

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.

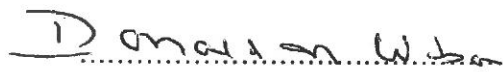
No. 4 at Stonehill is still in arrears, but there is a re-payment plan in place to clear the arrears and this is currently being adhered to.

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.


.....
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.

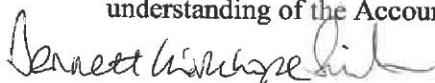
Independent Examiner's statement

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

	<u>2020</u>	<u>2019</u>
	£	£
<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
	<u>46,576</u>	<u>50,821</u>
 <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
	<u>16,629</u>	<u>17,209</u>
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	<u>549,287</u>	<u>519,340</u>

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


Mr D Wilson

Trustee

24 May 2021. Date