(8,930)
Increase in debtors	(460)	(59)
Decrease in creditors	(3,828)	(3,227)
Net cash inflow	<u>10,781</u>	<u>20,697</u>

Cash flow statement

	2023 £	2022 £
Net cash inflow from operating activities	<u>10,781</u>	<u>20,697</u>
Returns on investments and servicing of finance		
Interest receivable and similar income	179	10
Other income from fixed asset investments	5,727	3,653
	<u>5,906</u>	<u>3,663</u>
Capital expenditure and financial investment		
Purchase of tangible fixed assets	(7,974)	-
Purchase of investments	(4,847)	(42,823)
	<u>(12,821)</u>	<u>(42,823)</u>
Increase/(decrease) in cash in the year	<u>3,866</u>	<u>(18,463)</u>
Reconciliation of net cash flow to movement in net funds		
Increase/(decrease) in cash	3,866	(18,463)
Net funds at 1 April 2022	<u>30,889</u>	<u>49,352</u>
Net funds at 31 March 2023	<u>34,755</u>	<u>30,889</u>

All of the cash flows are derived from continuing operations during the above two periods.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2023

1 Accounting policies

General information

The charity is a registered social housing provider, registered in England and Wales

Charity registration number: 226853

Regulator of Social Housing registration number: A3163

Almshouse Association membership number: 1355

The address of the registered office is:

17 Farndale Road

Wilsden

Bradford

BD15 0LW

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The charity's functional and presentation currency is pounds sterling.

Significant judgements and estimates

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgements and estimates have been made include:

Depreciation

Management review its estimates of the useful lives of the depreciable assets at each reporting date. However, by their nature component life cannot be determined with absolute certainty.

Turnover

Turnover represents weekly maintenance charge receivable, including water rates in the year net of losses from voids, and amortisation of government grants.

Social Housing Grant

Social Housing Grant (SHG) is receivable from the Homes and Communities Agency and is utilised to reduce the capital costs of housing properties. The SHG is recognised in income on a systematic basis over the expected useful economic life of the asset.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

Investment income

Income is earned from holding fixed assets for investment purposes and is recognised when receivable and the amount can be measured by the charity.

Interest on funds held on deposit is included when receivable and the amount can be measured by the charity.

Irrecoverable VAT

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements of more than £500 will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Plant and equipment	10% straight line basis
Properties	50 years
Doors and windows	30 years
Kitchens	20 years
Bathroom	25 years
Boilers	15 years
Electrical and heating installations	25 years

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to the comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Financial instruments

The registered social housing provider only has 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.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost using the effective interest method.

2 Social housing turnover and costs

	2023 £	2022 £
Turnover		
Rents receivable	28,392	28,392
Other income	8	73
Amortised social housing grant	<u>3,521</u>	<u>3,521</u>
Turnover from social housing lettings	31,921	31,986
Administrative expenditure		
Management	(7,203)	(3,164)
Service charge costs	(560)	(309)
Routine maintenance	(7,589)	(4,530)
Depreciation of housing properties	(5,485)	(5,166)
Grants to individuals	<u>(1,500)</u>	<u>-</u>
	<u>(22,337)</u>	<u>(13,169)</u>
Operating surplus on social housing lettings	<u>9,584</u>	<u>18,817</u>

3 Accommodation owned and in management

	Number of units at 1 April 2022	Number of units at 31 March 2023
Housing accommodation	6	6
	<u>6</u>	<u>6</u>
	<u>6</u>	<u>6</u>

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

4 Surplus on ordinary activities is stated after charging/(crediting):

	2023	2022
	£	£
Audit fees		
Audit of the financial statements excluding VAT	655	525
Depreciation of freehold property	5,485	5,166
Amortisation of government grants	<u>(3,521)</u>	<u>(3,521)</u>

5 Board and key management personnel remuneration and expenses

No board member or key management personnel neither received nor waived any remuneration during the year.

6 Tangible fixed assets

	Land and buildings £	Fixtures & fittings £	Total £
Cost			
At 1 April 2022	230,844	20,625	251,469
Additions	<u>7,974</u>	<u>-</u>	<u>7,974</u>
At 31 March 2023	<u>238,818</u>	<u>20,625</u>	<u>259,443</u>
Depreciation			
At 1 April 2022	36,875	20,625	57,500
Charge for the year	<u>5,485</u>	<u>-</u>	<u>5,485</u>
At 31 March 2023	<u>42,360</u>	<u>20,625</u>	<u>62,985</u>
Net book value			
At 31 March 2023	<u>196,458</u>	<u>-</u>	<u>196,458</u>
At 31 March 2022	<u>193,969</u>	<u>-</u>	<u>193,969</u>

7 Fixed asset investments

	2020	2022
	£	£
Listed investments	<u>157,700</u>	<u>156,847</u>

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

Listed investments

	Listed investments £	Total £
Valuation		
At 1 April 2022	156,847	156,847
Revaluation	(3,994)	(3,994)
Additions	4,847	4,847
At 31 March 2023	157,700	157,700
Carrying amount		
At 31 March 2023	157,700	157,700
At 31 March 2022	156,847	156,847

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £119,048 (2022 - £114,202).

