

THE SILVERWOOD AND SLATER EVENTIDE HOMES

England & Wales · Charity number 257081

Details

Status Registered

Legal form Other

Registered 1968-10-15

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

Contact

Address 33 Hospital Road
Riddlesden
Keighley
BD20 5EP

Phone 01535 500777

Email suehobson63@hotmail.com

Activities

Objects: RESIDENCES FOR POOR, AGED PERSONS BEING MARRIED COUPLES, WIDOWS OR SPINSTERS RESIDING FOR THE TIME BEING IN THE BOROUGH OF KEIGHLEY AND WHO IS OR ARE OVER 60 YEARS OF AGE.

Activities: To provide residencies for poor and aged persons residing in the borough of Keighley, West Yorkshire who is or are over the age of sixty years.

Classification

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

Geography

- **Area of benefit:** KEIGHLEY M.B.
- Bradford City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-01-31	£72,162	£16,759	-	-
2024-01-31	£36,681	£15,699	-	-
2023-01-31	£32,349	£20,561	-	-
2022-01-31	£38,588	£14,735	-	-
2021-01-31	£26,917	£23,323	-	-

Trustees

Name	Role	Appointed
BERNARD THOMPSON	Chair	2016-07-27
MR ALAN MICHAEL WADE		1995-04-05
MR CHARLES GORDON MITCHELL GREEN		2014-04-11
SUSAN ANNE PALMER		2023-02-06
SYLVIA THOMPSON		2017-06-01
Tracy Louise Tough		2025-10-10

THE SILVERWOOD AND SLATER EVENTIDE HOMES

England & Wales - Charity number 257081

Accounts

**Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 31 January 2025
for
The Silverwood & Slater Eventide Homes**

Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

The Silverwood & Slater Eventide Homes

**Contents of the Financial Statements
for the Year Ended 31 January 2025**

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The Silverwood & Slater Eventide Homes

Report of the Trustees for the Year Ended 31 January 2025

The Trustees present their report with the financial statements of the charity for the year ended 31 January 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities (the FRS 102) (effective 1 January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was established to provide residences for poor and aged persons being any married couple widow or spinster residing for the time being in the Borough of Keighley, West Yorkshire who is or are over the age of sixty years. However on 27 October 2010 the Charity Commission authorised a Scheme to alter Clause 5 of the Governing Document as follows :-

- 1) The words married couple widow or spinster" deleted and replaced with "person" and
- 2) The words "but nothing shall prevent a widower already in occupation remaining as such" deleted and
- 3) The words "the Committee may, in exceptional circumstances, appoint a resident who lives outside the said Borough of Keighley but is otherwise qualified. The Committee must record in the record of their meetings the nature of the exceptional circumstances justifying the appointment. The number of residents appointed under this sub-clause must not exceed two at any one time", to be added to the end of the clause.

The Trustees hold regard to the Charity Commission's guidance on public benefit.

ACHIEVEMENT AND PERFORMANCE

The Trustees and the Clerk actively manage the properties and maintain close contact with the residents so as to ensure that any necessary maintenance and repairs or other matters requiring attention are promptly dealt with. The Clerk ensures that all statutory requirements and safety inspections are carried out in a timely manner.

All properties have been fully occupied during the year.

The Trustees make an annual visit to the almshouses with a view to checking the condition of the properties and to enable them to meet the residents and listen to any matters of concern. In addition other visits are made during the year when matters require attention. A Quinquennial Condition Report prepared by a qualified Architect is provided to assist the Trustees in properly maintaining the properties to an acceptable standard. The last such inspection was carried out in 2020 and all major matters have been attended to. The next such report is to be undertaken in 2025.

FINANCIAL REVIEW

Financial position

The results shown within these financial statements are in line with expectations of the Trustees.

Principal funding sources

Maintenance contributions:

The Trustees reviewed the Maintenance Contributions at the Annual General Meeting held on 3 October 2024.. After due consideration of the Charity's Budget and the Non-Statutory Valuation obtained from the Valuation Office Agency it was resolved that the Maintenance Contribution would be increase by a £2 per week effective from 1 February 2025.

Investment policy and objectives

Following the disclosure in last year's Report that the Trustees were seeking to simplify the management of their investments, the Trustees appointed an Independent Financial Adviser to advise and assist them in the management of their investment portfolio. Following that advice all the existing investments of the Charity were encashed in July 2024 and reinvested in an Investment Fund managed on a discretionary basis by RBC Brewin Dolphin.

A valuation of the Charity's investments was reviewed at the Annual General Meeting held on 3 October 2024. The valuation of £309,903 showed an increase of £11,928 compared with the value on 31 January 2024 after eliminating the effect of new investment of £15,000 and re-invested dividends of £4,997. The value on 31 January 2025 of £323,616 showed a further increase since the Annual General meeting of £15,294 after eliminating the effects of re-invested dividends of £2163 and Advisor's fees paid of £3,744. Thus in the financial year under review the overall increase amounted to £27,222 calculated on the above basis. In the five year period from 31 January 2020 to 31 January 2025 the overall decrease in the value of the Charity's investments was £10,887 calculated on the same basis as above.

The Silverwood & Slater Eventide Homes

Report of the Trustees for the Year Ended 31 January 2025

FINANCIAL REVIEW

Reserves policy

The Charity has in place a reserves policy and normally makes a contribution to the Extraordinary Repair Fund (ERF). This is a reserve fund for future major expenditure to which transfers are made from Income and Expenditure Account. It can be drawn upon to meet major items of repair or improvements to the almshouses.

The Cyclical Maintenance Fund (CMF) to which transfers are also made from Income and Expenditure Account is retained to meet maintenance occurring at regular intervals e.g. external redecoration and the cost of professional fees in respect of quinquennial inspections.

The investments relating to both the EMF and CMF are both now held in the RBC Brewin Dolphin Investment Fund referred to above. During the year transfers were made from the Income Fund of £7,500 to the Extraordinary Repair Fund and £17,500 to the Cyclical Maintenance Fund.

Insurances

The Trustees maintain an Almshouse Insurance Policy to cover both the value of the Buildings (but not residents' contents) for a sum insured of £1,402,512 together with Public Liability Indemnity (Limit £5 million), Legal Expenses Cover (limit £250,000) and Professional Indemnity and Loss Assistance (limit £100,000 each). In addition there is also cover for Management Protection with a limit of £1 million.

FUTURE PLANS

The Trustees propose to continue their policy of upgrading the properties (particularly the bathrooms and kitchens) as and when a vacancy occurs or when the need arises in order to meet the criterion referred to in the Decent Homes Standard of providing modern facilities and services. It is intended to re-roof the properties during the next financial year.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Silverwood and Slater Eventide Homes were founded by the Will of Ruth Slater dated 8 June 1955 in memory of her mother Emily Silverwood and her husband Schofield Slater. The Will was proved in the Principal Probate Registry on 10 October 1960.

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

The original Probate and Will of Ruth Slater together with the documents of title are stored at the offices of AWB Charlesworth Solicitors Limited of Aireside House Royd Ings Avenue Keighley BD21 4BZ.

Organisational structure

The Charity is administered by a Committee of not more than six persons who are Trustees of the Charity.. If a member of the Committee ceases to hold office by reason of resignation, disqualification or death the continuing members thereof shall appoint a successor. The Committee shall have full power to make such rules for regulating the management of the Charity as in its absolute discretion it thinks fit.

The Charity is the owner of eight almshouses situated at Harewood Road Keighley West Yorkshire. When there is a vacancy the Committee endeavour to find a residents of the former historical Borough of Keighley suitable for appointment as almspersons.

Related parties

The Charity has no related parties.

The Silverwood & Slater Eventide Homes

**Report of the Trustees
for the Year Ended 31 January 2025**

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

257081

Principal address

C/O Mrs S Hobson
33 Hospital Road
Riddlesden
Keighley
West Yorkshire
BD20 5EP

Trustees

Mr A M Wade
Mr C G M Green
Mr B Thompson
Mrs S Thompson
Mrs J Murray
Mrs S A Palmer

Independent Examiner

Helen Louise Barritt
Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

Bankers

Lloyds Bank Plc
45 Hustlergate
Bradford
West Yorkshire
BD1 1NT

Approved by order of the board of trustees on 14 May 2025 and signed on its behalf by:

Mr B Thompson - Trustee

**Independent Examiner's Report to the Trustees of
The Silverwood & Slater Eventide Homes**

Independent examiner's report to the trustees of The Silverwood & Slater Eventide Homes

I report to the charity trustees on my examination of the accounts of The Silverwood & Slater Eventide Homes (the Trust) for the year ended 31 January 2025.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Helen Louise Barritt

Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

14 May 2025

The Silverwood & Slater Eventide Homes

Statement of Financial Activities
for the Year Ended 31 January 2025

	Notes	Unrestricted funds £	Restricted funds £	31.1.25 Total funds £	31.1.24 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	32,911	-	32,911	29,904
Investment income	3	39,251	-	39,251	6,777
Total		<u>72,162</u>	<u>-</u>	<u>72,162</u>	<u>36,681</u>
EXPENDITURE ON					
Other	4	<u>16,759</u>	<u>-</u>	<u>16,759</u>	<u>15,699</u>
NET INCOME	4	55,403	-	55,403	20,982
RECONCILIATION OF FUNDS					
Total funds brought forward	4	<u>377,836</u>	<u>560,000</u>	<u>937,836</u>	<u>916,854</u>
TOTAL FUNDS CARRIED FORWARD	4	<u><u>433,239</u></u>	<u><u>560,000</u></u>	<u><u>993,239</u></u>	<u><u>937,836</u></u>

The notes form part of these financial statements

The Silverwood & Slater Eventide Homes

**Balance Sheet
31 January 2025**

	Notes	Unrestricted funds £	Restricted funds £	31.1.25 Total funds £	31.1.24 Total funds £
FIXED ASSETS					
Tangible assets	6	-	560,000	560,000	560,000
Investments	7	323,617	-	323,617	277,978
		<u>323,617</u>	<u>560,000</u>	<u>883,617</u>	<u>837,978</u>
CURRENT ASSETS					
Debtors	8	590	-	590	707
Cash at bank	9	111,710	-	111,710	101,774
		<u>112,300</u>	<u>-</u>	<u>112,300</u>	<u>102,481</u>
CREDITORS					
Amounts falling due within one year	10	(2,678)	-	(2,678)	(2,623)
		<u>109,622</u>	<u>-</u>	<u>109,622</u>	<u>99,858</u>
NET CURRENT ASSETS					
		<u>433,239</u>	<u>560,000</u>	<u>993,239</u>	<u>937,836</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>433,239</u>	<u>560,000</u>	<u>993,239</u>	<u>937,836</u>
NET ASSETS					
		<u>433,239</u>	<u>560,000</u>	<u>993,239</u>	<u>937,836</u>
FUNDS					
	11			433,239	377,836
Unrestricted funds				560,000	560,000
Restricted funds				<u>993,239</u>	<u>937,836</u>
TOTAL FUNDS					
				<u>993,239</u>	<u>937,836</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 14 May 2025 and were signed on its behalf by:

Mr B Thompson - Trustee

Mr C G M Green - Trustee

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements for the Year Ended 31 January 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from tax on its charitable activities.

