

# THE ABERFORD ALMSHOUSES

England & Wales · Charity number 236902

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1964-09-10

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Parlington House  
Beech View  
Aberford  
Leeds  
LS25 3BX

**Phone** 0113 281 3763

**Email** [clerk@aberfordalmshousestrust.org.uk](mailto:clerk@aberfordalmshousestrust.org.uk)

## Activities

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**Objects:** ALMSHOUSES FOR THE BENEFITS OF EIGHT ALMSPEOPLE BEING POOR PERSON OF GOOD CHARACTER NORMALLY RESIDENT IN THE TOWNSHIPS OF PARLINGTON, ABERFORD, LOTHERTON, GARFORTH, SHERBURN, CHURCH FENTON, BARKSTON, SOUTH MILFORD, SAXTON OR BARWICK FOR NOT LESS THAN TWO YEARS.

**Activities:** The letting and upkeep of almshouses to elderly people of good character who have resided in the surrounding area for not less than two years preceding the time of application.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

## Geography

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- **Area of benefit:** SEE OBJECTS.
- Leeds City

## Finances

| Period end | Income   | Expenditure | Assets | Employees |
|------------|----------|-------------|--------|-----------|
| 2024-12-31 | -        | -           | -      | -         |
| 2023-12-31 | -        | -           | -      | -         |
| 2022-12-31 | £148,149 | £115,870    | -      | -         |
| 2021-12-31 | £152,356 | £107,991    | -      | -         |
| 2020-12-31 | £150,855 | £113,417    | -      | -         |
| 2019-12-31 | £138,149 | £101,236    | -      | -         |
| 2018-12-31 | £138,621 | £120,339    | -      | -         |

## Trustees

| Name                    | Role  | Appointed  |
|-------------------------|-------|------------|
| <b>Nancy Griffiths</b>  | Chair | 2022-06-13 |
| RUTH REED               |       | 2014-02-03 |
| Rev CHRIS WILTON        |       | 2013-08-29 |
| Samuel James Firth Cllr |       | 2026-05-01 |
| Sarah Bradley           |       | 2026-03-23 |

**THE ABERFORD ALMSHOUSES**

England & Wales - Charity number 236902

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# Accounts

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Report of the Trustees and  
Unaudited Financial Statements  
For The Year Ended 31st December 2022  
for  
The Aberford Almshouses

F E Metcalfe & Co Limited  
Chartered Accountants  
4 Old Market Place  
Ripon  
North Yorkshire  
HG4 1EQ

Contents of the Financial Statements  
For The Year Ended 31st December 2022

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**The Aberford Almshouses**  
**Reference and Administrative Details**  
**For The Year Ended 31st December 2022**

|   |  |
|---|--|
| <p>T Robinson (appointed 13.6.22)<br/>         Mrs N Griffiths (appointed 13.6.22)<br/>         A Hogg (resigned 1.4.23)<br/>         R Stephenson<br/>         C Wilton<br/>         R Reed Vice Chair<br/>         C Hassell<br/>         S Darigals (resigned 13.6.22)<br/>         D Stainton Chairperson</p> | <p><b>TRUSTEES</b></p>                               |
| <p>L222 3BX<br/>         West Yorkshire<br/>         Leeds<br/>         Aberford<br/>         Beech View<br/>         Parlington House</p>  | <p><b>PRINCIPAL ADDRESS</b></p>                      |
| <p>236902</p>   | <p><b>REGISTERED CHARITY<br/>         NUMBER</b></p> |
| <p>HG4 1EQ<br/>         North Yorkshire<br/>         Ripon<br/>         4 Old Market Place<br/>         Chartered Accountants<br/>         F E Metcalfe &amp; Co Limited</p>  | <p><b>INDEPENDENT EXAMINER</b></p>                   |
| <p>M60 4EP<br/>         Manchester<br/>         1 Ballion Street<br/>         The Co Operative Bank</p>   | <p><b>BANKERS</b></p>                                |

The Aberford Almshouses  
Report of the Trustees  
For The Year Ended 31st December 2022

The Trustees present their report with the financial statements of the Charity for the year ended 31 December 2022. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) for Social Housing Providers 2018 and applicable accounting standards.

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The purpose of the Charity is to manage Almshouses, to afford independent living for the elderly, poor and needy people. The main criteria for meeting its objectives are that the Almshouses be available on payment of a maintenance contribution to elderly, poor and needy people who (except in special cases to be approved by the Charity Commissioners) have resided for a period of not less than two years in a beneficial area consisting of Parlington, Aberford, Lotherton, Garforth, Sherburn-in-Elmet, Church Fenton, Barksdon Ash, South Milford, Saxton and Barwick-in-Elmet, with a preference in the first place for those having been resided in the first four ancient townships mentioned.

**Public benefit**

The Trustees have reviewed the Charity Commission's guidance on the requirement to report on public benefit. The Trustees are satisfied that the work of the Charity and its policies and procedures accord with its stated objectives and provides tangible public benefit. The criteria used to assess those who may benefit comply with its Governing Document and are not unreasonably restrictive. The Charity has taken due regard in its policies for the public benefit.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

The principal activity of the trust is the letting of almshouses.

The Trustees are satisfied that, in continuing to provide low cost accommodation, ensuring that the Almshouses are maintained to a good standard and that occupancy levels are high, they have met their objectives. Trustees consider the operations of the Trust during the year and the position at the end of the year were satisfactory.

**FINANCIAL REVIEW**

**Principal funding sources**

The Weekly Maintenance Contribution (WMC) paid by residents is the principal source of funding for the Almshouses.

The Trustees set the WMC at a level anticipated to cover the annual budgeted operating costs of the Trust.

The Trustees continue to implement increases to the Weekly Maintenance Contributions, within the guidelines laid down by Homes England, to ensure that the Charity generates a sufficient surplus to meet its capital commitments on the mortgage.

Additionally, continuous efforts are made to control costs across all areas of expenditure.

The Almsford Almshouses  
Report of the Trustees  
For The Year Ended 31st December 2022

**FINANCIAL REVIEW**

**Reserves policy**

Day to day repairs and maintenance are charged to the income and expenditure account as and when they occur. An amount for repairs during the next financial year is budgeted for and agreed by Trustees at their December meeting. The Charity operates a cyclical repairs and maintenance reserve to meet any costs in excess of annual budgeted expenditure.

An extraordinary repair reserve in excess of £98,000 is held at the Co Operative bank.

Additional reserve funds in excess of £23,000 are held in the Charities Official Investment Fund managed by CCLA.

The Charity also holds reserves in excess of £60,000 which are held in M & G's Charity Multi Asset Fund..

£20,000 is ring fenced in the Current Account to support the cyclical repairs and maintenance reserve but any unexpected costs incurred are met from the Extraordinary Repair Fund..

Each year the Trust adds funds to the Extraordinary Repairs Fund. The amount is in line with the amount recommended by the Almshouse Association.

The Trust includes an amount in reserves to enable it to operate without the Weekly Maintenance Contribution income for a period of six months.

The Trustees review the level of reserves held at each Trustees meeting and consider the current level of reserves to be more than adequate.

**Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources in operational existence for the foreseeable future. For this reason the Trustees continue to adopt the going concern basis in preparing the financial statements.

**Designated Reserves**

£12,000.00 was transferred to designated reserves during the year.

No costs or charges were incurred with these transfers.

**FUTURE PLANS**

The Charity plans to continue its present activities in the future. Funds are available to meet future needs where those have been identified.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The governing document of the Charity is a deed dated 22 July 1913, amended 26 July 1960 and approved by the Charity Commission.

The Charity is a member of the National Association of Almshouses and is also a Registered Social Landlord with The Homes and Communities Agency.

**Charity constitution**

The Almshouse is a Registered Charity (number 239902).

The Almshouse Trust is registered with the Regulator of Social Housing (Registration number A0230).

The Aberford Almshouses

Report of the Trustees  
For The Year Ended 31st December 2022

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Recruitment and appointment of new trustees**

The are no specific requirements in the Charity deed relating to the appointment of Trustees.

The Trustees may appoint a Clergyman of the Church of England and have sought to have a representative from Leeds City Council on the Board.

Other than the above, new Trustees are approached based on the personal recommendations of those already on the Board.

**Organisational structure**

The Charity operates twenty eight almshouses located at Parlington House, Beech View, Aberford.

**Decision making**

The Charity is managed by a Board of Trustees.

During 2022 the Trust had seven Trustees who met on a regular basis via remote means due to Covid-19 and in person when safe to do so.

Any decisions requiring Trustees authorisation which were taken between the full meetings were agreed via email or telephone and ratified at the next full Trustees meeting.

The trust operates under the Charity Commission's guidelines and follows advice from the Almshouses Association.

Policies are reviewed on a regular basis.

A cashbook of receipts and payments is maintained by the Clerk (in line with the Charities Act requirements). Summaries of all expenditure and income are reviewed at each Trustees meeting. Reasons for variation from budget are discussed and any remedial action required is agreed by the Trustees. A small amount of petty cash is held by the Scheme Manager with all expenditure being checked and reconciled by the Clerk on a periodic basis.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Approved by order of the board of trustees on 12/01/23 and signed on its behalf by:

R Reed - Trustee

Independent Examiner's Report to the Trustees of  
The Aberford Almshouses

Independent examiner's report to the trustees of The Aberford Almshouses  
I report to the charity trustees on my examination of the accounts of The Aberford Almshouses (the Trust) for the year ended 31st December 2022.

**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 142 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 142(2)(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.



F M Metcalfe

F E Metcalfe & Co Limited  
Chartered Accountants  
4 Old Market Place  
Ripon  
North Yorkshire  
HG4 1EQ

Date: 15 June 2023

The Aberford Almshouses

Statement of Financial Activities  
For The Year Ended 31st December 2022

| 31.12.21       | 31.12.22       | Restricted funds | Unrestricted funds | Notes |   |
|----------------|----------------|------------------|--------------------|-------|---|
| Total funds    | Total funds    | £                | £                  |       |   |
| 37             | 22             | -                | 22                 | 2     | <b>INCOME AND ENDOWMENTS FROM</b><br>Donations and legacies |
| 149,728        | 142,248        | -                | 142,248            | 4     | Charitable activities<br>Social Housing                     |
| 2,291          | 2,279          | -                | 2,279              | 3     | Investment income   |
| <u>122,326</u> | <u>148,149</u> | <u>-</u>         | <u>148,149</u>     |       | <b>Total</b>  |
|                |                |                  |                    |       | <b>EXPENDITURE ON</b>                                       |
| 26,462         | 28,807         | -                | 28,807             |       | Raising funds   |
| 21,229         | 27,063         | -                | 27,063             | 2     | Charitable activities<br>Social Housing                     |
| <u>107,991</u> | <u>112,870</u> | <u>-</u>         | <u>112,870</u>     |       | <b>Total</b>  |
| 8,227          | (4,616)        | -                | (4,616)            |       | Net gains/(losses) on investments                           |
| 23,222         | 27,663         | -                | 27,663             |       | <b>NET INCOME</b>   |
|                |                |                  |                    |       | <b>RECONCILIATION OF FUNDS</b>                              |
| 499,801        | 223,093        | 10,083           | 243,010            |       | Total funds brought forward                                 |
| <u>223,093</u> | <u>280,726</u> | <u>10,083</u>    | <u>270,673</u>     |       | <b>TOTAL FUNDS CARRIED FORWARD</b>                          |

