

ALMSHOUSE AND AGED POOR'S CHARITY OF
ALFRED ERNEST BRIGGS
REPORT AND FINANCIAL STATEMENTS
YEAR ENDED 9TH JUNE 2025

Charity Commission Reference Number 238321

ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS
REPORT AND FINANCIAL STATEMENTS

<u>Contents</u>	<u>Page</u>
Legal and Administrative Information	1.
Statement of Trustees' Responsibilities	2.
Report of the Trustees	3 - 4.
Independent Examiner's Report	5.
Statement of Financial Activities	6.
Balance Sheet	7.
Notes to the Financial Statements	8 - 13.

ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS

LEGAL AND ADMINISTRATIVE INFORMATION

Chairman: Mrs. J. Hardy

Clerk: G D Twentyman

<u>Trustees:</u>	Mrs J Hardy	Mrs.R.Amos
	C Haxby	Mr J.S.Ellis
	Mrs L Jenic	Mrs L Ellis
	Mr T Moore	

Independent Examiner: John Richard Hall FCA
Walter Dawson & Son
1 Valley Court
Canal Road
Bradford BD1 4SP

<u>Bankers:</u>	Barclays Bank Plc	National Westminster Bank
	10 Market Street	PLC
	Bradford	7 Hustlergate
	BD1 1EG	Bradford

Solicitors: Gordons LLP
14 Piccadilly
Bradford
BD1 3LX

Investment Advisors: Rathbones Investment Management
4th Floor 3 Wellington Place
Leeds
LS1 4AP

Registered Office: 13 St Abbs Fold
Odsal
Bradford
BD6 1EL

ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS

STATEMENT OF TRUSTEE'S RESPONSIBILITIES

The charity trustees are responsible for preparing a trustees' report and financial statements in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the income and expenditure of the charity for that period. In preparing these financial statements, the trustees are required to:

- (a) select suitable accounting policies and then apply them consistently;
- (b) observe the methods and principles in the Charities SORP;
- (c) make judgements and estimates that are reasonable and prudent;
- (d) state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- (e) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for maintaining proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 9TH JUNE 2025

The trustees present their annual report and the financial statements of the charity for the year ended 9th June 2024.

The financial statements have been prepared in accordance with the charity's accounting policies and the charity's trust deed, the Charities Act 2011 and 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 (FRS 102).

1. Structure, Governance and Management

The Charity is governed by the trustees who meet regularly and discuss the running of the Charity:

- a) decisions are made and are delegated to one or more trustees to ensure the outcome of the decisions are taken forward.
- b) some decisions are effected immediately, others are referred back for further trustees approval.
- c) some day to day decisions are delegated to the chairman.
- d) day to day Investment decisions are delegated to a small sub committee of two trustees.

2. Objectives and Activities

The objects of the Charity are to administer the 12 Almshouses at Abb Scott Lane, Low Moor, Bradford, which are for the benefit of person or persons not less than 55 years of age in need, who were resident within 1½ miles of St Mark's Church, Low Moor and subject thereto for relief as laid down by the Charity's Scheme. When planning the activities for the year, the trustees have considered the commission's guidance on public benefit.

When planning the activities for the year, the trustees have considered the Commission's guidance on public benefit.

3. Achievements and Performance

There have been no material changes in the activities of the Charity as defined by the object.

4. Investment Policy

Similarly there have been no changes in the investment policies during the year which are to maximise the rate of return from Investments to ensure income is available to meet the object of the Charity.

ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS
REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 9TH JUNE 2025

5. Financial Review

It is the policy of the Charity to maintain the level of reserves necessary to ensure the financial commitments of the Charity can be achieved on a regular basis from the income produced by the investments and other sources. The trustees will ensure as far as possible that the reserves are maintained to achieve the object of the Charity.

The Extraordinary Reserve Fund will be maintained as laid down by the scheme and currently stands at £15,872 (2024 : £15,872) the trustees consider that the current overall level of reserves is adequate.

