

GRINDLETON ALMSHOUSES

England & Wales · Charity number 231435

Details

Status Registered

Legal form Other

Registered 1963-12-16

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

Contact

Address Swindlehurst Farm
Grindleton
Clitheroe
Lancashire
BB7 4QT

Phone 07881861579

Email clairecowking@yahoo.co.uk

Activities

Objects: THE PROVISION OF ALMSHOUSES FOR POOR PERSONS OF NOT LESS THAN 60 YEARS OF AGE RESIDENT IN THE PARISHES OF GRINDLETON AND RATHMELL

Activities: Provide subsidised accomodation for over 60s.

Classification

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

Geography

- **Area of benefit:** PARISH OF GRINDLETON,IN THE COUNTY OF LANCASHIRE AND THE PARISHES OF RATHMELL AND GIGGLESWICK,IN THE COUNTY OF NORTH YORKSHIRE
- Lancashire
- North Yorkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£55,816	£18,945	-	-
2023-12-31	£52,735	£17,814	-	-
2022-12-31	£52,709	£25,355	-	-
2021-12-31	£55,177	£16,728	-	-
2020-12-31	£46,576	£16,629	-	-

Trustees

Name	Role	Appointed
ANDREA WILKINSON		
CLAIRE COWKING		
JOHN MICHAEL TAYLOR		
Louise Bolton		2025-02-06
Sarah Whitwell		2025-02-06

GRINDLETON ALMSHOUSES

England & Wales - Charity number 231435

Accounts

GRINDLETON ALMSHOUSES

REGISTERED CHARITY NUMBER 231435

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

Bennett Kirkhope Smith
Chartered Certified Accountants

GRINDLETON ALMSHOUSES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

INFORMATION PAGE

Working name	Grindleton Almshouses
Charity number	231435
Contact address	Swindlehurst Farm Grindleton Clitheroe Lancashire BB7 4QT
Trustees	Donald Noel Wilson (resigned 30/09/2024) Claire Cowking John Michael Taylor Andrea Wilkinson Sarah Whitwell (appointed 06/02/2025) Louise Bolton (appointed 06/02/2025)
Independent Examiners	Bennett Kirkhope Smith Chartered Certified Accountants Suites 5 & 6, The Printworks Hey Road Barrow, Clitheroe Lancashire BB7 9WB
Bankers	Barclays Bank UK PLC 1 Churchill Place London E14 5HP

GRINDLETON ALMSHOUSES

Registered Charity No. 231435

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees present their Annual Report and the unaudited financial statements for the year ended 31 December 2024.

Structure, governance and management

The charity is governed by a Scheme dated 18 December 1996 registered with the Charity Commission.

The Trustees meet at least twice a year to manage its affairs.

Trustees are appointed for a term of five years by a resolution of the Trustees passed at a special meeting of which not less than 21 days notice has been given.

Objects of the Charity

The object of the charity is to provide subsidised affordable rented accommodation in four single occupancy and two double occupancy cottages to poor persons of not less than 60 years of age resident in the parishes of Grindleton and Rathmell.

Public Benefit

The trustees confirm they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Development, activities and achievements during 2024

After many years of dedicated service to Grindleton Almshouses, Margaret Tippetts resigned from her role as clerk in September 2024, due to ill health. Claire Cowking, a trustee of the charity since 2010, has agreed to take over Margaret's duties.

Long serving chairman of the trustees, Donald Wilson, has decided that, as the charity would be updating various information to report the changes in Trustee to interested parties, it would be a good time for him resign as a trustee as he too was struggling with ill health. As Donald was the Chairman of the trustees, it was necessary to appoint a new chairperson. Andrea Wilkinson, a trustee of the charity since 2008, was unanimously accepted as the new chairperson.

The charity has approached suitable individuals to assess their willingness to act as trustees for the charity. Sarah Whitwell and Louise Bolton were officially appointed as trustees 06/02/2025.

Independent Examiner's Report to the Trustees of Grindleton Almhouses

Registered Charity number 231435

We report on the Financial Statements of the Charity for the year ended 31 December 2024 which are set out on pages 5 and 6.

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is our responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commissioner under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention

Basis of Independent Examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioner. An examination includes a review of the accounting records kept by the charity and a comparison of the Accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently we do not express an audit opinion on the view given by the Accounts.