The Aberford Almshouses

Balance Sheet  
31st December 2022

|  | Notes | Unrestricted funds<br>£ | Restricted funds<br>£ | Total funds<br>£ | Total funds<br>£ |
|--|-------|-------------------------|-----------------------|------------------|------------------|
| <b>FIXED ASSETS</b><br>Tangible assets   | 9     | 2,083,102               | -                     | 2,083,102        | 2,083,724        |
| <b>CURRENT ASSETS</b>  |       |                         |                       |                  |                  |
| Cash at bank and in hand   |       | 146,987                 | 10,083                | 157,070          | 137,731          |
| Prepayments and accrued income   |       | 2,036                   | -                     | 2,036            | 2,723            |
| Investments  | 11    | 82,202                  | -                     | 82,202           | 90,121           |
| Debtors  | 10    | -                       | -                     | -                | 191              |
|  |       | 234,228                 | 10,083                | 244,311          | 230,799          |
| <b>CREDITORS</b><br>Amounts falling due within one year                                | 12    | (31,886)                | -                     | (31,886)         | (30,312)         |
| <b>NET CURRENT ASSETS</b>  |       | 202,642                 | 10,083                | 212,725          | 200,484          |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>   |       | 2,282,744               | 10,083                | 2,292,827        | 2,284,238        |
| <b>ACCUMULATED AND DEFERRED INCOME</b><br>Amounts falling due after more than one year | 13    | (67,102)                | -                     | (67,102)         | (83,176)         |
| <b>NET ASSETS</b>  | 16    | 2,015,642               | 10,083                | 2,025,725        | 2,201,062        |

The Aberford Almshouses

Balance Sheet - continued  
31st December 2022

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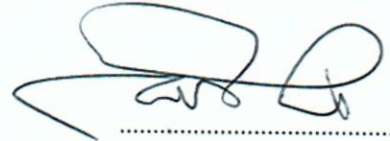
|                |                |
|----------------|----------------|
| 449,363        | 471,898        |
| 93,647         | 98,772         |
| <u>243,010</u> | <u>270,673</u> |
| <br>           | <br>           |
| 10,082         | 10,082         |
| 1              | 1              |
| <u>10,083</u>  | <u>10,083</u>  |
| <br>           | <br>           |
| <u>223,093</u> | <u>280,756</u> |

FUNDS  
Unrestricted funds:  
General fund  
Extraordinary Repairs

Restricted funds:  
Garforth Old People's Shelter Fund  
Almshouses and Land at Aberford

TOTAL FUNDS

The financial statements were approved by the Board of Trustees and authorised for issue on ..... and were signed on its behalf by: .....



.....  
D Stainton - Trustee



.....  
R Reed - Trustee

**ACCOUNTING POLICIES**

1

**Basis of preparing the financial statements**  
The financial statements of the Charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Social Housing Providers SORP 2018 and the Charities SORP (FRS 102) Accounting and Reporting by Charities: Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

**Financial reporting standard 102 - reduced disclosure exemptions**  
The charity has taken advantage of the following disclosure exemptions in preparing these financial statements as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

**Income**  
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

**Expenditure**  
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Tangible fixed assets**  
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 12% on reducing balance

Depreciation is not charged on the housing properties as this is considered immaterial due to the very long useful economic life and high residual value.

**Taxation**  
The charity is exempt from tax on its charitable activities.

**Fund accounting**  
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees. Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.





**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2022**

| TANGIBLE FIXED ASSETS |  |                       |                       |
|-----------------------|--|-----------------------|-----------------------|
|                       | At 31st December 2022  | At 31st December 2021 |                       |
|                       | <b>NET BOOK VALUE</b>  |                       |                       |
|                       | At 31st December 2022  | 2,079,378             | 2,083,724             |
|                       | At 31st December 2021  | 2,079,378             | 2,083,724             |
|                       | <b>DEPRECIATION</b>  |                       |                       |
|                       | Charge for year  | -                     | 622                   |
|                       | At 1st January 2022  | -                     | 30,129                |
|                       | At 31st December 2022  | -                     | 30,811                |
|                       | <b>COST</b>  |                       |                       |
|                       | At 1st January 2022 and 31st December 2022                     | 2,079,378             | 2,113,913             |
|                       |  |                       | Totals                |
|                       |  | £                     | £                     |
|                       |  | Freehold property     | Fixtures and fittings |
|                       |  | £                     | £                     |
|                       |  |                       |                       |
| 10.                   | <b>DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>            |                       |                       |
|                       | Rent arrears   | 31.12.22              | 31.12.21              |
|                       |  | £                     | £                     |
|                       |  | -                     | 191                   |
| 11.                   | <b>CURRENT ASSET INVESTMENTS</b>                               |                       |                       |
|                       | Listed investments   | 31.12.22              | 31.12.21              |
|                       |  | £                     | £                     |
|                       |  | 82,202                | 90,121                |
| 12.                   | <b>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>          |                       |                       |
|                       | Other creditors  | 31.12.22              | 31.12.21              |
|                       |  | £                     | £                     |
|                       |  | 31,886                | 30,312                |
| 13.                   | <b>CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b> |                       |                       |
|                       | Other creditors  | 31.12.22              | 31.12.21              |
|                       |  | £                     | £                     |
|                       |  | 67,102                | 83,176                |

Notes to the Financial Statements - continued  
For The Year Ended 31st December 2022

14. LOANS

An analysis of the maturity of loans is given below:

|                                    |               |               |   |
|------------------------------------|---------------|---------------|---|
|                                    | 31.12.22      | 31.12.21      |   |
|                                    | £             | £             |   |
| Almshouse loan                     | 1,272         | 1,272         | Amounts falling due within one year on demand:  |
| Mortgage                           | 12,276        | 16,022        |   |
|                                    | <u>17,821</u> | <u>17,630</u> |   |
| Almshouse loan - 1-2 years         | 788           | 1,272         | Amounts falling between one and two years:      |
| Mortgage - 1-2 years               | 16,064        | 16,022        |   |
|                                    | <u>16,852</u> | <u>17,630</u> |   |
| Almshouse loan - 2-5 years         | -             | 788           | Amounts falling due between two and five years: |
| Mortgage - 2-5 years               | 42,829        | 48,164        |   |
|                                    | <u>42,829</u> | <u>48,952</u> |   |
| Mortgage repayable by instalments: | 2,209         | 16,294        | Amounts falling due in more than five years:    |

15. SECURED DEBTS

The following secured debts are included within creditors:

|                |               |                |          |
|----------------|---------------|----------------|----------|
|                | 31.12.22      | 31.12.21       |          |
|                | £             | £              |          |
| Almshouse loan | 2,363         | 3,938          | Mortgage |
|                | <u>2,363</u>  | <u>3,938</u>   |          |
|                | <u>83,923</u> | <u>100,806</u> |          |

The mortgage is secured against the net book value of the properties.  
 The Almshouse loan is secured against the Almshouse properties held by the Charity.

Notes to the Financial Statements - continued  
For The Year Ended 31st December 2022

16. ACCRUALS AND DEFERRED INCOME

The Social Housing Grant was awarded as a contribution towards the capital costs of a scheme and is shown separately on the balance sheet under deferred income. This is due to the continued conditions that the grant would not be recovered until disposal of the property.

17. MOVEMENT IN FUNDS

|                                    | At 1.1.22      | Net movement in funds | Transfers between funds | At 31.12.22    |
|------------------------------------|----------------|-----------------------|-------------------------|----------------|
|                                    | £              | £                     | £                       | £              |
| <b>Unrestricted funds</b>          |                |                       |                         |                |
| General fund                       | 449,363        | 27,663                | (2,128)                 | 471,898        |
| Extraordinary Repairs              | 93,647         | -                     | 2,128                   | 98,772         |
| <b>Restricted funds</b>            |                |                       |                         |                |
| Garforth Old People's Shelter Fund | 243,010        | 27,663                | -                       | 270,673        |
| Almshouses and Land at Aberford    | 10,082         | -                     | -                       | 10,082         |
|                                    | 1              | -                     | -                       | 1              |
|                                    | 10,083         | -                     | -                       | 10,083         |
| <b>TOTAL FUNDS</b>                 | <b>223,093</b> | <b>27,663</b>         | <b>-</b>                | <b>280,726</b> |

Net movement in funds, included in the above are as follows:

|                           | Incoming resources | Resources expended | Gains and losses | Movement in funds |
|---------------------------|--------------------|--------------------|------------------|-------------------|
|                           | £                  | £                  | £                | £                 |
| <b>Unrestricted funds</b> |                    |                    |                  |                   |
| General fund              | 148,149            | (112,870)          | (4,616)          | 27,663            |
| <b>TOTAL FUNDS</b>        | <b>148,149</b>     | <b>(112,870)</b>   | <b>(4,616)</b>   | <b>27,663</b>     |

Comparatives for movement in funds

|                                    | At 1.1.21      | Net movement in funds | Transfers between funds | At 31.12.21    |
|------------------------------------|----------------|-----------------------|-------------------------|----------------|
|                                    | £              | £                     | £                       | £              |
| <b>Unrestricted funds</b>          |                |                       |                         |                |
| General fund                       | 411,092        | 23,292                | (12,024)                | 449,363        |
| Extraordinary Repairs              | 78,623         | -                     | 12,024                  | 93,647         |
| <b>Restricted funds</b>            |                |                       |                         |                |
| Garforth Old People's Shelter Fund | 489,718        | 23,292                | -                       | 243,010        |
| Almshouses and Land at Aberford    | 10,082         | -                     | -                       | 10,082         |
|                                    | 1              | -                     | -                       | 1              |
|                                    | 10,083         | -                     | -                       | 10,083         |
| <b>TOTAL FUNDS</b>                 | <b>499,801</b> | <b>23,292</b>         | <b>-</b>                | <b>223,093</b> |

The Aberford Almshouses

Notes to the Financial Statements - continued  
For The Year Ended 31st December 2022

17. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

|                    | Incoming resources | Resources expended | Gains and losses | Movement in funds |
|--------------------|--------------------|--------------------|------------------|-------------------|
|                    | £                  | £                  | £                | £                 |
| Unrestricted funds |                    |                    |                  |                   |
| General fund       | 122,326            | (107,991)          | 8,927            | 23,262            |
| <b>TOTAL FUNDS</b> | <b>122,326</b>     | <b>(107,991)</b>   | <b>8,927</b>     | <b>23,262</b>     |

A current year 12 months and prior year 12 months combined position is as follows:

|                                    | At 1.1.21      | Net movement in funds | Transfers between funds | At 31.12.22    |
|------------------------------------|----------------|-----------------------|-------------------------|----------------|
|                                    | £              | £                     | £                       | £              |
| Unrestricted funds                 |                |                       |                         |                |
| Extraordinary Repairs              | 78,623         | -                     | 20,122                  | 98,745         |
| General fund                       | 411,092        | 80,922                | (20,122)                | 471,892        |
| <b>Restricted funds</b>            | <b>489,718</b> | <b>80,922</b>         | <b>-</b>                | <b>270,673</b> |
| Almshouses and Land at Aberford    | 1              | -                     | -                       | 1              |
| Garforth Old People's Shelter Fund | 10,082         | -                     | -                       | 10,082         |
| <b>TOTAL FUNDS</b>                 | <b>499,801</b> | <b>80,922</b>         | <b>-</b>                | <b>280,726</b> |

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

|                    | Incoming resources | Resources expended | Gains and losses | Movement in funds |
|--------------------|--------------------|--------------------|------------------|-------------------|
|                    | £                  | £                  | £                | £                 |
| Unrestricted funds |                    |                    |                  |                   |
| General fund       | 300,202            | (223,891)          | 4,311            | 80,622            |
| <b>TOTAL FUNDS</b> | <b>300,202</b>     | <b>(223,891)</b>   | <b>4,311</b>     | <b>80,622</b>     |

18. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st December 2022.

