

CHARLES EDWARD SUGDEN'S ALMSHOUSES

England & Wales · Charity number 243833

Details

Status Registered

Legal form Other

Registered 1965-10-20

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

Contact

Address Abbeyfield Grove House
12 Riddings Road
Ilkley
LS29 9BF

Phone 01943886000

Email INFO@ABBNEYFIELDTHEDALES.CO.UK

Website www.abbeyfieldthedaes.co.uk

Activities

Objects: HOMES FOR AGED OR INFIRM PERSONS, INHABITANTS OF THE ECCLESIASTICAL PARISH OF OAKWORTH.

Activities: The main activities are to provide accommodation for those who qualify under the trust deed.

Classification

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

Geography

- **Area of benefit:** ECCLESIASTICAL PARISH OF OAKWORTH
- Bradford City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£40,679	£45,112	-	-
2024-03-31	£37,231	£39,067	-	-
2023-03-31	£31,686	£36,518	-	-
2022-03-31	£30,202	£31,994	-	-
2021-03-31	£32,716	£31,985	-	-

Trustees

Name	Role	Appointed
Abbeyfield The Dales Ltd		2020-09-24

CHARLES EDWARD SUGDEN'S ALMSHOUSES

England & Wales - Charity number 243833

Accounts

CHARLES EDWARD SUGDEN'S ALMSHOUSES
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

Charity Registration Number: 243833
Homes and Communities Agency Number: A3990
Almshouses Association member No: M1012

CHARLES EDWARD SUGDEN'S ALMSHOUSES

ASSOCIATION INFORMATION

Trustee	Abbeyfield the Dales Limited
Charity number	243833
Homes and Communities Agency Number	A3990
Almshouses Association Member No	M1012
Principal Address	Grove House 12 Riddings Road Ilkley Leeds LS29 9BF
Auditor	Azets Audit Services Carlton House Grammar School Street Bradford BD1 4NS BD1 4NS
Bankers	Barclays Bank PLC Leicester United Kingdom LE87 2BB Unity Trust Bank Plc Nine Brindleyplace 4 Oozells Square Birmingham B1 2HB

CHARLES EDWARD SUGDEN'S ALMSHOUSES

CONTENTS

	Page
Board Report	1
Trustee's responsibilities statement	3
Independent auditor's report	4 - 6
Profit and loss account	7
Balance sheet	8
Statement of changes in equity	9
Notes to the financial statements	10 - 16

CHARLES EDWARD SUGDEN'S ALMSHOUSES

TRUSTEE REPORT

FOR THE YEAR ENDED 31 MARCH 2025

The Trustee presents its report and financial statements for the year ended 31 March 2025

Objectives and activities

Charles Edward Sugden Almshouses is a not-for-profit registered charity, and it is also a registered social housing landlord.

Achievements and performance

Financial review

During the year the charity generated income of £40,679 (2024 - £37,231); The flats have been fully occupied throughout the year and remained full at year end. As part of the on-going programme the remaining refurbished flats will be completed as and when a flat becomes void.

Total expenditure was £45,112 (2024 - £39,067) with the increase due to current economic inflation and additional works to the grounds and fire safety measures.

There was a net outflow of resources for the year of £(80) (2024 - £2,017 net inflow of resource). The total reserves as of 31 March 2025 stands at £369,206 (2024 - £369,286).

Reserves Policy

It is the policy of the charity that unrestricted reserves which have not been designated for a specific use are earmarked to fund major repairs as identified by previous and future quinquennial surveys and to provide a buffer in the event of any unforeseen expenditure. The Trustee considers that this will ensure that, in the event of a significant drop in net incoming resources, they will be able to continue the charity's current activities while consideration is given to ways in which additional income or funds may be raised. This reserves policy has been maintained throughout the year.

Risk Management

The Trustee has assessed the major risks to which the charity is exposed and is satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity is unincorporated and is governed by the will of Charles Edward Sugden, proved on 11 July 1916. Several amendments have been made to the governing document, the last amendment was made on 26 December 2012. The charity registration number is 243833 and the principal office is Grove House, 12 Riddings Road, Ilkley LS29 9BF. A Corporate Trustee has been appointed and any changes in Trustee must be approved by the Trustees of this company.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

TRUSTEE REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

The Trustee serving during the year was:

Abbeyfield The Dales Limited

The Trustees of Abbeyfield The Dales Limited are:

A L Hill (Chair)

F J Johnson (Resigned 31 May 2024)

D Smith (Deputy Chair)

M J Carter

I R Hepworth

I Price

N Whitham (Resigned 31 August 2024)

R G Rawling

T P Carroll

P Myers (Resigned 30 May 2025)

P G Myers (Resigned 30 May 2025)

J Connelly

A Massingham (Appointed 31 May 2024 and resigned 18 November 2024)

A Hunt (Appointed 31 May 2024)

Dame J L Daniel (Appointed 27 September 2024 and resigned 30 July 2025)

A Lockhart-Mirams (Appointed 25 July 2025)

Auditor

Azets Audit Services were appointed as auditor to the association and in accordance with its governing document, a resolution proposing that they be re-appointed will be put at a General Meeting.

Disclosure of information to auditor

So far as each person who was a Trustee at the date of approving this report is aware, there is no relevant audit information of which the association's auditor is unaware. Additionally, the Trustee has taken all the necessary steps that they ought to have taken as a trustee in order to make themselves aware of all relevant audit information and to establish that the association's auditor is aware of that information.



Abbeyfield the Dales Limited

Trustee

Dated: 26 September 2025

CHARLES EDWARD SUGDEN'S ALMSHOUSES

STATEMENT OF TRUSTEE RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2025

The Trustee is responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

The registered social housing legislation requires the trustee to prepare financial statements for each financial year. Under that legislation the Trustee has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under the registered social housing legislation the Trustee must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the association and of the profit or loss of the association for that period. In preparing these financial statements, the trustee is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Trustee is responsible for keeping adequate accounting records that are sufficient to show and explain the association's transactions and disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social in England 2019. The Trustee is also responsible for safeguarding the assets of the association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBER OF CHARLES EDWARD SUGDEN'S ALMSHOUSES

Opinion

We have audited the financial statements of Charles Edward Sugden's Almshouses (the 'association') for the year ended 31 March 2025 which comprise of the profit and loss account, the balance sheet, the statement of changes in equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the associations' affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustee with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustee is responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the director's report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the director's report has been prepared in accordance with applicable legal requirements.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBER OF CHARLES EDWARD SUGDEN'S ALMSHOUSES

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the trustee's report. We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit; or
- the information given in the financial statements is inconsistent in any material respect with the trustee's report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2009 requires us to report to you if, in our opinion:

- a satisfactory system of control over transaction has not been maintained.

Responsibilities of the trustee

As explained more fully in the trustee's responsibilities statement, the trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustee is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustee either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBER OF CHARLES EDWARD SUGDEN'S ALMSHOUSES

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the association through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the association's Trustee, as a body, in accordance with Chapter 3 of Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's Trustee those matters we are required to state to the member in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's Trustee for our audit work, for this report, or for the opinions we have formed.



Alison Whalley
Senior Statutory Auditor
For and on behalf of Azets Audit Services

Chartered Accountants
Statutory Auditor

28/9/25
Date:

Carlton House
Grammar School Street
Bradford
BD1 4NS
BD1 4NS

CHARLES EDWARD SUGDEN'S ALMSHOUSES

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	2024 £
Turnover	3	40,679	37,231
Cost of sales		(45,112)	(39,067)
Gross loss		(4,433)	(1,836)
Other operating income		-	400
Operating loss	5	(4,433)	(1,436)
Interest receivable and similar income	6	4,353	3,453
(Loss)/profit before taxation		(80)	2,017
Tax on (loss)/profit		-	-
(Loss)/profit for the financial year		(80)	2,017

The profit and loss account has been prepared on the basis that all operations are continuing operations.

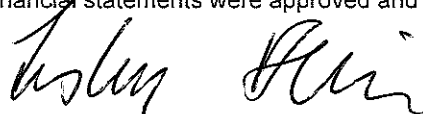
CHARLES EDWARD SUGDEN'S ALMSHOUSES

BALANCE SHEET

AS AT 31 MARCH 2025

		2025		2024	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	7		399,941		406,861
Investments	8		56,756		53,715
			<u>456,697</u>		<u>460,576</u>
Current assets					
Debtors	9	3,982		8,637	
Cash at bank and in hand		26,621		20,142	
		<u>30,603</u>		<u>28,779</u>	
Creditors: amounts falling due within one year	10	(8,272)		(7,431)	
Net current assets			<u>22,331</u>		<u>21,348</u>
Total assets less current liabilities			<u>479,028</u>		<u>481,924</u>
Creditors: amounts falling due after more than one year	11		(109,822)		(112,638)
Net assets			<u>369,206</u>		<u>369,286</u>
Capital and reserves					
Revaluation reserve	12		217,320		224,820
Profit and loss reserves	13		151,886		144,466
Total equity			<u>369,206</u>		<u>369,286</u>

The financial statements were approved and signed by the trustee and authorised for issue on 26 September 2025



Abbeyfield the Dales Limited
Trustee

CHARLES EDWARD SUGDEN'S ALMSHOUSES

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2025

	Revaluation reserve	Profit and loss reserves	Total
	£	£	£
Balance at 1 April 2023	224,820	142,449	367,269
Year ended 31 March 2024:			
Profit and total comprehensive income for the year	-	2,017	2,017
Balance at 31 March 2024	224,820	144,466	369,286
Year ended 31 March 2025:			
Loss and total comprehensive income for the year	-	(80)	(80)
Transfers	(7,500)	7,500	-
Balance at 31 March 2025	<u>217,320</u>	<u>151,886</u>	<u>369,206</u>

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

General information

The charity is a registered social housing provider registered in England and Wales.

