

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

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 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 Almhouses

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

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.

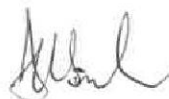
Independent Examiner's statement

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

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

	<u>2021</u>	<u>2020</u>
	£	£
<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
	<u>55,177</u>	<u>46,576</u>
 <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
	<u>16,728</u>	<u>16,629</u>
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	<u>587,737</u>	<u>549,287</u>

GRINDLETON ALMSHOUSES

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2021

	<u>2021</u>	<u>2020</u>
	<u>£</u>	<u>£</u>
<u>Bank Accounts</u>		
Bank Current Account	119,165	81,149
	<u>119,165</u>	<u>81,149</u>
<u>Investments</u>		
Skipton Financial Services Aegon Investment at cost (Valuation 31 Dec 2021 £557,320.65; 31 Dec 2020 £522,602.39)	375,350	375,350
Skipton BS Instant Access Saver	60,455	60,425
Skipton BS Bond	32,767	32,362
	<u>587,737</u>	<u>549,287</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 2021 £14,379.29; 2020 £12,682.55)

M & G National Association of Almshouses: Income shares 51,313.225 shares
 (Valuation December 2021 £46,772.00; 2020 £42,908.12)

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

Donald Wilson Trustee
 Mr D Wilson

10 May 2022 Date