2. OTHER TRADING ACTIVITIES

	31.1.25	31.1.24
	£	£
Maintenance contributions	32,911	29,904

3. INVESTMENT INCOME

	31.1.25	31.1.24
	£	£
M&G dividends	2,940	6,272
Blackrock dividends	2,466	4,805
Brewin Dolphin Dividends	2,163	-
Deposit account interest	4,461	3,414
Profit on revaluation	27,890	-
Loss on revaluation	(669)	(7,714)
	<u>39,251</u>	<u>6,777</u>

The Silverwood & Slater Eventide Homes

**Notes to the Financial Statements - continued
for the Year Ended 31 January 2025**

4. OTHER

	31.1.25	31.1.24
	£	£
Subscriptions - NAA	353	343
Almshouse insurance	1,533	856
Christmas gifts	280	283
Accountancy	750	774
General maintenance	5,978	3,807
Administrative expenses	4,121	4,584
Professional Fees	3,744	540
Refurbishment costs	-	4,512
	<u>16,759</u>	<u>15,699</u>
	<u>16,759</u>	<u>15,699</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 January 2025 nor for the year ended 31 January 2024.

Trustees' expenses

Expenses paid to trustees during the year for out of pocket expenses was £88. (2024:£96)

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 February 2024 and 31 January 2025	<u>560,000</u>
NET BOOK VALUE	
At 31 January 2025	<u>560,000</u>
At 31 January 2024	<u>560,000</u>

Fixed assets comprise of 8 dwelling houses at numbers 2 to 16 Harewood Road, Bogthorn, Keighley.

A professional valuation was undertaken by Hayfield Robinson Property Consultants in July 2016. In their opinion, the market value is £70,000 per dwelling totalling £560,000. The original cost is £251,368.

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2025

7. **FIXED ASSET INVESTMENTS**

	Listed investments £
MARKET VALUE	
At 1 February 2024	295,870
Additions	314,346
Disposals	(300,868)
	<u>309,348</u>
At 31 January 2025	309,348
PROVISIONS	
At 1 February 2024	17,892
Revaluation adjustments	(35,905)
Financial Advisor Fees	3,744
	<u>(14,269)</u>
At 31 January 2025	(14,269)
NET BOOK VALUE	
At 31 January 2025	<u>323,617</u>
At 31 January 2024	<u>277,978</u>

There were no investment assets outside the UK.

Additions of £314,346 are made up as follows:

£307,184	Brewin Dolphin Investment Fund
£2,164	Brewin Dolphin Investment Fund dividends reinvested
£2,417	Dividends reinvested in BLK Charities UK Bond Fund A
£2,581	Dividends reinvested in M&G Charity Multi Asset Fund

8. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.1.25 £	31.1.24 £
Prepayments	<u>590</u>	<u>707</u>

9. **CASH AT BANK**

	Cyclical maintenance fund £	Income Fund £	31.1.25 Total funds £	31.1.24 Total funds £
Lloyds treasurers account	-	15,989	15,989	20,514
COIF charities deposit fund	68,363	27,358	95,721	81,260
	<u>68,363</u>	<u>43,347</u>	<u>111,710</u>	<u>101,774</u>
Total	<u>68,363</u>	<u>43,347</u>	<u>111,710</u>	<u>101,774</u>

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2025

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.1.25	31.1.24
	£	£
Other creditors	2,678	2,623
	<u>2,678</u>	<u>2,623</u>

11. MOVEMENT IN FUNDS

	At 1.2.24	Net movement in funds	Transfers between funds	At 31.1.25
	£	£	£	£
Unrestricted funds				
Extraordinary repair fund	222,550	26,384	7,500	256,434
Cyclical maintenance fund	110,642	7,403	17,500	135,545
Income Fund	44,644	21,616	(25,000)	41,260
	<u>377,836</u>	<u>55,403</u>	-	<u>433,239</u>
Restricted funds				
Property	251,368	-	-	251,368
Property revaluation fund	308,632	-	-	308,632
	<u>560,000</u>	<u>-</u>	<u>-</u>	<u>560,000</u>
TOTAL FUNDS	<u>937,836</u>	<u>55,403</u>	<u>-</u>	<u>993,239</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
Extraordinary repair fund	29,351	(2,967)	26,384
Cyclical maintenance fund	8,180	(777)	7,403
Income Fund	34,631	(13,015)	21,616
	<u>72,162</u>	<u>(16,759)</u>	<u>55,403</u>
TOTAL FUNDS	<u>72,162</u>	<u>(16,759)</u>	<u>55,403</u>

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2025

11. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.2.23 £	Net movement in funds £	At 31.1.24 £
Unrestricted funds			
Extraordinary repair fund	220,646	1,904	222,550
Cyclical maintenance fund	107,673	2,969	110,642
Income Fund	28,535	16,109	44,644
	<u>356,854</u>	<u>20,982</u>	<u>377,836</u>
Restricted funds			
Property	251,368	-	251,368
Property revaluation fund	308,632	-	308,632
	<u>560,000</u>	<u>-</u>	<u>560,000</u>
TOTAL FUNDS	<u>916,854</u>	<u>20,982</u>	<u>937,836</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Extraordinary repair fund	1,904	-	1,904
Cyclical maintenance fund	2,969	-	2,969
Income Fund	31,808	(15,699)	16,109
	<u>36,681</u>	<u>(15,699)</u>	<u>20,982</u>
TOTAL FUNDS	<u>36,681</u>	<u>(15,699)</u>	<u>20,982</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.2.23 £	Net movement in funds £	Transfers between funds £	At 31.1.25 £
Unrestricted funds				
Extraordinary repair fund	220,646	28,288	7,500	256,434
Cyclical maintenance fund	107,673	10,372	17,500	135,545
Income Fund	28,535	37,725	(25,000)	41,260
	<u>356,854</u>	<u>76,385</u>	<u>-</u>	<u>433,239</u>
Restricted funds				
Property	251,368	-	-	251,368
Property revaluation fund	308,632	-	-	308,632
	<u>560,000</u>	<u>-</u>	<u>-</u>	<u>560,000</u>
TOTAL FUNDS	<u>916,854</u>	<u>76,385</u>	<u>-</u>	<u>993,239</u>

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2025

11. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Extraordinary repair fund	31,255	(2,967)	28,288
Cyclical maintenance fund	11,149	(777)	10,372
Income Fund	66,439	(28,714)	37,725
	<u>108,843</u>	<u>(32,458)</u>	<u>76,385</u>
TOTAL FUNDS	<u>108,843</u>	<u>(32,458)</u>	<u>76,385</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 January 2025.

The Silverwood & Slater Eventide Homes

Detailed Statement of Financial Activities
for the Year Ended 31 January 2025

	31.1.25 £	31.1.24 £
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	32,911	29,904
Investment income		
M&G dividends	2,940	6,272
Blackrock dividends	2,466	4,805
Brewin Dolphin Dividends	2,163	-
Deposit account interest	4,461	3,414
Profit on revaluation	27,890	-
Loss on revaluation	(669)	(7,714)
	<u>39,251</u>	<u>6,777</u>
Total incoming resources	72,162	36,681
EXPENDITURE		
Other		
Subscriptions - NAA	353	343
Almshouse insurance	1,533	856
Christmas gifts	280	283
Accountancy	750	774
General maintenance	5,978	3,807
Administrative expenses	4,121	4,584
Professional Fees	3,744	540
Refurbishment costs	-	4,512
	<u>16,759</u>	<u>15,699</u>
Total resources expended	<u>16,759</u>	<u>15,699</u>
Net income	<u><u>55,403</u></u>	<u><u>20,982</u></u>

THE SILVERWOOD AND SLATER EVENTIDE HOMES

England & Wales - Charity number 257081

Accounts

**Report of the Trustees and
Unaudited Financial Statements
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for
The Silverwood & Slater Eventide Homes**

Stirk Lambert & Co
Chartered Accountants
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The Silverwood & Slater Eventide Homes

Report of the Trustees for the Year Ended 31 January 2024

The Trustees present their report with the financial statements of the charity for the year ended 31 January 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities (the FRS 102) (effective 1 January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was established to provide residences for poor and aged persons being any married couple widow or spinster residing for the time being in the Borough of Keighley, West Yorkshire who is or are over the age of sixty years. However on 27 October 2010 the Charity Commission authorised a Scheme to alter Clause 5 of the Governing Document as follows :-

- 1) The words married couple widow or spinster" deleted and replaced with "person" and
- 2) The words "but nothing shall prevent a widower already in occupation remaining as such" deleted and
- 3) The words "the Committee may, in exceptional circumstances, appoint a resident who lives outside the said Borough of Keighley but is otherwise qualified. The Committee must record in the record of their meetings the nature of the exceptional circumstances justifying the appointment. The number of residents appointed under this sub-clause must not exceed two at any one time", to be added to the end of the clause.

The Trustees hold regard to the Charity Commission's guidance on public benefit.

ACHIEVEMENT AND PERFORMANCE

The Trustees and the Clerk actively manage the properties and maintain close contact with the residents so as to ensure that any necessary maintenance and repairs or other matters requiring attention are promptly dealt with. The Clerk ensures that all statutory requirements and safety inspections are carried out in a timely manner.

All properties have been fully occupied during the year with the exception of number 14 which was left vacant following the death of the previous resident in February 2023, during which period it was refurbished as necessary prior to a new person taking up residence in December 2023.

The Trustees make an annual visit to the almshouses with a view to checking the condition of the properties and to enable them to meet the residents and listen to any matters of concern. In addition other visits are made during the year when matters require attention. A Quinquennial Condition Report prepared by a qualified Architect is provided to assist the Trustees in properly maintaining the properties to an acceptable standard. The last such inspection was carried out in 2020 and all major matters have been attended to. The Trustees are currently endeavouring to find a solution to condensation problems that affect the properties.

FINANCIAL REVIEW

Financial position

The results shown within these financial statements are in line with expectations of the Trustees.