Registered Charity Number: 243833
Homes and Communities Agency Registration Number: A3990
Almshouses Association member number: M1012

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006. The accounts comply with the Housing Act 2004, the Accounting Direction for Social Housing Providers 2022, and the Housing SORP 2018 Statement of Recommended Practice for Social Housing Providers published by the National Housing Federation.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The financial statements are prepared in sterling, which is the functional currency of the association. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustee has a reasonable expectation that the association has adequate resources to continue in operational existence for the foreseeable future. Thus the trustee continues to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover represents weekly maintenance charges receivable, including water rates in the year, net of losses from voids and amortisation of government grants.

Social Housing Grant

Social Housing Grant (SHG) is receivable from the Homes and Communities Agency and is utilised to reduce the capital costs of housing properties. The SHG is recognised in income on a systematic basis over the expected useful economic life of the properties.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Social housing properties	50 years
Doors and windows	30 years
Kitchens	20 years
Bathroom	25 years
Boilers	15 years
Electrical and heating installations	25 years

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.5 Fixed asset investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the profit and loss account if the share are publicly traded or their fair value can otherwise be measured reliably.

1.6 Impairment of fixed assets

At each reporting period end date, the association reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the association estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.7 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The association has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the association's balance sheet when the association becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the association after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.9 Equity instruments

Equity instruments issued by the association are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the association.

1.10 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the association is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

2 Judgements and key sources of estimation uncertainty

In the application of the association's accounting policies, the trustee is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Social Housing turnover and costs

	2025 £	2024 £
Turnover		
Rents receivable	37,863	34,415
Amortised social housing grant	2,816	2,816
	<u>40,679</u>	<u>37,231</u>
Turnover from social housing lettings	40,679	37,231
Administrative expenditure		
Management	(9,410)	(8,250)
Service charge costs	(17,793)	(13,833)
Routine maintenance	(5,973)	(5,144)
Legal fees	-	(40)
Depreciation of housing properties	(11,936)	(11,800)
	<u>(45,112)</u>	<u>(39,067)</u>
Operating (deficit) on social housing lettings	<u>(4,433)</u>	<u>(1,836)</u>
Void losses	-	(837)
	<u>-</u>	<u>(837)</u>

4 Accomodation owned and in management

	Units at 31 March 2025 Number	Units at 31 March 23 Number
Housing Accomodation	7	7
	<u>7</u>	<u>7</u>

5 Surplus on ordinary activities is stated after charging/(crediting):

	2025 £	2024 £
Operating loss for the year is stated after charging/(crediting):		
Government grants	-	(400)
Audit fees	2,700	2,700
Depreciation of owned tangible fixed assets	11,936	11,800
Amortisation of social housing grants	(2,816)	(2,816)
	<u>11,820</u>	<u>11,284</u>

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

6	Interest receivable and similar income			
			2025	2024
			£	£
	Interest income			
	Interest on bank deposits		639	203
	Other income from investments			
	Dividends received		672	647
	Gains on financial instruments measured at fair value through profit or loss		3,042	2,603
	Total income		<u>4,353</u>	<u>3,453</u>
7	Tangible fixed assets			
		Social housing properties	Boilers	Total
		£	£	£
	Cost			
	At 1 April 2024	375,000	107,540	482,540
	Additions	-	5,016	5,016
	At 31 March 2025	<u>375,000</u>	<u>112,556</u>	<u>487,556</u>
	Depreciation and impairment			
	At 1 April 2024	60,000	15,679	75,679
	Depreciation charged in the year	7,500	4,436	11,936
	At 31 March 2025	<u>67,500</u>	<u>20,115</u>	<u>87,615</u>
	Carrying amount			
	At 31 March 2025	<u>307,500</u>	<u>92,441</u>	<u>399,941</u>
	At 31 March 2024	<u>315,000</u>	<u>91,861</u>	<u>406,861</u>

The properties were recognised using market value with full vacant possession, as a deemed cost on transition to FRS102. These assets are being depreciated from their valuation date of 31 March 2016 and have a current net book value of £307,500 (2024 - £315,000). The historical cost equivalent of these assets is £182,054.

8	Fixed asset investments		
		2025	2024
		£	£
	M & G Charity Multi Asset Fund	<u>56,756</u>	<u>53,715</u>

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

8	Fixed asset investments	(Continued)	
	Movements in fixed asset investments		Investments
			£
	Cost or valuation		
	At 1 April 2024		53,715
	Valuation changes		3,041
	At 31 March 2025		<u>56,756</u>
	Carrying amount		
	At 31 March 2025		<u>56,756</u>
	At 31 March 2024		<u>53,715</u>
9	Debtors	2025	2024
		£	£
	Amounts falling due within one year:		
	Other debtors	1,431	5,742
	Prepayments and accrued income	2,551	2,895
		<u>3,982</u>	<u>8,637</u>
10	Creditors: amounts falling due within one year	2025	2024
		£	£
	Trade creditors	1,626	497
	Social housing grant	2,816	2,816
	Other creditors	-	905
	Accruals and deferred income	3,830	3,213
		<u>8,272</u>	<u>7,431</u>

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

11 Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Social housing grant	109,822	112,638

Social housing grant totalling £140,798 has been received. This will be repaid if the properties are sold. The social housing grant is being recognised in income systematically over the expected useful life of the structure (50 years).

12 Revaluation reserve

	2025	2024
	£	£
At the beginning of the year	224,820	224,820
Transfer to retained earnings	(7,500)	-
At the end of the year	217,320	224,820

13 Profit and loss reserves

	2025	2024
	£	£
At the beginning of the year	144,466	142,449
(Loss)/profit for the year	(80)	2,017
Transfer from revaluation reserve	7,500	-
At the end of the year	151,886	144,466

14 Related party transactions

During the year £5,775 (2024: £5,250) was paid for management charges to Abbeyfield The Dales, the Corporate trustee. At 31 March 2025 £1,431 (2024: £5,742) was due from Abbeyfield The Dales.

CHARLES EDWARD SUGDEN'S ALMSHOUSES
MANAGEMENT INFORMATION
FOR THE YEAR ENDED 31 MARCH 2025

CHARLES EDWARD SUGDEN'S ALMSHOUSES

DETAILED PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	2025		2024	
	£	£	£	£
Turnover				
Sales of goods		40,679		37,231
Cost of sales				
<i>Purchases and other direct costs</i>				
Direct costs	33,176		27,267	
Depreciation	11,936		11,800	
	<u>45,112</u>		<u>39,067</u>	
Total purchases and other direct costs				
Total cost of sales		(45,112)		(39,067)
Gross loss	10.90%	(4,433)	4.93%	(1,836)
Other operating income				
Government grants receivable and released		-		400
		<u>(4,433)</u>		<u>(1,436)</u>
Operating loss				
Interest receivable and similar income				
Bank interest received	639		203	
Gains on financial instruments	3,042		2,603	
Dividends from investments	672		647	
	<u>4,353</u>		<u>3,453</u>	
(Loss)/profit before taxation	0.20%	<u>(80)</u>	5.42%	<u>2,017</u>

CHARLES EDWARD SUGDEN'S ALMSHOUSES

England & Wales - Charity number 243833

Accounts



CHARLES EDWARD SUGDEN'S ALMSHOUSES
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

Charity Registration Number: 243833
Homes and Communities Agency Number: A3990
Almshouses Association member No: M1012

CHARLES EDWARD SUGDEN'S ALMSHOUSES

ASSOCIATION INFORMATION

Trustee Abbeyfield the Dales Limited

Charity number 243833

Homes and Communities Agency Number A3990

Almshouses Association Member No M1012

Principal Address Grove House
12 Riddings Road
Ilkley
Leeds
LS29 9BF

Auditor Azets Audit Services
Carlton House
Grammar School Street
Bradford
BD1 4NS

Bankers Barclays Bank PLC
Leicester
United Kingdom
LE87 2BB

CHARLES EDWARD SUGDEN'S ALMSHOUSES

CONTENTS

	Page
Board Report	1
Trustee's responsibilities statement	3
Independent auditor's report	4 - 6
Profit and loss account	7
Balance sheet	8
Statement of changes in equity	9
Notes to the financial statements	10 - 16

CHARLES EDWARD SUGDEN'S ALMSHOUSES

BOARD REPORT

FOR THE YEAR ENDED 31 MARCH 2024

The Corporate Trustee presents its report and financial statements for the year ended 31 March 2024.

Objectives and activities

Charles Edward Sugden Almshouses is a not-for-profit registered charity, and it is also a registered social housing landlord.

The charity's object is the provision of almshouses accommodation for those who qualify under the trust deed, mainly qualifying residents from the Keighley area. The accommodation is only suitable for single occupants and whenever vacancies occur, they are advertised locally. When making allocation decisions, the Corporate Trustee gives priority to those in most need. The policies adopted in furtherance of these objects are set on pages 10 to 16 of this annual report and there have been no changes to these during the year.

The Corporate Trustee has paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

Financial review

During the year the charity generated income of £37,231 (2023 - £31,686); the year opened with 1 void which was refurbished and re-let in the first quarter of the year. Flats have remained full for the remaining part of the year following the relet of this void. As part of the on-going programme the remaining refurbished flats will be completed as and when a flat becomes void.

Total expenditure was £39,067 (2023 - £36,518), with the slight increase due current economic inflation pressures stemmed from the cost-of-living crisis.

The net incoming resources for the year are £2,017 (2023 - £4,740 net outflow of resource). The total reserves as of 31 March 2024 stands at £369,286 (2023 - £367,269).

Reserves Policy

It is the policy of the charity that unrestricted reserves which have not been designated for a specific use are earmarked to fund major repairs as identified by previous and future quinquennial surveys and to provide a buffer in the event of any unforeseen expenditure. The trustee considers that this will ensure that, in the event of a significant drop in net incoming resources, they will be able to continue the charity's current activities while consideration is given to ways in which additional income or funds may be raised. This reserves policy has been maintained throughout the year.

