

BRABIN'S ALMSHOUSES

England & Wales · Charity number 239965

Details

Other names	BRABIN'S ENDOWED SCHOOLS AND ALMSHOUSES (EXCLUDING EDUCATIONAL ENDOWMENT), BRABINS CHARITY (ALMSHOUSES)
Status	Registered
Legal form	Other
Registered	1965-02-09
Register	View on the Charity Commission register

Contact

Address	21 Kirklands Chipping Preston PR3 2GN
Phone	0199561621
Email	catherine.fleming5@btinternet.com

Activities

Objects: INCOME FOR THE BENEFIT OF :- 1) FOR THE BENEFIT OF THE ALMSPEOPLE OF BRABIN'S ALMSHOUSES OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME; 2) FOR THE RELIEF OF PERSONS RESIDENT IN THE AREA OF THE PARISHES OF BOWLAND-WITH-LEAGRAM, CHIPPING AND THORNLEY-WITH-WHEATLEY WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS; 3) IN AUGMENTING THE INCOME OF BRABIN'S EDUCATIONAL FOUNDATION.

Activities: To provide financial help and support to poor persons and the general community in the parishes of Chipping, Thornley with Wheatley and Leagram with Bowland. To maintain the two Almshouses and provide accommodation for poor persons of good character.

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, The Prevention Or Relief Of Poverty, Accommodation/housing, Religious Activities
- **Who:** Elderly/old People, Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** SEE OBJECTS
- Lancashire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£199,551	£245,414	-	-
2024-03-31	£231,293	£150,784	-	-
2023-03-31	£109,081	£142,661	-	-
2022-03-31	£169,052	£145,890	-	-
2021-03-31	£47,500	£274,444	-	-

Trustees

Name	Role	Appointed
Dr Timothy Harold Ballard	Chair	2022-01-20
Buddug Louise Weld-Blundell		2023-04-27
David John Slater		2019-09-16
David Robert Urie		2021-04-19
Diane France		2021-01-18
Grace Holland		2023-01-19
Graham Paul Morris		2021-01-18
PAUL WILLIAM SMITH		2019-03-29

Linked charities

- BRABIN'S EDUCATIONAL FOUNDATION (239965-1)

BRABIN'S ALMSHOUSES

England & Wales - Charity number 239965

Accounts

Charity Registration No: 239965

Brabin's Almshouses

Accounts

For The Year Ended

31 March 2025

BRABIN'S ALMSHOUSES

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BRABIN'S ALMSHOUSES

CHARITY DETAILS

Trustees	Dr T H Ballard - Chair Mr D R Urie Mr P W Smith Mr D Slater Mr P Morris Ms D France Ms B L Weld-Blundell Ms G Holland Brabin's Almshouses Trustee Limited
Charity names (registration numbers)	Brabin's Almshouses (239965) Brabin's Educational Foundation (239965-1)
Registered office	21 Kirklands Chipping Preston PR3 2GN
Independent examiner	Nicola Mason FCA, DChA MHA Richard House 9 Winckley Square Preston PR1 3HP
Bankers	HSBC 49A Fishergate Preston PR1 8BH

BRABIN'S ALMSHOUSES

TRUSTEE'S REPORT

FOR THE YEAR ENDED 31 MARCH 2025

The trustees present their report and accounts for the period ended 31 March 2025, which have been prepared on a receipts and payments basis. The financial statements have been prepared in accordance with the charity's constitution and applicable law.

Structure, governance and management

Brabin's Almshouses has a linked charity, Brabin's Educational Foundation.

The Trusts were founded by the will of John Brabin dated the 9th April 1683 and comprised in a scheme made under the Endowed Schools Acts on the 27th November 1878 as varied by a Scheme of the Charity Commissioners of the 30th November 1961.

The Trusts are currently regulated by a Scheme of The Charity Commissioners For England and Wales dated the 10th June 1976.

The two Charities were formally linked as from 1st April 2018 confirmed by a letter dated 29th March 2019 from the Charity Commission of England and Wales addressed to the Chairman of the Charities.

The Trustees should consist of eight competent persons being four Nominative Trustees and four Co-optative Trustees.

The Nominative Trustees are appointed as follows:- One by the Parish Council of Thornley-with Wheatley, Two by the Parish Council of Chipping and One by the Parish Council of Bowland-with-Leagram.

The Trustees who have held office during the year and since the year end are shown on page 2.

Objectives and activities

The accounts include the results of both Brabin's Almshouses and the linked charity Brabin's Educational Foundation.

Purposes of the charity (per governing document and partially set out below) and the main activities undertaken in relation to those purposes are detailed in the attached accounts.

The trustees have had regard to the Charity Commission guidance on public benefit.

To provide financial help and support to poor persons and the general community in the parishes of Chipping, Thornley with Wheatley and Leagram with Bowland. To maintain the two almshouses and provide accommodation for poor persons of good character.

Purposes of schools for boys, girls and infants. Provision of prizes or rewards for pupils; scholarships tenable in the boys' or girls' school; exhibitions for higher education; provision of technical instruction or industrial training in connection with the schools. For further details see scheme of 10 June 1976.

Achievements and performance

Grants have been made in the year in line with the charity objects as per note 4 to the accounts.