Principal funding sources

Maintenance contributions:

In accordance with their normal procedure the Trustees reviewed the Maintenance Contributions at the Annual General Meeting held on 1st September 2023. After due consideration of the Charity's Budget and the Non-Statutory Valuation obtained from the Valuation Office Agency it was resolved that the maintenance contribution would be increased by a nominal £1 per week effective from the 1st February 2024.

The Silverwood & Slater Eventide Homes

Report of the Trustees for the Year Ended 31 January 2024

FINANCIAL REVIEW

Investment policy and objectives

A valuation of the Charity's investments was reviewed at the Annual General Meeting held on 1 September 2023. The valuation of £267,355 revealed a decrease of £12,843 compared with the value on 31 January 2023 after eliminating the effect of re-invested dividends of £4,725. The value on 31 January 2024 of £277,978 however showed an increase since the Annual General meeting of £5,128 after eliminating the effects of re-invested dividends of £5,495. Thus in the financial year under review the overall decrease amounted to £7,715 after eliminating re-invested dividends of £10,220. In the four-year period from 31 January 2020 to 31 January 2024 the overall decrease in the value of the Charity's investments was £38,109 calculated on the same basis as above.

The Trustees again resolved to make no further investments during the year as they are currently still in the process of seeking professional advice with a view to both simplifying and managing the Charity's portfolio.

Reserves policy

The Charity has in place a reserves policy and normally makes a contribution to the Extraordinary Repair Fund (ERF). This is a reserve fund for future major expenditure to which transfers are made from Income and Expenditure Account. It can be drawn upon to meet major items of repair or improvements to the almshouses. Contributions to the ERF are invested in Accumulation Units in either the Blackrock BLK Charities UK Bond Fund or the M&G Charity Multi Asset Fund and added to the Charity's existing holdings.

The Cyclical Maintenance Fund (CMF) to which transfers are also made from Income and Expenditure Account is retained to meet maintenance occurring at regular intervals e.g. external redecoration and the cost of professional fees in respect of quinquennial inspections. This fund is invested in the Blackrock BLK Charities UK Bond Fund and the CCLA Investment Management Limited COIF Charities Deposit Fund.

In view of the Investment review referred to above the Trustees have made no transfers to either the ERF or CMF Funds which they believe to be adequate at the present time.

Insurances

The Trustees maintain an Almshouse Insurance Policy to cover both the value of the Buildings (but not residents' contents) for a sum insured of £1,375,011 together with Public Liability Indemnity (Limit £5 million), Legal Expenses Cover (limit £250,000) and Professional Indemnity and Loss Assistance (limit £250,000 each). In addition there is also cover for Management Protection which was increased during the from a limit of £250,000 to revised limit of £1m..

FUTURE PLANS

The Trustees propose to continue their policy of upgrading the properties (particularly the bathrooms and kitchens) as and when a vacancy occurs or when the need arises in order to meet the criterion referred to in the Decent Homes Standard of providing modern facilities and services.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

The Silverwood and Slater Eventide Homes were founded by the Will of Ruth Slater dated 8 June 1955 in memory of her mother Emily Silverwood and her husband Schofield Slater. The Will was proved in the Principal Probate Registry on 10 October 1960.

The original Probate and Will of Ruth Slater together with the documents of title are stored at the offices of AWB Charlesworth Solicitors Limited of Aireside House Royd Ings Avenue Keighley BD21 4BZ.

The Silverwood & Slater Eventide Homes

Report of the Trustees for the Year Ended 31 January 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The Charity is administered by a Committee of not more than six persons who are Trustees of the Charity. If a member of the Committee ceases to hold office by reason of resignation, disqualification or death the continuing members thereof shall appoint a successor. The Committee shall have full power to make such rules for regulating the management of the Charity as in its absolute discretion it thinks fit.

As noted in last year's report the Trustees were pleased to welcome Mrs Susan Palmer and Mrs Janice Murray as Trustees of the Charity

The Charity is the owner of eight almshouses situated at Harewood Road Keighley West Yorkshire. When there is a vacancy the Committee endeavour to find a residents of the former historical Borough of Keighley suitable for appointment as an almspersons.

Related parties

The Charity has no related parties.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

257081

Principal address

C/O Mrs S Hobson
33 Hospital Road
Riddlesden
Keighley
West Yorkshire
BD20 5EP

Trustees

Mr A M Wade
Mr C G M Green
Mrs C E Barker (resigned 6.3.23)
Mr B Thompson
Mrs S Thompson
Mrs M K Cull (resigned 6.2.23)
Mrs J Murray (appointed 6.3.23)
Mrs S A Palmer (appointed 6.2.23)

Independent Examiner

Helen Louise Barritt
Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

The Silverwood & Slater Eventide Homes

**Report of the Trustees
for the Year Ended 31 January 2024**

REFERENCE AND ADMINISTRATIVE DETAILS

Bankers

Lloyds Bank Plc
45 Hustlergate
Bradford
West Yorkshire
BD1 1NT

Approved by order of the board of trustees on 3 October 2024 and signed on its behalf by:

Mr B Thompson - Trustee

**Independent Examiner's Report to the Trustees of
The Silverwood & Slater Eventide Homes**

Independent examiner's report to the trustees of The Silverwood & Slater Eventide Homes

I report to the charity trustees on my examination of the accounts of The Silverwood & Slater Eventide Homes (the Trust) for the year ended 31 January 2024.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Helen Louise Barritt

Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

3 October 2024

The Silverwood & Slater Eventide Homes

Statement of Financial Activities
for the Year Ended 31 January 2024

	Notes	Unrestricted funds £	Restricted funds £	31.1.24 Total funds £	31.1.23 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	29,904	-	29,904	32,349
Investment income	3	6,777	-	6,777	(10,749)
Total		<u>36,681</u>	<u>-</u>	<u>36,681</u>	<u>21,600</u>
EXPENDITURE ON					
Other	4	<u>15,699</u>	<u>-</u>	<u>15,699</u>	<u>9,812</u>
NET INCOME	4	20,982	-	20,982	11,788
RECONCILIATION OF FUNDS					
Total funds brought forward	4	356,854	560,000	916,854	905,066
TOTAL FUNDS CARRIED FORWARD	4	<u>377,836</u>	<u>560,000</u>	<u>937,836</u>	<u>916,854</u>

The notes form part of these financial statements

The Silverwood & Slater Eventide Homes

**Balance Sheet
31 January 2024**

	Notes	Unrestricted funds £	Restricted funds £	31.1.24 Total funds £	31.1.23 Total funds £
FIXED ASSETS					
Tangible assets	6	-	560,000	560,000	560,000
Investments	7	277,978	-	277,978	275,473
		277,978	560,000	837,978	835,473
CURRENT ASSETS					
Debtors	8	707	-	707	-
Cash at bank	9	101,774	-	101,774	84,285
		102,481	-	102,481	84,285
CREDITORS					
Amounts falling due within one year	10	(2,623)	-	(2,623)	(2,904)
NET CURRENT ASSETS		99,858	-	99,858	81,381
TOTAL ASSETS LESS CURRENT LIABILITIES		377,836	560,000	937,836	916,854
NET ASSETS		377,836	560,000	937,836	916,854
FUNDS					
Unrestricted funds	11			377,836	356,854
Restricted funds				560,000	560,000
TOTAL FUNDS				937,836	916,854

The financial statements were approved by the Board of Trustees and authorised for issue on 3 October 2024 and were signed on its behalf by:

Mr B Thompson - Trustee

Mr C G M Green - Trustee

The notes form part of these financial statements

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements for the Year Ended 31 January 2024

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from tax on its charitable activities.

2. OTHER TRADING ACTIVITIES

	31.1.24	31.1.23
	£	£
Maintenance contributions	29,904	32,349

3. INVESTMENT INCOME

	31.1.24	31.1.23
	£	£
M&G dividends	6,272	5,716
Blackrock dividends	4,805	4,380
Deposit account interest	3,414	642
Profit on revaluation	-	304
Loss on revaluation	(7,714)	(21,791)
	<u>6,777</u>	<u>(10,749)</u>

The Silverwood & Slater Eventide Homes

**Notes to the Financial Statements - continued
for the Year Ended 31 January 2024**

4. OTHER

	31.1.24	31.1.23
	£	£
Subscriptions - NAA	343	196
Almshouse insurance	856	1,131
Christmas gifts	283	291
Accountancy	774	702
General maintenance	3,807	4,092
Administrative expenses	4,584	3,364
Professional Fees	540	36
Refurbishment costs	4,512	-
	<u>15,699</u>	<u>9,812</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 January 2024 nor for the year ended 31 January 2023.

Trustees' expenses

Expenses paid to trustees during the year for out of pocket expenses was £96. (2023:£63)

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 February 2023 and 31 January 2024	560,000
NET BOOK VALUE	
At 31 January 2024	560,000
At 31 January 2023	560,000

Fixed assets comprise of 8 dwelling houses at numbers 2 to 16 Harewood Road, Bogthorn, Keighley.

A professional valuation was undertaken by Hayfield Robinson Property Consultants in July 2016. In their opinion, the market value is £70,000 per dwelling totalling £560,000. The original cost is £251,368.

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2024

7. **FIXED ASSET INVESTMENTS**

	Listed investments £
MARKET VALUE	
At 1 February 2023	285,651
Additions	10,219
At 31 January 2024	<u>295,870</u>
PROVISIONS	
At 1 February 2023	10,178
Revaluation adjustments	7,714
At 31 January 2024	<u>17,892</u>
NET BOOK VALUE	
At 31 January 2024	<u><u>277,978</u></u>
At 31 January 2023	<u><u>275,473</u></u>

There were no investment assets outside the UK.