Risk Management

The Corporate Trustee has assessed the major risks to which the charity is exposed and is satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity is unincorporated and is governed by the will of Charles Edward Sugden, proved on 11 July 1916. Several amendments have been made to the governing document, the last amendment was made on 26 December 2012. The charity registration number is 243833 and the principal office is Grove House, 12 Riddings Road, Ilkley LS29 9BF. A Corporate Trustee has been appointed and any changes in Trustee must be approved by the Trustees of this company.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

BOARD REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

The Corporate Trustee serving during the year was:

Abbeyfield The Dales Limited

The Trustees of Abbeyfield The Dales Limited are:

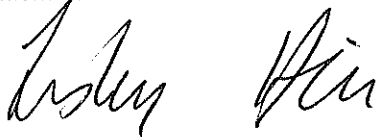
A L Hill (Chair)
A Francis (Resigned 28 July 2023)
F J Johnson (Resigned 31 May 2024)
D Smith (Deputy Chair)
A Ashby (Resigned 27 October 2023)
M Carter
I Hepworth
I Price
N Whitham (Resigned 31 August 2024)
R G Rawling
T P Carroll
M Harman (Resigned 26 May 2023)
P Myers (Appointed 26 May 2023)
P G Myers (Appointed 26 May 2023)
J Connelly (Appointed 26 May 2023)
A Massingham (Appointed 31 May 2024)
A Hunt (Appointed 31 May 2024)

Auditor

Azets Audit Services were appointed as auditor to the association and in accordance with its governing document, a resolution proposing that they be re-appointed will be put at a General Meeting.

Disclosure of information to auditor

So far as each person who was a Trustee at the date of approving this report is aware, there is no relevant audit information of which the association's auditor is unaware. Additionally, the trustee has taken all the necessary steps that they ought to have taken as a trustee in order to make themselves aware of all relevant audit information and to establish that the association's auditor is aware of that information.



Abbeyfield the Dales Limited

Dated: 27 September 2024

CHARLES EDWARD SUGDEN'S ALMSHOUSES

TRUSTEES RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 MARCH 2024

The trustee is responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

The registered social housing legislation requires the trustee to prepare financial statements for each financial year. Under that legislation the trustee has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under the registered social housing legislation the trustee must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the association and of the profit or loss of the association for that period. In preparing these financial statements, the trustee is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The trustee is responsible for keeping adequate accounting records that are sufficient to show and explain the association's transactions and disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social in England 2019. The Trustee is also responsible for safeguarding the assets of the association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CHARLES EDWARD SUGDEN'S ALMSHOUSES

Opinion

We have audited the financial statements of Charles Edward Sugden's Almshouses (the 'association') for the year ended 31 March 2024 which comprise of the profit and loss account, the balance sheet, the statement of changes in equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the associations' affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustee with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustee is responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the director's report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the director's report has been prepared in accordance with applicable legal requirements.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF CHARLES EDWARD SUGDEN'S ALMSHOUSES

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the trustee's report. We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit; or
- the information given in the financial statements is inconsistent in any material respect with the trustee's report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2009 requires us to report to you if, in our opinion:

- a satisfactory system of control over transaction has not been maintained.

Responsibilities of the trustee

As explained more fully in the trustee's responsibilities statement, the trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustee is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustee either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF CHARLES EDWARD SUGDEN'S ALMSHOUSES

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the association through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the association's trustee, as a body, in accordance with Chapter 3 of Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's trustee those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's trustee for our audit work, for this report, or for the opinions we have formed.



Alison Whalley

Senior Statutory Auditor

For and on behalf of Azets Audit Services

27 September 2024

Chartered Accountants

Statutory Auditor

Carlton House
Grammar School Street
Bradford
BD1 4NS

CHARLES EDWARD SUGDEN'S ALMSHOUSES

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

		2024	2023
	Notes	£	£
Turnover	3	37,231	31,686
Cost of sales		(39,067)	(36,518)
Gross loss		(1,836)	(4,832)
Other operating income		400	-
Operating loss	5	(1,436)	(4,832)
Interest receivable and similar income	6	3,453	92
Profit/(loss) before taxation		2,017	(4,740)
Tax on profit/(loss)		-	-
Profit/(loss) for the financial year		2,017	(4,740)

The profit and loss account has been prepared on the basis that all operations are continuing operations.

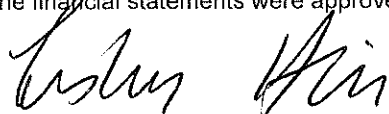
CHARLES EDWARD SUGDEN'S ALMSHOUSES

BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	7		406,861		418,661
Investments	8		53,715		51,111
			<u>460,576</u>		<u>469,772</u>
Current assets					
Debtors	9	8,637		10,554	
Cash at bank and in hand		20,142		15,279	
			<u>28,779</u>	<u>25,833</u>	
Creditors: amounts falling due within one year	10	(7,431)		(12,882)	
Net current assets			<u>21,348</u>		<u>12,951</u>
Total assets less current liabilities			<u>481,924</u>		<u>482,723</u>
Creditors: amounts falling due after more than one year	11		(112,638)		(115,454)
Net assets			<u>369,286</u>		<u>367,269</u>
Capital and reserves					
Revaluation reserve	12	224,820		224,820	
Profit and loss reserves		144,466		142,449	
Total equity			<u>369,286</u>		<u>367,269</u>

The financial statements were approved and signed by the trustee and authorised for issue on 27 September 2024



Abbeyfield the Dales Limited
Trustee

CHARLES EDWARD SUGDEN'S ALMSHOUSES

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2024

	Revaluation reserve	Profit and loss reserves	Total
	£	£	£
Balance at 1 April 2022	225,335	146,674	372,009
Year ended 31 March 2023:			
Loss and total comprehensive income for the year	-	(4,225)	(4,225)
Revaluation of investments	(515)	-	(515)
Balance at 31 March 2023	<u>224,820</u>	<u>142,449</u>	<u>367,269</u>
Year ended 31 March 2024:			
Profit and total comprehensive income for the year	-	2,017	2,017
Balance at 31 March 2024	<u><u>224,820</u></u>	<u><u>144,466</u></u>	<u><u>369,286</u></u>

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

1 Judgements and key sources of estimation uncertainty

In the application of the association's accounting policies, the trustee is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

2 Accounting policies

General information

The charity is a registered social housing provider registered in England and Wales.

Registered Charity Number: 243833

Homes and Communities Agency Registration Number: A3990

Almshouses Association member number: M1012

2.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing Regulations Act 2008.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The financial statements are prepared in sterling, which is the functional currency of the association. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

2.2 Going concern

At the time of approving the financial statements, the trustee has a reasonable expectation that the association has adequate resources to continue in operational existence for the foreseeable future. Thus the trustee continues to adopt the going concern basis of accounting in preparing the financial statements.

2.3 Turnover

Turnover represents weekly maintenance charges receivable, including water rates in the year, net of losses from voids and amortisation of government grants.

Social Housing Grant

Social Housing Grant (SHG) is receivable from the Homes and Communities Agency and is utilised to reduce the capital costs of housing properties. The SHG is recognised in income on a systematic basis over the expected useful economic life of the properties.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

2 Accounting policies

(Continued)

2.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Social housing properties	50 years
Doors and windows	30 years
Kitchens	20 years
Bathroom	25 years
Boilers	15 years
Electrial and heating installations	25 years

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

2.5 Fixed asset investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the profit and loss account if the share are publicly traded or their fair value can otherwise be measured reliably.

2.6 Impairment of fixed assets

At each reporting period end date, the association reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the association estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

2.7 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

2 Accounting policies

(Continued)

2.8 Financial instruments

The association has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the association's balance sheet when the association becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the association after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

2.9 Equity instruments

Equity instruments issued by the association are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the association.

2.10 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the association is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

2 Accounting policies (Continued)

2.11 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

3 Social Housing turnover and costs

	2024	2023
	£	£
Turnover		
Rents receivable	34,415	28,870
Amortised social housing grant	2,816	2,816
	<u>37,231</u>	<u>31,686</u>
Turnover from social housing lettings	37,231	31,686
Administrative expenditure		
Management	(8,250)	(8,325)
Service charge costs	(13,833)	(11,057)
Routine maintenance	(5,144)	(5,301)
Legal fees	(40)	(33)
Depreciation of housing properties	(11,800)	(11,802)
	<u>(39,067)</u>	<u>(36,518)</u>
Operating (deficit) on social housing lettings	(1,836)	(4,832)
	<u>(837)</u>	<u>(4,323)</u>
Void losses	(837)	(4,323)

4 Accommodation owned and in management

	Units at 1 April 2022	Units at 31 March 23
	Number	Number
Housing Accommodation	<u>7</u>	<u>7</u>

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

5	Surplus on ordinary activities is stated after charging/(crediting):		
	Operating loss for the year is stated after charging/(crediting):	2024	2023
		£	£
	Government grants	(400)	-
	Audit fees	2,700	2,700
	Depreciation of owned tangible fixed assets	11,800	11,802
	Amortisation of social housing grants	(2,816)	(2,816)
		<u>38,551</u>	<u>36,402</u>
6	Interest receivable and similar income		
		2024	2023
		£	£
	Interest income		
	Interest on bank deposits	203	26
	Other income from investments		
	Dividends received	647	581
	Gains on financial instruments measured at fair value through profit or loss	2,603	(515)
	Total income	<u>3,453</u>	<u>92</u>
7	Tangible fixed assets		
		Social housing properties	Boilers
		£	£
	Cost		Total
	At 1 April 2023 and 31 March 2024	375,000	107,540
		<u>375,000</u>	<u>107,540</u>
	Depreciation and impairment		
	At 1 April 2023	52,500	11,379
	Depreciation charged in the year	7,500	4,300
		<u>60,000</u>	<u>15,679</u>
	At 31 March 2024	60,000	15,679
		<u>60,000</u>	<u>15,679</u>
	Carrying amount		
	At 31 March 2024	315,000	91,861
		<u>315,000</u>	<u>91,861</u>
	At 31 March 2023	322,500	96,161
		<u>322,500</u>	<u>96,161</u>

Housing properties for lettings were subject to an independent, professional valuation at 2 July 2016. The valuation was undertaken by Ian M Briggs FRICS of Dacre, Son and Hartley. The properties were recognised using market value with full vacant possession, as a deemed cost on transition to FRS102. These assets are being depreciated from their valuation date of 31 March 2016 and have a current net book value of £315,000 (2023 - £322,500). The historical cost equivalent of these assets is £182,054.