Independent Examiner's statement

In connection with our examination, no matter has come to our attention:-

1. Which gives us reasonable cause to believe that, in any material respect, the requirements:
 - To keep accounting records in accordance with section 130 of the 2011 Act; and
 - To prepare Accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act have not been met; or
2. to which, in our opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

Bennett Kirkhope Smith
Chartered Certified Accountants
Suites 5 & 6 The Printworks
Hey Road
Barrow
Clitheroe
BB7 9WB

Mrs A M Smith FMAAT FCCA



Date... 24/10/2025

GRINDLETON ALMSHOUSES

RECEIPTS & PAYMENTS ACCOUNT
FOR THE YEAR TO 31 DECEMBER 2024

	<u>2024</u>	<u>2023</u>
	£	£
<u>Receipts:-</u>		
Rents from Almshouses	12,480	12,480
Rents from Stonehill Fold	32,040	30,480
Rents from Farms	5,400	5,400
Dividends: M & G Natl. Assoc. of Almshouses	2,078	1,950
M & G Securities	832	790
Skipton BS Interest	2,743	250
Tarmac & Electricity NW Wayleave	243	243
Miscellaneous		1,142
	<u>55,816</u>	<u>52,735</u>
 <u>Payments:-</u>		
Almshouses Repairs and Renewals	1,517	-
Almshouses Maintenance	4,630	5,529
Insurance	4,405	3,941
Electricity/Gas	559	320
Secretary's Honorarium	500	1,050
Subscriptions	343	196
Independent Examiner's Fee	1,080	984
Sundry	816	361
Stonehill Repairs and Renewals	4,047	3,463
Stonehill Maintenance	1,048	1,970
	<u>18,945</u>	<u>17,814</u>
 Net receipts (payments) for the year	36,871	34,921
 Net gains on sale of investments for the year	205,245	-
 Bank balances and investments at 31 December 2023	650,011	615,090
 Bank balances and investments at 31 December 2024	<u>892,127</u>	<u>650,011</u>

GRINDLETON ALMSHOUSES

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2024

	2024	2023
	£	£
<u>Bank Accounts</u>		
Bank Current Account	55,644	50,921
	55,644	50,921
<u>Investments</u>		
St. James' Place at cost (Valuation 31 Dec 2024 £739,669; 31 Dec 2023 £0)	750,000	-
Skipton Financial Services Fidelity Investment at cost (Valuation 31 Dec 2024 £161.71; 28 Dec 2023 £678,102)	-	515,350
Skipton BS Instant Access Saver	52,295	50,612
Skipton BS Bond	34,188	33,128
	892,127	650,011

Land and Buildings

6 Almshouses (valuation May 2007 £970,000)
 Stonehill Farm Land - about 67 acres
 Wythenstocks Farm Land - about 11 acres
 4 Dwellings - Stonehill Fold (valuation June 2007 £900,000)

Stocks and Shares

M & G Securities: Charifund Income Units 924 units
 (Valuation December 2024 £13,604.98; 2023 £13,259.31)

M & G National Association of Almshouses: Income shares 51,313.225 shares
 (Valuation December 2024 £46,634.07; 2023 £46,089.54)

The Financial Statements were approved by the Board of Trustees on
 and signed on its behalf by

E. P. Lowteing Trustee

16/10/25 Date

GRINDLETON ALMSHOUSES

England & Wales - Charity number 231435

Accounts

GRINDLETON ALMSHOUSES

REGISTERED CHARITY NUMBER 231435

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

Bennett Kirkhope Smith
Chartered Certified Accountants

GRINDLETON ALMSHOUSES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

INFORMATION PAGE

Working name	Grindleton Almshouses
Charity number	231435
Contact address	106 Chatburn Road Clitheroe BB7 2AT
Trustees	Donald Noel Wilson Claire Cowking John Michael Taylor Andrea Wilkinson
Independent Examiners	Bennett Kirkhope Smith Chartered Certified Accountants Suites 5 & 6, The Printworks Hey Road Barrow, Clitheroe Lancashire BB7 9WB
Bankers	Barclays Bank UK PLC 1 Churchill Place London E14 5HP

GRINDLETON ALMSHOUSES

Registered Charity No. 231435

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees present their Annual Report and the unaudited financial statements for the year ended 31 December 2023.

Structure, governance and management

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The Trustees meet at least twice a year to manage its affairs.

