

# **Brabin's Almshouses**

## **Accounts**

**For The Period Ended  
31 March 2022**

**BRABIN’S ALMSHOUSES**

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# BRABIN'S ALMSHOUSES

## CHARITY DETAILS

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<b>Trustees</b>	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
<b>Charity names (registration numbers)</b>	Brabin's Almshouses (239965) Brabin's Educational Foundation (239965-1)
<b>Registered office</b>	21 Kirklands Chipping Preston PR3 2GN
<b>Independent examiner</b>	Nicola Mason FCA, DChA MHA Moore and Smalley Richard House 9 Winckley Square Preston PR1 3HP
<b>Bankers</b>	HSBC 49A Fishergate Preston PR1 8BH

# **BRABIN'S ALMSHOUSES**

## **TRUSTEE'S REPORT**

### **FOR THE YEAR ENDED 31 MARCH 2022**

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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 9<sup>th</sup> April 1683 and comprised in a scheme made under the Endowed Schools Acts on the 27<sup>th</sup> November 1878 as varied by a Scheme of the Charity Commissioners of the 30<sup>th</sup> November 1961.

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

The two Charities were formally linked as from 1<sup>st</sup> April 2018 confirmed by a letter dated 29<sup>th</sup> 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

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### 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.



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**Ms G K Bailey – Chair**

# BRABIN'S ALMSHOUSES

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES/MEMBERS

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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*

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**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 £
<b>Receipts</b>					
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
		<b>39,826</b>	<b>11,795</b>	<b>51,621</b>	47,500
<b>Asset and investment sales</b>	5	49,645	67,786	117,431	123,438
<b>Total receipts</b>		<b>89,471</b>	<b>79,581</b>	<b>169,052</b>	170,938
<b>Payments</b>					
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
		<b>95,669</b>	<b>19,013</b>	<b>114,682</b>	174,344
<b>Asset and investment purchases</b>	5	7,975	23,233	31,208	100,100
<b>Total payments</b>		<b>103,644</b>	<b>42,246</b>	<b>145,890</b>	274,444
<b>Net receipts/(payments) for the year</b>		<b>(14,173)</b>	<b>37,335</b>	<b>23,162</b>	(103,506)
<b>Transfers between funds</b>		-	-	-	-
Cash funds brought forward at 1 April 2020		<b>153,326</b>	<b>(84,394)</b>	<b>68,932</b>	172,438
<b>Cash funds carried forward at 31 March 2021</b>		<b>139,153</b>	<b>(47,059)</b>	<b>92,094</b>	68,932

# BRABIN'S ALMSHOUSES

## STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 MARCH 2022

	Note	Unrestricted funds £	Restricted funds £	2022 Total £	2021 Total £
<b>Cash funds</b>					
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
<b>Total funds per receipts and payments account</b>		<b>139,153</b>	<b>(47,059)</b>	<b>92,094</b>	<b>68,932</b>
<b>Investment assets</b>					
Investment portfolio	5	174,321	129,429	303,750	372,370
Mortgage debtor		30,315	30,315	60,630	68,032
<b>Assets retained for the charity's own use</b>					
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
<b>Total assets retained for the charity's own use</b>		<b>1,475,150</b>	<b>655,348</b>	<b>1,905,498</b>	<b>1,905,498</b>
<b>Liabilities</b>					
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

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**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	-	<b>7,000</b>	7,000
Club Row rents	20,558	-	<b>20,558</b>	23,352
Post office and craft centre	-	5,544	<b>5,544</b>	5,082
	<b>27,558</b>	<b>5,544</b>	<b>33,102</b>	35,434

**4 Grants paid**

	Unrestricted funds £	Restricted funds £	2022 Total £	2021 Total £
Brabin's Lunch Club	-	-	-	518
Brabins Endowed School	-	8,000	<b>8,000</b>	8,000
St Mary's R C School	-	3,946	<b>3,946</b>	4,007
Brabin's Pre School	-	-	-	1,000
	-	<b>11,946</b>	<b>11,946</b>	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
<b>Market value at 31 March 2022</b>	<b>174,321</b>	<b>129,429</b>	<b>303,750</b>	<b>372,370</b>

### 6 Funds

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