CHARLES EDWARD SUGDEN'S ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

8	Fixed asset investments	2024	2023
		£	£
	M & G Charity Multi Asset Fund	53,715	51,111
		<u>53,715</u>	<u>51,111</u>
	Movements in fixed asset investments		Investments
			£
	Cost or valuation		
	At 1 April 2023		51,111
	Valuation changes		2,604
	At 31 March 2024		<u>53,715</u>
	Carrying amount		
	At 31 March 2024		<u>53,715</u>
	At 31 March 2023		<u>51,111</u>
9	Debtors	2024	2023
		£	£
	Amounts falling due within one year:		
	Other debtors	5,742	7,704
	Prepayments and accrued income	2,895	2,850
		<u>8,637</u>	<u>10,554</u>
10	Creditors: amounts falling due within one year	2024	2023
		£	£
	Trade creditors	497	7,090
	Social housing grant	2,816	2,816
	Other creditors	905	-
	Accruals and deferred income	3,213	2,976
		<u>7,431</u>	<u>12,882</u>

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

11 Creditors: amounts falling due after more than one year

	Notes	2024 £	2023 £
Social housing grant		<u>112,638</u>	<u>115,454</u>

Social housing grant totalling £140,798 has been received. This will be repaid if the properties are sold. The social housing grant is being recognised in income systematically over the expected useful life of the structure (50 years).

12 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulative effect of revaluations of the fixed assets investments.

13 Related party transactions

During the year £5,250 (2023: £5,625) was paid for management charges to Abbeyfield The Dales, the Corporate trustee. At 31 March 2023 £5,742 (2023: £7,704) was due from Abbeyfield The Dales.

CHARLES EDWARD SUGDEN'S ALMSHOUSES
MANAGEMENT INFORMATION
FOR THE YEAR ENDED 31 MARCH 2024

CHARLES EDWARD SUGDEN'S ALMSHOUSES

DETAILED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2024

	2024		2023	
	£	£	£	£
Turnover				
Sales of goods		37,231		31,686
Cost of sales				
<i>Purchases and other direct costs</i>				
Direct costs	27,267		24,716	
Depreciation	11,800		11,802	
	<u>39,067</u>		<u>36,518</u>	
Total purchases and other direct costs				
Total cost of sales		<u>(39,067)</u>		<u>(36,518)</u>
Gross loss	4.93%	(1,836)	15.25%	(4,832)
Other operating income				
Government grants receivable and released		<u>400</u>		<u>-</u>
Operating loss		<u>(1,436)</u>		<u>(4,832)</u>
Interest receivable and similar income				
Bank interest received	203		26	
Gains on financial instruments	2,603		(515)	
Dividends from investments	647		581	
	<u>3,453</u>		<u>92</u>	
Profit/(loss) before taxation	5.42%	<u><u>2,017</u></u>	14.96%	<u><u>(4,740)</u></u>

CHARLES EDWARD SUGDEN'S ALMSHOUSES

England & Wales - Charity number 243833

Accounts

CHARLES EDWARD SUGDEN'S ALMSHOUSES
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

Charity Registration Number: 243833
Homes and Communities Agency Number: A3990
Almshouses Association member No: M1012

CHARLES EDWARD SUGDEN'S ALMSHOUSES

ASSOCIATION INFORMATION

Trustee	Abbeyfield the Dales Limited
Charity number	243833
Homes and Communities Agency Number	A3990
Almshouses Association Member No	M1012
Principal Address	Grove House 12 Riddings Road Ilkley Leeds LS29 9BF
Auditor	Azets Audit Services Carlton House Grammar School Street Bradford BD1 4NS
Bankers	Barclays Bank PLC Leicester United Kingdom LE87 2BB

CHARLES EDWARD SUGDEN'S ALMSHOUSES

CONTENTS

	Page
Board Report	1
Trustee's responsibilities statement	3
Independent auditor's report	4 - 6
Profit and loss account	7
Balance sheet	8
Statement of changes in equity	9
Notes to the financial statements	10 - 16

CHARLES EDWARD SUGDEN'S ALMSHOUSES

BOARD REPORT

FOR THE YEAR ENDED 31 MARCH 2023

The Corporate Trustee presents its report and financial statements for the year ended 31 March 2023.

Objectives and activities

Charles Edward Sugden Almshouses is a not-for-profit registered charity, and it is also a registered social housing landlord.

The charity's object is the provision of almshouses accommodation for those who qualify under the trust deed, mainly qualifying residents from the Keighley area. The accommodation is only suitable for single occupants and whenever vacancies occur, they are advertised locally. When making allocation decisions, the Corporate Trustee gives priority to those in most need. The policies adopted in furtherance of these objects are set on pages 10 to 16 of this annual report and there have been no changes to these during the year.

The Corporate Trustee has paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

Financial review

During the year the charity generated income of £31,686 (2022 - £30,202); the increase is due to low occupancy in the prior year, 2 properties were refurbished in Q3 and Q4 as part of the on-going programme and closed out the year with 1 void (which was subsequently let, and the flats remain full).

Total expenditure was £36,518 (2022 - £31,994), with the increase due to the high cost of repairs, gas safety checks, and an additional charge for managing the refurbishment works programme. This had been partially offset by the savings made through gardening works and utility costs. A draw down of M&G investment funds was made in Q4 to fund the on-going refurbishment programme.

There was a net outflow of resources for the year of £4,740 (2022 - £7,298 net incoming resources). The outflow of funds has been in part caused by a reduction in the value of the charity's investment of £915; this was lower than the previous year where the increase was £7,120. The total reserves as at 31 March 2023 stand at £367,269 (2022 - £372,009).

Reserves Policy

It is the policy of the charity that unrestricted reserves which have not been designated for a specific use are earmarked to fund major repairs as identified by previous and future quinquennial surveys and to provide a buffer in the event of any unforeseen expenditure. The trustee considers that this will ensure that, in the event of a significant drop in net incoming resources, they will be able to continue the charity's current activities while consideration is given to ways in which additional income or funds may be raised. This reserves policy has been maintained throughout the year.

Risk Management

The Corporate Trustee has assessed the major risks to which the charity is exposed and is satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity is unincorporated and is governed by the will of Charles Edward Sugden, proved on 11 July 1916. Several amendments have been made to the governing document, the last amendment was made on 26 December 2012. The charity registration number is 243833 and the principal office is Grove House, 12 Riddings Road, Ilkley LS29 9BF. A Corporate Trustee has been appointed and any changes in Trustee must be approved by the Trustees of this company.

The Corporate Trustee who served during the year was:

Abbeyfield The Dales Limited

CHARLES EDWARD SUGDEN'S ALMSHOUSES

BOARD REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

The Trustees of Abbeyfield The Dales Limited are:

A L Hill (Chair)
A Francis (resigned 28 July 2023)
F J Johnson
D Smith
A Ashby
M Carter
I Hepworth
I Price
N Whitham
R G Rawling
T Carroll (appointed 16 December 2022)
M Harman (resigned 26 May 2023)
P Myers (appointed 26 May 2023)
P G Myers (appointed 26 May 2023)
J Connelly (appointed 26 May 2023)

Auditor

Azets Audit Services were appointed as auditor to the association and in accordance with its governing document, a resolution proposing that they be re-appointed will be put at a General Meeting.

Disclosure of information to auditor

So far as each person who was a Trustee at the date of approving this report is aware, there is no relevant audit information of which the association's auditor is unaware. Additionally, the trustee has taken all the necessary steps that they ought to have taken as a trustee in order to make themselves aware of all relevant audit information and to establish that the association's auditor is aware of that information.

Ia R Hepworth

PP Abbeyfield the Dales Limited

Dated: 8 September 2023

CHARLES EDWARD SUGDEN'S ALMSHOUSES

TRUSTEES RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 MARCH 2023

The trustee is responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

The registered social housing legislation requires the trustee to prepare financial statements for each financial year. Under that legislation the trustee has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under the registered social housing legislation the trustee must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the association and of the profit or loss of the association for that period. In preparing these financial statements, the trustee is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The trustee is responsible for keeping adequate accounting records that are sufficient to show and explain the association's transactions and disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social in England 2019. The Trustee is also responsible for safeguarding the assets of the association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CHARLES EDWARD SUGDEN'S ALMSHOUSES

Opinion

We have audited the financial statements of Charles Edward Sugden's Almshouses (the 'association') for the year ended 31 March 2023 which comprise of the profit and loss account, the balance sheet, the statement of changes in equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the associations' affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustee with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustee is responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the director's report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the director's report has been prepared in accordance with applicable legal requirements.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF CHARLES EDWARD SUGDEN'S ALMSHOUSES

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the trustee's report. We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit; or
- the information given in the financial statements is inconsistent in any material respect with the trustee's report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2009 requires us to report to you if, in our opinion:

- a satisfactory system of control over transaction has not been maintained.

Responsibilities of the trustee

As explained more fully in the trustee's responsibilities statement, the trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustee is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustee either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF CHARLES EDWARD SUGDEN'S ALMSHOUSES

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the association through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the association's trustee, as a body, in accordance with Chapter 3 of Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's trustee those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's trustee for our audit work, for this report, or for the opinions we have formed.