8 Debtors

	2023 £	2022 £
Prepayments	1,110	1,161
Other debtors	1,762	1,251
	2,872	2,412

9 Creditors: amounts falling due within one year

	2023 £	2022 £
Grants	3,521	3,521
Other creditors	105	688
Accruals	1,716	1,440
	5,342	5,649

10 Creditors: amounts falling due after one year

	2023 £	2022 £
Grant	144,359	147,880

The grants are repayable if the properties are sold.

Social Housing Grants totalling £183,398 have been received. This will be repaid if the properties are sold. The Social Housing Grants are being recognised in income on a systematic basis over the expected useful life of the structure (50 years) and equipment (5 years).

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

11 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulate effect of revaluations of the fixed assets investments.

12 Related party transactions

During the year the association made the following related party transactions:

Butterfield Homes, Cottingley

(Common trustees)

At the balance sheet date the amount due to Butterfield Homes, Cottingley was £105 (2022 - £688).

Butterfield Homes, Wilsden

(Common trustees)

At the balance sheet date the amount due from Butterfield Homes, Wilsden was £1,762 (2022 - £1,251).

The above amounts are interest free.

BUTTERFIELD HOMES,CROSSHILLS

England & Wales - Charity number 226853

Accounts

Charity registration number: 226853
Regulator of Social Housing registration number: A3163
Almshouse Association membership number: 1355

Butterfield Homes, Crosshills

Annual Report and Financial Statements

for the Year Ended 31 March 2022

Butterfield Homes, Crosshills

Contents

Board Report	1 to 3
Independent Auditors' Report	4 to 6
Statement of Comprehensive Income	7
Balance Sheet	8
Statement of Changes in Reserves	9
Cash Flow Statement	10
Notes to the Financial Statements	11 to 16

Butterfield Homes, Crosshills

Board Report

The trustees present the annual report together with the financial statements and auditors' report of the association for the year ended 31 March 2022.

Structure, governance and management

The charity is regulated by a Declaration of Trust dated 7 January 1932 and a Scheme dated 26 February 1986.

The trustees held four meetings during the year and remain the owners of six dwellings at Main Street, Crosshills, Keighley BD20 8SL. Mark Silver was again re-elected for the year as Chair in February 2021. Astrid Hansen and Jean Bastow resigned as trustees during the year, but Peter Earp and Helen Philips were appointed leaving the number of trustees as 7.

All new trustees are given an introduction to the work of the trust by existing trustees and are also provided with Charity Commission publication CC3 'The Essential Trustee; what you need to know' and the Charity Governance Code.

The trustees continued with their programme of improvement and modernisation of the Almshouses by upgrading units when appropriate. There were no major repairs to the properties during the year.

Trustees and officers

The trustees and officers serving during the year and since the year end were as follows:

Trustees:	Mr Mark Silver (Chair)
	Mrs Jean Bastow (resigned 6 August 2021)
	Mrs Amy Booth (resigned 6 September 2022)
	Mrs Astrid Hansen (resigned 20 May 2021)
	Mr Albert Pratt
	Mr Simon Watts (resigned 6 January 2023)
	Mr Alistair Docherty
	Mr Peter Earp (appointed 4 November 2021)
	Mrs Helen Philips (appointed 4 November 2021)

Objectives and activities

The trustees remain committed to their aim of providing a high standard of accommodation and comfort at an affordable weekly contribution (£91 per week from April 2019) and to compete with other social housing providers in supplying comparable modern facilities for their residents at a lower weekly cost. Decisions are made by the trustees on a majority basis with the Chair having a casting vote in the event of a tied vote. For there to be a quorum the number of trustees present should be four and all meetings in the year were quorate.

The trustees continue to liaise with the Local Authority service departments, the Almshouse Association, the Home and Communities Agency and the VOA who have replaced the Rent Service for the purpose of assessing the weekly maintenance contribution. The VOA reassessed the WMC at £108 per week in February 2019. The trustees are keenly aware of the need to ensure a warm, safe, and comfortable environment for the residents under the Decent Homes Standards and will continue to make improvements which enhance energy saving and help to reduce residents' heating costs.

Butterfield Homes, Crosshills

Board Report

Public benefit

The Trustees pay due regard to the charity commission guidance on Public Benefit and believe that the provision to social housing within the local community conforms with their guidance.

