

GRINDLETON ALMSHOUSES

REGISTERED CHARITY NUMBER 231435

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

Bennett Kirkhope Smith
Chartered Certified Accountants

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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

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 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.

Donat n 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

	<u>2023</u> £	<u>2022</u> £
<u>Bank Accounts</u>		
Bank Current Account	50,921	66,248
	<u>50,921</u>	<u>66,248</u>
<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
	<u>650,011</u>	<u>615,090</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 £13,259.31; 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

Donna Wilson Trustee
Mr D Wilson

30.04.24 Date