BRABIN'S ALMSHOUSES
TRUSTEE'S REPORT
FOR THE YEAR ENDED 31 MARCH 2025

Financial review

Income for the year before sale of investments was £137,862 (2024 £159,298). Of this £22,157 (2024 £16,402) has been paid as grants in the year. Net payments for the year were £45,863 (2024 Net receipts £80,509).

The policy of the trustees in recent years has been to fund its activities out of income. Consideration will now be given to establishing a reserve for future repairs and maintenance of the properties of the Trusts.

In view of the level of income the charity has prepared these accounts on the receipts and payments basis, summarising all money received or paid by the charity during the year. A statement giving details of the assets and liabilities at the end of the year is provided on page 6.

January 20, 2026

This report was approved by the Trustees on and signed on their behalf.

Mr Tim Ballard

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Mr T H Ballard – Chair

BRABIN'S ALMSHOUSES
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES/MEMBERS

I report to the charity trustees on my examination of the accounts of the charity for the period ended 31 March 2025 which are set out on pages 6 to 9.

Responsibilities and basis of report

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

Independent Examiner's Statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or

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

Nicola Mason

.....
Nicola Mason FCA, DChA
MHA
Chartered Accountants
Preston

Date: January 23, 2026
.....

BRABIN'S ALMSHOUSES
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2025

	Note	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
Receipts					
Rental income	3	17,202	12,840	30,042	47,548
Investment income		7,012	5,906	12,918	7,306
Contributions to Almshouses		-	-	-	2,970
Repairs					
Mortgage repayments		3,701	3,701	7,402	7,402
Fraud reimbursement		-	-	-	2,024
Repayment of set up fees		-	-	-	4,548
Donation		43,750	43,750	87,500	87,500
		<u>71,665</u>	<u>66,197</u>	<u>137,862</u>	<u>159,298</u>
Asset and investment sales	5	<u>25,819</u>	<u>35,870</u>	<u>61,689</u>	<u>71,995</u>
Total receipts		<u>97,484</u>	<u>102,067</u>	<u>199,551</u>	<u>231,293</u>
Payments					
Grants issued	4	1,500	20,657	22,157	16,402
Insurance		2,912	1,642	4,554	4,418
Secretary's fees		675	675	1,350	1,200
Hire of meeting hall		62	62	124	40
Stockbroker fees		1,820	1,527	3,347	2,787
Professional charges		840	840	1,680	1,440
Legal fees		7,270	6,645	13,915	-
Repairs to Almshouses & properties		23,949	6,407	30,356	7,142
Property management fees		754	754	1,508	-
Sundry expenses		275	-	275	333
		<u>40,057</u>	<u>39,209</u>	<u>79,266</u>	<u>150,784</u>
Asset and investment purchases	5	<u>108,967</u>	<u>57,181</u>	<u>166,148</u>	<u>112,773</u>
Total payments		<u>149,024</u>	<u>96,390</u>	<u>245,414</u>	<u>150,784</u>
Net receipts/(payments) for the year		<u>(51,540)</u>	<u>5,677</u>	<u>(45,863)</u>	<u>80,509</u>
Transfers between funds		-	-	-	-
Cash funds brought forward at 1 April 2023		234,488	(95,466)	139,022	58,514
Cash funds carried forward at 31 March 2024		<u>182,948</u>	<u>(89,789)</u>	<u>93,159</u>	<u>139,022</u>

BRABIN'S ALMSHOUSES**STATEMENT OF ASSETS AND LIABILITIES****AS AT 31 MARCH 2025**

	Note	Unrestricted funds £	Restricted funds £	2025 Total £	2024 Total £
Cash funds					
Current account		147,403	(125,111)	22,292	42,186
Deposit account		31,305	31,305	62,610	87,895
Stockbrokers deposit account		4,240	4,017	8,257	8,941
Total funds per receipts and payments account		182,948	(89,789)	93,159	139,022
Investment assets					
Investment portfolio	5	259,855	175,713	435,568	332,800
Mortgage debtor		19,212	19,212	38,424	45,826
Assets retained for the charity's own use					
2 Almshouses (Windy Street)(per valuation February 2019)		200,000	-	200,000	200,000
14,16,18,20 Club Row (per valuation February 2019)		600,000	-	600,000	600,000
Wallerclough Farm (per valuation February 2017)		450,000	-	450,000	450,000
Bridge Cottage		-	225,000	225,000	225,000
Residuary Freehold of 7 Flats at 33 Kirklands		150	-	150	150
Post office and craft centre (at January 2019 valuation)		-	150,000	150,000	150,000
Improvements at cost		-	17,848	17,848	17,848
Brabins School (at June 2017 valuation)		-	487,500	487,500	487,500
Total assets retained for the charity's own use		1,250,150	880,348	2,130,498	2,130,498
Liabilities					
Rental deposits received re. Club Row		(1,230)	-	(1,230)	(1,230)

Declaration

The receipts and payments account for the financial period ended on 31 March 2025 and the statement of assets and liabilities at that date are approved by the Trustees.