Additions of £10,219 are made up as follows:

£4,707 Dividends reinvested in BLK Charities UK Bond Fund A
£5,512 Dividends reinvested in M&G Charity Multi Asset Fund

8. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.1.24 £	31.1.23 £
Prepayments	707	-
	<u>707</u>	<u>-</u>

9. **CASH AT BANK**

	Cyclical maintenance fund £	Income Fund £	31.1.24 Total funds £	31.1.23 Total funds £
Lloyds treasurers account	-	20,514	20,514	31,439
COIF charities deposit fund	55,213	26,047	81,260	52,846
Total	<u>55,213</u>	<u>46,561</u>	<u>101,774</u>	<u>84,285</u>

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2024

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.1.24	31.1.23
	£	£
Other creditors	<u>2,623</u>	<u>2,904</u>

11. MOVEMENT IN FUNDS

	At 1.2.23	Net movement in funds	At
	£	£	31.1.24 £
Unrestricted funds			
Extraordinary repair fund	220,646	1,904	222,550
Cyclical maintenance fund	107,673	2,969	110,642
Income Fund	<u>28,535</u>	<u>16,109</u>	<u>44,644</u>
	356,854	20,982	377,836
Restricted funds			
Property	251,368	-	251,368
Property revaluation fund	<u>308,632</u>	<u>-</u>	<u>308,632</u>
	560,000	-	560,000
TOTAL FUNDS	<u>916,854</u>	<u>20,982</u>	<u>937,836</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
Extraordinary repair fund	1,904	-	1,904
Cyclical maintenance fund	2,969	-	2,969
Income Fund	<u>31,808</u>	<u>(15,699)</u>	<u>16,109</u>
	36,681	(15,699)	20,982
TOTAL FUNDS	<u>36,681</u>	<u>(15,699)</u>	<u>20,982</u>

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2024

11. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.2.22 £	Net movement in funds £	At 31.1.23 £
Unrestricted funds			
Extraordinary repair fund	224,697	(4,051)	220,646
Cyclical maintenance fund	115,168	(7,495)	107,673
Income Fund	5,201	23,334	28,535
	<u>345,066</u>	<u>11,788</u>	<u>356,854</u>
Restricted funds			
Property	251,368	-	251,368
Property revaluation fund	308,632	-	308,632
	<u>560,000</u>	<u>-</u>	<u>560,000</u>
TOTAL FUNDS	<u>905,066</u>	<u>11,788</u>	<u>916,854</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Extraordinary repair fund	(4,051)	-	(4,051)
Cyclical maintenance fund	(7,495)	-	(7,495)
Income Fund	33,146	(9,812)	23,334
	<u>21,600</u>	<u>(9,812)</u>	<u>11,788</u>
TOTAL FUNDS	<u>21,600</u>	<u>(9,812)</u>	<u>11,788</u>

The Silverwood & Slater Eventide Homes

**Notes to the Financial Statements - continued
for the Year Ended 31 January 2024**

11. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.2.22 £	Net movement in funds £	At 31.1.24 £
Unrestricted funds			
Extraordinary repair fund	224,697	(2,147)	222,550
Cyclical maintenance fund	115,168	(4,526)	110,642
Income Fund	5,201	39,443	44,644
	<u>345,066</u>	<u>32,770</u>	<u>377,836</u>
Restricted funds			
Property	251,368	-	251,368
Property revaluation fund	308,632	-	308,632
	<u>560,000</u>	<u>-</u>	<u>560,000</u>
TOTAL FUNDS	<u><u>905,066</u></u>	<u><u>32,770</u></u>	<u><u>937,836</u></u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Extraordinary repair fund	(2,147)	-	(2,147)
Cyclical maintenance fund	(4,526)	-	(4,526)
Income Fund	64,954	(25,511)	39,443
	<u>58,281</u>	<u>(25,511)</u>	<u>32,770</u>
TOTAL FUNDS	<u><u>58,281</u></u>	<u><u>(25,511)</u></u>	<u><u>32,770</u></u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 January 2024.

The Silverwood & Slater Eventide Homes

**Detailed Statement of Financial Activities
for the Year Ended 31 January 2024**

	31.1.24 £	31.1.23 £
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	29,904	32,349
Investment income		
M&G dividends	6,272	5,716
Blackrock dividends	4,805	4,380
Deposit account interest	3,414	642
Profit on revaluation	-	304
Loss on revaluation	(7,714)	(21,791)
	<u>6,777</u>	<u>(10,749)</u>
Total incoming resources	36,681	21,600
EXPENDITURE		
Other		
Subscriptions - NAA	343	196
Almshouse insurance	856	1,131
Christmas gifts	283	291
Accountancy	774	702
General maintenance	3,807	4,092
Administrative expenses	4,584	3,364
Professional Fees	540	36
Refurbishment costs	4,512	-
	<u>15,699</u>	<u>9,812</u>
Total resources expended	<u>15,699</u>	<u>9,812</u>
Net income	<u>20,982</u>	<u>11,788</u>

This page does not form part of the statutory financial statements

THE SILVERWOOD AND SLATER EVENTIDE HOMES

England & Wales - Charity number 257081

Accounts

**Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 31 January 2023
for
The Silverwood & Slater Eventide Homes**

Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

The Silverwood & Slater Eventide Homes

**Contents of the Financial Statements
for the Year Ended 31 January 2023**

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Detailed Statement of Financial Activities	13

The Silverwood & Slater Eventide Homes

Report of the Trustees for the Year Ended 31 January 2023

The Trustees present their report with the financial statements of the charity for the year ended 31 January 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities (the FRS 102) (effective 1 January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was established to provide residences for poor and aged persons being any married couple widow or spinster residing for the time being in the Borough of Keighley, West Yorkshire who is or are over the age of sixty years. However on 27 October 2010 the Charity Commission authorised a Scheme to alter Clause 5 of the Governing Document as follows :-

- 1) The words married couple widow or spinster" deleted and replaced with "person" and
- 2) The words "but nothing shall prevent a widower already in occupation remaining as such" deleted and
- 3) The words "the Committee may, in exceptional circumstances, appoint a resident who lives outside the said Borough of Keighley but is otherwise qualified. The Committee must record in the record of their meetings the nature of the exceptional circumstances justifying the appointment. The number of residents appointed under this sub-clause must not exceed two at any one time", to be added to the end of the clause.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The Trustees and the Clerk actively manage the properties and maintain close contact with the residents so as to ensure that any necessary maintenance and repairs or other matters requiring attention are promptly dealt with. The Clerk ensures that all statutory requirements and safety inspections are carried out in a timely manner.

All properties have been fully occupied during the year although sadly the resident at number 14 passed away shortly after the year end.

The Trustees make an annual visit to the almshouses with a view to checking the condition of the properties and to enable them to meet the residents and listen to any matters of concern. A Quinquennial Condition Report prepared by a qualified Architect is provided to assist the Trustees in properly maintaining the properties to an acceptable standard. The last such inspection was carried out in 2020 and all major matters have been attended to. However the roofs of all properties may well require replacement in the near future.

FINANCIAL REVIEW

Financial position

The results shown within these financial statements are in line with expectations of the Trustees.

Principal funding sources

Maintenance contributions:

In accordance with their normal procedure the Trustees reviewed the Maintenance Contributions at the Annual General Meeting held on 30 September 2022. After due consideration of the Charity's Budget and the Non-Statutory Valuation obtained from the Valuation Office Agency it was nevertheless resolved that, in view of the current financial pressures for residents, the Maintenance Contribution should remain unchanged for the year commencing 1 February 2023.

The Silverwood & Slater Eventide Homes

Report of the Trustees for the Year Ended 31 January 2023

FINANCIAL REVIEW

Investment policy and objectives

A valuation of the Charity's investments was reviewed at the Annual General Meeting held on 30 September 2022. The valuation of £255,010 revealed a substantial decrease of £38,377 compared with the value on 31 January 2022 after eliminating the effect of re-invested dividends of £5,727. The value on 31 January 2023 of £275,473 however showed an increase since the Annual General meeting of £16,891 after eliminating the effects of re-invested dividends of £3,572. Thus in the financial year under review the overall decrease amounted to £21,486 after eliminating re-invested dividends of £9,299. In the three-year period from 31 January 2020 to 31 January 2023 the overall decrease in the value of the Charity's investments was £30,394 calculated on the same basis as above.

The Trustees resolved to make no further investments during the year as they are currently in the process of seeking professional advice with a view to both simplifying and managing the Charity's portfolio.

Reserves policy

The Charity has in place a reserves policy and normally makes a contribution to the Extraordinary Repair Fund (ERF). This is a reserve fund for future major expenditure to which transfers are made from Income and Expenditure Account. It can be drawn upon to meet major items of repair or improvements to the almshouses. Contributions to the ERF are invested in Accumulation Units in either the Blackrock BLK Charities UK Bond Fund or the M&G Charity Multi Asset Fund and added to the Charity's existing holdings.

The Cyclical Maintenance Fund (CMF) to which transfers are also made from Income and Expenditure Account is retained to meet maintenance occurring at regular intervals e.g. external redecoration and the cost of professional fees in respect of quinquennial inspections. This fund is invested in the Blackrock BLK Charities UK Bond Fund and the CCLA Investment Management Limited COIF Charities Deposit Fund.

In view of the Investment review referred to above the Trustees have made no transfers to either the ERF or CMF Funds which they believe to be adequate at the present time.

Insurances

The Trustees maintain an Almshouse Insurance Policy to cover both the value of the Buildings (but not residents' contents) for a sum insured of £1,165,362 with Public Liability Indemnity (Limit £5 million) and Charity & Charity Trustee Liability (indemnity limit £250,000). The policy also covers Legal Expenses, and Management Protection (limit £250,000 each) and Professional Indemnity and Loss Assistance (limit £250,000 each).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The original Probate and Will of Ruth Slater together with the documents of title are stored at the offices of AWB Charlesworth Solicitors Limited of Aireside House Royd Ings Avenue Keighley BD21 4BZ.

Organisational structure

The Charity is administered by a Committee of not more than six persons who are Trustees of the Charity. If a member of the Committee ceases to hold office by reason of resignation, disqualification or death the continuing members thereof shall appoint a successor. The Committee shall have full power to make such rules for regulating the management of the Charity as in its absolute discretion it thinks fit.

The Charity is the owner of eight almshouses situated at Harewood Road Keighley West Yorkshire. When there is a vacancy the Committee endeavour to find a resident of the former historical Borough of Keighley suitable for appointment as an almspersons.

Related parties

The Charity has no related parties.

