

**GRINDLETON ALMSHOUSES**

**REGISTERED CHARITY NUMBER 231435**

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**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

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**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.

Sarah has previously acted as a trustee of the Grindleton Almshouses but resigned when her work took her out of the area for a while.

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

The rent arrears owed for Stonehill are being deducted from invoices for gardening services on a regular basis. At the 31/12/2024 the outstanding debt has reduced from £2,380 to £820. We expect this amount to be paid by in full by August 2025.

The almshouses have been well maintained during the year at a cost of £6,147 for general maintenance and repairs compared with £5,529 for 2023.

We reported last year that we expected to re-roof the Stonehill rental properties during 2024. Delays in the contractor commencing the work due to illness meant that the work was not started. We sought independent advice from a conservation architect who told us that the roof needed to be repaired but a full re-roof should not be required. New quotes will be requested for this work. Costs for maintenance and repairs at Stonehill in 2024 were £5,095 versus to £5,433 in 2023.

#### Financial position

The accounts for the year to 31st December, 2024 show an income from ordinary activities of £55,816 and an expenditure of £18,945.

A long term investment with Skipton Financial Services was transferred to St James's Place during the year. A gain on this investment of £205,245 was realised in the financial year as the investment was valued at cost in the accounts. The gain had accrued over the life of the investment.

The Trust holds cash and bank assets with Barclays Bank, £55,644 and with Skipton Building Society, £52,295. In addition, the Trust holds investments through M & G Securities valued at £61,239, a bond with Skipton Building Society, £34,188, and an investment with St James's Place of £739,669. The buildings owned by the Trust were valued at £1,870,000 in May 2007, together with 77 acres of land.

#### 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.

.....  
Andreas Wilkin

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16/10/25 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 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>£</u>	<u>£</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

	<u>2024</u> £	<u>2023</u> £
<u>Bank Accounts</u>		
Bank Current Account	55,644	50,921
	<u>55,644</u>	<u>50,921</u>
<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
	<u>892,127</u>	<u>650,011</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 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. Lowking Trustee

16/10/25 Date