

**THE HARRY TURNER ALMSHOUSES TRUST**

Trustees' report and accounts  
For the year ended 5 April 2023

# THE HARRY TURNER ALMSHOUSES TRUST

Trustees' Annual Report  
For the year ended 5 April 2023

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## Trustees' Annual Report For the year ended 5 April 2023

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The Trustees present their Annual Report together with the accounts of the charity for the year ended 5 April 2023. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS 102) in preparing the Annual Report and accounts of the Charity.

### 1 REFERENCE AND ADMINISTRATIVE DETAILS

Trustees	L Podmore - Chairman Mrs C Woulds M G Garrett Ms V Saunders Mrs A Sullivan K Podmore M Daglish Mrs D Bennett (appointed 11 October 2022)
Principal Address	c / o Kay Johnson Gee 100 Barbirolli Square Manchester M2 3BD
Principal Banker	HSBC 2 - 4 St Ann's Square Manchester M2 7HD
Independent Examiner	Alison Cornes FCA c/o Barlow Andrews LLP Carlyle House 78 Chorley New Road Bolton Lancs BL1 4BY
Solicitors	Chafes Hague Lambert 2-4 Primrose Avenue Urmston Manchester M41 0TY
Charity Number	235910

Trustees' Annual Report  
For the year ended 5 April 2023

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## **2 STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Legal Structure**

The Trust was created by Deed on 22 November 1929, Charity Number 235910. The charity funds were provided from the estate of Harry Turner, deceased, who died on 2 March 1929. A new trust deed was adopted on 10 August 1999 (the 'Deed').

### **Election of trustees**

The election of trustees is governed by the Deed.

### **Management**

The affairs of the Charity are administered by the Trustees. The day-to-day management and administration of the Trust is undertaken by the Trustee with the appropriate specific knowledge and skills.

### **Public benefit**

The Trustees believe they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

### **Risk policy**

The trustees consider the risks to which the charity is exposed and have taken appropriate steps to minimise these.

## **3 OBJECTIVES AND ACTIVITIES**

The Trust Fund shall be applied in the erection and maintenance of almshouses for persons eligible for occupancy. Eligibility is strictly defined by the Deed.

The charity provides comparable category 1 housing for the elderly and needy in compliance with the trust deed. The trustees consider that they are relieving poverty and providing a public benefit in compliance with the Charities Act 2011.

## **4 FINANCIAL REVIEW**

### **Results for the year**

The results for the year ended 5 April 2023 are summarised as follows :

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Gross income	<b>183,405</b>	192,949
Charitable activities (excluding quinquennial works)	<b>(204,785)</b>	(128,353)
Net income (expenditure) for the year	<b>(21,380)</b>	64,596

There is a continuous programme of modernisation and upgrading of the existing stock of almshouses with expenditure of £126,358 incurred during the year (2022 : £59,438) in this respect. Further modernisation is currently being undertaken and a rolling programme will continue into future years.

### **Reserves policy**

The policy of the trustees is to hold sufficient reserves to enable them to maintain and develop the stock of almshouses. At 5 April 2023 total reserves amounted to £1,912,347 (2022: £1,933,727). This includes an endowment fund of £485,000 (2022: £485,000) and a designated fund of £120,000 (2022: £120,000). The designated fund has been set up to cover future quinquennial works.

Trustees' Annual Report  
For the year ended 5 April 2023

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**5 TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for the preparation of financial statements for each financial year which give a true and fair view of the Charity's incoming resources and application of resources during the year and of its state of affairs at the end of the year. In preparing those accounts, the Trustees are required to :

- select suitable accounting policies and then apply them consistently
- make judgments and estimates that are reasonable and prudent
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The responsibilities of the Trustees include keeping proper accounting records which disclose, with reasonable accuracy at any time, the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011. The Trustees are also responsible for safeguarding the Charity's assets and hence for taking reasonable steps for the prevention and detection of fraud and breaches of law and regulations.

We approve the trustees' report and the accounts, as set out on pages 5 to 9, and confirm that we have made available all relevant records and information for their preparation.

M G GARRETT



L PODMORE



Date : 30 November 2023

**Independent Examiner's Report**  
**To the Trustees of**  
**THE HARRY TURNER ALMSHOUSES TRUST**

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I report to the trustees on my examination of the accounts of the The Harry Turner Almshouses Trust (the Trust) for the year ended 5 April 2023, which are set out on pages 5 to 9.