The Silverwood & Slater Eventide Homes

Report of the Trustees for the Year Ended 31 January 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

Plans for Future Periods

The Trustees propose to continue their policy of upgrading the properties (particularly the bathrooms and kitchens) as and when a vacancy occurs or when the need arises in order to meet the criterion referred to in the Decent Homes Standard of providing modern facilities and services.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

257081

Principal address

C/O Mrs S Hobson
33 Hospital Road
Riddlesden
Keighley
West Yorkshire
BD20 5EP

Trustees

Mr A M Wade
Mr C G M Green
Mrs C E Barker (resigned 6.3.23)
Mr B Thompson
Mrs S Thompson
Mrs M K Cull (resigned 6.2.23)
Mrs J Murray (appointed 6.3.23)
Mrs S A Palmer (appointed 6.2.23)

Independent Examiner

Helen Louise Barritt
Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

Bankers

Lloyds Bank Plc
54 North Street
Keighley
West Yorkshire
BD21 3SJ

Approved by order of the board of trustees on 1 September 2023 and signed on its behalf by:

Mr B Thompson - Trustee

**Independent Examiner's Report to the Trustees of
The Silverwood & Slater Eventide Homes**

Independent examiner's report to the trustees of The Silverwood & Slater Eventide Homes

I report to the charity trustees on my examination of the accounts of The Silverwood & Slater Eventide Homes (the Trust) for the year ended 31 January 2023.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Helen Louise Barritt

Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

1 September 2023

The Silverwood & Slater Eventide Homes

Statement of Financial Activities
for the Year Ended 31 January 2023

	Notes	Unrestricted funds £	Restricted funds £	31.1.23 Total funds £	31.1.22 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	32,349	-	32,349	28,207
Investment income	3	(10,749)	-	(10,749)	10,381
Total		<u>21,600</u>	<u>-</u>	<u>21,600</u>	<u>38,588</u>
EXPENDITURE ON					
Other	4	<u>9,812</u>	<u>-</u>	<u>9,812</u>	<u>14,735</u>
NET INCOME	4	11,788	-	11,788	23,853
RECONCILIATION OF FUNDS					
Total funds brought forward	4	345,066	560,000	905,066	881,213
TOTAL FUNDS CARRIED FORWARD	4	<u><u>356,854</u></u>	<u><u>560,000</u></u>	<u><u>916,854</u></u>	<u><u>905,066</u></u>

The notes form part of these financial statements

The Silverwood & Slater Eventide Homes

**Balance Sheet
31 January 2023**

	Notes	Unrestricted funds £	Restricted funds £	31.1.23 Total funds £	31.1.22 Total funds £
FIXED ASSETS					
Tangible assets	6	-	560,000	560,000	560,000
Investments	7	275,473	-	275,473	287,660
		<u>275,473</u>	<u>560,000</u>	<u>835,473</u>	<u>847,660</u>
CURRENT ASSETS					
Cash at bank	8	84,285	-	84,285	60,386
CREDITORS					
Amounts falling due within one year	9	(2,904)	-	(2,904)	(2,980)
		<u>81,381</u>	<u>-</u>	<u>81,381</u>	<u>57,406</u>
NET CURRENT ASSETS					
		<u>81,381</u>	<u>-</u>	<u>81,381</u>	<u>57,406</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>356,854</u>	<u>560,000</u>	<u>916,854</u>	<u>905,066</u>
NET ASSETS					
		<u>356,854</u>	<u>560,000</u>	<u>916,854</u>	<u>905,066</u>
FUNDS					
	10			356,854	345,066
Unrestricted funds				560,000	560,000
Restricted funds				<u>916,854</u>	<u>905,066</u>
TOTAL FUNDS					
				<u>916,854</u>	<u>905,066</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 1 September 2023 and were signed on its behalf by:

Mr B Thompson - Trustee

Mr C G M Green - Trustee

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements for the Year Ended 31 January 2023

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from tax on its charitable activities.

2. OTHER TRADING ACTIVITIES

	31.1.23	31.1.22
	£	£
Maintenance contributions	32,349	28,207

3. INVESTMENT INCOME

	31.1.23	31.1.22
	£	£
M&G dividends	5,716	4,468
Blackrock dividends	4,380	4,255
Deposit account interest	642	8
Profit on revaluation	304	13,080
Loss on revaluation	(21,791)	(11,430)
	<u>(10,749)</u>	<u>10,381</u>

The Silverwood & Slater Eventide Homes

**Notes to the Financial Statements - continued
for the Year Ended 31 January 2023**

4. OTHER

	31.1.23	31.1.22
	£	£
Subscriptions - NAA	196	187
Almshouse insurance	1,131	1,040
Christmas gifts	291	262
Accountancy	702	714
General maintenance	4,092	5,203
Administrative expenses	3,364	3,661
Sundries	36	576
Refurbishment costs	-	3,092
	<u>9,812</u>	<u>14,735</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 January 2023 nor for the year ended 31 January 2022.

Trustees' expenses

Expenses paid to trustees during the year for out of pocket expenses was £63. (2022:£184)

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 February 2022 and 31 January 2023	<u>560,000</u>
NET BOOK VALUE	
At 31 January 2023	<u>560,000</u>
At 31 January 2022	<u>560,000</u>

Fixed assets comprise of 8 dwelling houses at numbers 2 to 16 Harewood Road, Bogthorn, Keighley.

A professional valuation was undertaken by Hayfield Robinson Property Consultants in July 2016. In their opinion, the market value is £70,000 per dwelling totalling £560,000. The original cost is £251,368.

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2023

7. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 February 2022	276,352
Additions	9,299
	<hr/>
At 31 January 2023	285,651
	<hr/>
PROVISIONS	
At 1 February 2022	(11,308)
Revaluation adjustments	21,486
	<hr/>
At 31 January 2023	10,178
	<hr/>
NET BOOK VALUE	
At 31 January 2023	275,473
	<hr/> <hr/>
At 31 January 2022	287,660
	<hr/> <hr/>

There were no investment assets outside the UK.

Additions of £9,299 are made up as follows:

£4,283 Dividends reinvested in BLK Charities UK Bond Fund A
£5,016 Dividends reinvested in M&G Charity Multi Asset Fund

8. CASH AT BANK

	Cyclical maintenance fund £	Income Fund £	31.1.23 Total funds £	31.1.22 Total funds £
Lloyds treasurers account	-	31,439	31,439	8,183
COIF charities deposit fund	52,846	-	52,846	52,203
	<hr/>	<hr/>	<hr/>	<hr/>
Total	52,846	31,439	84,285	60,386
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2023

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.1.23	31.1.22
	£	£
Other creditors	2,904	2,980
	<u> </u>	<u> </u>

10. MOVEMENT IN FUNDS

	At 1.2.22	Net movement in funds	At 31.1.23
	£	£	£
Unrestricted funds			
Extraordinary repair fund	224,697	(4,051)	220,646
Cyclical maintenance fund	115,168	(7,495)	107,673
Income Fund	5,201	23,334	28,535
	<u> </u>	<u> </u>	<u> </u>
	345,066	11,788	356,854
Restricted funds			
Property	251,368	-	251,368
Property revaluation fund	308,632	-	308,632
	<u> </u>	<u> </u>	<u> </u>
	560,000	-	560,000
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>905,066</u>	<u>11,788</u>	<u>916,854</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
Extraordinary repair fund	(4,051)	-	(4,051)
Cyclical maintenance fund	(7,495)	-	(7,495)
Income Fund	33,146	(9,812)	23,334
	<u> </u>	<u> </u>	<u> </u>
	21,600	(9,812)	11,788
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>21,600</u>	<u>(9,812)</u>	<u>11,788</u>

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2023

10. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.2.21 £	Net movement in funds £	Transfers between funds £	At 31.1.22 £
Unrestricted funds				
Extraordinary repair fund	207,749	12,948	4,000	224,697
Cyclical maintenance fund	111,493	(3,325)	7,000	115,168
Income Fund	1,971	14,230	(11,000)	5,201
	<u>321,213</u>	<u>23,853</u>	<u>-</u>	<u>345,066</u>
Restricted funds				
Property	251,368	-	-	251,368
Property revaluation fund	308,632	-	-	308,632
	<u>560,000</u>	<u>-</u>	<u>-</u>	<u>560,000</u>
TOTAL FUNDS	<u>881,213</u>	<u>23,853</u>	<u>-</u>	<u>905,066</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Extraordinary repair fund	12,948	-	12,948
Cyclical maintenance fund	(3,325)	-	(3,325)
Income Fund	28,965	(14,735)	14,230
	<u>38,588</u>	<u>(14,735)</u>	<u>23,853</u>
TOTAL FUNDS	<u>38,588</u>	<u>(14,735)</u>	<u>23,853</u>

The Silverwood & Slater Eventide Homes

**Notes to the Financial Statements - continued
for the Year Ended 31 January 2023**

10. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.2.21 £	Net movement in funds £	Transfers between funds £	At 31.1.23 £
Unrestricted funds				
Extraordinary repair fund	207,749	8,897	4,000	220,646
Cyclical maintenance fund	111,493	(10,820)	7,000	107,673
Income Fund	1,971	37,564	(11,000)	28,535
	<u>321,213</u>	<u>35,641</u>	<u>-</u>	<u>356,854</u>
Restricted funds				
Property	251,368	-	-	251,368
Property revaluation fund	308,632	-	-	308,632
	<u>560,000</u>	<u>-</u>	<u>-</u>	<u>560,000</u>
TOTAL FUNDS	<u><u>881,213</u></u>	<u><u>35,641</u></u>	<u><u>-</u></u>	<u><u>916,854</u></u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Extraordinary repair fund	8,897	-	8,897
Cyclical maintenance fund	(10,820)	-	(10,820)
Income Fund	62,111	(24,547)	37,564
	<u>60,188</u>	<u>(24,547)</u>	<u>35,641</u>
TOTAL FUNDS	<u><u>60,188</u></u>	<u><u>(24,547)</u></u>	<u><u>35,641</u></u>

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 January 2023.

The Silverwood & Slater Eventide Homes

**Detailed Statement of Financial Activities
for the Year Ended 31 January 2023**

	31.1.23 £	31.1.22 £
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	32,349	28,207
Investment income		
M&G dividends	5,716	4,468
Blackrock dividends	4,380	4,255
Deposit account interest	642	8
Profit on revaluation	304	13,080
Loss on revaluation	(21,791)	(11,430)
	<u>(10,749)</u>	<u>10,381</u>
Total incoming resources	21,600	38,588
EXPENDITURE		
Other		
Subscriptions - NAA	196	187
Almshouse insurance	1,131	1,040
Christmas gifts	291	262
Accountancy	702	714
General maintenance	4,092	5,203
Administrative expenses	3,364	3,661
Sundries	36	576
Refurbishment costs	-	3,092
	<u>9,812</u>	<u>14,735</u>
Total resources expended	9,812	14,735
Net income	<u><u>11,788</u></u>	<u><u>23,853</u></u>

This page does not form part of the statutory financial statements

THE SILVERWOOD AND SLATER EVENTIDE HOMES

England & Wales - Charity number 257081

Accounts

**Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 31 January 2022
for
The Silverwood & Slater Eventide Homes**

Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

The Silverwood & Slater Eventide Homes

Contents of the Financial Statements for the Year Ended 31 January 2022

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The Silverwood & Slater Eventide Homes

Report of the Trustees for the Year Ended 31 January 2022

The Trustees present their report with the financial statements of the charity for the year ended 31 January 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities (the FRS 102) (effective 1 January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was established to provide residences for poor and aged persons being any married couple widows or spinster residing for the time being in the Borough of Keighley, West Yorkshire who is or are over the age of sixty years. However on 27 October 2010 the Charity Commission authorised a Scheme to alter Clause 5 of the Governing Document as follows :-

- 1) The words married couple widow or spinster" deleted and replaced with "person" and
- 2) The words "but nothing shall prevent a widower already in occupation remaining as such" deleted and
- 3) The words "the Committee may, in exceptional circumstances, appoint a resident who lives outside the said Borough of Keighley but is otherwise qualified. The Committee must record in the record of their meetings the nature of the exceptional circumstances justifying the appointment. The number of residents appointed under this sub-clause must not exceed two at any one time", to be added to the end of the clause.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The Trustees and the Clerk actively manage the properties and maintain close contact with the residents so as to ensure that any necessary maintenance and repairs or other matters requiring attention are promptly dealt with. The Clerk ensures that all statutory requirements and safety inspections are carried out in a timely manner.