This page does not form part of the statutory financial statements

| <u>The Aberford Almshouses</u>                    |          |
|---|----------|
| <u>Detailed Statement of Financial Activities</u> |          |
| <u>For The Year Ended 31st December 2022</u>      |          |
| 31.12.22  | 31.12.21 |
| £   | £        |
| <b>INCOME AND ENDOWMENTS</b>                      |          |
| Donations and legacies                            |          |
| Donations   | 37       |
| Investment income                                 |          |
| Bank account interest                             | 55       |
| COIF Income                                       | 254      |
| NAACH   | 2,425    |
|   | 2,879    |
| Charitable activities                             |          |
| Rents   | 144,228  |
| Service charges                                   | 990      |
|   | 145,218  |
|   | 145,218  |
| Total incoming resources                          | 148,149  |
| <b>EXPENDITURE</b>                                |          |
| Raising income                                    |          |
| Rates and water                                   | 2,769    |
| Light and heat                                    | 41,138   |
| Day to day repairs and maintenance                | 12,628   |
| Mortgage interest                                 | 2,222    |
|   | 58,757   |
| Support costs                                     |          |
| Management  | 34,882   |
| Wages   | 10,020   |
| Consultancy fees                                  | 2,730    |
| Insurance   | 300      |
| Regulation fee                                    | 300      |
| Postage, stationery and telephone                 | 492      |
| TV Licence  | 129      |
| Training fees                                     | 78       |
| Quinquennial inspection                           | -        |
|   | 52,941   |
| Information technology                            |          |
| Computer and I.T. expenses                        | 137      |
| Other   |          |
| Cleaning materials                                | 190      |
| Subscriptions                                     | 438      |
| Carried forward                                   | 628      |
|   | 1,042    |
|   | 926      |
|   | 89       |
|   | 42,230   |
|   | 32,106   |
|   | 1,282    |
|   | 22,731   |
|   | 28,267   |
|   | 3,882    |

The Aberford Almshouses

Detailed Statement of Financial Activities  
For The Year Ended 31st December 2022

| 31.12.22 | 31.12.21 |                                       |
|----------|----------|---------------------------------------|
| £        | £        |                                       |
| 44,362   | 32,279   | <b>Net income</b>                     |
| 107,991  | 112,870  | Total resources expended              |
| 5,772    | 5,772    |                                       |
| 432      | 432      | Payroll fees                          |
| 5,340    | 5,340    | Accountancy                           |
| 3,144    | 2,244    | Governance costs                      |
| 774      | 622      | Depreciation on fixtures and fittings |
| 1,322    | 1,264    | Garden maintenance                    |
| 1,042    | 628      | Brought forward                       |
| 1,042    | 628      | Other                                 |

**THE ABERFORD ALMSHOUSES**

England & Wales - Charity number 236902

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# Accounts

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**Report of the Trustees and**  
**Unaudited Financial Statements**  
**For The Year Ended 31st December 2021**  
**for**  
**The Aberford Almshouses**

F E Metcalfe & Co Limited  
Chartered Accountants  
4 Old Market Place  
Ripon  
North Yorkshire  
HG4 1EQ

**The Aberford Almshouses**

**Contents of the Financial Statements**  
**For The Year Ended 31st December 2021**

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**The Aberford Almshouses**

**Reference and Administrative Details**  
**For The Year Ended 31st December 2021**

|                                      |   |
|--------------------------------------|---|
| <b>TRUSTEES</b>                      | D Stainton Chairperson<br>S Darigala<br>C Hassell<br>R Reed<br>C Wilton<br>R Stephenson<br>A Hogg               |
| <b>PRINCIPAL ADDRESS</b>             | Parlington House<br>Beech View<br>Aberford<br>Leeds<br>West Yorkshire<br>LS25 3BX                               |
| <b>REGISTERED CHARITY<br/>NUMBER</b> | 236902  |
| <b>INDEPENDENT EXAMINER</b>          | F E Metcalfe & Co Limited<br>Chartered Accountants<br>4 Old Market Place<br>Ripon<br>North Yorkshire<br>HG4 1EQ |
| <b>BANKERS</b>                       | The Co Operative Bank<br>1 Balloon Street<br>Manchester<br>M60 4EP  |

## **The Aberford Almshouses**

### **Report of the Trustees** **For The Year Ended 31st December 2021**

The Trustees present their report with the financial statements of the Charity for the year ended 31 December 2021. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) for Social Housing Providers 2018 and applicable accounting standards.

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The purpose of the Charity is to manage Almshouses, to afford independent living for the elderly, poor and needy people. The main criteria for meeting its objectives are that the Almshouses be available on payment of a maintenance contribution to elderly, poor and needy people who (except in special cases to be approved by the Charity Commissioners) have resided for a period of not less than two years in a beneficial area consisting of Parlington, Aberford, Lotherton, Garforth, Sherburn-in-Elmet, Church Fenton, Barkston Ash, South Milford, Saxton and Barwick-in-Elmet, with a preference in the first place for those having been resided in the first four ancient townships mentioned.

##### **Public benefit**

The Trustees have reviewed the Charity Commission's guidance on the requirement to report on public benefit. The Trustees are satisfied that the work of the Charity and its policies and procedures accord with its stated objectives and provides tangible public benefit. The criteria used to assess those who may benefit comply with its Governing Document and are not unreasonably restrictive. The Charity has taken due regard in its policies for the public benefit.

#### **ACHIEVEMENT AND PERFORMANCE**

##### **Charitable activities**

The principal activity of the trust is the letting of almshouses.

The Trustees are satisfied that, in continuing to provide low cost accommodation, ensuring that the Almshouses are maintained to a good standard and that occupancy levels are high, they have met their objectives.

Trustees consider the operations of the Trust during the year and the position at the end of the year were satisfactory.

#### **FINANCIAL REVIEW**

##### **Principal funding sources**

The Weekly Maintenance Contribution (WMC) paid by residents is the principal source of funding for the Almshouses.

The Trustees set the WMC at a level anticipated to cover the annual budgeted operating costs of the Trust.

The Trustees continue to implement increases to the Weekly Maintenance Contributions, within the guidelines laid down by Homes England, to ensure that the Charity generates a sufficient surplus to meet its capital commitments on the mortgage.

Additionally, continuous efforts are made to control costs across all areas of expenditure.

## The Aberford Almshouses

### Report of the Trustees For The Year Ended 31st December 2021

#### **FINANCIAL REVIEW**

##### **Reserves policy**

Day to day repairs and maintenance are charged to the income and expenditure account as and when they occur. An amount for repairs during the next financial year is budgeted for and agreed by Trustees at their December meeting.

The Charity operates a cyclical repairs and maintenance reserve to meet any costs in excess of annual budgeted expenditure.

An extraordinary repair reserve in excess of £90,000 is held at the Co Operative bank.

Additional reserve funds in excess of £20,000 are held in the Charities Official Investment Fund managed by CCLA.

The Charity also holds reserves in excess of £55,000 which are held in M & G's Charity Multi Asset Fund..

£20,000 is ring fenced in the Current Account to support the cyclical repairs and maintenance reserve but any unexpected costs incurred are met from the Extraordinary Repair Fund..

Each year the Trust adds funds to the Extraordinary Repairs Fund. The amount is in line with the amount recommended by the Almshouse Association.

The Trust includes an amount in reserves to enable it to operate without the Weekly Maintenance Contribution income for a period of six months.

The Trustees review the level of reserves held at each Trustees meeting and consider the current level of reserves to be more than adequate.

##### **Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources in operational existence for the foreseeable future. For this reason the Trustees continue to adopt the going concern basis in preparing the financial statements.

##### **Designated Reserves**

£15,000.00 was transferred to designated reserves during the year.

A further £5,000.00 was transferred in early 2022 making a total transfer of £20,000.00 for 2021.

No costs or charges were incurred with these transfers.

#### **FUTURE PLANS**

The Charity plans to continue its present activities in the future, Funds are available to meet future needs where those have been identified.

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

##### **Governing document**

The governing document of the Charity is a deed dated 22 July 1913, amended 26 July 1960 and approved by the Charity Commission.

The Charity is a member of the National Association of Almshouses and is also a Registered Social Landlord with The Homes and Communities Agency.

##### **Charity constitution**

The Almshouse is a Registered Charity (number 236902).

The Almshouse Trust is registered with the Regulator of Social Housing (Registration number A0230).

**The Aberford Almshouses**

**Report of the Trustees**  
**For The Year Ended 31st December 2021**

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Recruitment and appointment of new trustees**

The are no specific requirements in the Charity deed relating to the appointment of Trustees.

The Trustees may appoint a Clergyman of the Church of England and have sought to have a representative from Leeds City Council on the Board.

Other than the above, new Trustees are approached based on the personal recommendations of those already on the Board.

**Organisational structure**

The Charity operates twenty eight almshouses located at Parlington House, Beech View, Aberford.

**Decision making**

The Charity is managed by a Board of Trustees.

During 2021 the Trust had seven Trustees who met on a regular basis via remote means due to Covid-19 and in person when safe to do so.

Any decisions requiring Trustees authorisation which were taken between the full meetings were agreed via email or telephone and ratified at the next full Trustees meeting.

The trust operates under the Charity Commission's guidelines and follows advice from the Almshouses Association.

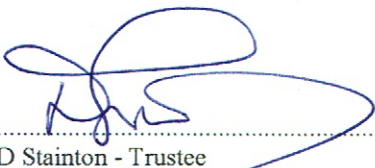
Policies are reviewed on a regular basis.

A cashbook of receipts and payments is maintained by the Clerk (in line with the Charities Act requirements). Summaries of all expenditure and income are reviewed at each Trustees meeting. Reasons for variation from budget are discussed and any remedial action required is agreed by the Trustees. A small amount of petty cash is held by the Scheme Manager with all expenditure being checked and reconciled by the Clerk on a periodic basis.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Approved by order of the board of trustees on 14/3/22 and signed on its behalf by:

  
.....  
D Stainton - Trustee

**Independent Examiner's Report to the Trustees of  
The Aberford Almshouses**

**Independent examiner's report to the trustees of The Aberford Almshouses**

I report to the charity trustees on my examination of the accounts of The Aberford Almshouses (the Trust) for the year ended 31st December 2021.