This report is made solely to the charity's trustees, as a body, in accordance with section 154 of the Charities Act 2011. My independent examiner's work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity, the charity's members as a body and the charity's trustees as a body for my independent examiner's work, for this report, or for the opinions I have formed.

**Responsibilities and basis of report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached

Date : 30 November 2023

**Alison Cornes FCA**  
**BARLOW ANDREWS LLP**  
**Chartered Accountants**  
**Carlyle House**  
**78 Chorley New Road**  
**Bolton, BL1 4BY**

Statement of Financial Activities  
For the year ended 5 April 2023

	Note	2023 £	2022 £
<b>INCOME AND ENDOWMENTS</b>			
<b>Income from charitable activities</b>			
- Licence fee income		183,033	190,185
- Other income		-	1,836
<b>Investment income - bank interest</b>		<b>372</b>	<b>928</b>
<b>Total income</b>		<b>183,405</b>	<b>192,949</b>
<b>EXPENDITURE</b>			
<b>Charitable activities</b>			
<b>Property costs</b>			
- Water rates		11,079	10,951
- Repairs and modernisation of property		126,358	59,438
- Insurance		4,422	4,288
- Warden Service		4,721	2,708
- Depreciation		18,587	21,095
<b>Other expenses</b>			
- Professional fees		9,400	9,670
- Legal services		3,808	1,725
- Bank charges		89	271
- Subscriptions		333	309
- Sundries		760	35
- Gifts to residents		7,300	-
<b>Governance costs</b>			
- Trustees' administration fees	6	11,300	11,300
- Professional fees		5,000	5,000
- Independent examiners fee	3	1,628	1,563
<b>Total expenditure</b>		<b>204,785</b>	<b>128,353</b>
<b>Net income (expenditure) / movement in funds</b>		<b>(21,380)</b>	<b>64,596</b>
At 6 April 2022		1,933,727	1,869,131
At 5 April 2023	5	1,912,347	1,933,727

All income and expenditure for both the current and preceding year are unrestricted.

# THE HARRY TURNER ALMSHOUSES TRUST

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## Balance Sheet At 5 April 2023

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible fixed assets	4	1,516,873	1,535,460
<b>Current assets</b>			
Sundry debtors		1,203	1,108
Cash at bank		415,577	423,578
		416,780	424,686
<b>Creditors : amounts falling due within one year</b>			
Accrued expenses		(21,306)	(26,419)
<b>Net current assets</b>		395,474	398,267
<b>Net assets</b>		1,912,347	1,933,727
<b>Funds</b>	5		
Permanent endowment funds		485,000	485,000
Unrestricted funds			
- General funds		1,307,347	1,328,727
- Designated funds		120,000	120,000
<b>Total funds</b>		1,912,347	1,933,727

These accounts were approved by the trustees and signed on their behalf by:

M G GARRETT



L PODMORE



Date : 30 November 2023



Notes to the accounts  
For the year ended 5 April 2023

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**1 General information**

The Harry Turner Almshouses Trust was created by Deed on 22 November 1929, Charity Number 235910. The charity funds were provided from the estate of Harry Turner, deceased, who died on 2 March 1929. A new trust deed was adopted on 10 August 1999 (the 'Deed'). The principal address from which the charity is administered is 1 City Road East, Manchester, M15 4PN.

The charity's operations and principal activity are the provision of comparable category 1 housing for the elderly and needy in compliance with the trust deed.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019 and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

**2 Accounting policies****i. Basis of accounting**

The accounts are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The accounts are prepared in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these accounts are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**ii. Income**

Income from licence fees is credited to the statement of financial activities when received.

**iii. Expenditure**

Directly attributable expenditure on costs are charged to direct charitable expenditure; indirect expenditure is allocated to the headings of that activity.

**iv. Fixed assets and depreciation**

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost or valuation less the estimated residual value on a straight line basis over the expected useful life.

**Almshouses**

The first and second phase of the Almshouse construction were revalued at 10 October 1995. The third phase of construction is included in the accounts at cost of construction.

No depreciation has been charged on this freehold property as it is considered that the property is maintained to such a standard that no diminution in value has taken place and that any depreciation would be immaterial because of the high estimated residual value.

The cost of major improvements to the Almshouses is capitalised.

