

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
.....
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 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