**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 Act and in carrying out my examination I have followed all 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.

F M Metcalfe  
FCCA  
F E Metcalfe & Co Limited  
Chartered Accountants  
4 Old Market Place  
Ripon  
North Yorkshire  
HG4 1EQ

Date: .....

**The Aberford Almshouses**

**Statement of Financial Activities**  
**For The Year Ended 31st December 2021**

|                                    | Notes | Unrestricted<br>funds<br>£ | Restricted<br>funds<br>£ | 31.12.21<br>Total<br>funds<br>£ | 31.12.20<br>Total<br>funds<br>£ |
|------------------------------------|-------|----------------------------|--------------------------|---------------------------------|---------------------------------|
| <b>INCOME AND ENDOWMENTS FROM</b>  |       |                            |                          |                                 |                                 |
| Donations and legacies             | 2     | 37                         | -                        | 37                              | 17                              |
| <b>Charitable activities</b>       |       |                            |                          |                                 |                                 |
| Social Housing                     | 4     | 149,728                    | -                        | 149,728                         | 147,907                         |
| Investment income                  | 3     | 2,591                      | -                        | 2,591                           | 2,931                           |
| <b>Total</b>                       |       | 152,356                    | -                        | 152,356                         | 150,855                         |
| <b>EXPENDITURE ON</b>              |       |                            |                          |                                 |                                 |
| Raising funds                      |       | 56,462                     | -                        | 56,462                          | 63,655                          |
| <b>Charitable activities</b>       |       |                            |                          |                                 |                                 |
| Social Housing                     | 5     | 51,529                     | -                        | 51,529                          | 49,762                          |
| <b>Total</b>                       |       | 107,991                    | -                        | 107,991                         | 113,417                         |
| Net gains/(losses) on investments  |       | 8,927                      | -                        | 8,927                           | (655)                           |
| <b>NET INCOME</b>                  |       | 53,292                     | -                        | 53,292                          | 36,783                          |
| <b>RECONCILIATION OF FUNDS</b>     |       |                            |                          |                                 |                                 |
| <b>Total funds brought forward</b> |       | 489,718                    | 10,083                   | 499,801                         | 463,018                         |
| <b>TOTAL FUNDS CARRIED FORWARD</b> |       | 543,010                    | 10,083                   | 553,093                         | 499,801                         |

The notes form part of these financial statements

**The Aberford Almshouses**

**Balance Sheet**  
**31st December 2021**

|  | Notes | Unrestricted<br>funds<br>£ | Restricted<br>funds<br>£ | 31.12.21<br>Total<br>funds<br>£ | 31.12.20<br>Total<br>funds<br>£ |
|--|-------|----------------------------|--------------------------|---------------------------------|---------------------------------|
| <b>FIXED ASSETS</b>                              |       |                            |                          |                                 |                                 |
| Tangible assets                                  | 9     | 2,083,754                  | -                        | 2,083,754                       | 2,084,408                       |
| <b>CURRENT ASSETS</b>                            |       |                            |                          |                                 |                                 |
| Debtors  | 10    | 191                        | -                        | 191                             | 195                             |
| Investments                                      | 11    | 90,121                     | -                        | 90,121                          | 81,194                          |
| Prepayments and accrued income                   |       | 2,753                      | -                        | 2,753                           | 3,066                           |
| Cash at bank and in hand                         |       | 127,648                    | 10,083                   | 137,731                         | 109,323                         |
|  |       | <hr/>                      | <hr/>                    | <hr/>                           | <hr/>                           |
|  |       | 220,713                    | 10,083                   | 230,796                         | 193,778                         |
| <b>CREDITORS</b>                                 |       |                            |                          |                                 |                                 |
| Amounts falling due within one year              | 12    | (30,312)                   | -                        | (30,312)                        | (29,558)                        |
|  |       | <hr/>                      | <hr/>                    | <hr/>                           | <hr/>                           |
| <b>NET CURRENT ASSETS</b>                        |       | 190,401                    | 10,083                   | 200,484                         | 164,220                         |
|  |       | <hr/>                      | <hr/>                    | <hr/>                           | <hr/>                           |
| <b>TOTAL ASSETS LESS CURRENT<br/>LIABILITIES</b> |       | 2,274,155                  | 10,083                   | 2,284,238                       | 2,248,628                       |
| <b>CREDITORS</b>                                 |       |                            |                          |                                 |                                 |
| Amounts falling due after more than one year     | 13    | (83,176)                   | -                        | (83,176)                        | (100,858)                       |
| <b>ACCRUALS AND DEFERRED INCOME</b>              | 16    | (1,647,969)                | -                        | (1,647,969)                     | (1,647,969)                     |
|  |       | <hr/>                      | <hr/>                    | <hr/>                           | <hr/>                           |
| <b>NET ASSETS</b>                                |       | 543,010                    | 10,083                   | 553,093                         | 499,801                         |
|  |       | <hr/> <hr/>                | <hr/> <hr/>              | <hr/> <hr/>                     | <hr/> <hr/>                     |

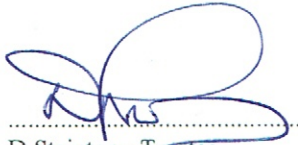
The notes form part of these financial statements

The Aberford Almshouses

Balance Sheet - continued  
31st December 2021

|                                    |    |             |             |
|------------------------------------|----|-------------|-------------|
| <b>FUNDS</b>                       | 17 |             |             |
| Unrestricted funds:                |    |             |             |
| General fund                       |    | 449,363     | 411,095     |
| Extraordinary Repairs              |    | 93,647      | 78,623      |
|                                    |    | <hr/>       | <hr/>       |
|                                    |    | 543,010     | 489,718     |
|                                    |    | <hr/>       | <hr/>       |
| Restricted funds:                  |    |             |             |
| Garforth Old People's Shelter Fund |    | 10,082      | 10,082      |
| Almshouses and Land at Aberford    |    | 1           | 1           |
|                                    |    | <hr/>       | <hr/>       |
|                                    |    | 10,083      | 10,083      |
|                                    |    | <hr/>       | <hr/>       |
| <b>TOTAL FUNDS</b>                 |    | <hr/> <hr/> | <hr/> <hr/> |
|                                    |    | 553,093     | 499,801     |

The financial statements were approved by the Board of Trustees and authorised for issue on  
14/3/22 and were signed on its behalf by:

  
.....  
D Stainton - Trustee

  
.....  
R Reed - Trustee

## The Aberford Almshouses

### Notes to the Financial Statements For The Year Ended 31st December 2021

#### 1. ACCOUNTING POLICIES

##### **Basis of preparing the financial statements**

The financial statements of the Charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Social Housing Providers SORP 2018 and the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

##### **Financial reporting standard 102 - reduced disclosure exemptions**

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

##### **Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

##### **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

##### **Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings                      - 15% on reducing balance

Depreciation is not charged on the housing properties as this is considered immaterial due to the very long useful economic life and high residual value.

##### **Taxation**

The charity is exempt from tax on its charitable activities.

##### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2021**

|   |                                   |                |                        |              |                  |                |                            |
|---|-----------------------------------|----------------|------------------------|--------------|------------------|----------------|----------------------------|
| <b>2. DONATIONS AND LEGACIES</b>                      |                                   |                |                        |              |                  | 31.12.21       | 31.12.20                   |
|   |                                   |                |                        |              |                  | £              | £                          |
|   | Donations                         |                |                        |              |                  | 37             | 17                         |
|   |                                   |                |                        |              |                  | <u>37</u>      | <u>17</u>                  |
| <b>3. INVESTMENT INCOME</b>                           |                                   |                |                        |              |                  | 31.12.21       | 31.12.20                   |
|   |                                   |                |                        |              |                  | £              | £                          |
|   | Bank account interest             |                |                        |              |                  | 22             | 227                        |
|   | COIF Income                       |                |                        |              |                  | 257            | 252                        |
|   | NAACIF                            |                |                        |              |                  | 2,312          | 2,452                      |
|   |                                   |                |                        |              |                  | <u>2,591</u>   | <u>2,931</u>               |
| <b>4. INCOME FROM CHARITABLE ACTIVITIES</b>           |                                   |                |                        |              |                  | 31.12.21       | 31.12.20                   |
|   |                                   | Activity       |                        |              |                  | £              | £                          |
|   | Rents                             | Social Housing |                        |              |                  | 148,619        | 146,800                    |
|   | Service charges                   | Social Housing |                        |              |                  | 1,109          | 1,107                      |
|   |                                   |                |                        |              |                  | <u>149,728</u> | <u>147,907</u>             |
| <b>5. CHARITABLE ACTIVITIES COSTS</b>                 |                                   |                |                        |              |                  |                | Support costs (see note 6) |
|   |                                   |                |                        |              |                  |                | £                          |
|   | Social Housing                    |                |                        |              |                  |                | <u>51,529</u>              |
| <b>6. SUPPORT COSTS</b>                               |                                   |                |                        |              |                  |                |                            |
|   |                                   | Management     | Information technology | Other        | Governance costs | Totals         |                            |
|   |                                   | £              | £                      | £            | £                | £              |                            |
|   | Social Housing                    | 45,530         | 83                     | 3,144        | 2,772            | 51,529         |                            |
|   |                                   | <u>45,530</u>  | <u>83</u>              | <u>3,144</u> | <u>2,772</u>     | <u>51,529</u>  |                            |
| Support costs, included in the above, are as follows: |                                   |                |                        |              |                  |                |                            |
| <b>Management</b>                                     |                                   |                |                        |              |                  | 31.12.21       | 31.12.20                   |
|   |                                   |                |                        |              |                  | Social Housing | Total activities           |
|   |                                   |                |                        |              |                  | £              | £                          |
|   | Wages                             |                |                        |              |                  | 32,106         | 30,612                     |
|   | Consultancy fees                  |                |                        |              |                  | 9,735          | 9,645                      |
|   | Insurance                         |                |                        |              |                  | 2,642          | 2,634                      |
|   | Regulation fee                    |                |                        |              |                  | 300            | 300                        |
|   | Postage, stationery and telephone |                |                        |              |                  | 510            | 382                        |
|   | TV Licence                        |                |                        |              |                  | 159            | 203                        |
|   | Training fees                     |                |                        |              |                  | 78             | 286                        |
|   |                                   |                |                        |              |                  | <u>45,530</u>  | <u>44,062</u>              |

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2021**

**6. SUPPORT COSTS - continued**

**Information technology**

|                           | 31.12.21<br>Social<br>Housing<br>£ | 31.12.20<br>Total<br>activities<br>£ |
|---------------------------|------------------------------------|--------------------------------------|
| Computer and I.T expenses | 83                                 | 80                                   |

**Other**

|                                       | 31.12.21<br>Social<br>Housing<br>£ | 31.12.20<br>Total<br>activities<br>£ |
|---------------------------------------|------------------------------------|--------------------------------------|
| Cleaning materials                    | 89                                 | 183                                  |
| Subscriptions                         | 956                                | 475                                  |
| Garden maintenance                    | 1,325                              | 1,305                                |
| Depreciation of tangible fixed assets | 774                                | 891                                  |
|                                       | <u>3,144</u>                       | <u>2,854</u>                         |

**Governance costs**

|              | 31.12.21<br>Social<br>Housing<br>£ | 31.12.20<br>Total<br>activities<br>£ |
|--------------|------------------------------------|--------------------------------------|
| Accountancy  | 2,340                              | 2,340                                |
| Payroll fees | 432                                | 426                                  |
|              | <u>2,772</u>                       | <u>2,766</u>                         |

**7. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31st December 2021 nor for the year ended 31st December 2020.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31st December 2021 nor for the year ended 31st December 2020.