6. Major Risks

The trustees have examined the business and operational risks which the Charity may face and confirm that systems are in place so that the necessary steps can be taken to lessen these risks.

This report was approved and authorised for issue by the trustees on 16th November 2025 and signed on their behalf by:

Mrs. J.Hardy

Trustee

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES
OF ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS

I report to the trustees on my examination of the financial statements of the charity for the year ended 9th June 2025 which are set out on pages 8 to 13.

Responsibilities and Basis of Report

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

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

Independent Examiner's Statement

I have completed my examination. I can 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:

- (a) accounting records were not kept in respect of the charity required by Section 130 of the Act; or
- (b) the financial statements do not accord with those records; or
- (c) the financial statements do not comply with the applicable requirements concerning the form and content of the financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

John Richard Hall FCA
WALTER DAWSON & SON

Chartered Accountants

1 Valley Court
Canal Road
Bradford
BD1 4SP

16th November 2025

ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 9TH JUNE 2025

	<u>Notes</u>	General Fund	Extra- ordinary Repairs and Rebuilding Fund	Total 2025	Total 2024
		£	£	£	£
<u>INCOME AND ENDOWMENTS</u>					
<u>FROM:</u>					
Investments	4	18,921	-	18,921	21,941
Charitable Activities	5	24,480	-	24,480	23,900
<u>TOTAL INCOME AND</u>					
<u>ENDOWMENTS</u>		43,401	-	43,401	45,841
<u>EXPENDITURE ON:</u>					
Charitable Activities	6	12,946	-	12,946	13,176
Other	7	8,807	-	8,807	6,792
<u>TOTAL EXPENDITURE</u>		21,753	-	21,753	19,968
<u>NET INCOME BEFORE GAINS</u>					
<u>AND LOSSES ON</u>					
<u>INVESTMENTS</u>					
		21,648	-	21,648	25,873
Net Gains (Losses) on Investments	9	16,448	-	16,448	22,360
<u>NET INCOME BEFORE</u>					
<u>OTHER RECOGNISED GAINS</u>		38,096	-	38,096	48,233
<u>OTHER RECOGNISED GAINS</u>					
Gains on Revaluation of Fixed Assets		638,637	-	638,637	-
<u>NET MOVEMENTS IN FUNDS</u>		676,733	-	676,733	48,233
<u>RECONCILIATION OF FUNDS</u>					
Total Funds at 10th June 2024		2,364,801	15,872	2,380,673	2,332,440
Total Funds at 9th June 2025		3,041,534	15,872	3,057,406	2,380,673

All incoming resources and resources expended derive from continuing activities.

ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS
BALANCE SHEET AS AT 9TH JUNE 2025

		<u>2025</u>	<u>2024</u>
	<u>Notes</u>	£	£
<u>FIXED ASSETS</u>			
Tangible Assets	11	2,246,139	1,607,502
Investments	12	<u>567,609</u>	<u>542,922</u>
		2,813,748	2,150,424
<u>CURRENT ASSETS</u>			
Cash at Bank		<u>245,908</u>	<u>232,099</u>
		245,908	232,099
<u>CREDITORS: Amounts Falling</u>			
<u>Due Within One Year</u>	13	<u>(2,250)</u>	<u>(1,850)</u>
<u>NET CURRENT ASSETS</u>		<u>243,658</u>	<u>230,249</u>
		<u>3,057,406</u>	<u>2,380,673</u>
<u>TOTAL ASSETS LESS CURRENT</u>			
<u>LIABILITIES</u>			
The Funds of the Charity:			
<u>RESTRICTED INCOME FUNDS</u>	15	15,872	15,872
<u>UNRESTRICTED FUNDS</u>			
General Funds	15	841,722	803,626
Revaluation Reserve	15	<u>2,199,812</u>	<u>1,561,175</u>
		3,041,534	2,364,801
		<u>3,057,406</u>	<u>2,380,673</u>

The financial statements were approved and authorised for issue by the Trustees on 16th November 2025 and signed on their behalf by:

Mrs. J. Hardy Chairman

ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 9TH JUNE 2025

1. STATUTORY INFORMATION

Almshouse and Aged Poor's Charity of Alfred Ernest Briggs is a charity domiciled in England and Wales, registration number 238321. The principal place of business is The Almshouses at Abb Scott Lane, Low Moor, Bradford.