As reported last year Number 6 became vacant early in the year under review. The property required extensive cleaning and complete re-decoration prior to being re-occupied at the beginning of November 2021. All the other properties have been fully occupied during the year.

The Trustees make an annual visit to the almshouses with a view to checking the condition of the properties and to enable them to meet the residents and listen to any matters of concern. A Quinquennial Condition Report prepared by a qualified Architect is provided to assist the Trustees in properly maintaining the properties to an acceptable standard. Such an inspection was carried out in 2020 and the final report is still awaited.

FINANCIAL REVIEW

Financial position

The results shown within these financial statements are in line with expectations of the Trustees.

Principal funding sources

Maintenance contributions:

In accordance with their normal procedure the Trustees reviewed the Maintenance Contributions at the Annual General Meeting held on 17 September 2021. After due consideration of the Charity's Budget and the Non-Statutory Valuation obtained from the Valuation Office Agency it was resolved that the Maintenance Contribution should be increased by £3 to £78 per week effective from 1 February 2022.

Investment policy and objectives

A valuation of the Charity's investments was reviewed at the Annual General Meeting held on 17 September 2021. The valuation of £280,242 revealed an increase of £8,338 compared with the value on 31 January 2021 after eliminating the effect of re-invested dividends of £4,858. The value on 31 January 2022 of £287,660 however showed a decrease since the Annual General meeting of £6,687 after eliminating the effects of re-invested dividends of £3,107 and new investment of £11,000. Thus in the year under review the overall increase amounted to £1,651. In the two-year period from 31 January 2020 to 31 January 2022 the overall decrease in the value of the Charity's investments was £8,907 calculated on the same basis as above.

The Silverwood & Slater Eventide Homes

Report of the Trustees for the Year Ended 31 January 2022

FINANCIAL REVIEW

Reserves policy

The Charity has in place a reserves policy and normally makes a contribution to the Extraordinary Repair Fund (ERF). This is a reserve fund for future major expenditure to which transfers are made from Income and Expenditure Account. It can be drawn upon to meet major items of repair or improvements to the almshouses. Contributions to the ERF are invested in Accumulation Units in either the Blackrock BLK Charities UK Bond Fund or the M&G Charity Multi Asset Fund and added to the Charity's existing holdings.

The Cyclical Maintenance Fund (CMF) to which transfers are also made from Income and Expenditure Account is retained to meet maintenance occurring at regular intervals e.g. external redecoration and the cost of professional fees in respect of quinquennial inspections. This fund is invested in the Blackrock BLK Charities UK Bond Fund and the CCLA Investment Management Limited COIF Charities Deposit Fund.

At the Annual General Meeting held on 17 September 2021 it was resolved to make contributions to the ERF of £4,000 and the CMF of £7,000.

Insurances

The Trustees maintain an Almshouse Insurance Policy to cover both the value of the Buildings (but not residents' contents) for a sum insured of £1,066,692 with Public Liability Indemnity (Limit £5 million) and Charity & Charity Trustee Liability (indemnity limit £250,000).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The Silverwood and Slater Eventide Homes were founded by the Will of Ruth Slater dated 8 June 1955 in memory of her mother Emily Silverwood and her husband Schofield Slater. The Will was proved in the Principal Probate Registry on 10 October 1960.

The original Probate and Will of Ruth Slater together with the documents of title are stored at the offices of AWB Charlesworth Solicitors Limited of Aireside House Royd Ings Avenue Keighley BD21 4BZ.

Organisational structure

The Charity is administered by a Committee of not more than six persons. If a member of the Committee ceases to hold office by reason of resignation, disqualification or death the continuing members thereof shall appoint a successor. The Committee shall have full power to make such rules for regulating the management of the Charity as in its absolute discretion it thinks fit.

The Charity is the owner of eight almshouses situated at Harewood Road Keighley West Yorkshire. When there is a vacancy the Committee endeavour to find a resident of the Borough of Keighley suitable for appointment as an almsperson.

Related parties

The Charity has no related parties.

Plans for Future Periods

The trustees and Committee propose to continue their policy of upgrading the bathroom and kitchen in each dwelling as and when a vacancy occurs or when the need arises in order to meet the criterion referred to in the Decent Homes Standard of providing modern facilities and services.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

257081

The Silverwood & Slater Eventide Homes

**Report of the Trustees
for the Year Ended 31 January 2022**

Principal address

C/O Mrs S Hobson
33 Hospital Road
Riddlesden
Keighley
West Yorkshire
BD20 5EP

Trustees

Mr A M Wade
Mr C G M Green
Mrs C E Barker
Mr B Thompson
Mrs S Thompson
Mrs M K Cull

Independent Examiner

Helen Louise Barritt
FMAAT
Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

Bankers

Lloyds Bank Plc
54 North Street
Keighley
West Yorkshire
BD21 3SJ

Approved by order of the board of trustees on 30 September 2022 and signed on its behalf by:

Mr B Thompson - Trustee

**Independent Examiner's Report to the Trustees of
The Silverwood & Slater Eventide Homes**

Independent examiner's report to the trustees of The Silverwood & Slater Eventide Homes

I report to the charity trustees on my examination of the accounts of The Silverwood & Slater Eventide Homes (the Trust) for the year ended 31 January 2022.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Helen Louise Barritt
FMAAT
Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

30 September 2022

The Silverwood & Slater Eventide Homes

**Statement of Financial Activities
for the Year Ended 31 January 2022**

	Notes	Unrestricted funds £	Restricted funds £	31.1.22 Total funds £	31.1.21 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	28,207	-	28,207	28,853
Investment income	3	10,381	-	10,381	(1,936)
Total		<u>38,588</u>	<u>-</u>	<u>38,588</u>	<u>26,917</u>
EXPENDITURE ON					
Other	4	14,735	-	14,735	23,323
NET INCOME	4	23,853	-	23,853	3,594
RECONCILIATION OF FUNDS					
Total funds brought forward	4	321,213	560,000	881,213	877,619
TOTAL FUNDS CARRIED FORWARD	4	<u><u>345,066</u></u>	<u><u>560,000</u></u>	<u><u>905,066</u></u>	<u><u>881,213</u></u>

The notes form part of these financial statements

The Silverwood & Slater Eventide Homes

**Balance Sheet
31 January 2022**

	Notes	Unrestricted funds £	Restricted funds £	31.1.22 Total funds £	31.1.21 Total funds £
FIXED ASSETS					
Tangible assets	6	-	560,000	560,000	560,000
Investments	7	287,660	-	287,660	267,047
		287,660	560,000	847,660	827,047
CURRENT ASSETS					
Debtors	8	-	-	-	104
Cash at bank	9	60,386	-	60,386	56,552
		60,386	-	60,386	56,656
CREDITORS					
Amounts falling due within one year	10	(2,980)	-	(2,980)	(2,490)
		(2,980)	-	(2,980)	(2,490)
NET CURRENT ASSETS		57,406	-	57,406	54,166
TOTAL ASSETS LESS CURRENT LIABILITIES		345,066	560,000	905,066	881,213
NET ASSETS		345,066	560,000	905,066	881,213
FUNDS					
Unrestricted funds	11			345,066	321,213
Restricted funds				560,000	560,000
TOTAL FUNDS				905,066	881,213

The financial statements were approved by the Board of Trustees and authorised for issue on 30 September 2022 and were signed on its behalf by:

Mr B Thompson - Trustee

Mr C G M Green - Trustee

The Silverwood & Slater Eventide Homes

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

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from tax on its charitable activities.

2. OTHER TRADING ACTIVITIES

	31.1.22	31.1.21
	£	£
Maintenance contributions	28,207	28,853

3. INVESTMENT INCOME

	31.1.22	31.1.21
	£	£
M&G dividends	4,468	5,347
Blackrock dividends	4,255	3,050
Deposit account interest	8	223
Profit on revaluation	13,080	-
Loss on revaluation	(11,430)	(10,556)
	<u>10,381</u>	<u>(1,936)</u>

The Silverwood & Slater Eventide Homes

**Notes to the Financial Statements - continued
for the Year Ended 31 January 2022**

4. OTHER

	31.1.22	31.1.21
	£	£
Subscriptions - NAA	187	182
Almshouse insurance	1,040	1,011
Christmas gifts	262	281
Accountancy	714	612
General maintenance	5,203	5,320
Administrative expenses	3,661	3,004
Sundries	576	950
Refurbishment costs	3,092	11,963
	<u>14,735</u>	<u>23,323</u>
	<u>14,735</u>	<u>23,323</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 January 2022 nor for the year ended 31 January 2021.

Trustees' expenses

Expenses paid to trustees during the year for out of pocket expenses was £184. (2021:£168)

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 February 2021 and 31 January 2022	560,000
	<u>560,000</u>
NET BOOK VALUE	
At 31 January 2022	560,000
	<u>560,000</u>
At 31 January 2021	560,000
	<u>560,000</u>
	<u>560,000</u>

Fixed assets comprise of 8 dwelling houses at numbers 2 to 16 Harewood Road, Bogthorn, Keighley.

A professional valuation was undertaken by Hayfield Robinson Property Consultants in July 2016. In their opinion, the market value is £70,000 per dwelling totalling £560,000. The original cost is £251,368.

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2022

7. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 February 2021	257,387
Additions	18,965
	<hr/>
At 31 January 2022	276,352
	<hr/>
PROVISIONS	
At 1 February 2021	(9,660)
Revaluation adjustments	(1,648)
	<hr/>
At 31 January 2022	(11,308)
	<hr/>
NET BOOK VALUE	
At 31 January 2022	287,660
	<hr/> <hr/>
At 31 January 2021	267,047
	<hr/> <hr/>

There were no investment assets outside the UK.