**8. STAFF COSTS**

The average monthly number of employees during the year was as follows:

|                | 31.12.21 | 31.12.20 |
|----------------|----------|----------|
| Administration | <u>2</u> | <u>2</u> |

No employees received emoluments in excess of £60,000.

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2021**

**9. TANGIBLE FIXED ASSETS**

|   | Freehold<br>property<br>£ | Fixtures<br>and<br>fittings<br>£ | Totals<br>£ |
|---|---------------------------|----------------------------------|-------------|
| <b>COST</b>   |                           |                                  |             |
| At 1st January 2021                                       | 2,079,378                 | 34,415                           | 2,113,793   |
| Additions   | -                         | 120                              | 120         |
|   | 2,079,378                 | 34,535                           | 2,113,913   |
| At 31st December 2021                                     | 2,079,378                 | 34,535                           | 2,113,913   |
| <b>DEPRECIATION</b>                                       |                           |                                  |             |
| At 1st January 2021                                       | -                         | 29,385                           | 29,385      |
| Charge for year   | -                         | 774                              | 774         |
|   | -                         | 30,159                           | 30,159      |
| At 31st December 2021                                     | -                         | 30,159                           | 30,159      |
| <b>NET BOOK VALUE</b>                                     |                           |                                  |             |
| At 31st December 2021                                     | 2,079,378                 | 4,376                            | 2,083,754   |
| At 31st December 2020                                     | 2,079,378                 | 5,030                            | 2,084,408   |
| <b>10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>   |                           |                                  |             |
|   |                           | 31.12.21                         | 31.12.20    |
|   |                           | £                                | £           |
| Rent arrears  |                           | 191                              | 195         |
|   |                           | 191                              | 195         |
| <b>11. CURRENT ASSET INVESTMENTS</b>                      |                           |                                  |             |
|   |                           | 31.12.21                         | 31.12.20    |
|   |                           | £                                | £           |
| Listed investments  |                           | 90,121                           | 81,194      |
|   |                           | 90,121                           | 81,194      |
| <b>12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b> |                           |                                  |             |
|   |                           | 31.12.21                         | 31.12.20    |
|   |                           | £                                | £           |
| Other creditors   |                           | 30,312                           | 29,558      |
|   |                           | 30,312                           | 29,558      |

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2021**

|  |                   |                   |
|--|-------------------|-------------------|
| <b>13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b> | 31.12.21          | 31.12.20          |
|  | £                 | £                 |
| Other creditors  | 83,176            | 100,858           |
|  | <u>          </u> | <u>          </u> |

**14. LOANS**

An analysis of the maturity of loans is given below:

|   |                   |                   |
|---|-------------------|-------------------|
|   | 31.12.21          | 31.12.20          |
|   | £                 | £                 |
| Amounts falling due within one year on demand:  |                   |                   |
| Mortgage  | 16,055            | 16,002            |
| Almshouse loan                                  | 1,575             | 1,575             |
|   | <u>          </u> | <u>          </u> |
|   | 17,630            | 17,577            |
|   | <u>          </u> | <u>          </u> |
| Amounts falling between one and two years:      |                   |                   |
| Mortgage - 1-2 years                            | 16,055            | 16,002            |
| Almshouse loan - 1-2years                       | 1,575             | 1,575             |
|   | <u>          </u> | <u>          </u> |
|   | 17,630            | 17,577            |
|   | <u>          </u> | <u>          </u> |
| Amounts falling due between two and five years: |                   |                   |
| Mortgage - 2-5 years                            | 48,164            | 48,005            |
| Almshouse loan - 2-5 years                      | 788               | 2,363             |
|   | <u>          </u> | <u>          </u> |
|   | 48,952            | 50,368            |
|   | <u>          </u> | <u>          </u> |
| Amounts falling due in more than five years:    |                   |                   |
| Repayable by instalments:                       |                   |                   |
| Mortgage  | 16,594            | 32,913            |

**15. SECURED DEBTS**

The following secured debts are included within creditors:

|                |                   |                   |
|----------------|-------------------|-------------------|
|                | 31.12.21          | 31.12.20          |
|                | £                 | £                 |
| Mortgage       | 96,868            | 112,922           |
| Almshouse loan | 3,938             | 5,513             |
|                | <u>          </u> | <u>          </u> |
|                | 100,806           | 118,435           |
|                | <u>          </u> | <u>          </u> |

The mortgage is secured against the net book value of the properties.

The Almshouse loan is secured against the Almshouse properties held by the Charity.

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2021**

**16. ACCRUALS AND DEFERRED INCOME**

The Social Housing Grant was awarded as a contribution towards the capital costs of a scheme and is shown separately on the balance sheet under deferred income. This is due to the continued conditions that the grant would not be recovered until disposal of the property.

**17. MOVEMENT IN FUNDS**

|                                    | At 1.1.21<br>£ | Net<br>movement<br>in funds<br>£ | Transfers<br>between<br>funds<br>£ | At<br>31.12.21<br>£ |
|------------------------------------|----------------|----------------------------------|------------------------------------|---------------------|
| <b>Unrestricted funds</b>          |                |                                  |                                    |                     |
| General fund                       | 411,095        | 53,292                           | (15,024)                           | 449,363             |
| Extraordinary Repairs              | 78,623         | -                                | 15,024                             | 93,647              |
|                                    | <u>489,718</u> | <u>53,292</u>                    | <u>-</u>                           | <u>543,010</u>      |
| <b>Restricted funds</b>            |                |                                  |                                    |                     |
| Garforth Old People's Shelter Fund | 10,082         | -                                | -                                  | 10,082              |
| Almshouses and Land at Aberford    | 1              | -                                | -                                  | 1                   |
|                                    | <u>10,083</u>  | <u>-</u>                         | <u>-</u>                           | <u>10,083</u>       |
| <b>TOTAL FUNDS</b>                 | <u>499,801</u> | <u>53,292</u>                    | <u>-</u>                           | <u>553,093</u>      |

Net movement in funds, included in the above are as follows:

|                           | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|---------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b> |                            |                            |                          |                           |
| General fund              | 152,356                    | (107,991)                  | 8,927                    | 53,292                    |
| <b>TOTAL FUNDS</b>        | <u>152,356</u>             | <u>(107,991)</u>           | <u>8,927</u>             | <u>53,292</u>             |

**Comparatives for movement in funds**

|                                    | At 1.1.20<br>£ | Net<br>movement<br>in funds<br>£ | Transfers<br>between<br>funds<br>£ | At<br>31.12.20<br>£ |
|------------------------------------|----------------|----------------------------------|------------------------------------|---------------------|
| <b>Unrestricted funds</b>          |                |                                  |                                    |                     |
| General fund                       | 400,701        | 36,783                           | (26,389)                           | 411,095             |
| Extraordinary Repairs              | 52,234         | -                                | 26,389                             | 78,623              |
|                                    | <u>452,935</u> | <u>36,783</u>                    | <u>-</u>                           | <u>489,718</u>      |
| <b>Restricted funds</b>            |                |                                  |                                    |                     |
| Garforth Old People's Shelter Fund | 10,082         | -                                | -                                  | 10,082              |
| Almshouses and Land at Aberford    | 1              | -                                | -                                  | 1                   |
|                                    | <u>10,083</u>  | <u>-</u>                         | <u>-</u>                           | <u>10,083</u>       |
| <b>TOTAL FUNDS</b>                 | <u>463,018</u> | <u>36,783</u>                    | <u>-</u>                           | <u>499,801</u>      |

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2021**

**17. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

|                           | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|---------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b> |                            |                            |                          |                           |
| General fund              | 150,855                    | (113,417)                  | (655)                    | 36,783                    |
|                           | <hr/>                      | <hr/>                      | <hr/>                    | <hr/>                     |
| <b>TOTAL FUNDS</b>        | <u>150,855</u>             | <u>(113,417)</u>           | <u>(655)</u>             | <u>36,783</u>             |

A current year 12 months and prior year 12 months combined position is as follows:

|                                    | At 1.1.20<br>£ | Net<br>movement<br>in funds<br>£ | Transfers<br>between<br>funds<br>£ | At<br>31.12.21<br>£ |
|------------------------------------|----------------|----------------------------------|------------------------------------|---------------------|
| <b>Unrestricted funds</b>          |                |                                  |                                    |                     |
| General fund                       | 400,701        | 90,075                           | (41,413)                           | 449,363             |
| Extraordinary Repairs              | 52,234         | -                                | 41,413                             | 93,647              |
|                                    | <hr/>          | <hr/>                            | <hr/>                              | <hr/>               |
|                                    | 452,935        | 90,075                           | -                                  | 543,010             |
| <b>Restricted funds</b>            |                |                                  |                                    |                     |
| Garforth Old People's Shelter Fund | 10,082         | -                                | -                                  | 10,082              |
| Almshouses and Land at Aberford    | 1              | -                                | -                                  | 1                   |
|                                    | <hr/>          | <hr/>                            | <hr/>                              | <hr/>               |
|                                    | 10,083         | -                                | -                                  | 10,083              |
| <b>TOTAL FUNDS</b>                 | <u>463,018</u> | <u>90,075</u>                    | <u>-</u>                           | <u>553,093</u>      |

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

|                           | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|---------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b> |                            |                            |                          |                           |
| General fund              | 303,211                    | (221,408)                  | 8,272                    | 90,075                    |
|                           | <hr/>                      | <hr/>                      | <hr/>                    | <hr/>                     |
| <b>TOTAL FUNDS</b>        | <u>303,211</u>             | <u>(221,408)</u>           | <u>8,272</u>             | <u>90,075</u>             |