2. COMPLIANCE WITH ACCOUNTING STANDARDS

The financial statements have been prepared in accordance with 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) and the Charities Act 2011.

3. ACCOUNTING POLICIES

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

The presentation currency is sterling.

The particular accounting policies adopted are as follows:

(a) Donations, Legacies and Similar Incoming Resources

Donations, legacies and similar incoming resources are included in the year in which they are receivable, which is when the charity becomes entitled to the resource.

(b) Investment Income and Rental Income

Income from investments and from rental income is included in the SOFA in the year in which it is receivable

(c) Expenditure

All expenditure is included on an annual basis and is recognised when there is a legal or constructive obligation to pay for expenditure. All costs have been directly attributed to one of the functional categories of resources expended in the SOFA. The charity is not registered for VAT and accordingly expenditure is shown gross of irrecoverable VAT.

ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 9TH JUNE 2025

3. ACCOUNTING POLICIES (continued)

(d) Tangible Fixed Assets

The Almshouses are stated at an insurance valuation. The Almshouses are not depreciated as the trustees consider this is a departure from Financial Reporting Standard No.102 and The Charity (Accounts and Reports) Regulations necessary to give a true and fair view in the financial statements, as the estimated residual value of the freehold buildings exceeds its carrying value.

(e) Fund Accounting

Funds held by the charity are either:

- . *Unrestricted general funds* - these are funds which can be used in accordance with the charitable objects at the discretion of the trustees.
- . *Designated funds* - these are funds set aside by the trustees out of unrestricted general funds for specific future purposes or projects.
- . *Restricted funds* - these are funds that 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.

(f) Investments

Quoted investments are included at market value at the balance sheet date. The gain or loss in the market value of investments during the year is shown in the charity's SOFA.

Unquoted investments are included at cost.

4. INVESTMENTS

	General Fund	Extra-ordinary Repairs and Rebuilding Fund	Total 2025	Total 2024
	£	£	£	£
Shares and Loan Stock	15,925	-	15,925	19,693
Bank Interest	2,996	-	2,996	2,248
	<u>18,921</u>	<u>-</u>	<u>18,921</u>	<u>21,941</u>

ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 9TH JUNE 2025

5. CHARITABLE ACTIVITIES

	General Fund	Extra-ordinary Repairs and Rebuilding Fund	Total 2025	Total 2024
	£	£	£	£
Tenants Contributions	24,480	-	24,480	23,900
	<u>24,480</u>	<u>-</u>	<u>24,480</u>	<u>23,900</u>

6. CHARITABLE ACTIVITIES

	General Fund	Extra-ordinary Repairs and Rebuilding Fund	Total 2025	Total 2024
	£	£	£	£
Electricity	915	-	915	95
Insurance	1,624	-	1,624	1,593
Water & General Rates	3,342	-	3,342	3,058
Repairs and Maintenance	3,005	-	3,005	3,280
Gardening Expenditure	4,060	-	4,060	5,150
	<u>12,946</u>	<u>-</u>	<u>12,946</u>	<u>13,176</u>

7. OTHER COSTS

	General Fund	Extra-ordinary Repairs and Rebuilding Fund	Total 2025	Total 2024
	£	£	£	£
Legal and Secretarial	460	-	460	472
Accountancy	1,285	-	1,285	1,393
Sundry Expenses	1,164	-	1,164	1,029
Investec Fees	5,898	-	5,898	3,898
	<u>8,807</u>	<u>-</u>	<u>8,807</u>	<u>6,792</u>

ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 9TH JUNE 2025

8. TRUSTEES' REMUNERATION

Trustees received no remuneration but were reimbursed for their expenses in both years.