Allison Whalley
Senior Statutory Auditor
For and on behalf of Azets Audit Services

8 September 2023

Chartered Accountants
Statutory Auditor

Carlton House
Grammar School Street
Bradford
BD1 4NS

CHARLES EDWARD SUGDEN'S ALMSHOUSES

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023 £	2022 £
Turnover	3	31,686	30,202
Cost of sales		(36,518)	(31,994)
Gross loss		<u>(4,832)</u>	<u>(1,792)</u>
Interest receivable and similar income	6	92	9,090
(Loss)/profit before taxation		<u>(4,740)</u>	<u>7,298</u>
Tax on (loss)/profit		-	-
(Loss)/profit for the financial year		<u><u>(4,740)</u></u>	<u><u>7,298</u></u>

The profit and loss account has been prepared on the basis that all operations are continuing operations.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023		2022	
		£	£	£	£
Fixed assets					
Tangible assets	7		418,661		385,463
Investments	8		51,111		91,627
			<u>469,772</u>		<u>477,090</u>
Current assets					
Debtors	9	10,554		5,154	
Cash at bank and in hand		15,279		14,419	
		<u>25,833</u>		<u>19,573</u>	
Creditors: amounts falling due within one year	10	<u>(12,882)</u>		<u>(3,568)</u>	
Net current assets			<u>12,951</u>		<u>16,005</u>
Total assets less current liabilities			<u>482,723</u>		<u>493,095</u>
Creditors: amounts falling due after more than one year	11		<u>(115,454)</u>		<u>(121,086)</u>
Net assets			<u>367,269</u>		<u>372,009</u>
Capital and reserves					
Revaluation reserve	12		224,820		225,335
Profit and loss reserves			142,449		146,674
Total equity			<u>367,269</u>		<u>372,009</u>

The financial statements were approved and signed by the trustee and authorised for issue on 8 September 2023

12 A. Hapworth

PP Abbeyfield the Dales Limited
Trustee

CHARLES EDWARD SUGDEN'S ALMSHOUSES

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2023

	Revaluation reserve	Profit and loss reserves	Total
	£	£	£
Balance at 1 April 2021	219,121	145,590	364,711
Year ended 31 March 2022:			
Profit and total comprehensive income for the year	-	1,084	1,084
Revaluation of investments	6,214	-	6,214
Balance at 31 March 2022	225,335	146,674	372,009
Year ended 31 March 2023:			
Loss and total comprehensive income for the year	-	(4,225)	(4,225)
Other movements	(515)	-	(515)
Balance at 31 March 2023	224,820	142,449	367,269

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

General information

The charity is a registered social housing provider registered in England and Wales.

Registered Charity Number: 243833

Homes and Communities Agency Registration Number: A3990

Almshouses Association member number: M1012

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing Regulations Act 2008.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The financial statements are prepared in sterling, which is the functional currency of the association. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustee has a reasonable expectation that the association has adequate resources to continue in operational existence for the foreseeable future. Thus the trustee continues to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover represents weekly maintenance charges receivable, including water rates in the year, net of losses from voids and amortisation of government grants.

Social Housing Grant

Social Housing Grant (SHG) is receivable from the Homes and Communities Agency and is utilised to reduce the capital costs of housing properties. The SHG is recognised in income on a systematic basis over the expected useful economic life of the properties.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Social housing properties	50 years
Doors and windows	30 years
Kitchens	20 years
Bathroom	25 years
Boilers	15 years
Electrical and heating installations	25 years

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.5 Fixed asset investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the profit and loss account if the share are publicly traded or their fair value can otherwise be measured reliably.

1.6 Impairment of fixed assets

At each reporting period end date, the association reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the association estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.7 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The association has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the association's balance sheet when the association becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the association after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.9 Equity Instruments

Equity instruments issued by the association are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the association.

1.10 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the association is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

2 Judgements and key sources of estimation uncertainty

In the application of the association's accounting policies, the trustee is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Social Housing turnover and costs

	2023 £	2022 £
Turnover		
Rents receivable	28,870	27,286
Other income/donations	-	100
Amortised social housing grant	2,816	2,816
	<u>31,686</u>	<u>30,202</u>
Turnover from social housing lettings	31,686	30,202
Administrative expenditure		
Management	(8,325)	(5,741)
Service charge costs	(11,057)	(9,439)
Routine maintenance	(5,301)	(6,791)
Legal fees	(33)	(39)
Depreciation of housing properties	(11,802)	(9,984)
	<u>(36,518)</u>	<u>(31,994)</u>
Operating (deficit) on social housing lettings	(4,832)	(1,792)
Void losses	<u>(4,323)</u>	<u>(2,210)</u>

4 Accommodation owned and in management

	Units at Units at 1 April 2022	Units at 31 March 23
	Number	Number
Housing Accomodation	<u>7</u>	<u>7</u>

5 Surplus on ordinary activities is stated after charging/(crediting):

	2023 £	2022 £
Operating loss for the year is stated after charging/(crediting):		
Audit fees	2,700	1,425
Depreciation of owned tangible fixed assets	11,802	9,984
Amortisation of social housing grants	<u>(2,816)</u>	<u>(2,816)</u>

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

6 Interest receivable and similar income		
	2023	2022
	£	£
Interest income		
Interest on bank deposits	26	2
Other income from investments		
Dividends received	581	2,874
Gains on financial instruments measured at fair value through profit or loss	(515)	6,214
Total income	<u>92</u>	<u>9,090</u>

7 Tangible fixed assets			
	Social housing properties	Boilers	Total
	£	£	£
Cost			
At 1 April 2022	375,000	62,540	437,540
Additions	-	45,000	45,000
At 31 March 2023	<u>375,000</u>	<u>107,540</u>	<u>482,540</u>
Depreciation and impairment			
At 1 April 2022	45,000	7,077	52,077
Depreciation charged in the year	7,500	4,302	11,802
At 31 March 2023	<u>52,500</u>	<u>11,379</u>	<u>63,879</u>
Carrying amount			
At 31 March 2023	<u>322,500</u>	<u>96,161</u>	<u>418,661</u>
At 31 March 2022	<u>330,000</u>	<u>55,463</u>	<u>385,463</u>

Housing properties for lettings were subject to an independent, professional valuation at 2 July 2016. The valuation was undertaken by Ian M Briggs FRICS of Dacre, Son and Hartley. The properties were recognised using market value with full vacant possession, as a deemed cost on transition to FRS102. These assets are being depreciated from their valuation date of 31 March 2016 and have a current net book value of £322,500 (2022 - £330,000). The historical cost equivalent of these assets is £182,054.

8 Fixed asset investments		
	2023	2022
	£	£
M & G Charity Multi Asset Fund	<u>51,111</u>	<u>91,627</u>

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

8	Fixed asset investments		(Continued)
	Movements in fixed asset Investments		Investments
			£
	Cost or valuation		
	At 1 April 2022		91,627
	Valuation changes		(516)
	Disposals		(40,000)
	At 31 March 2023		<u>51,111</u>
	Carrying amount		
	At 31 March 2023		<u>51,111</u>
	At 31 March 2022		<u>91,627</u>
9	Debtors		
		2023	2022
		£	£
	Amounts falling due within one year:		
	Other debtors	7,704	3,263
	Prepayments and accrued income	2,850	1,891
		<u>10,554</u>	<u>5,154</u>
10	Creditors: amounts falling due within one year		
		2023	2022
		£	£
	Notes		
	Trade creditors	7,090	1,888
	Social housing grant	2,816	-
	Accruals and deferred income	2,976	1,680
		<u>12,882</u>	<u>3,568</u>
11	Creditors: amounts falling due after more than one year		
		2023	2022
		£	£
	Notes		
	Social housing grant	<u>115,454</u>	<u>121,086</u>

Social housing grant totalling £140,798 has been received. This will be repaid if the properties are sold. The social housing grant is being recognised in income systematically over the expected useful life of the structure (50 years).

CHARLES EDWARD SUGDEN'S ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

12 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulative effect of revaluations of the fixed assets investments.

13 Related party transactions

During the year £5,625 (2022: £4,105) was paid for management charges to Abbeyfield The Dales, the Corporate trustee. At 31 March 2023 £7,704 (2022: £3,263) was due from Abbeyfield The Dales.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

DETAILED PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

	2023		2022	
	£	£	£	£
Turnover				
Sales of goods		31,686		30,202
Cost of sales				
<i>Purchases and other direct costs</i>				
Direct costs	24,716		22,010	
Depreciation	11,802		9,984	
	<u>36,518</u>		<u>31,994</u>	
Total purchases and other direct costs				
Total cost of sales		(36,518)		(31,994)
Gross loss	15.25%	(4,832)	5.93%	(1,792)
Interest receivable and similar income				
Bank interest received	26		2	
Gains on financial instruments	(515)		6,214	
Dividends from investments	581		2,874	
	<u>92</u>		<u>9,090</u>	
(Loss)/profit before taxation	14.96%	(4,740)	24.16%	7,298

CHARLES EDWARD SUGDEN'S ALMSHOUSES

England & Wales - Charity number 243833

Accounts

Charity Registration Number: 243833
Homes and Communities Agency Number: A3990
Almshouses Association Member No. M1012

Charles Edward Sugden Almshouses

Annual Report and Financial Statements

for the Year Ended 31 March 2022

Charles Edward Sugden Almshouses

Contents

Board Report	1 to 2
Independent Auditors' Report	3 to 5
Statement of Comprehensive Income	6
Balance Sheet	7
Statement of Changes in Reserves	8
Cash Flow Statement	9
Notes to the Financial Statements	10 to 14

Charles Edward Sugden Almshouses

Board Report

The trustees present the annual report together with the financial statements and auditors' report of the association for the year ended 31 March 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with 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 and Republic of Ireland (FRS 102)".