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2021**

**18. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31st December 2021.

**The Aberford Almshouses**

**Detailed Statement of Financial Activities**  
**For The Year Ended 31st December 2021**

|                                    | 31.12.21 | 31.12.20 |
|------------------------------------|----------|----------|
|                                    | £        | £        |
| <b>INCOME AND ENDOWMENTS</b>       |          |          |
| <b>Donations and legacies</b>      |          |          |
| Donations                          | 37       | 17       |
| <b>Investment income</b>           |          |          |
| Bank account interest              | 22       | 227      |
| COIF Income                        | 257      | 252      |
| NAACIF                             | 2,312    | 2,452    |
|                                    | <hr/>    | <hr/>    |
|                                    | 2,591    | 2,931    |
| <b>Charitable activities</b>       |          |          |
| Rents                              | 148,619  | 146,800  |
| Service charges                    | 1,109    | 1,107    |
|                                    | <hr/>    | <hr/>    |
|                                    | 149,728  | 147,907  |
| <b>Total incoming resources</b>    | <hr/>    | <hr/>    |
|                                    | 152,356  | 150,855  |
| <b>EXPENDITURE</b>                 |          |          |
| <b>Raising income</b>              |          |          |
| Rates and water                    | 3,882    | 8,470    |
| Light and heat                     | 28,567   | 27,739   |
| Day to day repairs and maintenance | 22,731   | 25,797   |
| Mortgage interest                  | 1,282    | 1,649    |
|                                    | <hr/>    | <hr/>    |
|                                    | 56,462   | 63,655   |
| <b>Support costs</b>               |          |          |
| <b>Management</b>                  |          |          |
| Wages                              | 32,106   | 30,612   |
| Consultancy fees                   | 9,735    | 9,645    |
| Insurance                          | 2,642    | 2,634    |
| Regulation fee                     | 300      | 300      |
| Postage, stationery and telephone  | 510      | 382      |
| TV Licence                         | 159      | 203      |
| Training fees                      | 78       | 286      |
|                                    | <hr/>    | <hr/>    |
|                                    | 45,530   | 44,062   |
| <b>Information technology</b>      |          |          |
| Computer and I.T expenses          | 83       | 80       |
| <b>Other</b>                       |          |          |
| Cleaning materials                 | 89       | 183      |
| Subscriptions                      | 956      | 475      |
| Garden maintenance                 | 1,325    | 1,305    |
| Carried forward                    | 2,370    | 1,963    |

This page does not form part of the statutory financial statements

**The Aberford Almshouses**

**Detailed Statement of Financial Activities**  
**For The Year Ended 31st December 2021**

|                                       | 31.12.21    | 31.12.20    |
|---------------------------------------|-------------|-------------|
|                                       | £           | £           |
| <b>Other</b>                          |             |             |
| Brought forward                       | 2,370       | 1,963       |
| Depreciation on fixtures and fittings | 774         | 891         |
|                                       | <hr/>       | <hr/>       |
|                                       | 3,144       | 2,854       |
| <br>                                  |             |             |
| <b>Governance costs</b>               |             |             |
| Accountancy                           | 2,340       | 2,340       |
| Payroll fees                          | 432         | 426         |
|                                       | <hr/>       | <hr/>       |
|                                       | 2,772       | 2,766       |
| <br>                                  |             |             |
| Total resources expended              | <hr/>       | <hr/>       |
|                                       | 107,991     | 113,417     |
| <br>                                  |             |             |
| <b>Net income</b>                     | <hr/>       | <hr/>       |
|                                       | 44,365      | 37,438      |
|                                       | <hr/> <hr/> | <hr/> <hr/> |

This page does not form part of the statutory financial statements

**THE ABERFORD ALMSHOUSES**

England & Wales - Charity number 236902

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# Accounts

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**Report of the Trustees and**  
**Unaudited Financial Statements**  
**For The Year Ended 31st December 2020**  
**for**  
**The Aberford Almshouses**

F E Metcalfe & Co Limited  
Chartered Accountants  
4 Old Market Place  
Ripon  
North Yorkshire  
HG4 1EQ

**The Aberford Almshouses**

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**For The Year Ended 31st December 2020**

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**The Aberford Almshouses**

**Reference and Administrative Details**  
**For The Year Ended 31st December 2020**

|                                      |   |
|--------------------------------------|---|
| <b>TRUSTEES</b>                      | D Stainton Chairperson<br>S Darigala<br>C Hassell<br>R Reed<br>C Wilton<br>R Stephenson<br>A Hogg               |
| <b>PRINCIPAL ADDRESS</b>             | Parlington House<br>Beech View<br>Aberford<br>Leeds<br>West Yorkshire<br>LS25 3BX                               |
| <b>REGISTERED CHARITY<br/>NUMBER</b> | 236902  |
| <b>INDEPENDENT EXAMINER</b>          | F E Metcalfe & Co Limited<br>Chartered Accountants<br>4 Old Market Place<br>Ripon<br>North Yorkshire<br>HG4 1EQ |
| <b>BANKERS</b>                       | The Co Operative Bank<br>1 Balloon Street<br>Manchester<br>M60 4EP  |

## The Aberford Almshouses

### Report of the Trustees For The Year Ended 31st December 2020

The Trustees present their report with the financial statements of the Charity for the year ended 31 December 2019. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) for Social Housing Providers 2014 and applicable accounting standards.

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The purpose of the Charity is to manage Almshouses, to afford independent living for the elderly, poor and needy people. The main criteria for meeting its objectives are that the Almshouses be available on payment of a maintenance contribution to elderly, poor and needy people who (except in special cases to be approved by the Charity Commissioners) have resided for a period of not less than two years in a beneficial area consisting of Parlington, Aberford, Lotherton, Garforth, Sherburn-in-Elmet, Church Fenton, Barkston Ash, South Milford, Saxton and Barwick-in-Elmet, with a preference in the first place for those having been resided in the first four ancient townships mentioned.

##### **Public benefit**

The Trustees have reviewed the Charity Commission's guidance on the requirement to report on public benefit. The Trustees are satisfied that the work of the Charity and its policies and procedures accord with its stated objectives and provides tangible public benefit. The criteria used to assess those who may benefit comply with its Governing Document and are not unreasonably restrictive. The Charity has taken due regard in its policies for the public benefit.

#### **ACHIEVEMENT AND PERFORMANCE**

##### **Charitable activities**

The main activity is the provision of almshouses.

The Trustees are satisfied that, in continuing to provide low cost accommodation, ensuring that the Almshouses are maintained to a good standard and that occupancy levels are high, they have met their objectives.

#### **FINANCIAL REVIEW**

##### **Principal funding sources**

The Trustees continue to implement increases to the Weekly Maintenance Contributions, within the guidelines laid down by Homes England, to ensure that the Charity generates a sufficient surplus to meet its capital commitments on the mortgage.

Additionally, continuous efforts are made to control costs across all areas of expenditure.

## The Aberford Almshouses

### Report of the Trustees For The Year Ended 31st December 2020

#### **FINANCIAL REVIEW**

##### **Reserves policy**

Day to day repairs and maintenance are charged to the income and expenditure account as and when they occur. An amount for repairs during the next financial year is budgeted for and agreed by Trustees at their December meeting.

The Charity operates a cyclical repairs and maintenance reserve to meet any costs in excess of annual budgeted expenditure.

An extraordinary repair reserve in excess of £75,000 is held at the Co Operative bank.

Additional reserve funds in excess of £20,000 are held in the Charities Official Investment Fund managed by CCLA.

The Charity also holds reserves in excess of £55,000 which are held in M & G's Charity Multi Asset Fund..

£20,000 is ring fenced in the Current Account to support the cyclical repairs and maintenance reserve but any unexpected costs incurred are met from the Extraordinary Repair Fund..

Each year the Trust adds funds to the Extraordinary Repairs Fund. The amount is in line with the amount recommended by the Almshouse Association.

The Trust includes an amount in reserves to enable it to operate without the Weekly Maintenance Contribution income for a period of six months.

The Trustees review the level of reserves held at each Trustees meeting and consider the current level of reserves to be more than adequate.

##### **Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources in operational existence for the foreseeable future. For this reason the Trustees continue to adopt the going concern basis in preparing the financial statements.

#### **FUTURE PLANS**

The Charity plans to continue its present activities in the future, Funds are available to meet future needs where those have been identified.

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

##### **Governing document**

The governing document of the Charity is a deed dated 22 July 1913, amended 26 July 1960 and approved by the Charity Commission.

The Charity is a member of the National Association of Almshouses and is also a Registered Social Landlord with The Homes and Communities Agency.

##### **Charity constitution**

The Almshouse is a Registered Charity (number 236902).

The Almshouse Trust is registered with the Regulator of Social Housing (Registration number A0230).

##### **Recruitment and appointment of new trustees**

There are no specific requirements in the Charity deed relating to the appointment of Trustees.

The Trustees may appoint a Clergyman of the Church of England and have sought to have a representative from Leeds City Council on the Board.

Other than the above, new Trustees are approached based on the personal recommendations of those already on the Board.

The Aberford Almshouses

Report of the Trustees  
For The Year Ended 31st December 2020

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Organisational structure**

The Charity operates twenty eight almshouses located at Parlinton House, Beech View, Aberford.

**Decision making**

The Charity is managed by a Board of Trustees.

During 2020 the Trust had seven Trustees who met on a regular basis via remote means due to Covid-19.

Any decisions requiring Trustees authorisation between the full meetings were agreed via email or telephone and ratified at the next full Trustees meeting.

The trust operates under the Charity Commission's guidelines and follows advice from the Almshouses Association.

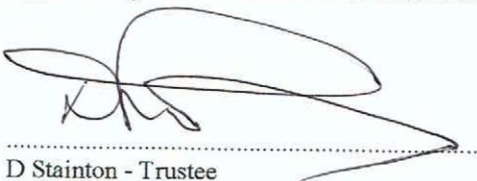
Policies are reviewed on a regular basis.

A cashbook of receipts and payments is maintained by the Clerk (in line with the Charities Act requirements). Summaries of all expenditure and income are reviewed at each Trustees meeting. Reasons for variation from budget are discussed and any remedial action required is agreed by the Trustees. A small amount of petty cash is held by the Scheme Manager with all expenditure being checked and reconciled by the Clerk on a periodic basis.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Approved by order of the board of trustees on ..... 20.4.21 ..... and signed on its behalf by:

  
.....  
D Stainton - Trustee

**Independent Examiner's Report to the Trustees of  
The Aberford Almshouses**

**Independent examiner's report to the trustees of The Aberford Almshouses**

I report to the charity trustees on my examination of the accounts of The Aberford Almshouses (the Trust) for the year ended 31st December 2020.

**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 Act and in carrying out my examination I have followed all 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.

F M Metcalfe  
FCCA  
F E Metcalfe & Co Limited  
Chartered Accountants  
4 Old Market Place  
Ripon  
North Yorkshire  
HG4 1EQ

Date: .....18/04/21.....