For and on behalf of the Trustees:

Mr Tim Ballard

.....
Mr T H Ballard – Chair

Date: January 20, 2026

BRABIN'S ALMSHOUSES**NOTES TO THE RECEIPTS AND PAYMENTS ACCOUNT****FOR THE YEAR ENDED 31 MARCH 2025****1 Accounting policies**

These accounts have been prepared on the receipts and payments basis. Expenditure is inclusive of VAT.

2 Trustees

No remuneration or other benefits were paid to the charity's trustees or people connected with them.

Reimbursed expenses for out of pocket expenditure is disclosed on the face of the receipts and payments account.

3 Rental income

	Unrestricted funds	Restricted funds	2025 Total	2024 Total
	£	£	£	£
Farm rents	-	-	-	7,000
Club Row rents	17,202	-	17,202	22,210
Bridge Cottage	-	-	-	7,250
Post office and craft centre	-	12,840	12,840	11,088
	17,202	12,840	30,042	47,548

4 Grants paid

	Unrestricted funds	Restricted funds	2025 Total	2024 Total
	£	£	£	£
CHAOS	1,500	-	1,500	1,500
Brabins Endowed School	-	8,000	8,000	8,500
St Mary's R C School	-	4,257	4,257	5,902
Bursaries	-	8,000	8,000	-
Uniform Clothing	-	400	400	500
	1,500	20,657	22,157	16,402

BRABIN'S ALMSHOUSES**NOTES TO THE RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2025****5 Investments**

	Unrestricted funds £	Listed investments Restricted funds £	2025 Total £	2024 Total £
Market value at 1 April 2024	180,151	152,649	332,800	280,725
Additions at cost	108,967	57,181	166,148	112,773
Disposals at market value	(25,819)	(35,870)	(61,689)	(71,995)
Gains/(losses) on revaluation	(3,444)	1,753	(1,691)	11,297
Market value at 31 March 2025	259,855	175,713	435,568	332,800

6 Funds

	Balance b/fwd at 1 April 2024 £	Receipts £	Payments £	Transfers £	Balance c/fwd at 31 March 2025 £
Unrestricted funds					
Non-educational fund	234,488	97,484	(149,024)	-	182,948
Restricted funds					
Educational fund	(95,466)	102,067	(96,390)	-	(89,789)
	139,022	199,551	(245,414)	-	93,159

BRABIN'S ALMSHOUSES

England & Wales - Charity number 239965

Accounts

Charity Registration No: 239965

Brabin's Almshouses

Accounts

For The Year Ended

31 March 2024

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BRABIN'S ALMSHOUSES

CHARITY DETAILS

Trustees

Dr T H Ballard - Chair
Mr D R Urie
Mr P W Smith
Mr D Slater
Mr P Morris
Ms D France
Ms B L Wels-Blundell (Appointed 27 April 2023)
Ms G Holland
Brabin's Almshouses Trustee Limited

Brabin's Almshouses (239965)
Brabin's Educational Foundation (239965-1)

Charity names (registration numbers)

21 Kirklands
Chipping
Preston
PR3 2GN

Registered office

Nicola Mason FCA, DChA
MHA
Richard House
9 Winckley Square
Preston
PR1 3HP

Independent examiner

HSBC
49A Fishergate
Preston
PR1 8BH

Bankers

BRABIN'S ALMSHOUSES

TRUSTEE'S REPORT

FOR THE YEAR ENDED 31 MARCH 2024

The trustees present their report and accounts for the period ended 31 March 2024, which have been prepared on a receipts and payments basis. The financial statements have been prepared in accordance with the charity's constitution and applicable law.

Structure, governance and management

Brabin's Almshouses has a linked charity, Brabin's Educational Foundation.

The Trusts were founded by the will of John Brabin dated the 9th April 1683 and comprised in a scheme made under the Endowed Schools Acts on the 27th November 1878 as varied by a Scheme of the Charity Commissioners of the 30th November 1961.

The Trusts are currently regulated by a Scheme of The Charity Commissioners For England and Wales dated the 10th June 1976.

The two Charities were formally linked as from 1st April 2018 confirmed by a letter dated 29th March 2019 from the Charity Commission of England and Wales addressed to the Chairman of the Charities.

The Trustees should consist of eight competent persons being four Nominative Trustees and four Co-optative Trustees.

The Nominative Trustees are appointed as follows:- One by the Parish Council of Thornley-with Wheatley, Two by the Parish Council of Chipping and One by the Parish Council of Bowland-with-Leagram.

The Trustees who have held office during the year and since the year end are shown on page 2.

Objectives and activities

The accounts include the results of both Brabin's Almshouses and the linked charity Brabin's Educational Foundation.

Purposes of the charity (per governing document and partially set out below) and the main activities undertaken in relation to those purposes are detailed in the attached accounts.

The trustees have had regard to the Charity Commission guidance on public benefit.

To provide financial help and support to poor persons and the general community in the parishes of Chipping, Thornley with Wheatley and Leagram with Bowland. To maintain the two almshouses and provide accommodation for poor persons of good character.

Purposes of schools for boys, girls and infants. Provision of prizes or rewards for pupils; scholarships tenable in the boys' or girls' school; exhibitions for higher education; provision of technical instruction or industrial training in connection with the schools. For further details see scheme of 10 June 1976.

Achievements and performance

Grants have been made in the year in line with the charity objects as per note 4 to the accounts.