Depreciation has been provided at the following rates :

**Improvements to Almshouses** - straight line basis at the rate of 10% per annum.

**v. Repairs and modernisation of property**

There is a continuing rolling programme of repairs and modernisation of the properties. The trustees will only sanction this work when they are satisfied that the trust has sufficient available cash resources to cover these costs. On this basis, all expenditure in respect of repairs and modernisation is accounted for on a cash paid basis as the trustees consider that this is the most appropriate in the circumstances.

Notes to the accounts (continued)  
For the year ended 5 April 2023

## 2 Accounting policies (continued)

### vi. Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

### vii. Fund accounting

Unrestricted funds comprise accumulated surpluses and deficits that are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. There is a quinquennial review of all the properties which can identify significant expenditure. The trustees believe that it is appropriate to designate funds to cover this cost and will allocate part of the retained surplus to cover these. Actual costs incurred as a result of the quinquennial review will be allocated against this fund to the extent that there are available funds to cover it.

Permanent endowment funds represent the permanent funds of the charity.

### viii. Going concern

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

## 3 Independent examiner

The fee paid to the independent examiner amounted to £1,500 (2022: £1,300) plus value added tax.

## 4 Tangible fixed assets

	Almshouses £	Improvements to Almshouses £	Total £
<b>Cost</b>			
At 6 April 2022	1,490,473	315,561	1,806,034
Additions	-	-	-
At 5 April 2023	1,490,473	315,561	1,806,034
At cost	1,005,473	315,561	1,321,034
At valuation - 10 October 1995	485,000	-	485,000
	1,490,473	315,561	1,806,034
<b>Depreciation</b>			
At 6 April 2022	-	270,574	270,574
Charge for the year	-	18,587	18,587
At 5 April 2023	-	289,161	289,161
<b>Net book value</b>			
At 5 April 2023	1,490,473	26,400	1,516,873
At 6 April 2022	1,490,473	44,987	1,535,460

The original cost of the Almshouses valued at £485,000 was £240,932

### Financial commitments

The trust has a financial commitment to pay for contracted refurbishments works undertaken during the year and ongoing at the year end. £71,105 is outstanding in relation to these works.

Notes to the accounts (continued)  
For the year ended 5 April 2023

5	Funds - current year movement	2022 £	Net income £	Transfers £	2023 £
	Permanent endowment funds	485,000	-	-	485,000
	Unrestricted funds				
	General funds	1,328,727	(21,380)	-	1,307,347
	Designated funds	120,000	-	-	120,000
		1,448,727	(21,380)	-	1,427,347
	Total funds	1,933,727	(21,380)	-	1,912,347
	Funds - prior year movement	2021 £	Net income £	Transfers £	2022 £
	Permanent endowment funds	485,000	-	-	485,000
	Unrestricted funds				
	General funds	1,304,131	64,596	(40,000)	1,328,727
	Designated funds	80,000	-	40,000	120,000
		1,384,131	64,596	-	1,448,727
	Total funds	1,869,131	64,596	-	1,933,727

## 6 Transactions with trustees

The Scheme rules provide that any trustee who possesses special skills and knowledge required by the charity for its proper administration to make and be paid all reasonable charges for work of that nature done by him or her or his or her firm when instructed by the other trustees to act on behalf of the charity. The trustee must withdraw from any meeting of the trustees whilst his or her own instruction or remuneration or that of his or her firm is being discussed.

Mr M G Garrett is a partner in Kay Johnson Gee who provide the administration service to the trust. Charges amounted to £12,000 plus VAT (2022 - £12,000 plus VAT) during the year.

Mrs A Sullivan is a solicitor with Chafes Hague Lambert who provide the trust with legal services which amounted to £3,000 plus VAT (2022 - £1,725 plus VAT) during the year.

Mr M Daglish is a manager at Chadwick & Company. Fees are payable of £1,500 plus VAT (2022 - £1,500 plus VAT) in respect of services provided during the year.

Fees payable to the trustees during the year was as follows:	2023 £	2022 £
Mrs C Woulds	1,500	1,500
Ms V Saunders	1,500	1,500
Mr L Podmore	5,000	5,000
Mr K Podmore	1,500	1,500

The charity has paid for trustees' indemnity insurance incorporated within the overall insurance costs.

7	Financial instruments	2023 £	2022 £
	Carrying amount of financial liabilities Measured at amortised cost	21,306	26,419