Trustees are appointed for a term of five years by a resolution of the Trustees passed at a special meeting of which not less than 21 days notice has been given.

Objects of the Charity

The object of the charity is to provide subsidised affordable rented accommodation in four single occupancy and two double occupancy cottages to poor persons of not less than 60 years of age resident in the parishes of Grindleton and Rathmell.

Public Benefit

The trustees confirm they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Development, activities and achievements during 2023

Compensation of £981 was received from Skipton Building Society following a complaint made in the previous year regarding the service provided. The compensation closes the matter and no further action or compensation is due.

There were no changes in residents at the almshouses or the tenants at Stonehill during the twelve months in question.

The Stonehill arrears for No. 1 Mr and Mrs Airton were not being pursued but the organisation has been notified that they have inherited some money and have promised to pay off the historic arrears.

The general maintenance of the almshouses and gardens has been well kept throughout the year, with expenditure of £5,529 towards the upkeep of the houses and communal areas. This care for the houses and their surroundings has aided the physical and mental wellbeing of the residents.

There has also been expenditure of £5,433 for the upkeep of the Stonehill rental properties, however the organisation has been notified that the properties require a complete re-roofing after damp was inspected in one of the properties. A quote for £28,953 plus VAT has been provided and the works will begin in the Spring of the new year.

Financial position

The accounts show an income for the year of £52,735 and an expenditure of £17,814.

The Trust holds cash and bank assets of £50,921 and buildings as valued at £1,870,000 in May 2007, together with 77 acres of land. This is held along with investments through M & G Securities valued at £59,349, Skipton Building Society accounts at £83,740 and investments with Skipton Financial Services valued at £678,102.

Trustee Remuneration and Expenses

The Trustees were not remunerated by the charity, nor were any personal expenses incurred by the Trustees met by the charity.

The Trustees are of the opinion that the financial position is sound, and the charity is a going concern.

Donald Wilson

Mr. D. Wilson

30 April 2024 Date

Independent Examiner's Report to the Trustees of Grindleton Almhouses

Registered Charity number 231435

We report on the Financial Statements of the Charity for the year ended 31 December 2023 which are set out on pages 5 and 6.

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is our responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commissioner under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention

Basis of Independent Examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioner. An examination includes a review of the accounting records kept by the charity and a comparison of the Accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently we do not express an audit opinion on the view given by the Accounts.

Independent Examiner's statement

In connection with our examination, no matter has come to our attention:-

1. Which gives us reasonable cause to believe that, in any material respect, the requirements:
 - To keep accounting records in accordance with section 130 of the 2011 Act; and
 - To prepare Accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act have not been met; or
2. to which, in our opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

Bennett Kirkhope Smith
Chartered Certified Accountants
Suites 5 & 6 The Printworks
Hey Road
Barrow
Clitheroe
BB7 9WB

Mrs A M Smith FMAAT FCCA



Date.. 21/5/2024

GRINDLETON ALMSHOUSES

RECEIPTS & PAYMENTS ACCOUNT
FOR THE YEAR TO 31 DECEMBER 2023

	<u>2023</u>	<u>2022</u>
	£	£
<u>Receipts:-</u>		
Rents from Almshouses	12,480	12,485
Rents from Stonehill Fold	30,480	31,440
Rents from Farms	5,400	5,400
Dividends: M & G Natl. Assoc. of Almshouses	1,950	1,796
M & G Securities	790	767
Skipton BS Interest	250	270
Tarmac & Electricity NW Wayleave	243	243
Miscellaneous	1,142	308
	<u>52,735</u>	<u>52,709</u>
<u>Payments:-</u>		
Almshouses Repairs and Renewals	-	2,928
Almshouses Maintenance	5,529	7,443
Insurance	3,941	3,302
Electricity/Gas	320	465
Secretary's Honorarium	1,050	1,000
Subscriptions	196	187
Independent Examiner's Fee	984	948
Skipton Financial Advisers Fee	-	4,200
Sundry	361	630
Stonehill Repairs and Renewals	3,463	2,342
Stonehill Maintenance	1,970	1,910
	<u>17,814</u>	<u>25,355</u>
Net receipts (payments) for the year	34,921	27,354
Bank balances and investments at 31 December 2022	615,090	587,737
Bank balances and investments at 31 December 2023	<u>650,011</u>	<u>615,090</u>