Value for money

The trustees are mindful of the need to obtain value for money in all transactions entered into on behalf of the charity. When major works are undertaken a competitive tender is carried out. the charity regularly reviews its investments to ensure they still achieve a good rate of return.

Financial review

The trustees are pleased to report a surplus for the year of £31,410 (2021 - £42,123). The figures are very similar to those of the previous year apart from the increase in the value of investments which has fallen from £19,525 to £8,930 giving a reduced surplus for the year.

Policy on reserves

The Trustees have reviewed the Charity's needs for the reserves in line with the guidance issued by the Charity Commission and consider it prudent that reserves should be sufficient to avoid the necessity to realise fixed assets.

The Trustees are confident that future income will enable the Charity to meet its foreseeable needs on the basis of planned expenditure.

The level of reserves at 31 March 2022 was £230,588 (2021 - £199,178). After taking into consideration the amount the amount tied up in fixed assets and the associated grant which is being amortised over the life of the assets the amount available in free reserves at the year end was £188,020.

The internal controls of the charity are reviewed and monitored annually. A new major risk has been encountered by the charity in the form of the Coronavirus pandemic. To date this has had no material effect on the income of the charity as all the properties remain occupied and the rents have been collected by standing order. The investment income has not been materially reduced on account of the pandemic and an additional £40,000 has been transferred into the investment portfolio out of the current account. It has been difficult for much of the year to organise repair work at the properties.

Butterfield Homes, Crosshills

Board Report

Statement of Boards Responsibilities

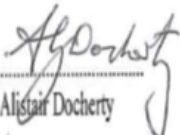
The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.

The registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

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

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

Approved by the Board on 25 January 2023 and signed on its behalf by:



Mr Aligair Docherty
Trustee



Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills

Opinion

We have audited the financial statements of Butterfield Homes, Crosshills (the 'association') for the year ended 31 March 2022, which comprise the Statement of Comprehensive Income, Balance Sheet, and Notes to the Financial Statements, 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 Financial Reporting Standard 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 association's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

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 responsibilities for the audit of the financial statements section of our report. We are independent of the association 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 association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were 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.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills

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 board report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of trustees

As explained more fully in the Statement of Responsibilities (set out on page 2 and 2), the trustees members (who are also the trustees of the association for the purposes of charity law) 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 association'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 association or to cease operations, or have no realistic alternative but to do so.

Auditor 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.

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with trustees and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. 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 entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills

We then performed audit procedures after consideration of the above risks which included the following:

- evaluating the appropriateness and consistency of the depreciation policies applied;
- enquiring of management concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims;
- reviewing correspondence with the charity's legal advisors;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

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 trustees 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.

Use of report

This report is made solely to the association trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to them in an auditors' 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 association and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Watson Buckle Limited

.....
Watson Buckle Limited
Statutory Auditor
Bradford

25 January 2023

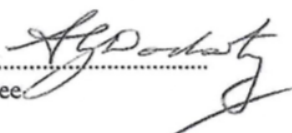
Butterfield Homes, Crosshills


Statement of Comprehensive Income for the Year Ended 31 March 2022 (Including Income and Expenditure Account)

	Note	2022 £	2021 £
Turnover	2	31,986	31,921
Administrative expenditure	2	<u>(13,169)</u>	<u>(13,219)</u>
Operating surplus/(deficit)		18,817	18,702
Income from fixed asset investments		3,653	3,878
Interest receivable and similar income		10	18
Movements in fair value of financial instruments		8,930	19,525
Surplus/(deficit) for the year		<u>31,410</u>	<u>42,123</u>
Total comprehensive income for the year		<u>31,410</u>	<u>42,123</u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 25 January 2023 and signed on their behalf by:


.....
Trustee


.....
Trustee
M. SILVER


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

Butterfield Homes, Crosshills


Balance Sheet as at 31 March 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	6	193,969	199,135
Investments	7	<u>156,847</u>	<u>105,094</u>
		<u>350,816</u>	<u>304,229</u>
Current assets			
Debtors	8	2,412	2,353
Cash and short-term deposits		<u>30,889</u>	<u>49,352</u>
		33,301	51,705
Creditors: Amounts falling due within one year	9	<u>(5,649)</u>	<u>(5,355)</u>
Net current assets		<u>27,652</u>	<u>46,350</u>
Total assets less current liabilities		378,468	350,579
Creditors: Amounts falling due after more than one year	10	<u>(147,880)</u>	<u>(151,401)</u>
Net assets		<u>230,588</u>	<u>199,178</u>
Funds of the charity:			
Income and expenditure reserve		187,943	165,463
Unrestricted revaluation reserve		<u>42,645</u>	<u>33,715</u>
Total funds		<u>230,588</u>	<u>199,178</u>

The financial statements were approved by the board and authorised for issue on 25 January 2023 and signed on their behalf by:



 Trustee



 Trustee

M. SILVER

Butterfield Homes, Crosshills

Statement of Changes in Reserves as at 31 March 2022

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 April 2021	165,463	33,715	199,178
Surplus/(deficit) for the year	22,480	-	22,480
Revaluation of investments	-	8,930	8,930
Total comprehensive income	<u>22,480</u>	<u>8,930</u>	<u>31,410</u>
At 31 March 2022	<u><u>187,943</u></u>	<u><u>42,645</u></u>	<u><u>230,588</u></u>

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

Butterfield Homes, Crosshills

Cash Flow Statement for the Year Ended 31 March 2022

Reconciliation of net movement in funds to net cash flow from operating activities

	2022 £	2021 £
Net income	31,410	42,123
Investment income	(3,663)	(3,896)
Depreciation	5,166	5,166
(Profit) /loss on revaluation of fixed asset investments	(8,930)	(19,525)
Increase in debtors	(59)	(1,287)
Decrease in creditors	<u>(3,227)</u>	<u>(3,402)</u>
Net cash inflow	<u><u>20,697</u></u>	<u><u>19,179</u></u>

Cash flow statement

	2022 £	2021 £
Net cash inflow from operating activities	<u>20,697</u>	<u>19,179</u>
Returns on investments and servicing of finance		
Interest receivable and similar income	10	18
Other income from fixed asset investments	<u>3,653</u>	<u>3,878</u>
	3,663	3,896
Capital expenditure and financial investment		
Purchase of investments	(42,823)	(2,998)
Financing		
Repayment of loans and borrowings	<u>-</u>	<u>(2,100)</u>
(Decrease)/increase in cash in the year	<u><u>(18,463)</u></u>	<u><u>17,977</u></u>
Reconciliation of net cash flow to movement in net funds		
(Decrease)/increase in cash	(18,463)	17,977
Cash outflow from repayment of loans	<u>-</u>	<u>2,100</u>
Net funds at 1 April 2021	<u>49,352</u>	<u>31,375</u>
Net funds at 31 March 2022	<u><u>30,889</u></u>	<u><u>49,352</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2022

1 Accounting policies

General information

The charity is a registered social housing provider, registered in England and Wales

Charity registration number: 226853

Regulator of Social Housing registration number: A3163

Almshouse Association membership number: 1355

The address of the registered office is:

17 Farndale Road

Wilsden

Bradford

BD15 0LW

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The charity's functional and presentation currency is pounds sterling.

Significant judgements and estimates

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgements and estimates have been made include:

Depreciation

Management review its estimates of the useful lives of the depreciable assets at each reporting date. However, by their nature component life cannot be determined with absolute certainty.

Turnover

Turnover represents weekly maintenance charge receivable, including water rates in the year net of losses from voids, and amortisation of government grants.

Social Housing Grant

Social Housing Grant (SHG) is receivable from the Homes and Communities Agency and is utilised to reduce the capital costs of housing properties. The SHG is recognised in income on a systematic basis over the expected useful economic life of the asset.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2022

Investment income

Income is earned from holding fixed assets for investment purposes and is recognised when receivable and the amount can be measured by the charity.

Interest on funds held on deposit is included when receivable and the amount can be measured by the charity.

Irrecoverable VAT

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements of more than £500 will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Plant and equipment	10% straight line basis
Properties	50 years
Doors and windows	30 years
Kitchens	20 years
Bathroom	25 years
Boilers	15 years
Electrical and heating installations	25 years

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to the comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Financial instruments

The registered social housing provider only has 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.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2022

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost using the effective interest method.

2 Social housing turnover and costs

	2022 £	2021 £
Turnover		
Rents receivable	28,392	28,392
Other income	73	8
Amortised social housing grant	<u>3,521</u>	<u>3,521</u>
Turnover from social housing lettings	31,986	31,921
Administrative expenditure		
Management	(3,164)	(3,250)
Service charge costs	(309)	(540)
Routine maintenance	(4,530)	(4,263)
Depreciation of housing properties	<u>(5,166)</u>	<u>(5,166)</u>
	<u>(13,169)</u>	<u>(13,219)</u>
Operating surplus on social housing lettings	<u>18,817</u>	<u>18,702</u>

3 Accommodation owned and in management

	Number of units at 1 April 2021	Number of units at 31 March 2022
Housing accommodation	6	6
	<u>6</u>	<u>6</u>
	<u>6</u>	<u>6</u>

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2022

4 Surplus on ordinary activities is stated after charging/(crediting):

	2022 £	2021 £
Audit fees		
Audit of the financial statements excluding VAT	525	525
Depreciation of freehold property	5,166	5,166
Amortisation of government grants	<u>(3,521)</u>	<u>(3,521)</u>

5 Board and key management personnel remuneration and expenses

No board member or key management personnel neither received nor waived any remuneration during the year.