**The Aberford Almshouses**

**Statement of Financial Activities**  
**For The Year Ended 31st December 2020**

|                                    | Notes | Unrestricted<br>funds<br>£ | Restricted<br>funds<br>£ | 31.12.20<br>Total<br>funds<br>£ | 31.12.19<br>Total<br>funds<br>£ |
|------------------------------------|-------|----------------------------|--------------------------|---------------------------------|---------------------------------|
| <b>INCOME AND ENDOWMENTS FROM</b>  |       |                            |                          |                                 |                                 |
| Donations and legacies             | 2     | 17                         | -                        | 17                              | 12                              |
| <b>Charitable activities</b>       |       |                            |                          |                                 |                                 |
| Social Housing                     | 4     | 147,907                    | -                        | 147,907                         | 138,149                         |
| Investment income                  | 3     | 2,931                      | -                        | 2,931                           | 2,908                           |
| <b>Total</b>                       |       | <u>150,855</u>             | <u>-</u>                 | <u>150,855</u>                  | <u>141,069</u>                  |
| <b>EXPENDITURE ON</b>              |       |                            |                          |                                 |                                 |
| Raising funds                      |       | 63,655                     | -                        | 63,655                          | 52,688                          |
| <b>Charitable activities</b>       |       |                            |                          |                                 |                                 |
| Social Housing                     | 5     | 49,762                     | -                        | 49,762                          | 48,548                          |
| <b>Total</b>                       |       | <u>113,417</u>             | <u>-</u>                 | <u>113,417</u>                  | <u>101,236</u>                  |
| Net gains/(losses) on investments  |       | (655)                      | -                        | (655)                           | 8,728                           |
| <b>NET INCOME</b>                  |       | <u>36,783</u>              | <u>-</u>                 | <u>36,783</u>                   | <u>48,561</u>                   |
| <b>RECONCILIATION OF FUNDS</b>     |       |                            |                          |                                 |                                 |
| <b>Total funds brought forward</b> |       | 452,935                    | 10,083                   | 463,018                         | 414,457                         |
| <b>TOTAL FUNDS CARRIED FORWARD</b> |       | <u>489,718</u>             | <u>10,083</u>            | <u>499,801</u>                  | <u>463,018</u>                  |

The notes form part of these financial statements

**The Aberford Almshouses**

**Balance Sheet**  
**31st December 2020**

|  | Notes | Unrestricted<br>funds<br>£ | Restricted<br>funds<br>£ | 31.12.20<br>Total<br>funds<br>£ | 31.12.19<br>Total<br>funds<br>£ |
|--|-------|----------------------------|--------------------------|---------------------------------|---------------------------------|
| <b>FIXED ASSETS</b>                              |       |                            |                          |                                 |                                 |
| Tangible assets                                  | 9     | 2,084,408                  | -                        | 2,084,408                       | 2,085,299                       |
| <b>CURRENT ASSETS</b>                            |       |                            |                          |                                 |                                 |
| Debtors  | 10    | 195                        | -                        | 195                             | 195                             |
| Investments                                      | 11    | 81,194                     | -                        | 81,194                          | 81,849                          |
| Prepayments and accrued income                   |       | 3,066                      | -                        | 3,066                           | 2,949                           |
| Cash at bank and in hand                         |       | 99,240                     | 10,083                   | 109,323                         | 87,876                          |
|  |       | <u>183,695</u>             | <u>10,083</u>            | <u>193,778</u>                  | <u>172,869</u>                  |
| <b>CREDITORS</b>                                 |       |                            |                          |                                 |                                 |
| Amounts falling due within one year              | 12    | (29,558)                   | -                        | (29,558)                        | (27,829)                        |
| <b>NET CURRENT ASSETS</b>                        |       | <u>154,137</u>             | <u>10,083</u>            | <u>164,220</u>                  | <u>145,040</u>                  |
| <b>TOTAL ASSETS LESS CURRENT<br/>LIABILITIES</b> |       | 2,238,545                  | 10,083                   | 2,248,628                       | 2,230,339                       |
| <b>CREDITORS</b>                                 |       |                            |                          |                                 |                                 |
| Amounts falling due after more than one year     | 13    | (100,858)                  | -                        | (100,858)                       | (119,352)                       |
| <b>ACCRUALS AND DEFERRED INCOME</b>              | 16    | (1,647,969)                | -                        | (1,647,969)                     | (1,647,969)                     |
| <b>NET ASSETS</b>                                |       | <u><u>489,718</u></u>      | <u><u>10,083</u></u>     | <u><u>499,801</u></u>           | <u><u>463,018</u></u>           |

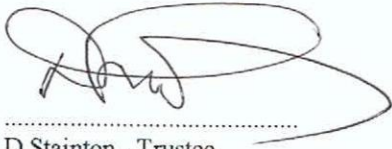
The notes form part of these financial statements

The Aberford Almshouses

Balance Sheet - continued  
31st December 2020

|                                    |    |                |                |
|------------------------------------|----|----------------|----------------|
| <b>FUNDS</b>                       | 17 |                |                |
| Unrestricted funds:                |    |                |                |
| General fund                       |    | 411,095        | 400,701        |
| Extraordinary Repairs              |    | <u>78,623</u>  | <u>52,234</u>  |
|                                    |    | 489,718        | 452,935        |
| Restricted funds:                  |    |                |                |
| Garforth Old People's Shelter Fund |    | 10,082         | 10,082         |
| Almshouses and Land at Aberford    |    | <u>1</u>       | <u>1</u>       |
|                                    |    | <u>10,083</u>  | <u>10,083</u>  |
| <b>TOTAL FUNDS</b>                 |    | <u>499,801</u> | <u>463,018</u> |

The financial statements were approved by the Board of Trustees and authorised for issue on 20.4.21 and were signed on its behalf by:



.....  
D Stainton - Trustee

  
.....  
R Reed - Trustee

## The Aberford Almshouses

### Notes to the Financial Statements For The Year Ended 31st December 2020

#### 1. ACCOUNTING POLICIES

##### **Basis of preparing the financial statements**

The financial statements of the Charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Social Housing Providers SORP 2014 and the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

##### **Financial reporting standard 102 - reduced disclosure exemptions**

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

##### **Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

##### **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

##### **Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings                      - 15% on reducing balance

Depreciation is not charged on the housing properties as this is considered immaterial due to the very long useful economic life and high residual value.

##### **Taxation**

The charity is exempt from tax on its charitable activities.

##### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2020**

|   |                       |                |                        |              |                  |                |                            |
|---|-----------------------|----------------|------------------------|--------------|------------------|----------------|----------------------------|
| <b>2. DONATIONS AND LEGACIES</b>            |                       |                |                        |              |                  | 31.12.20       | 31.12.19                   |
|   |                       |                |                        |              |                  | £              | £                          |
|   | Donations             |                |                        |              |                  | 17             | 12                         |
|   |                       |                |                        |              |                  | <u>17</u>      | <u>12</u>                  |
| <b>3. INVESTMENT INCOME</b>                 |                       |                |                        |              |                  | 31.12.20       | 31.12.19                   |
|   |                       |                |                        |              |                  | £              | £                          |
|   | Bank account interest |                |                        |              |                  | 227            | 209                        |
|   | COIF Income           |                |                        |              |                  | 252            | 247                        |
|   | NAACIF                |                |                        |              |                  | 2,452          | 2,452                      |
|   |                       |                |                        |              |                  | <u>2,931</u>   | <u>2,908</u>               |
| <b>4. INCOME FROM CHARITABLE ACTIVITIES</b> |                       |                |                        |              |                  | 31.12.20       | 31.12.19                   |
|   |                       | Activity       |                        |              |                  | £              | £                          |
|   | Rents                 | Social Housing |                        |              |                  | 146,800        | 136,683                    |
|   | Service charges       | Social Housing |                        |              |                  | 1,107          | 1,466                      |
|   |                       |                |                        |              |                  | <u>147,907</u> | <u>138,149</u>             |
| <b>5. CHARITABLE ACTIVITIES COSTS</b>       |                       |                |                        |              |                  |                | Support costs (see note 6) |
|   |                       |                |                        |              |                  |                | £                          |
|   | Social Housing        |                |                        |              |                  |                | 49,762                     |
|   |                       |                |                        |              |                  |                | <u>49,762</u>              |
| <b>6. SUPPORT COSTS</b>                     |                       |                |                        |              |                  |                |                            |
|   |                       | Management     | Information technology | Other        | Governance costs | Totals         |                            |
|   |                       | £              | £                      | £            | £                | £              |                            |
|   | Social Housing        | 44,062         | 80                     | 2,854        | 2,766            | 49,762         |                            |
|   |                       | <u>44,062</u>  | <u>80</u>              | <u>2,854</u> | <u>2,766</u>     | <u>49,762</u>  |                            |

Support costs, included in the above, are as follows:

**Management**

|                                   |                |                  |
|-----------------------------------|----------------|------------------|
|                                   | 31.12.20       | 31.12.19         |
|                                   | Social Housing | Total activities |
|                                   | £              | £                |
| Wages                             | 30,612         | 29,502           |
| Consultancy fees                  | 9,645          | 8,948            |
| Insurance                         | 2,634          | 2,560            |
| Regulation fee                    | 300            | 300              |
| Postage, stationery and telephone | 382            | 624              |
| TV Licence                        | 203            | 192              |
| Training fees                     | 286            | -                |
|                                   | <u>44,062</u>  | <u>42,126</u>    |

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2020**

**6. SUPPORT COSTS - continued**  
**Information technology**

|                                       | 31.12.20          | 31.12.19            |
|---------------------------------------|-------------------|---------------------|
|                                       | Social<br>Housing | Total<br>activities |
|                                       | £                 | £                   |
| Computer and I.T expenses             | 80                | 122                 |
|                                       | <u>          </u> | <u>          </u>   |
| <b>Other</b>                          |                   |                     |
|                                       | 31.12.20          | 31.12.19            |
|                                       | Social<br>Housing | Total<br>activities |
|                                       | £                 | £                   |
| Cleaning materials                    | 183               | 37                  |
| Sundries                              | -                 | 113                 |
| Subscriptions                         | 475               | 520                 |
| Garden maintenance                    | 1,305             | 2,060               |
| Depreciation of tangible fixed assets | 891               | 1,052               |
| Loss on sale of tangible fixed assets | -                 | 4                   |
|                                       | <u>          </u> | <u>          </u>   |
|                                       | <u>2,854</u>      | <u>3,786</u>        |
| <b>Governance costs</b>               |                   |                     |
|                                       | 31.12.20          | 31.12.19            |
|                                       | Social<br>Housing | Total<br>activities |
|                                       | £                 | £                   |
| Accountancy                           | 2,340             | 2,100               |
| Payroll fees                          | 426               | 414                 |
|                                       | <u>          </u> | <u>          </u>   |
|                                       | <u>2,766</u>      | <u>2,514</u>        |

**7. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31st December 2020 nor for the year ended 31st December 2019.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31st December 2020 nor for the year ended 31st December 2019.

**8. STAFF COSTS**

The average monthly number of employees during the year was as follows:

|                | 31.12.20          | 31.12.19          |
|----------------|-------------------|-------------------|
| Administration | 2                 | 2                 |
|                | <u>          </u> | <u>          </u> |

No employees received emoluments in excess of £60,000.