9. NET GAINS ON INVESTMENTS

	General Fund	Extra-ordinary Repairs and Rebuilding Fund	Total 2025	Total 2024
	£	£	£	£
Net Gain / (Loss) on Sale of Investments	1,761	-	1,761	5,151
Net Gain / (Loss) on Investments from Change in Market Value	14,687	-	14,687	17,209
Capitalisation	-	-	-	-
	<u>16,448</u>	<u>-</u>	<u>16,448</u>	<u>22,360</u>

10. NET INCOME/(EXPENDITURE) FOR THE YEAR

	2025	2024
	£	£
This is stated after charging:		
Accountant's Fee	<u>1,285</u>	<u>1,393</u>

11. TANGIBLE FIXED ASSETS

	Almshouses £
<u>Cost or Valuation:</u>	
At 10th June 2024	1,607,502
Additions	639,000
Disposals	(363)
At 9th June 2025	<u>2,246,139</u>

ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 9TH JUNE 2025

11. TANGIBLE FIXED ASSETS (continued)

In accordance with the provisions of the Charity (Accounts and Reports) Regulations, the trustees have considered the value of the Almshouses and have valued them at £2,245,000 based on the latest insurance valuation. The Almshouses were revalued on 9th June 2025 at a value of £2,245,000. If they have not been revalued they would have been included at a historical cost of £45,188. The surpluses have been included in general reserves as part of a revaluation reserve.

12. INVESTMENTS

All the investments are quoted investments listed on a recognised stock exchange. All the investments are held primarily to provide an investment return for the charity.

	<u>2025</u>	<u>2024</u>
	£	£
Market Value at 10th June 2024	542,922	532,500
Additions at Cost	131,092	226,389
Disposals at Market Value	(121,092)	(233,176)
Capitalisation	-	-
Net Gain/ Loss on Investments from Change in Market Value	14,687	17,209
Market Value at 9th June 2025	<u>567,609</u>	<u>542,922</u>
Historical Cost at 9th June 2024	<u>520,003</u>	<u>513,824</u>

13. CREDITORS: Amounts Falling Due Within One Year

	<u>2025</u>	<u>2024</u>
	£	£
Accruals and Deferred Income	2,250	1,850
	<u>2,250</u>	<u>1,850</u>

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<u>General Funds</u>	<u>Restricted Funds</u>	<u>Total Funds</u>
	£	£	£
Tangible Fixed Assets	2,246,139	-	2,246,139
Investments	567,609	-	567,609
Current Assets	230,036	15,872	245,908
Current Liabilities	(2,250)	-	(2,250)
Net Assets at 9th June 2025	<u>3,041,534</u>	<u>15,872</u>	<u>3,057,406</u>

ALMSHOUSE AND AGED POOR'S CHARITY OF ALFRED ERNEST BRIGGS
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 9TH JUNE 2025

15. MOVEMENT IN FUNDS

	Balance at 10th June 2024	Incoming Resources	Outgoing Resources	Gains and Losses	Gain on Revaluati on of Asset	Balance at 9th June 2025
<u>Restricted Funds</u>	£	£	£	£		£
Extraordinary Repairs & Rebuilding Fund	15,872	-	-	-	-	15,872
Total Restricted Funds	15,872	-	-	-	-	15,872
<u>Unrestricted Funds</u>						
General Fund	2,364,801	43,401	(21,753)	16,448	638,637	3,041,534
Total Unrestricted Funds	2,380,673	43,401	(21,753)	16,448	638,637	3,057,406
TOTAL FUNDS	2,380,673	43,401	(21,753)	16,448	638,637	3,057,406

Restrictions Imposed and Purpose of Restricted Funds

The restricted funds are held for the purpose of any large repair work to be undertaken for the Almshouse, Abb Scott Lane, Low Moor, Bradford.

16. TRUSTEES EXPENSES

A total of £522 (2024: £1,074) was reimbursed to trustees to cover travelling expenses, postage, telephone and photocopying costs in connection with the day to day running of the charity.