BRABIN'S ALMSHOUSES
TRUSTEE'S REPORT
FOR THE YEAR ENDED 31 MARCH 2024

Financial review

Income for the year before sale of investments was £159,298 (2023 £75,667). Of this £16,402 (2023 £16,382) has been paid as grants in the year. Net payments for the year were £80,509 (2022 Net receipts £33,580).

The policy of the trustees in recent years has been to fund its activities out of income. Consideration will now be given to establishing a reserve for future repairs and maintenance of the properties of the Trusts.

In view of the level of income the charity has prepared these accounts on the receipts and payments basis, summarising all money received or paid by the charity during the year. A statement giving details of the assets and liabilities at the end of the year is provided on page 6.

This report was approved by the Trustees on **October 30, 2024** and signed on their behalf.

Mr Tim Ballard

.....
Mr T H Ballard – Chair

BRABIN'S ALMSHOUSES
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES/MEMBERS

I report to the charity trustees on my examination of the accounts of the charity for the period ended 31 March 2024 which are set out on pages 6 to 9.

Responsibilities and basis of report

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

Independent Examiner's Statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or

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

Nicola Mason

.....
Nicola Mason FCA, DChA
MHA
Chartered Accountants
Preston

Date: October 31, 2024
.....

BRABIN'S ALMSHOUSES
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2024

	Note	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
Receipts					
Rental income	3	29,210	18,338	47,548	43,533
Investment income		4,619	2,687	7,306	16,092
Contributions to Almshouses Repairs		2,970	-	2,970	3,640
Mortgage repayments		3,701	3,701	7,402	7,402
Fraud reimbursement		2,024	-	2,024	-
Repayment of set up fees		4,548	-	4,548	5,000
Donation		43,750	43,750	87,500	-
		90,822	68,476	159,298	75,667
Asset and investment sales	5	46,037	25,958	71,995	33,414
Total receipts		136,859	94,434	231,293	109,081
Payments					
Grants issued	4	2,000	14,402	16,402	16,382
Insurance		4,418	-	4,418	4,204
Secretary's fees		600	600	1,200	1,200
Hire of meeting hall		20	20	40	60
Stockbroker fees		1,528	1,259	2,787	2,707
Professional charges		720	720	1,440	7,465
Repairs to Almshouses & properties		7,142	-	7,142	79,543
Educational Grants		-	-	-	3,000
Sundry expenses		333	-	333	363
		16,761	66,735	150,784	111,924
Asset and investment purchases	5	67,288	45,485	112,773	30,737
Total payments		84,049	66,735	150,784	142,661
Net receipts/(payments) for the year		52,810	27,699	80,509	(33,580)
Transfers between funds		-	-	-	-
Cash funds brought forward at 1 April 2023		181,678	(123,164)	58,514	92,094
Cash funds carried forward at 31 March 2024		234,488	(95,466)	139,022	58,514

BRABIN'S ALMSHOUSES

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 MARCH 2024

	Note	Unrestricted funds £	Restricted funds £	2024 Total £	2023 Total £
Cash funds					
Current account		185,301	(143,116)	42,186	45,953
Deposit account		43,948	43,948	87,895	56
Stockbrokers deposit account		5,239	3,702	8,941	12,505
Total funds per receipts and payments account		234,488	(95,466)	139,022	58,514
Investment assets					
Investment portfolio	5	18,151	152,649	332,800	280,725
Mortgage debtor		22,913	22,913	45,826	53,228
Assets retained for the charity's own use					
2 Almshouses (Windy Street)(per valuation February 2019)		200,000	-	200,000	200,000
14,16,18,20 Club Row (per valuation February 2019)		600,000	-	600,000	600,000
Wallerclough Farm (per valuation February 2017)		450,000	-	450,000	450,000
Bridge Cottage		225,000	-	225,000	225,000
Residuary Freehold of 7 Flats at 33 Kirklands		150	-	150	150
Post office and craft centre (at January 2019 valuation)		-	150,000	150,000	150,000
Improvements at cost		-	17,848	17,848	17,848
Brabins School (at June 2017 valuation)		-	487,500	487,500	487,500
Total assets retained for the charity's own use		1,475,150	655,348	2,130,498	2,130,498
Liabilities					
Rental deposits received re. Club Row		(1,230)	-	(1,230)	(1,230)

Declaration

The receipts and payments account for the financial period ended on 31 March 2024 and the statement of assets and liabilities at that date are approved by the Trustees.

For and on behalf of the Trustees:

Mr Tim Ballard

.....
Mr T H Ballard – Chair
 Date: **October 30, 2024**

BRABIN'S ALMSHOUSES**NOTES TO THE RECEIPTS AND PAYMENTS ACCOUNT****FOR THE YEAR ENDED 31 MARCH 2024****1 Accounting policies**

These accounts have been prepared on the receipts and payments basis. Expenditure is inclusive of VAT.

2 Trustees

No remuneration or other benefits were paid to the charity's trustees or people connected with them.

Reimbursed expenses for out of pocket expenditure is disclosed on the face of the receipts and payments account.