6 Tangible fixed assets

	Land and buildings £	Fixtures & fittings £	Total £
Cost			
At 1 April 2021	<u>230,844</u>	<u>20,625</u>	<u>251,469</u>
At 31 March 2022	<u>230,844</u>	<u>20,625</u>	<u>251,469</u>
Depreciation			
At 1 April 2021	31,709	20,625	52,334
Charge for the year	<u>5,166</u>	<u>-</u>	<u>5,166</u>
At 31 March 2022	<u>36,875</u>	<u>20,625</u>	<u>57,500</u>
Net book value			
At 31 March 2022	<u>193,969</u>	<u>-</u>	<u>193,969</u>
At 31 March 2021	<u>199,135</u>	<u>-</u>	<u>199,135</u>

7 Fixed asset investments

	2020 £	2021 £
Listed investments	<u>156,847</u>	<u>105,094</u>

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2022

Listed investments

	Listed investments £	Total £
Valuation		
At 1 April 2021	105,094	105,094
Revaluation	8,930	8,930
Additions	42,823	42,823
At 31 March 2022	156,847	156,847
Carrying amount		
At 31 March 2022	156,847	156,847
At 31 March 2021	105,094	105,094

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £114,202 (2021 - £71,379).

8 Debtors

	2022 £	2021 £
Prepayments	1,161	1,102
Other debtors	1,251	1,251
	2,412	2,353

9 Creditors: amounts falling due within one year

	2022 £	2021 £
Grants	3,521	3,521
Other creditors	688	688
Accruals	1,440	1,146
	5,649	5,355

10 Creditors: amounts falling due after one year

	2022 £	2021 £
Grant	147,880	151,401

The grants are repayable if the properties are sold.

Social Housing Grants totalling £183,398 have been received. This will be repaid if the properties are sold. The Social Housing Grants are being recognised in income on a systematic basis over the expected useful life of the structure (50 years) and equipment (5 years).

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2022

11 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulate effect of revaluations of the fixed assets investments.

12 Related party transactions

During the year the association made the following related party transactions:

Butterfield Homes, Cottingley

(Common trustees)

During the year there has been no transactions with Butterfield Homes, Cottingley.. At the balance sheet date the amount due to Butterfield Homes, Cottingley was £688 (2021 - £688).

Butterfield Homes, Wilsden

(Common trustees)

During the year there has been no transactions with Butterfield Homes, Wilsden.. At the balance sheet date the amount due from Butterfield Homes, Wilsden was £1,251 (2021 - £1,251).

The above amounts are interest free.

BUTTERFIELD HOMES,CROSSHILLS

England & Wales - Charity number 226853

Accounts

Charity registration number: 226853
Regulator of Social Housing registration number: A3163
Almshouse Association membership number: 1355

Butterfield Homes, Crosshills

Annual Report and Financial Statements

for the Year Ended 31 March 2021

Butterfield Homes, Crosshills

Contents

Registered Social Housing Provider Information	1
Board Report	2 to 3
Independent Auditors' Report	4 to 6
Statement of Comprehensive Income	7
Balance Sheet	8
Statement of Changes in Reserves	9
Cash Flow Statement	10
Notes to the Financial Statements	11 to 16

Butterfield Homes, Crosshills

Registered Social Housing Provider Information

Charity registration number	226853
Regulator of Social Housing registration Number	A3163
Almshouse Association membership number	1355
Establishment of the Charity	Butterfield Homes, Crosshills was founded by a will dated 7 January 1932 and on 25 February 1986 the Charity Commission established a Scheme for the regulation of the Charity. The Charity is registered under the Housing Act 1996 and the Charities Act 1960.
Members of the board	Mr Mark Silver (Chair) Mrs Jean Bastow Miss Margaret Holmes (resigned 3 February 2021) Mrs Amy Booth Mrs Astrid Hansen Mr Albert Pratt Mr Simon Watts Mr Alistair Docherty
Registered office	The Trustees of Butterfield Homes, Crosshills C/o Mr Alistair Docherty 17 Fardale Road Wilsden Bradford BD15 0LW
Bankers	Barclays Bank plc 10 Market Street Bradford BD1 1EG
Auditors	Watson Buckle Limited Chartered Accountants York House Cottingley Business Park Bradford BD16 1PE

Butterfield Homes, Crosshills

Board Report

The trustees present the annual report together with the financial statements and auditors' report of the association for the year ended 31 March 2021.

Structure, governance and management

The charity is regulated by a Declaration of Trust dated 7 January 1932 and a Scheme dated 26 February 1986.

The trustees held two meetings during the year, this would normally be four but reduced because of Covid restrictions. The charity remains the owners of six dwellings at Main Street, Crosshills, Keighley, BD20 8SL. Mark Silver was again re-elected for the year as Chair in February 2020. Margaret Holmes resigned as a trustee during the year reducing the number of trustees from 8 to 7.