Additions of £18,965 are made up as follows:

£4,157 Dividends reinvested in BLK Charities UK Bond Fund A
£3,808 Dividends reinvested in M&G Charity Multi Asset Fund
£11,000 Purchase of shares in BLK Charities UK Bond Fund A

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.1.22 £	31.1.21 £
Other debtors	-	104
	<hr/> <hr/>	<hr/> <hr/>

9. CASH AT BANK

	Cyclical maintenance fund £	Income Fund £	31.1.22 Total funds £	31.1.21 Total funds £
Lloyds treasurers account	-	8,183	8,183	4,356
COIF charities deposit fund	52,203	-	52,203	52,196
	<hr/>	<hr/>	<hr/>	<hr/>
Total	52,203	8,183	60,386	56,552
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2022

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.1.22	31.1.21
	£	£
Other creditors	<u>2,980</u>	<u>2,490</u>

11. MOVEMENT IN FUNDS

	At 1.2.21	Net movement in funds	Transfers between funds	At 31.1.22
	£	£	£	£
Unrestricted funds				
Extraordinary repair fund	207,749	12,948	4,000	224,697
Cyclical maintenance fund	111,493	(3,325)	7,000	115,168
Income Fund	1,971	14,230	(11,000)	5,201
	<u>321,213</u>	<u>23,853</u>	-	<u>345,066</u>
Restricted funds				
Property	251,368	-	-	251,368
Property revaluation fund	308,632	-	-	308,632
	<u>560,000</u>	-	-	<u>560,000</u>
TOTAL FUNDS	<u>881,213</u>	<u>23,853</u>	-	<u>905,066</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
Extraordinary repair fund	12,948	-	12,948
Cyclical maintenance fund	(3,325)	-	(3,325)
Income Fund	28,965	(14,735)	14,230
	<u>38,588</u>	<u>(14,735)</u>	<u>23,853</u>
TOTAL FUNDS	<u>38,588</u>	<u>(14,735)</u>	<u>23,853</u>

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2022

11. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.2.20 £	Net movement in funds £	Transfers between funds £	At 31.1.21 £
Unrestricted funds				
Investments	136,376	-	(136,376)	-
Extraordinary repair fund	68,652	(2,279)	141,376	207,749
Cyclical maintenance fund	105,973	(480)	6,000	111,493
Income Fund	6,618	6,353	(11,000)	1,971
	<u>317,619</u>	<u>3,594</u>	<u>-</u>	<u>321,213</u>
Restricted funds				
Property	251,368	-	-	251,368
Property revaluation fund	308,632	-	-	308,632
	<u>560,000</u>	<u>-</u>	<u>-</u>	<u>560,000</u>
TOTAL FUNDS	<u><u>877,619</u></u>	<u><u>3,594</u></u>	<u><u>-</u></u>	<u><u>881,213</u></u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Extraordinary repair fund	(2,279)	-	(2,279)
Cyclical maintenance fund	(480)	-	(480)
Income Fund	29,676	(23,323)	6,353
	<u>26,917</u>	<u>(23,323)</u>	<u>3,594</u>
TOTAL FUNDS	<u><u>26,917</u></u>	<u><u>(23,323)</u></u>	<u><u>3,594</u></u>

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2022

11. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.2.20 £	Net movement in funds £	Transfers between funds £	At 31.1.22 £
Unrestricted funds				
Investments	136,376	-	(136,376)	-
Extraordinary repair fund	68,652	10,669	145,376	224,697
Cyclical maintenance fund	105,973	(3,805)	13,000	115,168
Income Fund	6,618	20,583	(22,000)	5,201
	<u>317,619</u>	<u>27,447</u>	<u>-</u>	<u>345,066</u>
Restricted funds				
Property	251,368	-	-	251,368
Property revaluation fund	308,632	-	-	308,632
	<u>560,000</u>	<u>-</u>	<u>-</u>	<u>560,000</u>
TOTAL FUNDS	<u>877,619</u>	<u>27,447</u>	<u>-</u>	<u>905,066</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Extraordinary repair fund	10,669	-	10,669
Cyclical maintenance fund	(3,805)	-	(3,805)
Income Fund	58,641	(38,058)	20,583
	<u>65,505</u>	<u>(38,058)</u>	<u>27,447</u>
TOTAL FUNDS	<u>65,505</u>	<u>(38,058)</u>	<u>27,447</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 January 2022.

The Silverwood & Slater Eventide Homes

Detailed Statement of Financial Activities
for the Year Ended 31 January 2022

	31.1.22 £	31.1.21 £
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	28,207	28,853
Investment income		
M&G dividends	4,468	5,347
Blackrock dividends	4,255	3,050
Deposit account interest	8	223
Profit on revaluation	13,080	-
Loss on revaluation	(11,430)	(10,556)
	<u>10,381</u>	<u>(1,936)</u>
Total incoming resources	38,588	26,917
EXPENDITURE		
Other		
Subscriptions - NAA	187	182
Almshouse insurance	1,040	1,011
Christmas gifts	262	281
Accountancy	714	612
General maintenance	5,203	5,320
Administrative expenses	3,661	3,004
Sundries	576	950
Refurbishment costs	3,092	11,963
	<u>14,735</u>	<u>23,323</u>
Total resources expended	14,735	23,323
Net income	<u><u>23,853</u></u>	<u><u>3,594</u></u>

This page does not form part of the statutory financial statements

THE SILVERWOOD AND SLATER EVENTIDE HOMES

England & Wales - Charity number 257081

Accounts

**Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 31 January 2021
for
The Silverwood & Slater Eventide Homes**

Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

The Silverwood & Slater Eventide Homes

Contents of the Financial Statements for the Year Ended 31 January 2021

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The Silverwood & Slater Eventide Homes

Report of the Trustees for the Year Ended 31 January 2021

The Trustees present their report with the financial statements of the charity for the year ended 31 January 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities (the FRS 102) (effective 1 January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was established to provide residences for poor and aged persons being any married couple widow or spinster residing for the time being in the Borough of Keighley, West Yorkshire, who is or are over the age of sixty years. However, on 27 October 2010, the Charity Commission authorised a Scheme to alter Clause 5 of the Governing Document as follows:-

- 1) The words "married couple", "widow" or "spinster" deleted and replaced with "persons" and
- 2) The words "but nothing shall prevent a widower already in occupation remaining as such" deleted and
- 3) The words "The Committee may, in exceptional circumstances, appoint a resident who lives outside the said Borough of Keighley but is otherwise qualified. The Committee must record in the record of their meetings the nature of the exceptional circumstances justifying the appointment. The number of residents appointed under this sub-clause must not exceed two at any one time" to be added to the end of the clause.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The Trustees and the Clerk actively manage the properties and maintain close contact with the residents so as to ensure that any necessary maintenance and repairs or other matters requiring attention are promptly dealt with. In addition the Clerk ensures that all statutory requirements and safety inspections are carried out in a timely manner.

Two properties became vacant during the year and as usual the Trustees took the opportunity of improving where necessary the vacant properties. At number 12, the bathroom was updated by the Trustees and materials were provided by the Trustees for the improvement of the kitchen. The kitchen installation work was funded by the incoming resident. This property is now occupied. Shortly before the year end the long-standing resident at number 6 sadly died and the Trustees are currently in the process of fully renovating the property prior to making it available to a new resident.

The Trustees make an annual visit to the almshouses with a view to checking the condition of the properties and to enable them to meet the residents and listen to any matters of concern. A Quinquennial Condition Report prepared by a qualified Architect is provided to assist the Trustees in properly maintaining the properties to an acceptable standard. Such an inspection was carried out in 2020 and the final report is awaited.

FINANCIAL REVIEW

Financial position

The results shown within these financial statements are in line with expectations of the Trustees and Management Committee.

Principal funding sources

Maintenance contributions:

In accordance with their normal procedure the Trustees reviewed the Maintenance Contributions at the Annual General Meeting held on 23 October 2020. After due consideration of the Charity's Budget and the Non-Statutory Valuation obtained from the Valuation Office Agency it was resolved that the Maintenance Contribution should be increased by £3 to £75 per week effective from 1 February 2021.

The Silverwood & Slater Eventide Homes

Report of the Trustees for the Year Ended 31 January 2021

FINANCIAL REVIEW

Investment policy and objectives

A valuation of the Charity's investments was scrutinised at the Annual General Meeting held on 23 October 2020. The valuation of £191,214 revealed a decrease of £18,365 compared with the value on 31 January 2020 after eliminating the effect of re-invested dividends of £4,550. This decrease reflects the general fall in the value of investments as a result of the COVID-19 situation, although the value of the investments had recovered from their lowest value immediately after the full extent of the pandemic became apparent.

At a subsequent meeting on 23 November 2020 the Trustees further reviewed the Charity's investments and resolved to withdraw £54,000 from the COIF Deposit Account (part of the Cyclical Maintenance Fund) and invest it in the Blackrock Charities BLK Bond Fund. It was also resolved to transfer the balance held in the Investment Fund of £136,376 (invested in the M&G Multi Asset Fund) to the Extraordinary Repair Fund.

The investment valuation of £267,047 at 31 January 2021 showed an increase compared with the AGM valuation on 23 October 2020 of £7,808 after eliminating the effect of re-invested dividends of £3,025 and a further investment of £65,000. The overall loss on investments over the year (excluding re-invested dividends and new investment) amounted to £10,556.

Reserves policy

The Charity has in place a reserves policy and normally makes a contribution to the Extraordinary Repair Fund (ERF). This is a reserve fund for future major expenditure to which transfers are made from Income and Expenditure Account. It can be drawn upon to meet major items of repair or improvements to the almshouses by application to the Fund Managers without the prior consent of the Charity Commissioners. Contributions to the ERF are invested in Accumulation Units in either the Blackrock BLK Charities UK Bond Fund or the M&G Charity Multi Asset Fund and added to the Charity's existing holdings. At the Annual General Meeting held on 23 October 2020 it was agreed to make a contribution to the ERF of £5,000.

The Cyclical Maintenance Fund (CMF) to which transfers are made from Income and Expenditure Account is retained to meet maintenance occurring at regular intervals e.g. external redecoration and the cost of professional fees in respect of quinquennial inspections. This fund is invested in the Blackrock BLK Charities UK Bond Fund and the CCLA Investment Management Limited COIF Charities Deposit Fund. At the Annual General Meeting held on 23 October 2020 it was agreed to make a contribution to the CMF of £6,000.