GRINDLETON ALMSHOUSES

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2023

	2023 £	2022 £
<u>Bank Accounts</u>		
Bank Current Account	50,921	66,248
	50,921	66,248
 <u>Investments</u>		
Skipton Financial Services Fidelity Investment at cost (Valuation 28 Dec 2023 £678,102; 09 Jan 2023 £642,438)	515,350	515,350
Skipton BS Instant Access Saver	50,612	561
Skipton BS Bond	33,128	32,931
	650,011	615,090

Land and Buildings

6 Almshouses (valuation May 2007 £970,000)
 Stonehill Farm Land - about 67 acres
 Wythenstocks Farm Land - about 11 acres
 4 Dwellings - Stonehill Fold (valuation June 2007 £900,000)

Stocks and Shares

M & G Securities: Charifund Income Units 924 units
 (Valuation December 2022 £13,259.31; 2022 £13,578.36)

M & G National Association of Almshouses: Income shares 51,313.225 shares
 (Valuation December 2022 £46,089.54; 2022 £45,314.71)

The Financial Statements were approved by the Board of Trustees on
 and signed on its behalf by

Donald Wilson
 Trustee
 Mr D Wilson

30.04.24 Date

GRINDLETON ALMSHOUSES

England & Wales - Charity number 231435

Accounts

GRINDLETON ALMSHOUSES
REGISTERED CHARITY NUMBER 231435

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

Bennett Kirkhope Smith
Chartered Certified Accountants

GRINDLETON ALMSHOUSES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

INFORMATION PAGE

Working name	Grindleton Almshouses
Charity number	231435
Contact address	106 Chatburn Road Clitheroe BB7 2AT
Trustees	Donald Noel Wilson Claire Cowking John Michael Taylor Andrea Wilkinson
Independent Examiners	Bennett Kirkhope Smith Chartered Certified Accountants Suites 5 & 6, The Printworks Hey Road Barrow, Clitheroe Lancashire BB7 9WB
Bankers	Barclays Bank UK PLC 1 Churchill Place London E14 5HP

GRINDLETON ALMSHOUSES

Registered Charity No. 231435

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees present their Annual Report and the unaudited financial statements for the year ended 31 December 2021.

Structure, governance and management

The charity is governed by a Scheme dated 18 December 1996 registered with the Charity Commission.

The Trustees meet at least twice a year to manage its affairs.

Trustees are appointed for a term of five years by a resolution of the Trustees passed at a special meeting of which not less than 21 days notice has been given.

Objects of the Charity

The object of the charity is to provide subsidised affordable rented accommodation in four single occupancy and two double occupancy cottages to poor persons of not less than 60 years of age resident in the parishes of Grindleton and Rathmell.

Public Benefit

The trustees confirm they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Development, activities and achievements during 2022

There were no changes in residents at the almshouses or the tenants at Stonehill during the twelve months in question.

The Stonehill arrears have been cleared in the financial year.

The general maintenance of the houses and gardens has been well kept throughout the year, with expenditure of £14,327 towards the upkeep of the houses and communal areas. This care for the houses and their surroundings has aided the physical and mental wellbeing of the residents.

Financial position

The accounts show an income for the year of £52,709 and an expenditure of £25,355.

The Trust holds cash and bank assets of £66,248 and buildings as valued at £1,870,000 in May 2007, together with 77 acres of land. This is held along with investments through M & G Securities valued at £58,893, Skipton Building Society accounts at £33,491 and investments with Skipton Financial Services valued at £642,544.

Trustee Remuneration and Expenses

The Trustees were not remunerated by the charity, nor were any personal expenses incurred by the Trustees met by the charity.

Each Trustee was paid a compensatory amount of £75.00 by Skipton Building Society for a withheld complaint for services rendered. However, the compensation received by each Trustee was donated to the charity.

The Trustees are of the opinion that the financial position is sound and the charity is a going concern.

Donald Wilson
.....
Mr. D. Wilson

22/05/2023 (Date)

Independent Examiner's Report to the Trustees of Grindleton Almhouses

Registered Charity number 231435

We report on the Financial Statements of the Charity for the year ended 31 December 2022 which are set out on pages 5 and 6.

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is our responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commissioner under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention

Basis of Independent Examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioner. An examination includes a review of the accounting records kept by the charity and a comparison of the Accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently we do not express an audit opinion on the view given by the Accounts.