3 Rental income

	Unrestricted funds	Restricted funds	2024 Total	2023 Total
	£	£	£	£
Farm rents	7,000	-	7,000	7,000
Club Row rents	22,210	-	22,210	22,645
Bridge Cottage	-	7,250	7,250	4,350
Post office and craft centre	-	11,088	11,088	9,538
	29,210	18,338	47,548	43,533

4 Grants paid

	Unrestricted funds	Restricted funds	2024 Total	2023 Total
	£	£	£	£
CHAOS	1,500	-	1,500	1,500
Brabins Endowed School	-	8,500	8,500	8,000
St Mary's R C School	-	5,902	5,902	3,882
Bursaries	-	-	-	3,000
Uniform Clothing	500	-	500	-
	2,000	14,402	16,402	16,382

BRABIN'S ALMSHOUSES**NOTES TO THE RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2024**

5	Investments	Unrestricted funds £	Listed investments		2023 Total £
			Restricted funds £	2024 Total £	
	Market value at 1 April 2023	156,073	124,652	280,725	303,750
	Additions at cost	67,288	45,485	112,773	30,737
	Disposals at market value	(46,037)	(25,958)	(71,995)	(33,414)
	Gains/(losses) on revaluation				(20,348)
	Market value at 31 March 2024	180,151	152,649	332,800	280,725

6	Funds	Balance b/fwd at 1 April 2023 £	Receipts £	Payments £	Transfers £	Balance c/fwd at 31 March 2024 £
			Unrestricted funds			
	Non-educational fund	181,678	136,859	(84,049)	-	234,488
	Restricted funds					
	Educational fund	(123,164)	94,434	(66,735)	-	(95,465)
		58,514	231,293	(150,784)	-	139,023

BRABIN'S ALMSHOUSES

England & Wales - Charity number 239965

Accounts

Brabin's Almshouses

Accounts

**For The Period Ended
31 March 2023**

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BRABIN'S ALMSHOUSES

CHARITY DETAILS

Trustees	Dr T H Ballard - Chair Ms G K Bailey (Resigned 22 September 2022) Mr G Erdozain (Resigned 16 February 2023) Mr D R Urie Mr P W Smith Mr D Slater Mr P Morris Ms D France Ms B L Wels-Blundell (Appointed 27 April 2023) Ms G Holland
Charity names (registration numbers)	Brabin's Almshouses (239965) Brabin's Educational Foundation (239965-1)
Registered office	21 Kirklands Chipping Preston PR3 2GN
Independent examiner	Nicola Mason FCA, DChA MHA Moore and Smalley Richard House 9 Winckley Square Preston PR1 3HP
Bankers	HSBC 49A Fishergate Preston PR1 8BH

BRABIN'S ALMSHOUSES

TRUSTEE'S REPORT

FOR THE YEAR ENDED 31 MARCH 2023

The trustees present their report and accounts for the period ended 31 March 2023, which have been prepared on a receipts and payments basis. The financial statements have been prepared in accordance with the charity's constitution and applicable law.

Structure, governance and management

Brabin's Almshouses has a linked charity, Brabin's Educational Foundation.

The Trusts were founded by the will of John Brabin dated the 9th April 1683 and comprised in a scheme made under the Endowed Schools Acts on the 27th November 1878 as varied by a Scheme of the Charity Commissioners of the 30th November 1961.

The Trusts are currently regulated by a Scheme of The Charity Commissioners For England and Wales dated the 10th June 1976.

The two Charities were formally linked as from 1st April 2018 confirmed by a letter dated 29th March 2019 from the Charity Commission of England and Wales addressed to the Chairman of the Charities.

The Trustees should consist of eight competent persons being four Nominative Trustees and four Co-optative Trustees.

The Nominative Trustees are appointed as follows:- One by the Parish Council of Thornley-with Wheatley, Two by the Parish Council of Chipping and One by the Parish Council of Bowland-with-Leagram.

The Trustees who have held office during the year and since the year end are shown on page 2.

Objectives and activities

The accounts include the results of both Brabin's Almshouses and the linked charity Brabin's Educational Foundation.

Purposes of the charity (per governing document and partially set out below) and the main activities undertaken in relation to those purposes are detailed in the attached accounts.

The trustees have had regard to the Charity Commission guidance on public benefit.

To provide financial help and support to poor persons and the general community in the parishes of Chipping, Thornley with Wheatley and Leagram with Bowland. To maintain the two almshouses and provide accommodation for poor persons of good character.

Purposes of schools for boys, girls and infants. Provision of prizes or rewards for pupils; scholarships tenable in the boys' or girls' school; exhibitions for higher education; provision of technical instruction or industrial training in connection with the schools. For further details see scheme of 10 June 1976.

Achievements and performance

Grants have been made in the year in line with the charity objects as per note 4 to the accounts.

BRABIN'S ALMSHOUSES
TRUSTEE'S REPORT
FOR THE YEAR ENDED 31 MARCH 2023


Financial review

Income for the year before sale of investments was £75,667 (2022 £51,621). Of this £16,382 (2022 £11,946) has been paid as grants in the year. Net payments for the year were £33,580 (2022 Net receipts £23,162).

The policy of the trustees in recent years has been to fund its activities out of income. Consideration will now be given to establishing a reserve for future repairs and maintenance of the properties of the Trusts.