All new trustees are given an introduction to the work of the trust by existing trustees and are also provided with Charity Commission publication CC3 'The Essential Trustee; what you need to know' and the Charity Governance Code.

The trustees continued with their programme of improvement and modernisation of the Almshouses attending to cyclical repairs and maintenance to the properties. There were no major repairs during the year.

Objectives and activities

The trustees remain committed to their aim of providing a high standard of accommodation and comfort at an affordable weekly contribution (now £91 per week) and to compete with other social housing providers in supplying comparable modern facilities for their residents at a lower weekly cost. Decisions are made by the trustees on a majority basis with the Chair having a casting vote in the event of a tied vote. For there to be a quorum the number of trustees present should be four and all meetings in the year were quorate.

The trustees continue to liaise with the usual Local Authority service departments, the Almshouse Association, the Home & Communities Agency and the VOA for the purpose of assessing the weekly maintenance contribution. The VOA reassessed the WMC at £108 per week in February 2019. The trustees are keenly aware of the need to ensure a warm, safe and comfortable environment under the Decent Homes Standards and will continue to make improvements which enhance energy saving and help to reduce residents heating costs.

Public benefit

The Trustees pay due regard to the charity commission guidance on Public Benefit and believe that the provision to social housing within the local community conforms with their guidance.

Value for money

The trustees are mindful of the need to obtain value for money in all transactions entered into on behalf of the charity. When major works are undertaken a competitive tender is carried out. the charity regularly reviews its investments to ensure they still achieve a good rate of return.

Financial review

The trustees are pleased to report a surplus for the year of £42,123 (2020 deficit: £3,025). Last years figures were materially affected by a fall in the valuation of £17,961 – this was due to the effect of the coronavirus pandemic on the financial markets. In this year there is a gain of £19,525 on the valuation of investments.

Butterfield Homes, Crosshills

Board Report

Policy on reserves

The Trustees have reviewed the Charity's needs for the reserves in line with the guidance issued by the Charity Commission and consider it prudent that reserves should be sufficient to avoid the necessity to realise fixed assets.

The Trustees are confident that future income will enable the Charity to meet its foreseeable needs on the basis of planned expenditure.

The level of reserves at 31 March 2021 was £199,178 (2020 £157,055). After taking into consideration the amount tied up in fixed assets and the associated grant which is being amortised over the life of the assets the amount available in free reserves at the year-end was £154,965.

The internal controls of the charity are reviewed and monitored annually. A new major risk has been encountered by the charity in the form of the Coronavirus pandemic. To date this has had no material effect on the income of the charity as all the properties remain occupied and the rents have been collected by standing order. The investment income has not been materially reduced on account of the pandemic although the valuation of the investments fell sharply at 31 March 2020 before recovering by March 2021. It has been difficult to organise repair work at the properties, the trustees have only been able to hold two formal meetings during the year and it has not been possible to recruit a new clerk.

Colin Huntley

The trustees are sorry to report that our much valued clerk, Colin Huntley, died on 31 March 2020. He is greatly missed, particularly for his expertise in dealing with property matters and our regulatory obligations. Due to the pandemic it has not yet been possible to replace him and the other trustees are struggling to cover his duties.

Statement of Boards Responsibilities


The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.

The registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

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

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

The annual report was approved by the trustees of the association on 24 January 2022 and signed on its behalf by:


.....
Mr Mark Silver (Chair)
Trustee

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills

Opinion

We have audited the financial statements of Butterfield Homes, Crosshills (the 'association') for the year ended 31 March 2021, which comprise the Statement of Comprehensive Income, Balance Sheet, and Notes to the Financial Statements, 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 Financial Reporting Standard 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 association's affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

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 association 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 association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were 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.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills

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 board report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of trustees

As explained more fully in the Statement of Responsibilities (set out on page 3), the trustees members (who are also the trustees of the association for the purposes of charity law) 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 association'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 association or to cease operations, or have no realistic alternative but to do so.

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:

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with directors and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. 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 entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills

We then performed audit procedures after consideration of the above risks which included the following:

- evaluating the appropriateness and consistency of the depreciation policies applied;
- enquiring of management concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims;
- reviewing correspondence with the company's legal advisors;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

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.