Independent Examiner's statement

In connection with our examination, no matter has come to our attention:-

1. Which gives us reasonable cause to believe that, in any material respect, the requirements:
 - To keep accounting records in accordance with section 130 of the 2011 Act; and
 - To prepare Accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act have not been met; or
2. to which, in our opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

Bennett Kirkhope Smith
Chartered Certified Accountants
Suites 5 & 6 The Printworks
Hey Road
Barrow
Clitheroe
BB7 9WB

Mrs A M Smith FMAAT FCCA



Date... 6/6/2023

GRINDLETON ALMSHOUSES
RECEIPTS & PAYMENTS ACCOUNT
FOR THE YEAR TO 31 DECEMBER 2022

	<u>2022</u>	<u>2021</u>
	£	£
<u>Receipts:-</u>		
Rents from Almshouses	12,485	12,480
Rents from Stonehill Fold	31,440	34,085
Rents from Farms	5,400	5,400
Dividends: M & G Natl. Assoc. of Almshouses	1,796	1,693
M & G Securities	767	841
Skipton BS Interest	270	435
Tarmac & Electricity NW Wayleave	243	243
Miscellaneous (323-15)	308	-
	<u>52,709</u>	<u>55,177</u>
 <u>Payments:-</u>		
Almshouses Repairs and Renewals	2,928	2,366
Almshouses Maintenance	7,443	5,188
Insurance	3,302	3,360
Electricity/Gas	465	359
Secretary's Honorarium	1,000	1,000
Subscriptions	187	182
Independent Examiner's Fee	948	876
Skipton Financial Advisers Fee	4,200	-
Sundry (645-15)	630	498
Stonehill Repairs and Renewals	2,342	2,544
Stonehill Maintenance	1,910	355
	<u>25,355</u>	<u>16,728</u>
Net receipts (payments) for the year	27,354	38,450
Bank balances and investments at 31 December 2021	587,737	549,287
Bank balances and investments at 31 December 2022	<u>615,090</u>	<u>587,737</u>

GRINDLETON ALMSHOUSES

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2022

	<u>2022</u>	<u>2021</u>
	£	£
<u>Bank Accounts</u>		
Bank Current Account	66,248	119,165
	<u>66,248</u>	<u>119,165</u>
<u>Investments</u>		
Skipton Financial Services Aegon Investment at cost (Valuation 11 Nov 2022 £106.38; 31 Dec 2021 £557,320.65)	515,350	375,350
Fidelity Investment at cost (Valuation 09 Jan 2023 £642,437.88)		
Skipton BS Instant Access Saver	561	60,455
Skipton BS Bond	32,931	32,767
	<u>615,090</u>	<u>587,737</u>

Land and Buildings

6 Almshouses (valuation May 2007 £970,000)
Stonehill Farm Land - about 67 acres
Wythenstocks Farm Land - about 11 acres
4 Dwellings - Stonehill Fold (valuation June 2007 £900,000)

Stocks and Shares

M & G Securities: Charifund Income Units 924 units
(Valuation December 2022 £13,578.36; 2021 £14,379.29)

M & G National Association of Almshouses: Income shares 51,313.225 shares
(Valuation December 2022 £45,314.71; 2021 £46,772.00)

The Financial Statements were approved by the Board of Trustees on
and signed on its behalf by

Donald A Wilson Trustee
Mr D Wilson
22/05/2023 Date

GRINDLETON ALMSHOUSES

England & Wales - Charity number 231435

Accounts

GRINDLETON ALMSHOUSES
REGISTERED CHARITY NUMBER 231435

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

Bennett Kirkhope Smith
Chartered Certified Accountants

GRINDLETON ALMSHOUSES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 12 DECEMBER 2021

INFORMATION PAGE

Working name	Grindleton Almshouses
Charity number	231435
Contact address	106 Chatburn Road Clitheroe BB7 2AT
Trustees	Donald Noel Wilson Claire Cowling John Michael Taylor Andrea Wilkinson
Independent Examiners	Bennett Kirkhope Smith Chartered Certified Accountants Suites 5 & 6, The Printworks Hey Road Barrow, Clitheroe Lancashire BB7 9WB
Bankers	Barclays Bank UK PLC 1 Churchill Place London E14 5HP

GRINDLETON ALMSHOUSES

Registered Charity No. 231435

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

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Structure, governance and management

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Trustees are appointed for a term of five years by a resolution of the Trustees passed at a special meeting of which not less than 21 days notice has been given.