Objectives and activities

Charles Edward Sugden Almshouses is a not-for-profit registered charity and it is also a registered social housing landlord. Prior to 24th September 2020, it was administered by a board of voluntary Trustees, after which, Abbeyfield The Dales Ltd was appointed as the Corporate Trustee following a formal application process.

The charity's object is the provision of almshouses accommodation for those who qualify under the trust deed, mainly qualifying residents from the Keighley area. The accommodation is only suitable for single occupants and whenever vacancies occur, they are advertised locally. When making allocation decisions, the Trustee(s) give priority to those in most need.

The trustee has paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Risk Management

The Trustees give consideration to the major risks to which the Charity is exposed and systems which are designed to mitigate those risks on an ongoing basis.

Structure, governance and management

The charity is unincorporated and is governed by the will of Charles Edward Sugden, proved on 11 July 1916. Several amendments have been made to the governing document, the last amendment was made on 26 December 2012. The charity registration number is 243833 and the principal office is Grove House, 12 Riddings Road, Ilkley LS29 9BF. A corporate Trustee has been appointed and changes in Trustee must be approved by the Directors of this company.

The trustees who served during the year were:

Abbeyfield The Dales Limited

The directors of Abbeyfield The Dales Limited are:

M. Harman (Chair)

A. Francis

F.J. Johnson

D. Smith

A. Ashby

M. Carter

I. Hepworth

A L Hill

I Price

A. Massingham (resigned 21 October 2021)

N. Whitham

R G Rawling (appointed 30 March 2022)

Public benefit

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Charles Edward Sugden Almshouses

Board Report

Financial review

During the year the charity generated income of £30,202 (2021 - £32,716); the reduction is due to having 2 void properties during the final quarter which were refurbished as part of the on-going programme prior to being re-let all properties are currently full. Total expenditure was £31,994 (2021 - £31,985), with the decrease due lower legal fees and gardening costs partially offset by the higher cost of repairs.

The net incoming resources for the year are £7,298 (2021 - £19,230 net incoming resources). This year's result has benefited from an increase (£6,214) in the value of the charities investments; although this was lower than the previous year where the increase was £15,439. The total reserves as at 31 March 2022 stand at £372,009 (2021 - £364,711).

Policy on reserves

It is the policy of the charity that unrestricted reserves which have not been designated for a specific use are earmarked to fund major repairs as identified by previous and future quinquennial surveys and also to provide a buffer in the event of any unforeseen expenditure. The trustee considers that this will ensure that, in the event of a significant drop in net incoming resources, they will be able to continue the charity's current activities while consideration is given to ways in which additional income or funds may be raised. This reserves policy has been maintained throughout the year.

Statement of Board's Responsibilities

The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.

The registered social housing legislation requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

The annual report was approved by the trustees of the association on 21 October 2022 and signed on its behalf by:



.....
Abbeyfield The Dales Limited
Trustee

Charles Edward Sugden Almshouses

Independent Auditor's Report to the Members of Charles Edward Sugden Almshouses

Opinion

We have audited the financial statements of Charles Edward Sugden Almshouses (the 'association') for the year ended 31 March 2022, which comprise the Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Reserves, Cash Flow Statement and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Charles Edward Sugden Almshouses

Independent Auditor's Report to the Members of Charles Edward Sugden Almshouses

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the board report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of trustees

As explained more fully in the Statement of Responsibilities (set out on page 2), the trustees members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor Responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with trustees and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

Charles Edward Sugden Almshouses

Independent Auditor's Report to the Members of Charles Edward Sugden Almshouses

We then performed audit procedures after consideration of the above risks which included the following:

- performing substantive tests to confirm the ownership and existence of fixed assets, and also evaluating the appropriateness and consistency of the depreciation policies applied;
- enquiring of management concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reviewing correspondence with HMRC and the company's legal advisors;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of report

This report is made solely to the association trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Watson Buckle Limited
.....
Watson Buckle Limited
Statutory Auditor
Bradford

21 October 2022

Charles Edward Sugden Almshouses

Statement of Comprehensive Income for the Year Ended 31 March 2022 (Including Income and Expenditure Account)

	Note	2022 £	2021 £
Turnover	2	30,202	32,716
Administrative expenditure	2	<u>(31,994)</u>	<u>(31,985)</u>
Operating surplus		(1,792)	731
Income from fixed asset investments		2,874	3,052
Interest receivable and similar income		2	8
Movements in fair value of financial instruments		6,214	15,439
Surplus for the year		<u>7,298</u>	<u>19,230</u>
Total comprehensive income for the year		<u>7,298</u>	<u>19,230</u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 21 October 2022 and signed on their behalf by:



.....
Trustee

Charles Edward Sugden Almshouses

Balance Sheet as at 31 March 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	5	385,463	378,613
Investments	6	<u>91,627</u>	<u>83,087</u>
		<u>477,090</u>	<u>461,700</u>
Current assets			
Debtors	7	5,154	6,958
Cash at bank and in hand		<u>14,419</u>	<u>21,536</u>
		19,573	28,494
Creditors: Amounts falling due within one year	8	<u>(3,568)</u>	<u>(1,581)</u>
Net current assets		<u>16,005</u>	<u>26,913</u>
Total assets less current liabilities		493,095	488,613
Creditors: Amounts falling due after more than one year	9	<u>(121,086)</u>	<u>(123,902)</u>
Net assets		<u>372,009</u>	<u>364,711</u>
Funds of the association:			
Reserves			
Unrestricted revaluation reserve		225,335	219,121
Income and expenditure reserve		<u>146,674</u>	<u>145,590</u>
Total reserves		<u>372,009</u>	<u>364,711</u>

The financial statements were approved by the board and authorised for issue on 21 October 2022 and signed on their behalf by:



.....
Abbeyfield The Dales Limited
Trustee

Charles Edward Sugden Almshouses

Statement of Changes in Reserves as at 31 March 2022

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 April 2021	145,590	219,121	364,711
Surplus for the year	1,084	-	1,084
Revaluation of investments	-	6,214	6,214
Total comprehensive income	<u>1,084</u>	<u>6,214</u>	<u>7,298</u>
At 31 March 2022	<u><u>146,674</u></u>	<u><u>225,335</u></u>	<u><u>372,009</u></u>

The notes on pages 10 to 14 form an integral part of these financial statements.

Charles Edward Sugden Almshouses

Cash Flow Statement for the Year Ended 31 March 2022

Reconciliation of net movement in funds to net cash flow from operating activities	2022	2021
	£	£
Net income	7,298	19,230
Investment income	(2,876)	(3,060)
Depreciation	9,983	9,302
(Profit) /loss on revaluation of fixed asset investments	(6,214)	(15,439)
Decrease/(increase) in debtors	1,804	(2,393)
Decrease in creditors	<u>(829)</u>	<u>(4,046)</u>
Net cash inflow	<u><u>9,166</u></u>	<u><u>3,594</u></u>
 Cash flow statement		
	2022	2021
	£	£
Net cash inflow from operating activities	<u>9,166</u>	<u>3,594</u>
Returns on investments and servicing of finance		
Investment income	<u>2,876</u>	<u>3,060</u>
Capital expenditure and financial investment		
Purchase of tangible fixed assets	(16,833)	-
Purchase of investments	<u>(2,326)</u>	<u>(2,471)</u>
	<u>(19,159)</u>	<u>(2,471)</u>
(Decrease)/increase in cash in the year	<u><u>(7,117)</u></u>	<u><u>4,183</u></u>
Reconciliation of net cash flow to movement in net funds		
(Decrease)/increase in cash	(7,117)	4,183
Net funds at 1 April 2021	<u>21,536</u>	<u>17,353</u>
Net funds at 31 March 2022	<u><u>14,419</u></u>	<u><u>21,536</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

Charles Edward Sugden Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2022

1 Accounting policies

General information

The charity is a registered social housing provider, registered in England and Wales.

Registered charity number: 243833

Homes and Communities Agency Registration number: A3990

Almshouses Association member number: 1012

Basis of preparation and statement of compliance

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The charity's functional and presentation currency is pounds sterling.

Significant judgements and estimates

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgements and estimates have been made include:

Depreciation

Management reviews its estimates of the useful lives of the depreciable assets at each reporting date based on the expected utility of the assets. However, by their nature, component life cannot be determined with absolute certainty.

Turnover

Turnover represents weekly maintenance charges receivable, including water rates in the year, net of losses from voids and amortisation of government grants.

Social Housing Grant

Social Housing Grant (SHG) is receivable from the Homes and Communities Agency and is utilised to reduce the capital costs of housing properties. The SHG is recognised in income on a systematic basis over the expected useful economic life of the properties.

Investment income

Income is earned from holding fixed assets for investment purposes and is recognised when receivable and the amount can be measured by the charity.

Interest on funds held on deposit is included when receivable and the amount can be measured by the charity.

Charles Edward Sugden Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2022

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Social housing properties	50 years
Doors and windows	30 years
Kitchens	20 years
Bathroom	25 years
Boilers	15 years
Electrical and heating installations	25 years

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debt.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost using the effective interest method.