Use of report

This report is made solely to the association trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to them in an auditors' 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 association and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Watson Buckle Limited

.....
Watson Buckle Limited
Statutory Auditor
Bradford

24 January 2022

Butterfield Homes, Crosshills

Statement of Comprehensive Income for the Year Ended 31 March 2021
(Including Income and Expenditure Account)

	Note	2021 £	2020 £
Turnover	2	31,921	30,593
Administrative expenditure	2	<u>(13,219)</u>	<u>(19,779)</u>
Operating surplus/(deficit)		18,702	10,814
Income from fixed asset investments		3,878	4,050
Interest receivable and similar income		18	72
Movements in fair value of financial instruments		19,525	(17,961)
Surplus/(deficit) for the year		<u>42,123</u>	<u>(3,025)</u>
Total comprehensive income for the year		<u>42,123</u>	<u>(3,025)</u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 24 January 2022 and signed on their behalf by:


.....
Trustee


.....
Trustee



Butterfield Homes, Crosshills

Balance Sheet as at 31 March 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	6	199,135	204,301
Investments	7	<u>105,094</u>	<u>82,571</u>
		<u>304,229</u>	<u>286,872</u>
Current assets			
Debtors	8	2,353	1,066
Cash and short-term deposits		<u>49,352</u>	<u>31,375</u>
		51,705	32,441
Creditors: Amounts falling due within one year	9	<u>(5,355)</u>	<u>(6,286)</u>
Net current assets		<u>46,350</u>	<u>26,155</u>
Total assets less current liabilities		350,579	313,027
Creditors: Amounts falling due after more than one year	10	<u>(151,401)</u>	<u>(155,972)</u>
Net assets		<u>199,178</u>	<u>157,055</u>
Funds of the charity:			
Income and expenditure reserve		165,463	142,865
Unrestricted revaluation reserve		<u>33,715</u>	<u>14,190</u>
Total funds		<u>199,178</u>	<u>157,055</u>

The financial statements were approved by the board and authorised for issue on 24 January 2022 and signed on their behalf by:

.....
Trustee

.....
Trustee

Butterfield Homes, Crosshills

Statement of Changes in Reserves as at 31 March 2021

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 April 2020	142,865	14,190	171,245
Surplus/(deficit) for the year	22,598	-	22,598
Revaluation of investments	-	19,525	19,525
Total comprehensive income	<u>22,598</u>	<u>19,525</u>	<u>42,123</u>
At 31 March 2021	<u>165,463</u>	<u>33,715</u>	<u>199,178</u>

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

Butterfield Homes, Crosshills

Cash Flow Statement for the Year Ended 31 March 2021

Reconciliation of net movement in funds to net cash flow from operating activities	2021	2020
	£	£
Net income/(expenditure)	42,123	(3,025)
Investment income	(3,896)	(4,122)
Depreciation	5,166	5,166
(Profit) /loss on revaluation of fixed asset investments	(19,525)	17,961
(Increase)/decrease in debtors	(1,287)	110
Decrease in creditors	<u>(3,402)</u>	<u>(4,218)</u>
Net cash inflow	<u>19,179</u>	<u>11,872</u>
 Cash flow statement		
	2021	2020
	£	£
Net cash inflow from operating activities	<u>19,179</u>	<u>11,872</u>
Returns on investments and servicing of finance		
Interest receivable and similar income	18	72
Other income from fixed asset investments	<u>3,878</u>	<u>4,050</u>
	<u>3,896</u>	<u>4,122</u>
 Capital expenditure and financial investment		
Purchase of tangible fixed assets	-	(2,484)
Purchase of investments	<u>(2,998)</u>	<u>(3,170)</u>
	<u>(2,998)</u>	<u>(5,654)</u>
 Financing		
Repayment of loans and borrowings	<u>(2,100)</u>	-
Increase in cash in the year	<u>17,977</u>	<u>10,340</u>
 Reconciliation of net cash flow to movement in net funds		
Increase in cash	17,977	9,290
Cash outflow from repayment of loans	<u>2,100</u>	<u>-</u>
Net funds at 1 April 2020	<u>31,375</u>	<u>22,085</u>
Net funds at 31 March 2021	<u>49,352</u>	<u>31,375</u>

All of the cash flows are derived from continuing operations during the above two periods.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2021

1 Accounting policies

General information

The charity is a registered social housing provider, registered in England and Wales

Charity registration number: 226853

Regulator of Social Housing registration number: A3163

Almshouse Association membership number: 1355

The address of the registered office is:

17 Farndale Road

Wilsden

Bradford

BD15 0LW

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The charity's functional and presentation currency is pounds sterling.

Significant judgements and estimates

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgements and estimates have been made include:

Depreciation

Management review its estimates of the useful lives of the depreciable assets at each reporting date. However, by their nature component life cannot be determined with absolute certainty.

Turnover

Turnover represents weekly maintenance charge receivable, including water rates in the year net of losses from voids, and amortisation of government grants.

Social Housing Grant

Social Housing Grant (SHG) is receivable from the Homes and Communities Agency and is utilised to reduce the capital costs of housing properties. The SHG is recognised in income on a systematic basis over the expected useful economic life of the asset.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2021

Investment income

Income is earned from holding fixed assets for investment purposes and is recognised when receivable and the amount can be measured by the charity.