In view of the level of income the charity has prepared these accounts on the receipts and payments basis, summarising all money received or paid by the charity during the year. A statement giving details of the assets and liabilities at the end of the year is provided on page 6.

This report was approved by the Trustees on 18/01/2024 . and signed on their behalf.



.....
Mr T H Ballard – Chair

BRABIN'S ALMSHOUSES
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES/MEMBERS

I report to the charity trustees on my examination of the accounts of the charity for the period ended 31 March 2023 which are set out on pages 6 to 9.

Responsibilities and basis of report

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

Independent Examiner's Statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or

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

Nicola Mason

.....
Nicola Mason FCA, DChA
MHA Moore and Smalley
Chartered Accountants
Preston

Date: 19/01/2024
.....

BRABIN'S ALMSHOUSES
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2023

	Note	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
Receipts					
Rental income	3	29,645	13,888	43,533	33,102
Investment income		14,097	1,995	16,092	7,366
Contributions to Almshouses Repairs		3,640	-	3,640	3,751
Mortgage repayments		3,701	3,701	7,402	7,402
Repayment of set up fees		5,000	-	5,000	
Donation		-	-	-	-
		56,083	19,584	75,667	51,621
Asset and investment sales	5	9,274	24,140	33,414	117,431
Total receipts		65,357	43,724	109,081	169,052
Payments					
Grants issued	4	1,500	11,882	16,382	11,946
Insurance		4,204	-	4,204	3,720
Secretary's fees		600	600	1,200	1,000
Hire of meeting hall		30	30	60	-
Stockbroker fees		1,520	1,187	2,707	3,827
Professional charges		3,660	3,805	7,465	1,254
Repairs to Almshouses & properties		290	79,253	79,543	88,528
Educational Grants		-	3,000	3,000	4,250
Sundry expenses		331	32	363	157
		12,135	99,789	111,924	114,682
Asset and investment purchases	5	10,697	20,040	30,737	31,208
Total payments		22,832	119,829	142,661	145,890
Net receipts/(payments) for the year		42,525	(76,105)	(33,580)	23,162
Transfers between funds		-	-	-	-
Cash funds brought forward at 1 April 2022		139,153	(47,059)	92,094	68,932
Cash funds carried forward at 31 March 2023		181,678	(123,164)	58,514	92,094

BRABIN'S ALMSHOUSES
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 MARCH 2023

	Note	Unrestricted funds £	Restricted funds £	2023 Total £	2022 Total £
Cash funds					
Current account		173,633	(127,680)	45,953	89,500
Deposit account		28	28	56	56
Stockbrokers deposit account		8,017	4,488	12,505	2,538
Total funds per receipts and payments account		181,678	(123,164)	58,514	92,094
Investment assets					
Investment portfolio	5	156,073	124,652	280,725	303,750
Mortgage debtor		26,614	26,614	53,228	60,630
Assets retained for the charity's own use					
2 Almshouses (Windy Street)(per valuation February 2019)		200,000	-	200,000	200,000
14,16,18,20 Club Row (per valuation February 2019)		600,000	-	600,000	600,000
Wallerclough Farm (per valuation February 2017)		450,000	-	450,000	450,000
Bridge Cottage		225,000	-	225,000	225,000
Residuary Freehold of 7 Flats at 33 Kirklands		150	-	150	150
Post office and craft centre (at January 2019 valuation)		-	150,000	150,000	150,000
Improvements at cost		-	17,848	17,848	17,848
Brabins School (at June 2017 valuation)		-	487,500	487,500	487,500
Total assets retained for the charity's own use		1,475,150	655,348	2,130,498	2,130,498
Liabilities					
Rental deposits received re. Club Row		(1,230)	-	(1,230)	(1,230)

Declaration

- The receipts and payments account for the financial period ended on 31 March 2023 and the statement of assets and liabilities at that date are approved by the Trustees.

For and on behalf of the Trustees:

.....
Mr T H Ballard – Chair

Date: 18/01/2024

BRABIN'S ALMSHOUSES

NOTES TO THE RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

These accounts have been prepared on the receipts and payments basis. Expenditure is inclusive of VAT.

2 Trustees

No remuneration or other benefits were paid to the charity's trustees or people connected with them.

Reimbursed expenses for out of pocket expenditure is disclosed on the face of the receipts and payments account.

3 Rental income

	Unrestricted funds £	Restricted funds £	2023 Total £	2022 Total £
Farm rents	7,000	-	7,000	7,000
Club Row rents	22,645	-	22,645	20,558
Bridge Cottage	-	4,350	4,350	-
Post office and craft centre	-	9,538	9,538	5,544
	29,645	13,888	43,533	33,102

4 Grants paid

	Unrestricted funds £	Restricted funds £	2023 Total £	2022 Total £
CHAOS	1,500	-	1,500	-
Brabins Endowed School	-	8,000	8,000	8,000
St Mary's R C School	-	3,882	3,882	3,946
Bursaries	-	3,000	3,000	-
	1,500	14,882	16,382	11,946