Objects of the Charity

The object of the charity is to provide subsidised affordable rented accommodation in four single occupancy and two double occupancy cottages to poor persons of not less than 60 years of age resident in the parishes of Grindleton and Rathmell.

Public Benefit

The trustees confirm they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Development, activities and achievements during 2021

There were no changes in residents at the almshouses or the tenants at Stonehill during the twelve months in question.

The Stonehill arrears continue to decrease.

The general maintenance of the houses and gardens has been kept up throughout the Covid Pandemic. This upkeep in maintenance and services has aided the physical and mental wellbeing of the residents during a difficult time.

Financial position

The accounts show an income for the year of £55,177 and an expenditure of £16,728.

The Trust holds cash and bank assets of £119,235 and buildings as valued at £1,870,000 in May 2007, together with 77 acres of land. This is held along with investments through M & G Securities valued at £61,151, Skipton Building Society accounts at £93,222 and investments with Skipton Financial Services valued at £522,602.

Trustees are of the opinion that the financial position is sound.

..... Donald Wilson

Mr. D. Wilson

..... 10 May 2022 (Date)

Independent Examiner's Report to the Trustees of Grindleton Almshouses

Registered Charity number 231435

We report on the Financial Statements of the Charity for the year ended 31 December 2021 which are set out on pages 5 and 6.

Respective responsibilities of Trustees and Examiner

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- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commissioner under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention

Basis of Independent Examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioner. An examination includes a review of the accounting records kept by the charity and a comparison of the Accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently we do not express an audit opinion on the view given by the Accounts.

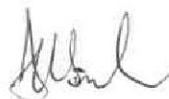
Independent Examiner's statement

In connection with our examination, no matter has come to our attention:-

1. Which gives us reasonable cause to believe that, in any material respect, the requirements:
 - To keep accounting records in accordance with section 130 of the 2011 Act; and
 - To prepare Accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act have not been met; or
2. to which, in our opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

Bennett Kirkhope Smith
Chartered Certified Accountants
Suites 5 & 6 The Printworks
Hey Road
Barrow
Clitheroe
BB7 9WB

Mrs A M Smith FMAAT FCCA



Date...25/5/2022.....

GRINDLETON ALMSHOUSES
RECEIPTS & PAYMENTS ACCOUNT
FOR THE YEAR TO 31 DECEMBER 2021

	2021	2020
	£	£
<u>Receipts:-</u>		
Rents from Almshouses	12,480	12,480
Rents from Stonehill Fold	34,085	25,635
Rents from Farms	5,400	5,400
Dividends: M & G Natl. Assoc. of Almshouses	1,693	1,796
M & G Securities	841	462
Skipton BS Interest	435	573
Tarmac & Electricity NW Wayleave	243	230
	55,177	46,576
 <u>Payments:-</u>		
Almshouses Repairs and Renewals	2,366	839
Almshouses Maintenance	5,188	6,236
Insurance	3,360	3,528
Electricity/Gas	359	394
Secretary's Honorarium	1,000	1,000
Subscriptions	182	179
Independent Examiner's Fee	876	864
Skipton Financial Advisers Fee	-	-
Sundry	498	583
Stonehill Repairs and Renewals	2,544	2,823
Stonehill Maintenance	355	183
	16,728	16,629
Net receipts (payments) for the year	38,450	29,947
Bank balances and investments at 31 December 2020	549,287	519,340
Bank balances and investments at 31 December 2021	587,737	549,287

GRINDLETON ALMSHOUSES

England & Wales - Charity number 231435

Accounts

GRINDLETON ALMSHOUSES

REGISTERED CHARITY NUMBER 231435

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

Bennett Kirkhope Smith
Chartered Certified Accountants

GRINDLETON ALMSHOUSES

Registered Charity No. 231435

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees present their Annual Report and the unaudited financial statements for the year ended 31 December 2020.

Objects of the Charity

The charity is governed by a Scheme dated 18 December 1996 registered with the Charity Commission. The object of the charity is to provide subsidised affordable rented accommodation in four single occupancy and two double occupancy cottages. The Trustees meet at least twice a year to manage its affairs.

Trustees are appointed for a term of five years by a resolution of the Trustees passed at a special meeting of which not less than 21 days notice has been given.