Interest on funds held on deposit is included when receivable and the amount can be measured by the charity.

Irrecoverable VAT

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements of more than £500 will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Plant and equipment	20% straight line basis
Properties	50 years
Doors and windows	30 years
Kitchens	20 years
Bathroom	25 years
Boilers	15 years
Electrical and heating installations	25 years

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to the comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Financial instruments

The registered social housing provider only has 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.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2021

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost using the effective interest method.

Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

2 Social housing turnover and costs

	2021 £	2020 £
Turnover		
Rents receivable	28,392	27,072
Other income	8	-
Amortised social housing grant	<u>3,521</u>	<u>3,521</u>
Turnover from social housing lettings	31,921	30,593
Administrative expenditure		
Management	(3,250)	(7,461)
Service charge costs	(540)	(812)
Routine maintenance	(4,263)	(6,340)
Depreciation of housing properties	<u>(5,166)</u>	<u>(5,166)</u>
	<u>(13,219)</u>	<u>(19,779)</u>
Operating surplus on social housing lettings	<u>18,702</u>	<u>10,814</u>

3 Accommodation owned and in management

	Number of units at	Number of units at
	1 April 2020	31 March 2021
Housing accommodation	6	6
	<u>6</u>	<u>6</u>

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2021

4 Surplus on ordinary activities is stated after charging/(crediting):

	2021 £	2020 £
Audit fees		
Audit of the financial statements	525	525
Depreciation of freehold property	5,166	5,166
Amortisation of government grants	<u>(3,521)</u>	<u>(3,521)</u>

5 Board and key management personnel remuneration and expenses

No board member or key management personnel neither received nor waived any remuneration during the year.

6 Tangible fixed assets

	Land and buildings £	Fixtures & fittings £	Total £
Cost			
At 1 April 2020	<u>230,844</u>	<u>20,625</u>	<u>251,469</u>
At 31 March 2021	<u>230,844</u>	<u>20,625</u>	<u>251,469</u>
Depreciation			
At 1 April 2020	26,543	20,625	47,168
Charge for the year	<u>5,166</u>	<u>-</u>	<u>5,166</u>
At 31 March 2021	<u>31,709</u>	<u>20,625</u>	<u>52,334</u>
Net book value			
At 31 March 2021	<u>199,135</u>	<u>-</u>	<u>199,135</u>
At 31 March 2020	<u>204,301</u>	<u>-</u>	<u>204,301</u>

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2021

7 Fixed asset investments

	2020 £	2020 £
Listed investments	105,094	82,571
Listed investments		
	Listed investments £	Total £
Valuation		
At 1 April 2020	82,571	82,571
Revaluation	19,525	19,525
Additions	2,998	2,998
At 31 March 2021	105,094	105,094
Carrying amount		
At 31 March 2021	105,094	105,094
At 31 March 2020	82,571	82,571

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £71,379 (2020 - £68,381).

8 Debtors

	2021 £	2020 £
Prepayments	1,102	940
Other debtors	1,251	126
	2,353	1,066

9 Creditors: amounts falling due within one year

	2021 £	2020 £
Almshouse Association loan	-	1,050
Grants	3,521	3,521
Other creditors	688	515
Accruals	1,146	1,200
	5,355	6,286

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2021

10 Creditors: amounts falling due after one year

	2021	2020
	£	£
Almshouse Association loan	-	1,050
Grant	151,401	154,922
	<u>151,401</u>	<u>155,972</u>

The grants are repayable if the properties are sold.

Social Housing Grants totalling £183,398 have been received. This will be repaid if the properties are sold. The Social Housing Grants are being recognised in income on a systematic basis over the expected useful life of the structure (50 years) and equipment (5 years).

11 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulate effect of revaluations of the fixed assets investments.

The registered social housing provider has adopted SORP for the first time in the year ended 31 December 2015.

The effect of the transition from the previous reporting framework to the SORP is the showing of Housing Grants in creditors falling due after one year rather than as a deduction from the cost of the Housing Properties.

12 Related party transactions

During the year the association made the following related party transactions:

Butterfield Homes, Cottingley

(Common trustees)

During the year a share of Royal Mail redirection costs of £173 were recharged to Butterfield Homes, Crosshills. At the balance sheet date the amount due to Butterfield Homes, Cottingley was £688 (2020 - £515).

Butterfield Homes, Wilsden

(Common trustees)

During the year an amount of £1,125 was collected by Butterfield Homes, Wilsden on behalf of Butterfield Homes, Crosshills in respect of overpaid clerks fees in Butterfield Homes, Crosshills. At the balance sheet date the amount due from Butterfield Homes, Wilsden was £1,251 (2020 - £126).

The above amounts are interest free.