BRABIN'S ALMSHOUSES

NOTES TO THE RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2023

5	Investments	Unrestricted funds £	Listed investments		2022 Total £
			Restricted funds £	2023 Total £	
	Market value at 1 April 2022	174,321	129,429	303,750	372,370
	Additions at cost	10,697	20,040	30,737	31,208
	Disposals at market value	(9,274)	(24,140)	(33,414)	(117,431)
	Gains/(losses) on revaluation	(19,671)	(677)	(20,348)	17,603
	Market value at 31 March 2023	156,073	124,652	280,725	303,750

6	Funds	Balance b/fwd at 1 April 2022	Receipts	Payments	Transfers	Balance c/fwd at 31 March 2023
		£	£	£	£	£
	Unrestricted funds					
	Non-educational fund	139,153	65,357	(22,832)	-	181,678
	Restricted funds					
	Educational fund	(47,059)	43,724	(119,829)	-	(123,164)
		92,094	109,081	(142,661)	-	58,514

BRABIN'S ALMSHOUSES

England & Wales - Charity number 239965

Accounts

Brabin's Almshouses

Accounts

For The Period Ended

31 March 2022

BRABIN'S ALMSHOUSES

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BRABIN'S ALMSHOUSES

CHARITY DETAILS

Trustees	Ms G K Bailey – Chair Mr G Erdozain Dr T H Ballard – (Appointed 20 January 2022) Mr D R Urie (Appointed 19 April 2021) Mr P W Smith Mr M O'Hara (Resigned) Mr D Slater Mr P Morris Ms D France
Charity names (registration numbers)	Brabin's Almshouses (239965) Brabin's Educational Foundation (239965-1)
Registered office	21 Kirklands Chipping Preston PR3 2GN
Independent examiner	Nicola Mason FCA, DChA MHA Moore and Smalley Richard House 9 Winckley Square Preston PR1 3HP
Bankers	HSBC 49A Fishergate Preston PR1 8BH

BRABIN'S ALMSHOUSES

TRUSTEE'S REPORT

FOR THE YEAR ENDED 31 MARCH 2022

The trustees present their report and accounts for the period ended 31 March 2022, which have been prepared on a receipts and payments basis. The financial statements have been prepared in accordance with the charity's constitution and applicable law.

Structure, governance and management

Brabin's Almshouses has a linked charity, Brabin's Educational Foundation.

The Trusts were founded by the will of John Brabin dated the 9th April 1683 and comprised in a scheme made under the Endowed Schools Acts on the 27th November 1878 as varied by a Scheme of the Charity Commissioners of the 30th November 1961.

The Trusts are currently regulated by a Scheme of The Charity Commissioners For England and Wales dated the 10th June 1976.

The two Charities were formally linked as from 1st April 2018 confirmed by a letter dated 29th March 2019 from the Charity Commission of England and Wales addressed to the Chairman of the Charities.

The Trustees should consist of eight competent persons being four Nominative Trustees and four Co-optative Trustees.

The Nominative Trustees are appointed as follows:- One by the Parish Council of Thornley-with Wheatley, Two by the Parish Council of Chipping and One by the Parish Council of Bowland-with-Leagram.

The Trustees who have held office during the year and since the year end are shown on page 2.

Objectives and activities

The accounts include the results of both Brabin's Almshouses and the linked charity Brabin's Educational Foundation.

Purposes of the charity (per governing document and partially set out below) and the main activities undertaken in relation to those purposes are detailed in the attached accounts.

The trustees have had regard to the Charity Commission guidance on public benefit.

To provide financial help and support to poor persons and the general community in the parishes of Chipping, Thornley with Wheatley and Leagram with Bowland. To maintain the two almshouses and provide accommodation for poor persons of good character.

Purposes of schools for boys, girls and infants. Provision of prizes or rewards for pupils; scholarships tenable in the boys' or girls' school; exhibitions for higher education; provision of technical instruction or industrial training in connection with the schools. For further details see scheme of 10 June 1976.

Achievements and performance

Grants have been made in the year in line with the charity objects as per note 4 to the accounts.

BRABIN'S ALMSHOUSES
TRUSTEE'S REPORT
FOR THE YEAR ENDED 31 MARCH 2022

Financial review

Income for the year before sale of investments was £51,621 (2021 £47,500). Of this £11,946 (2021 £12,218) has been paid as grants in the year. Net receipts for the year were £23,162 (2021 Net payments £103,506).

The policy of the trustees in recent years has been to fund its activities out of income. Consideration will now be given to establishing a reserve for future repairs and maintenance of the properties of the Trusts.

An unusually large withdrawal was made from the investment funds in the year. This was to pay for exceptional and extensive repairs to Brabin's shop, a historic property.

In view of the level of income the charity has prepared these accounts on the receipts and payments basis, summarising all money received or paid by the charity during the year. A statement giving details of the assets and liabilities at the end of the year is provided on page 6.

This report was approved by the Trustees on 14/01/2023 . and signed on their behalf.

K Bailey

.....
Ms G K Bailey – Chair

BRABIN'S ALMSHOUSES
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES/MEMBERS

I report to the charity trustees on my examination of the accounts of the charity for the period ended 31 March 2022 which are set out on pages 6 to 9.