Charles Edward Sugden Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2022

Financial instruments

The registered social housing provider only has financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2 Social housing turnover and costs

	2022 £	2021 £
Turnover		
Rents receivable	27,286	29,161
Other income / donations	100	739
Amortised social housing grant	<u>2,816</u>	<u>2,816</u>
Turnover from social housing lettings	30,202	32,716
Administrative expenditure		
Management	(5,741)	(5,838)
Service charge costs	(9,439)	(10,306)
Routine maintenance	(6,791)	(2,070)
Legal fees	(39)	(4,469)
Depreciation of housing properties	<u>(9,984)</u>	<u>(9,302)</u>
	<u>(31,994)</u>	<u>(31,985)</u>
Operating surplus on social housing lettings	<u>(1,792)</u>	<u>731</u>
Void losses	<u>2,210</u>	<u>1,781</u>

3 Accommodation owned and in management

	Number of units at 1 April 2021	Number of units at 31 March 2022
Housing accommodation	<u>7</u>	<u>7</u>

4 Surplus on ordinary activities is stated after charging/(crediting):

	2022 £	2021 £
Audit fees		
Audit of the financial statements	1,425	1,275
Depreciation of freehold property	9,984	9,302
Amortisation of government grants	(2,816)	(2,816)

Charles Edward Sugden Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2022

5 Tangible fixed assets

	Social housing properties £	Property improvements £	Total £
Cost			
At 1 April 2021	375,000	45,707	420,707
Additions	-	16,833	16,833
	375,000	62,540	437,540
At 31 March 2022	375,000	62,540	437,540
Depreciation			
At 1 April 2021	37,500	4,594	42,094
Charge for the year	7,500	2,483	9,983
	45,000	7,077	52,077
At 31 March 2022	45,000	7,077	52,077
Net book value			
At 31 March 2022	330,000	55,463	385,463
At 31 March 2021	337,500	41,113	378,613

Housing properties for lettings were subject to an independent, professional valuation at 2 July 2016. The valuation was undertaken by Ian M Briggs FRICS of Dacre, Son and Hartley. The properties were recognised using a market value with full vacant possession, as a deemed cost on transition to FRS102. These assets are being depreciated from their valuation date of 31 March 2016 and have a current net book value of £330,000 (2021 - £337,500). The historical cost equivalent of these assets is £182,054.

6 Investments held as fixed assets

	2022 £	2021 £
M&G Charity Multi Asset Fund	91,627	83,087
M&G Charity Multi Asset Fund		
	Listed investments £	Total £
Valuation		
At 1 April 2021	83,087	83,087
Revaluation	6,214	6,214
Additions	2,326	2,326
	91,627	91,627
At 31 March 2022	91,627	91,627
Carrying amount		
At 31 March 2022	91,627	91,627
At 31 March 2021	83,087	83,087

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £57,136 (2021: £53,390)

Charles Edward Sugden Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2022

7 Debtors

	2022 £	2021 £
Prepayments	1,891	1,823
Other debtors	3,263	5,135
	<u>5,154</u>	<u>6,958</u>

8 Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	1,888	51
Accruals	1,680	1,530
	<u>3,568</u>	<u>1,581</u>

9 Creditors: amounts falling due after one year

	2022 £	2021 £
Grant	<u>121,086</u>	<u>123,902</u>

Social Housing Grant totalling £140,798 has been received. This will be repaid if the properties are sold. The Social Housing Grant is being recognised in income on a systematic basis over the expected useful life of the structure (50 years).

10 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulative effect of revaluations of the fixed assets investments.

11 Related party transactions

During the year the association made the following related party transactions:

Abbeyfield The Dales Ltd

(Corporate trustee)

During the year an amount of £38,478 (2021 - £21) was reimbursed by the charity for expenses and capital expenditure. Abbeyfield The Dales Ltd was also paid £4,105 (2021 - £4,053) in respect of management fees charged to the charity for managing the properties. At the balance sheet date the amount due from Abbeyfield The Dales Ltd was £3,263 (2021 - £5,135), being the balance of the maintenance charges collected on behalf of the association.

CHARLES EDWARD SUGDEN'S ALMSHOUSES

England & Wales - Charity number 243833

Accounts

Charity Registration Number: 243833
Homes and Communities Agency Number: A3990
Almshouses Association Member No. M1012

Charles Edward Sugden Almshouses

Annual Report and Financial Statements

for the Year Ended 31 March 2021

Charles Edward Sugden Almshouses

Contents

Registered Social Housing Provider Information	1
Board Report	2 to 4
Independent Auditors' Report	5 to 8
Statement of Comprehensive Income	9
Balance Sheet	10
Statement of Changes in Reserves	11
Cash Flow Statement	12
Notes to the Financial Statements	13 to 17

Charles Edward Sugden Almshouses

Registered Social Housing Provider Information

Charity Registration Number	243833
Homes and Communities Agency Registration Number	A3990
Almshouse Association Member Number	M1012
Members of the board	Mr Alan Lobley (resigned 24 September 2020) Mrs Beverley Lawrence (resigned 24 September 2020) Mr Peter Scarborough (resigned 24 September 2020) Dr Paul Godwin (resigned 24 September 2020) Abbeyfield The Dales Limited (appointed 24 September 2020)
Day to Day Managing Agents	Abbeyfield The Dales Limited Grove House 12 Riddings Road Ilkley LS29 9BF
Registered office	Abbeyfield The Dales Limited Grove House 12 Riddings Road Ilkley LS29 9BF
Bankers	Barclays Bank plc UK Banking Service Centre Birmingham B1 3PF
Auditors	Watson Buckle Limited Chartered Accountants York House Cottingley Business Park Bradford BD16 1PE

Charles Edward Sugden Almshouses

Board Report

The trustees present the annual report together with the financial statements and auditors' report of the association for the year ended 31 March 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with 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 and Republic of Ireland (FRS 102)".

Objectives and activities

Charles Edward Sugden Almshouses is a not-for-profit registered charity and it is also a registered social housing landlord. Prior to 24th September 2020, it was administered by a board of voluntary Trustees, after which, Abbeyfield The Dales Ltd was appointed as the Corporate Trustee following a formal application process.

The charity's object is the provision of almshouses accommodation for those who qualify under the trust deed, mainly qualifying residents from the Keighley area. The accommodation is only suitable for single occupants and whenever vacancies occur, they are advertised locally. When making allocation decisions, the Trustee(s) give priority to those in most need.

The trustee has paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Financial review

During the year the charity generated income of £32,716 (2020 - £26,893); the increase is due to higher occupancy compared to the prior year; all properties were full at year end and they are also currently full. Total expenditure was £31,985 (2020 - £34,157), with the decrease due to reduced routine maintenance costs compared to the prior year.

During the year, the application made by Abbeyfield The Dales to become the Corporate Trustee was granted and current year legal fees include one-off costs associated with the application process.

The net incoming resources for the year are £19,230 (2020 - £22,391 net outgoing resources). This year's result has benefited from a significant increase (£15,439) in the value of the charity's investments; this compares to the prior year when there was a £19,051 reduction, mainly due to the shock to financial markets caused by Covid-19. The total reserves as at 31 March 2021 stand at £364,711 (2020 - £345,481).

Policy on reserves

It is the policy of the charity that unrestricted reserves which have not been designated for a specific use are earmarked to fund major repairs as identified by previous and future quinquennial surveys and also to provide a buffer in the event of any unforeseen expenditure. The trustee considers that this will ensure that, in the event of a significant drop in net incoming resources, they will be able to continue the charity's current activities while consideration is given to ways in which additional income or funds may be raised. This reserves policy has been maintained throughout the year.

Risk Management

The Trustees give consideration to the major risks to which the Charity is exposed and systems which are designed to mitigate those risks on an ongoing basis.

Covid-19

Covid-19 has continued to have a significant effect on both social and economic activity. However, the Almshouses provide accommodation to individuals who live independently and no care or other services are provided. The Almshouses Trustee ensures that all tenancy and housing management functions are carried out in accordance with all applicable government Covid-19 health and safety protocols. The Almshouses, do not directly employ any staff, hence there is no risk from this source. Covid-19 does present a risk to the value of the Almshouses financial investments, however, the investments are being held for the medium to long-term, which means that there should not be a crystallisation of this risk and in any event the impact is presently unquantifiable.

Charles Edward Sugden Almshouses

Board Report

Structure, governance and management

The charity is unincorporated and is governed by the will of Charles Edward Sugden, proved on 11 July 1916. Several amendments have been made to the governing document, the last amendment was made on 26 December 2012. The charity registration number is 243833 and the principal office is Grove House, 12 Riddings Road, Ilkley LS29 9BF. A corporate Trustee has been appointed and changes in Trustee must be approved by the Directors of this company.

The trustees who served during the year were:

Mr Alan Lobley (resigned 24 September 2020)
Mrs Beverley Lawrence (resigned 24 September 2020)
Mr Peter Scarborough (resigned 24 September 2020)
Dr Paul Godwin (resigned 24 September 2020)

Abbeyfield The Dales Limited (appointed 24 September 2020)

The directors of Abbeyfield The Dales Limited are:

M. Harman (Chair)
A. Francis
F.J. Johnson
D. Smith
A. Ashby
M. Carter
I. Hepworth
A L Hill (appointed 23 October 2020)
I Price
A. Massingham
N. Whitham
D. R. Binns (resigned 23 October 2020)

Public benefit

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Charles Edward Sugden Almshouses

Board Report

Statement of Board's Responsibilities

The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.