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2020**

**9. TANGIBLE FIXED ASSETS**

|                        | Freehold<br>property<br>£ | Fixtures<br>and<br>fittings<br>£ | Totals<br>£      |
|------------------------|---------------------------|----------------------------------|------------------|
| <b>COST</b>            |                           |                                  |                  |
| At 1st January 2020    | 2,079,378                 | 35,281                           | 2,114,659        |
| Disposals              | -                         | (867)                            | (867)            |
|                        | <hr/>                     | <hr/>                            | <hr/>            |
| At 31st December 2020  | 2,079,378                 | 34,414                           | 2,113,792        |
|                        | <hr/>                     | <hr/>                            | <hr/>            |
| <b>DEPRECIATION</b>    |                           |                                  |                  |
| At 1st January 2020    | -                         | 29,360                           | 29,360           |
| Charge for year        | -                         | 890                              | 890              |
| Eliminated on disposal | -                         | (866)                            | (866)            |
|                        | <hr/>                     | <hr/>                            | <hr/>            |
| At 31st December 2020  | -                         | 29,384                           | 29,384           |
|                        | <hr/>                     | <hr/>                            | <hr/>            |
| <b>NET BOOK VALUE</b>  |                           |                                  |                  |
| At 31st December 2020  | <u>2,079,378</u>          | <u>5,030</u>                     | <u>2,084,408</u> |
| At 31st December 2019  | <u>2,079,378</u>          | <u>5,921</u>                     | <u>2,085,299</u> |

**10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|              | 31.12.20<br>£ | 31.12.19<br>£ |
|--------------|---------------|---------------|
| Rent arrears | 195           | 195           |
|              | <hr/>         | <hr/>         |

**11. CURRENT ASSET INVESTMENTS**

|                    | 31.12.20<br>£ | 31.12.19<br>£ |
|--------------------|---------------|---------------|
| Listed investments | 81,194        | 81,849        |
|                    | <hr/>         | <hr/>         |

**12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                 | 31.12.20<br>£ | 31.12.19<br>£ |
|-----------------|---------------|---------------|
| Other creditors | 29,558        | 27,829        |
|                 | <hr/>         | <hr/>         |

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2020**

**13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

|                 | 31.12.20       | 31.12.19       |
|-----------------|----------------|----------------|
|                 | £              | £              |
| Other creditors | 100,858        | 119,352        |
|                 | <u>100,858</u> | <u>119,352</u> |

**14. LOANS**

An analysis of the maturity of loans is given below:

|   | 31.12.20      | 31.12.19      |
|---|---------------|---------------|
|   | £             | £             |
| Amounts falling due within one year on demand:  |               |               |
| Mortgage  | 16,002        | 15,085        |
| Almshouse loan                                  | 1,575         | 1,575         |
|   | <u>17,577</u> | <u>16,660</u> |
| Amounts falling between one and two years:      |               |               |
| Mortgage - 1-2 years                            | 16,002        | 15,085        |
| Almshouse loan - 1-2years                       | 1,575         | 1,575         |
|   | <u>17,577</u> | <u>16,660</u> |
| Amounts falling due between two and five years: |               |               |
| Mortgage - 2-5 years                            | 48,005        | 45,256        |
| Almshouse loan - 2-5 years                      | 2,363         | 3,938         |
|   | <u>50,368</u> | <u>49,194</u> |
| Amounts falling due in more than five years:    |               |               |
| Repayable by instalments:                       |               |               |
| Mortgage  | 32,913        | 53,498        |

**15. SECURED DEBTS**

The following secured debts are included within creditors:

|                | 31.12.20       | 31.12.19       |
|----------------|----------------|----------------|
|                | £              | £              |
| Mortgage       | 112,922        | 128,924        |
| Almshouse loan | 5,513          | 7,088          |
|                | <u>118,435</u> | <u>136,012</u> |

The mortgage is secured against the net book value of the properties.

The Almshouse loan is secured against the Almshouse properties held by the Charity.

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2020**

**16. ACCRUALS AND DEFERRED INCOME**

The Social Housing Grant was awarded as a contribution towards the capital costs of a scheme and is shown separately on the balance sheet under deferred income. This is due to the continued conditions that the grant would not be recovered until disposal of the property.

**17. MOVEMENT IN FUNDS**

|                                    | At 1.1.20<br>£        | Net<br>movement<br>in funds<br>£ | Transfers<br>between<br>funds<br>£ | At<br>31.12.20<br>£   |
|------------------------------------|-----------------------|----------------------------------|------------------------------------|-----------------------|
| <b>Unrestricted funds</b>          |                       |                                  |                                    |                       |
| General fund                       | 400,701               | 36,783                           | (26,389)                           | 411,095               |
| Extraordinary Repairs              | 52,234                | -                                | 26,389                             | 78,623                |
|                                    | <u>452,935</u>        | <u>36,783</u>                    | <u>-</u>                           | <u>489,718</u>        |
| <b>Restricted funds</b>            |                       |                                  |                                    |                       |
| Garforth Old People's Shelter Fund | 10,082                | -                                | -                                  | 10,082                |
| Almshouses and Land at Aberford    | 1                     | -                                | -                                  | 1                     |
|                                    | <u>10,083</u>         | <u>-</u>                         | <u>-</u>                           | <u>10,083</u>         |
| <b>TOTAL FUNDS</b>                 | <u><u>463,018</u></u> | <u><u>36,783</u></u>             | <u><u>-</u></u>                    | <u><u>499,801</u></u> |

Net movement in funds, included in the above are as follows:

|                           | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|---------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b> |                            |                            |                          |                           |
| General fund              | 150,855                    | (113,417)                  | (655)                    | 36,783                    |
|                           | <u>150,855</u>             | <u>(113,417)</u>           | <u>(655)</u>             | <u>36,783</u>             |
| <b>TOTAL FUNDS</b>        | <u><u>150,855</u></u>      | <u><u>(113,417)</u></u>    | <u><u>(655)</u></u>      | <u><u>36,783</u></u>      |

**Comparatives for movement in funds**

|                                    | At 1.1.19<br>£        | Net<br>movement<br>in funds<br>£ | Transfers<br>between<br>funds<br>£ | At<br>31.12.19<br>£   |
|------------------------------------|-----------------------|----------------------------------|------------------------------------|-----------------------|
| <b>Unrestricted funds</b>          |                       |                                  |                                    |                       |
| General fund                       | 362,140               | 48,561                           | (10,000)                           | 400,701               |
| Extraordinary Repairs              | 42,234                | -                                | 10,000                             | 52,234                |
|                                    | <u>404,374</u>        | <u>48,561</u>                    | <u>-</u>                           | <u>452,935</u>        |
| <b>Restricted funds</b>            |                       |                                  |                                    |                       |
| Garforth Old People's Shelter Fund | 10,082                | -                                | -                                  | 10,082                |
| Almshouses and Land at Aberford    | 1                     | -                                | -                                  | 1                     |
|                                    | <u>10,083</u>         | <u>-</u>                         | <u>-</u>                           | <u>10,083</u>         |
| <b>TOTAL FUNDS</b>                 | <u><u>414,457</u></u> | <u><u>48,561</u></u>             | <u><u>-</u></u>                    | <u><u>463,018</u></u> |

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2020**

**17. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

|                           | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|---------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b> |                            |                            |                          |                           |
| General fund              | 141,069                    | (101,236)                  | 8,728                    | 48,561                    |
| <b>TOTAL FUNDS</b>        | <u>141,069</u>             | <u>(101,236)</u>           | <u>8,728</u>             | <u>48,561</u>             |

A current year 12 months and prior year 12 months combined position is as follows:

|                                    | At 1.1.19<br>£ | Net<br>movement<br>in funds<br>£ | Transfers<br>between<br>funds<br>£ | At<br>31.12.20<br>£ |
|------------------------------------|----------------|----------------------------------|------------------------------------|---------------------|
| <b>Unrestricted funds</b>          |                |                                  |                                    |                     |
| General fund                       | 362,140        | 85,344                           | (36,389)                           | 411,095             |
| Extraordinary Repairs              | 42,234         | -                                | 36,389                             | 78,623              |
|                                    | 404,374        | 85,344                           | -                                  | 489,718             |
| <b>Restricted funds</b>            |                |                                  |                                    |                     |
| Garforth Old People's Shelter Fund | 10,082         | -                                | -                                  | 10,082              |
| Almshouses and Land at Aberford    | 1              | -                                | -                                  | 1                   |
|                                    | 10,083         | -                                | -                                  | 10,083              |
| <b>TOTAL FUNDS</b>                 | <u>414,457</u> | <u>85,344</u>                    | <u>-</u>                           | <u>499,801</u>      |

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

|                           | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|---------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b> |                            |                            |                          |                           |
| General fund              | 291,924                    | (214,653)                  | 8,073                    | 85,344                    |
| <b>TOTAL FUNDS</b>        | <u>291,924</u>             | <u>(214,653)</u>           | <u>8,073</u>             | <u>85,344</u>             |

**The Aberford Almshouses**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31st December 2020**

**18. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31st December 2020.

The Aberford Almshouses

Detailed Statement of Financial Activities  
For The Year Ended 31st December 2020

|                                    | 31.12.20 | 31.12.19 |
|------------------------------------|----------|----------|
|                                    | £        | £        |
| <b>INCOME AND ENDOWMENTS</b>       |          |          |
| <b>Donations and legacies</b>      |          |          |
| Donations                          | 17       | 12       |
| <b>Investment income</b>           |          |          |
| Bank account interest              | 227      | 209      |
| COIF Income                        | 252      | 247      |
| NAACIF                             | 2,452    | 2,452    |
|                                    | <hr/>    | <hr/>    |
|                                    | 2,931    | 2,908    |
| <b>Charitable activities</b>       |          |          |
| Rents                              | 146,800  | 136,683  |
| Service charges                    | 1,107    | 1,466    |
|                                    | <hr/>    | <hr/>    |
|                                    | 147,907  | 138,149  |
|                                    | <hr/>    | <hr/>    |
| <b>Total incoming resources</b>    | 150,855  | 141,069  |
| <br><b>EXPENDITURE</b>             |          |          |
| <b>Raising income</b>              |          |          |
| Rates and water                    | 8,470    | 8,193    |
| Light and heat                     | 27,739   | 22,654   |
| Day to day repairs and maintenance | 25,797   | 19,280   |
| Mortgage interest                  | 1,649    | 2,561    |
|                                    | <hr/>    | <hr/>    |
|                                    | 63,655   | 52,688   |
| <b>Support costs</b>               |          |          |
| <b>Management</b>                  |          |          |
| Wages                              | 30,612   | 29,502   |
| Consultancy fees                   | 9,645    | 8,948    |
| Insurance                          | 2,634    | 2,560    |
| Regulation fee                     | 300      | 300      |
| Postage, stationery and telephone  | 382      | 624      |
| TV Licence                         | 203      | 192      |
| Training fees                      | 286      | -        |
|                                    | <hr/>    | <hr/>    |
|                                    | 44,062   | 42,126   |
| <b>Information technology</b>      |          |          |
| Computer and I.T expenses          | 80       | 122      |
| <b>Other</b>                       |          |          |
| Cleaning materials                 | 183      | 37       |
| Sundries                           | -        | 113      |
| Carried forward                    | 183      | 150      |

This page does not form part of the statutory financial statements

The Aberford Almshouses

Detailed Statement of Financial Activities  
For The Year Ended 31st December 2020

|                                       | 31.12.20       | 31.12.19       |
|---------------------------------------|----------------|----------------|
|                                       | £              | £              |
| <b>Other</b>                          |                |                |
| Brought forward                       | 183            | 150            |
| Subscriptions                         | 475            | 520            |
| Garden maintenance                    | 1,305          | 2,060          |
| Depreciation on fixtures and fittings | 891            | 1,052          |
| Loss on sale of tangible fixed assets | -              | 4              |
|                                       | <u>2,854</u>   | <u>3,786</u>   |
| <b>Governance costs</b>               |                |                |
| Accountancy                           | 2,340          | 2,100          |
| Payroll fees                          | 426            | 414            |
|                                       | <u>2,766</u>   | <u>2,514</u>   |
| Total resources expended              | <u>113,417</u> | <u>101,236</u> |
| <b>Net income</b>                     | <u>37,438</u>  | <u>39,833</u>  |

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