Responsibilities and basis of report

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

Independent Examiner's Statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or

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

Nicola Mason

.....
Nicola Mason FCA, DChA
MHA Moore and Smalley
Chartered Accountants
Preston

Date: 26/01/2023

BRABIN'S ALMSHOUSES
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2022

	Note	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
Receipts					
Rental income	3	27,558	5,544	33,102	35,434
Investment income		4,816	2,550	7,366	6,718
Contributions to Almshouses Repairs		3,751	-	3,751	2,864
Mortgage repayments		3,701	3,701	7,402	2,468
Donation		-	-	-	16
		39,826	11,795	51,621	47,500
Asset and investment sales	5	49,645	67,786	117,431	123,438
Total receipts		89,471	79,581	169,052	170,938
Payments					
Grants issued	4	-	11,946	11,946	13,525
Insurance		3,720	-	3,720	1,849
Secretary's fees		500	500	1,000	1,000
Hire of meeting hall		-	-	-	48
Stockbroker fees		2,137	1,690	3,827	4,515
Professional charges		627	627	1,254	3,102
Repairs to Almshouses & properties		88,528	-	88,528	73,805
Educational Grants		-	4,250	4,250	6,000
Sundry expenses		157	-	157	-
Mortgage		-	-	-	70,500
		95,669	19,013	114,682	174,344
Asset and investment purchases	5	7,975	23,233	31,208	100,100
Total payments		103,644	42,246	145,890	274,444
Net receipts/(payments) for the year		(14,173)	37,335	23,162	(103,506)
Transfers between funds		-	-	-	-
Cash funds brought forward at 1 April 2020		153,326	(84,394)	68,932	172,438
Cash funds carried forward at 31 March 2021		139,153	(47,059)	92,094	68,932

BRABIN'S ALMSHOUSES
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 MARCH 2022

	Note	Unrestricted funds £	Restricted funds £	2022 Total £	2021 Total £
Cash funds					
Current account		138,163	(48,663)	89,500	58,849
Deposit account		28	28	56	56
Stockbrokers deposit account		962	1,576	2,538	10,027
Total funds per receipts and payments account		139,153	(47,059)	92,094	68,932
Investment assets					
Investment portfolio	5	174,321	129,429	303,750	372,370
Mortgage debtor		30,315	30,315	60,630	68,032
Assets retained for the charity's own use					
2 Almshouses (Windy Street)(per valuation February 2019)		200,000	-	200,000	200,000
14,16,18,20 Club Row (per valuation February 2019)		600,000	-	600,000	600,000
Wallerclough Farm (per valuation February 2017)		450,000	-	450,000	450,000
Bridge Cottage		225,000	-	-	-
Residuary Freehold of 7 Flats at 33 Kirklands		150	-	150	150
Post office and craft centre (at January 2019 valuation)		-	150,000	150,000	150,000
Improvements at cost		-	17,848	17,848	17,848
Brabins School (at June 2017 valuation)		-	487,500	487,500	487,500
Total assets retained for the charity's own use		1,475,150	655,348	1,905,498	1,905,498
Liabilities					
Rental deposits received re. Club Row		(1,230)	-	(1,230)	(1,230)

Declaration

The receipts and payments account for the financial period ended on 31 March 2022 and the statement of assets and liabilities at that date are approved by the Trustees.

For and on behalf of the Trustees:

K Bailey

.....
Ms G K Bailey – Chair

Date: 14/01/2023

BRABIN'S ALMSHOUSES

NOTES TO THE RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

These accounts have been prepared on the receipts and payments basis. Expenditure is inclusive of VAT.

2 Trustees

No remuneration or other benefits were paid to the charity's trustees or people connected with them.

Reimbursed expenses for out of pocket expenditure is disclosed on the face of the receipts and payments account.

3 Rental income

	Unrestricted funds £	Restricted funds £	2022 Total £	2021 Total £
Farm rents	7,000	-	7,000	7,000
Club Row rents	20,558	-	20,558	23,352
Post office and craft centre	-	5,544	5,544	5,082
	27,558	5,544	33,102	35,434

4 Grants paid

	Unrestricted funds £	Restricted funds £	2022 Total £	2021 Total £
Brabin's Lunch Club	-	-	-	518
Brabins Endowed School	-	8,000	8,000	8,000
St Mary's R C School	-	3,946	3,946	4,007
Brabin's Pre School	-	-	-	1,000
	-	11,946	11,946	13,525

BRABIN'S ALMSHOUSES

NOTES TO THE RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2022

5 Investments

	Unrestricted funds £	Listed investments Restricted funds £	2022 Total £	2021 Total £
Market value at 1 April 2021	207,975	164,395	372,370	326,482
Additions at cost	7,975	23,233	31,208	100,100
Disposals at market value	(49,645)	(67,786)	117,431	(123,438)
Gains/(losses) on revaluation	8,016	9,587	17,603	69,226
Market value at 31 March 2022	174,321	129,429	303,750	372,370

6 Funds

	Balance b/fwd at 1 April 2021 £	Receipts £	Payments £	Transfers £	Balance c/fwd at 31 March 2022 £
Unrestricted funds					
Non-educational fund	153,326	89,471	(103,644)	-	139,153
Restricted funds					
Educational fund	(84,394)	79,581	(42,246)	-	(47,059)
	68,932	169,052	(145,890)	-	92,094