Development, activities and achievements during 2020

There were no changes in residents at the almshouses or the tenants at Stonehill during the twelve months in question.

No. 4 at Stonehill is still in arrears, but there is a re-payment plan in place to clear the arrears and this is currently being adhered to.

Financial position

The accounts show an income for the year of £46,576 and an expenditure of £16,629.

The Trust holds cash and bank assets of £81,149 and buildings valued at £1,870,000 in May 2007, together with 77 acres of land. This is held along with investments through M & G Securities valued at £55,591 and Skipton Building Society valued at £522,602.39.

Trustees are of the opinion that the financial position is sound.

Donald Wilson
Mr. D. Wilson

24 May 2021 (Date)

Independent Examiner's Report to the Trustees of Grindleton Almhouses

Registered Charity number 231435

We report on the Financial Statements of the Charity for the year ended 31 December 2020 which are set out on pages 2 and 3.

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is our responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commissioner under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention

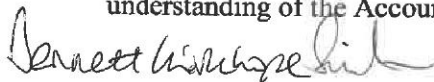
Basis of Independent Examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioner. An examination includes a review of the accounting records kept by the charity and a comparison of the Accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently we do not express an audit opinion on the view given by the Accounts.

Independent Examiner's statement

In connection with our examination, no matter has come to our attention:-

1. Which gives us reasonable cause to believe that, in any material respect, the requirements:
 - To keep accounting records in accordance with section 130 of the 2011 Act; and
 - To prepare Accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act have not been met; or
2. to which, in our opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.



Bennett Kirkhope Smith
Chartered Certified Accountants,
Suites 5 & 6, The Printworks,
Ribble Valley Enterprise Park,
Barrow,
CLITHEROE BB7 9WB

2.6.2021

GRINDLETON ALMSHOUSES

RECEIPTS & PAYMENTS ACCOUNT
FOR THE YEAR TO 31 DECEMBER 2020

	2020	2019
	£	£
<u>Receipts:-</u>		
Rents from Almshouses	12,480	12,480
Rents from Stonehill Fold	25,635	29,180
Rents from Farms	5,400	5,400
Dividends: M & G Natl. Assoc. of Almshouses	1,796	1,796
M & G Securities	462	767
Skipton BS Interest	573	725
Tarmac & Electricity NW Wayleave	230	473
	46,576	50,821
 <u>Payments:-</u>		
Almshouses Repairs and Renewals	839	1,662
Almshouses Maintenance	6,236	6,377
Insurance	3,528	3,282
Electricity/Gas	394	396
Secretary's Honorarium	1,000	1,000
Subscriptions	179	170
Independent Examiner's Fee	864	792
Skipton Financial Advisers Fee	-	699
Sundry	583	751
Stonehill Repairs and Renewals	2,823	1,762
Stonehill Maintenance	183	318
	16,629	17,209
Net receipts (payments) for the year	29,947	33,612
Bank balances and investments at 31 December 2019	519,340	485,728
Bank balances and investments at 31 December 2020	549,287	519,340

GRINDLETON ALMSHOUSES

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2020

	<u>2020</u>	<u>2019</u>
	£	£
<u>Bank Accounts</u>		
Bank Current Account	81,149	51,775
	<u>81,149</u>	<u>51,775</u>
<u>Investments</u>		
Skipton Financial Services Aegon Investment at cost (Valuation 31 Dec 2020 £522,602.39; 31 Dec 2019 £512,380.27)	375,350	375,350
Skipton BS Instant Access Saver	60,425	60,252
Skipton BS Bond	32,362	31,963
	<u>549,287</u>	<u>519,340</u>

Land and Buildings


6 Almshouses (valuation May 2007 £970,000)
 Stonehill Farm Land - about 67 acres
 Wythenstocks Farm Land - about 11 acres
 4 Dwellings - Stonehill Fold (valuation June 2007 £900,000)

Stocks and Shares

M & G Securities: Charifund Income Units 924 units
 (Valuation December 2020 £12,682.55; 2019 £15,344.78)

M & G National Association of Almshouses: Income shares 51,313.225 shares
 (Valuation December 2020 £42,908.12; 2019 £46,371.76)

The Financial Statements were approved by the Board of Trustees on
 and signed on its behalf by


 Trustee
 Mr D Wilson

24 May 2021. Date