

GRINDLETON ALMSHOUSES
REGISTERED CHARITY NUMBER 231435

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

Bennett Kirkhope Smith
Chartered Certified Accountants

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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	515,350	375,350
Aegon Investment at cost (Valuation 11 Nov 2022 £106.38; 31 Dec 2021 £557,320.65)		
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 M Wilson Trustee
Mr D Wilson
22/05/2023 Date