The registered social housing legislation requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

The annual report was approved by the trustees of the association on 3 September 2021 and signed on its behalf by:



.....
Abbeyfield The Dales Limited
Trustee

Charles Edward Sugden Almshouses

Independent Auditor's Report to the Members of Charles Edward Sugden Almshouses

Opinion

We have audited the financial statements of Charles Edward Sugden Almshouses (the 'association') for the year ended 31 March 2021, which comprise the Statement of Comprehensive Income, Balance Sheet, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Charles Edward Sugden Almshouses

Independent Auditor's Report to the Members of Charles Edward Sugden Almshouses

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the board report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of trustees

As explained more fully in the Statement of Responsibilities (set out on page 3 and 4), the trustees members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and section 136 of the Housing and Regeneration Act 2008 and report in accordance with regulations made under section 154 of the Charities Act 2011 and section 137 of the Housing and Regeneration Act 2008.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Charles Edward Sugden Almshouses

Independent Auditor's Report to the Members of Charles Edward Sugden Almshouses

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with directors and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

We then performed audit procedures after consideration of the above risks which included the following:

- evaluating the appropriateness and consistency of the depreciation policies applied;
- enquiring of management concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reviewing correspondence with HMRC and the company's legal advisors;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Charles Edward Sugden Almshouses

Independent Auditor's Report to the Members of Charles Edward Sugden Almshouses

Use of report

This report is made solely to the association trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Watson Buckle Limited, Statutory Auditor

Bradford

3 September 2021

Charles Edward Sugden Almshouses

Statement of Comprehensive Income for the Year Ended 31 March 2021 (Including Income and Expenditure Account)

	Note	2021 £	2020 £
Turnover	2	32,716	26,893
Administrative expenditure	2	<u>(31,985)</u>	<u>(34,157)</u>
Operating surplus		731	(7,264)
Income from fixed asset investments		3,052	3,859
Interest receivable and similar income		8	65
Movements in fair value of financial instruments		15,439	(19,051)
Net incoming/(outgoing) resources before other recognised gains and losses		19,230	(22,391)
<i>Realised gains on investment assets</i>		-	5,760
Surplus for the year		<u>19,230</u>	<u>(16,631)</u>
Total comprehensive income for the year		<u><u>19,230</u></u>	<u><u>(16,631)</u></u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 3 September 2021 and signed on their behalf by:



.....
Trustee

Charles Edward Sugden Almshouses

Balance Sheet as at 31 March 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	5	378,613	387,915
Investments	6	<u>83,087</u>	<u>65,176</u>
		<u>461,700</u>	<u>453,091</u>
Current assets			
Debtors	7	6,958	4,566
Cash at bank and in hand		<u>21,536</u>	<u>17,353</u>
		28,494	21,919
Creditors: Amounts falling due within one year	8	<u>(1,581)</u>	<u>(2,811)</u>
Net current assets		<u>26,913</u>	<u>19,108</u>
Total assets less current liabilities		488,613	472,199
Creditors: Amounts falling due after more than one year	9	<u>(123,902)</u>	<u>(126,718)</u>
Net assets		<u>364,711</u>	<u>345,481</u>
Funds of the association:			
Reserves			
Unrestricted revaluation reserve		219,121	203,682
Income and expenditure reserve		<u>145,590</u>	<u>141,799</u>
Total reserves		<u>364,711</u>	<u>345,481</u>

The financial statements were approved by the board and authorised for issue on 3 September 2021 and signed on their behalf by:



.....
Abbeyfield The Dales Limited
Trustee

Charles Edward Sugden Almshouses

Statement of Changes in Reserves as at 31 March 2021

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 April 2020	141,799	203,682	345,481
Surplus for the year	3,791	-	3,791
Revaluation of investments	-	15,439	15,439
Total comprehensive income	<u>3,791</u>	<u>15,439</u>	<u>19,230</u>
At 31 March 2021	<u>145,590</u>	<u>219,121</u>	<u>364,711</u>

The notes on pages 13 to 17 form an integral part of these financial statements.

Charles Edward Sugden Almshouses

Cash Flow Statement for the Year Ended 31 March 2021

Reconciliation of net movement in funds to net cash flow from operating activities

	2021	2020
	£	£
Net income/(expenditure)	19,230	(22,391)
Investment income	(3,060)	(3,924)
Depreciation	9,302	9,302
(Profit) /loss on revaluation of fixed asset investments	(15,439)	19,051
Increase in debtors	(2,392)	(3,314)
Decrease in creditors	(4,046)	(2,073)
	<u>3,595</u>	<u>(3,349)</u>

Cash flow statement

	2021	2020
	£	£
Net cash inflow/(outflow) from operating activities	<u>3,595</u>	<u>(3,349)</u>
Returns on investments and servicing of finance		
Investment income	<u>3,060</u>	<u>3,924</u>
Capital expenditure and financial investment		
Purchase of tangible fixed assets	-	(30,857)
Purchase of investments	(2,471)	(3,278)
Sale of investments	-	11,740
	<u>(2,471)</u>	<u>(22,395)</u>
Increase/(decrease) in cash in the year	<u>4,184</u>	<u>(21,820)</u>
Reconciliation of net cash flow to movement in net funds		
Increase/(decrease) in cash	4,183	(16,060)
Net funds at 1 April 2020	<u>17,353</u>	<u>33,413</u>
Net funds at 31 March 2021	<u>21,536</u>	<u>17,353</u>

All of the cash flows are derived from continuing operations during the above two periods.

Charles Edward Sugden Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2021

1 Accounting policies

General information

The charity is a registered social housing provider, registered in England and Wales.

Registered charity number: 243833

Homes and Communities Agency Registration number: A3990

Almshouses Association member number: 1012

Basis of preparation and statement of compliance

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2015. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The charity's functional and presentation currency is pounds sterling.

Significant judgements and estimates

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgements and estimates have been made include:

Depreciation

Management reviews its estimates of the useful lives of the depreciable assets at each reporting date based on the expected utility of the assets. However, by their nature, component life cannot be determined with absolute certainty.

Exemption from preparing a cash flow statement

The association opted to early adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

Turnover

Turnover represents weekly maintenance charges receivable, including water rates in the year, net of losses from voids and amortisation of government grants.

Social Housing Grant

Social Housing Grant (SHG) is receivable from the Homes and Communities Agency and is utilised to reduce the capital costs of housing properties. The SHG is recognised in income on a systematic basis over the expected useful economic life of the properties.

Investment income

Income is earned from holding fixed assets for investment purposes and is recognised when receivable and the amount can be measured by the charity.

Interest on funds held on deposit is included when receivable and the amount can be measured by the charity.

Charles Edward Sugden Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2021

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Social housing properties	50 years
Doors and windows	30 years
Kitchens	20 years
Bathroom	25 years
Boilers	15 years
Electrical and heating installations	25 years

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debt.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost using the effective interest method.

Charles Edward Sugden Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2021

Financial instruments

The registered social housing provider only has financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2 Social housing turnover and costs

	2021 £	2020 £
Turnover		
Rents receivable	29,161	23,927
Other income / donations	739	150
Amortised social housing grant	<u>2,816</u>	<u>2,816</u>
Turnover from social housing lettings	32,716	26,893
Administrative expenditure		
Management	(5,838)	(5,787)
Service charge costs	(10,306)	(10,228)
Routine maintenance	(2,070)	(5,976)
Legal fees	(4,469)	(2,864)
Depreciation of housing properties	<u>(9,302)</u>	<u>(9,302)</u>
	<u>(31,985)</u>	<u>(34,157)</u>
Operating surplus on social housing lettings	<u>731</u>	<u>(7,264)</u>
Void losses	<u>1,781</u>	<u>6,209</u>

3 Accommodation owned and in management

	Number of units at 1 April 2020	Number of units at 31 March 2021
Housing accommodation	<u>7</u>	<u>7</u>

4 Surplus on ordinary activities is stated after charging/(crediting):

	2021 £	2020 £
Audit fees		
Audit of the financial statements	1,275	1,250
Depreciation of freehold property	9,302	9,302
Amortisation of government grants	(2,816)	(2,816)

Charles Edward Sugden Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2021

5 Tangible fixed assets

	Social housing properties £	Property plant and machinery £	Total £
Cost			
At 1 April 2020	375,000	45,707	420,707
At 31 March 2021	375,000	45,707	420,707
Depreciation			
At 1 April 2020	30,000	2,792	32,792
Charge for the year	7,500	1,802	9,302
At 31 March 2021	37,500	4,594	42,094
Net book value			
At 31 March 2021	337,500	41,113	378,613
At 31 March 2020	345,000	42,915	387,915

Housing properties for lettings were subject to an independent, professional valuation at 2 July 2016. The valuation was undertaken by Ian M Briggs FRICS of Dacre, Son and Hartley. The properties were recognised using a market value with full vacant possession, as a deemed cost on transition to FRS102. These assets are being depreciated from their valuation date of 31 March 2016 and have a current net book value of £345,000 (2019 - £352,500). The historical cost equivalent of these assets is £182,054.

6 Investments held as fixed assets

	2021 £	2020 £
M&G Charity Multi Asset Fund	83,087	65,176
M&G Charity Multi Asset Fund		
	Listed investments £	Total £
Valuation		
At 1 April 2020	65,176	65,176
Revaluation	15,440	15,440
Additions	2,471	2,471
At 31 March 2021	83,087	83,087
Carrying amount		
At 31 March 2021	83,087	83,087
At 31 March 2020	65,176	65,176

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £53,390 (2020: £50,918)

Charles Edward Sugden Almshouses

Notes to the Financial Statements for the Year Ended 31 March 2021

7 Debtors

	2021 £	2020 £
Prepayments	1,823	1,640
Other debtors	5,135	2,926
	<u>6,958</u>	<u>4,566</u>

8 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	51	879
Accruals	1,530	1,932
	<u>1,581</u>	<u>2,811</u>

9 Creditors: amounts falling due after one year

	2021 £	2020 £
Grant	123,902	126,718

Social Housing Grant totalling £140,798 has been received. This will be repaid if the properties are sold. The Social Housing Grant is being recognised in income on a systematic basis over the expected useful life of the structure (50 years).

10 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulate effect of revaluations of the fixed assets investments.

11 Related party transactions

During the year the association made the following related party transactions:

Abbeyfield The Dales Ltd

(Corporate trustee)

During the year an amount of £21 (2020 - £Nil) was reimbursed by the charity for small expenses. Abbeyfield The Dales Ltd was also paid £4,053 (2020 - £4,268) in respect of management fees charged to the charity for managing the properties. At the balance sheet date the amount due from Abbeyfield The Dales Ltd was £5,135 (2020 - £2,926), being the balance of the maintenance charges collected on behalf of the association.

Alan Loble

(Former trustee)

During the year an amount of £Nil (2020 - £288) was reimbursed by the charity for small expenses. At the balance sheet date the amount due to Alan Loble was £Nil (2020 - £92).