Insurances

The Trustees maintain an Almshouse Insurance Policy to cover both the value of the Buildings (but not residents' contents) for a sum insured of £1,035,623 with Public Liability Indemnity (Limit £5 million) and Charity & Charity Trustee Liability (indemnity limit £250,000).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The Silverwood and Slater Eventide Homes was founded by the Will of Ruth Slater dated 8 June 1955 in memory of her mother Emily Silverwood and her husband Schofield Slater. The Will was proved in the Principal Probate Registry on 10 October 1960.

The original Probate and Will of Ruth Slater together with the documents of title are stored at the offices of AWB Charlesworth Solicitors Limited of 12-16 North Street, Keighley, West Yorkshire, BD21 3SE.

The Silverwood & Slater Eventide Homes

Report of the Trustees for the Year Ended 31 January 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The Charity shall be administered by a Committee of not more than six persons. The Trustee shall be an ex officio member of the Committee and shall in the first instance only appoint the other members thereof. If a member of the Committee ceases to hold office by reason of resignation, disqualification or death, the continuing members thereof shall appoint a successor in such office. The Committee shall have full power to make such rules for regulating the management of the Charity as in its absolute discretion it thinks fit.

The Charity is the owner of eight almshouses situated at Numbers 2 to 16 Harewood Road, Bogthorn, Keighley, West Yorkshire. When there is a vacancy the Trustees and Committee try to find a resident of the Borough of Keighley suitable for appointment as an almsperson.

Related parties

The Charity has no related parties.

Plans for future periods

The Trustees and Committee propose to continue their policy of upgrading the bathroom and kitchen in each dwelling as and when a vacancy occurs or when the need arises in order to meet the criterion referred to in the Decent Homes Standard of providing modern facilities and services.

Trustees

The Trustees were saddened to learn of the death of former and long serving Trustee Mr J B Hopkinson who had served the Charity for many years. At a Special Meeting held on 1 October 2020, Mrs Michelle Karen Cull was appointed to fill the vacant position as a Trustee.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

257081

Principal address

Mrs Susan Hobson
33 Hospital Road
Riddlesden
Keighley
West Yorkshire
BD20 5EP

Trustees

Mr A M Wade
Mr C G M Green
Mrs C E Barker
Mr B Thompson
Mrs S Thompson
Mrs M K Cull (appointed 1.10.20)

Independent Examiner

Helen Louise Barritt
FMAAT
Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

The Silverwood & Slater Eventide Homes

**Report of the Trustees
for the Year Ended 31 January 2021**

REFERENCE AND ADMINISTRATIVE DETAILS

Bankers

Lloyds Bank Plc
54 North Street
Keighley
West Yorkshire
BD21 3SJ

Approved by order of the board of trustees on 17 September 2021 and signed on its behalf by:

Mr B Thompson - Trustee

**Independent Examiner's Report to the Trustees of
The Silverwood & Slater Eventide Homes**

Independent examiner's report to the trustees of The Silverwood & Slater Eventide Homes

I report to the charity trustees on my examination of the accounts of The Silverwood & Slater Eventide Homes (the Trust) for the year ended 31 January 2021.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Helen Louise Barritt
FMAAT
Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

17 September 2021

The Silverwood & Slater Eventide Homes

**Statement of Financial Activities
for the Year Ended 31 January 2021**

	Notes	Unrestricted funds £	Restricted funds £	31.1.21 Total funds £	31.1.20 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	28,853	-	28,853	28,014
Investment income	3	(1,936)	-	(1,936)	20,596
Total		26,917	-	26,917	48,610
EXPENDITURE ON					
Other		23,323	-	23,323	12,274
NET INCOME		3,594	-	3,594	36,336
RECONCILIATION OF FUNDS					
Total funds brought forward		317,619	560,000	877,619	841,283
TOTAL FUNDS CARRIED FORWARD		321,213	560,000	881,213	877,619

The notes form part of these financial statements

The Silverwood & Slater Eventide Homes

**Balance Sheet
31 January 2021**

	Notes	Unrestricted funds £	Restricted funds £	31.1.21 Total funds £	31.1.20 Total funds £
FIXED ASSETS					
Tangible assets	5	-	560,000	560,000	560,000
Investments	6	267,047	-	267,047	205,028
		267,047	560,000	827,047	765,028
CURRENT ASSETS					
Debtors	7	104	-	104	-
Cash at bank	8	56,552	-	56,552	118,762
		56,656	-	56,656	118,762
CREDITORS					
Amounts falling due within one year	9	(2,490)	-	(2,490)	(6,171)
		54,166	-	54,166	112,591
NET CURRENT ASSETS					
		321,213	560,000	881,213	877,619
TOTAL ASSETS LESS CURRENT LIABILITIES					
		321,213	560,000	881,213	877,619
NET ASSETS					
		321,213	560,000	881,213	877,619
FUNDS					
	10			321,213	317,619
Unrestricted funds				560,000	560,000
Restricted funds				881,213	877,619
TOTAL FUNDS					
				881,213	877,619

The financial statements were approved by the Board of Trustees and authorised for issue on 17 September 2021 and were signed on its behalf by:

Mr B Thompson - Trustee

Mr C G M Green - Trustee

The Silverwood & Slater Eventide Homes

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

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from tax on its charitable activities.

2. OTHER TRADING ACTIVITIES

	31.1.21	31.1.20
	£	£
Maintenance contributions	28,853	28,014

3. INVESTMENT INCOME

	31.1.21	31.1.20
	£	£
M&G dividends	5,347	5,211
Blackrock dividends	3,050	2,806
Deposit account interest	223	531
Profit on revaluation	-	12,048
Loss on revaluation	(10,556)	-
	<u>(1,936)</u>	<u>20,596</u>

The Silverwood & Slater Eventide Homes

**Notes to the Financial Statements - continued
for the Year Ended 31 January 2021**

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 January 2021 nor for the year ended 31 January 2020.

Trustees' expenses

Expenses paid to trustees during the year for out of pocket expenses was £168. (2020:£768)

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 February 2020 and 31 January 2021	560,000
NET BOOK VALUE	
At 31 January 2021	<u>560,000</u>
At 31 January 2020	<u>560,000</u>

Fixed assets comprise of 8 dwelling houses at numbers 2 to 16 Harewood Road, Bogthorn, Keighley.

A professional valuation was undertaken by Hayfield Robinson Property Consultants in July 2016. In their opinion, the market value is £70,000 per dwelling totalling £560,000. The original cost is £251,368.

6. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 February 2020	184,812
Additions	<u>72,575</u>
At 31 January 2021	<u>257,387</u>
PROVISIONS	
At 1 February 2020	(20,216)
Revaluation adjustments	<u>10,556</u>
At 31 January 2021	<u>(9,660)</u>
NET BOOK VALUE	
At 31 January 2021	<u>267,047</u>
At 31 January 2020	<u>205,028</u>

There were no investment assets outside the UK.

Additions of £72,575 are made up as follows:

£2,928 Dividends reinvested in BLK Charities UK Bond Fund A
 £4,647 Dividends reinvested in M&G Charity Multi Asset Fund
 £65,000 Purchase of shares in BLK Charities UK Bond Fund A

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2021

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR			31.1.21	31.1.20
			£	£
Other debtors			104	-
			<u>104</u>	<u>-</u>
8. CASH AT BANK			31.1.21	31.1.20
	Cyclical maintenance fund	Income Fund	Total funds	Total funds
	£	£	£	£
Lloyds treasurers account	-	4,356	4,356	12,789
COIF charities deposit fund	52,196	-	52,196	105,973
	<u>52,196</u>	<u>-</u>	<u>52,196</u>	<u>105,973</u>
Total	<u>52,196</u>	<u>4,356</u>	<u>56,552</u>	<u>118,762</u>
9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR			31.1.21	31.1.20
			£	£
Other creditors			2,490	6,171
			<u>2,490</u>	<u>6,171</u>
10. MOVEMENT IN FUNDS				
	At 1.2.20	Net movement in funds	Transfers between funds	At 31.1.21
	£	£	£	£
Unrestricted funds				
Investments	136,376	-	(136,376)	-
Extraordinary repair fund	68,652	(2,279)	141,376	207,749
Cyclical maintenance fund	105,973	(480)	6,000	111,493
Income Fund	6,618	6,353	(11,000)	1,971
	<u>317,619</u>	<u>3,594</u>	<u>-</u>	<u>321,213</u>
Restricted funds				
Property	251,368	-	-	251,368
Property revaluation fund	308,632	-	-	308,632
	<u>560,000</u>	<u>-</u>	<u>-</u>	<u>560,000</u>
TOTAL FUNDS	<u>877,619</u>	<u>3,594</u>	<u>-</u>	<u>881,213</u>

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2021

10. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Extraordinary repair fund	(2,279)	-	(2,279)
Cyclical maintenance fund	(480)	-	(480)
Income Fund	29,676	(23,323)	6,353
	<u>26,917</u>	<u>(23,323)</u>	<u>3,594</u>
TOTAL FUNDS	<u>26,917</u>	<u>(23,323)</u>	<u>3,594</u>

Comparatives for movement in funds

	At 1.2.19 £	Net movement in funds £	Transfers between funds £	At 31.1.20 £
Unrestricted funds				
Investments	122,157	14,219	-	136,376
Extraordinary repair fund	58,642	5,010	5,000	68,652
Cyclical maintenance fund	93,443	530	12,000	105,973
Income Fund	7,041	16,577	(17,000)	6,618
	<u>281,283</u>	<u>36,336</u>	<u>-</u>	<u>317,619</u>
Restricted funds				
Property	251,368	-	-	251,368
Property revaluation fund	308,632	-	-	308,632
	<u>560,000</u>	<u>-</u>	<u>-</u>	<u>560,000</u>
TOTAL FUNDS	<u>841,283</u>	<u>36,336</u>	<u>-</u>	<u>877,619</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Investments	14,219	-	14,219
Extraordinary repair fund	5,010	-	5,010
Cyclical maintenance fund	530	-	530
Income Fund	28,851	(12,274)	16,577
	<u>48,610</u>	<u>(12,274)</u>	<u>36,336</u>
TOTAL FUNDS	<u>48,610</u>	<u>(12,274)</u>	<u>36,336</u>

The Silverwood & Slater Eventide Homes

Notes to the Financial Statements - continued
for the Year Ended 31 January 2021

10. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.2.19 £	Net movement in funds £	Transfers between funds £	At 31.1.21 £
Unrestricted funds				
Investments	122,157	14,219	(136,376)	-
Extraordinary repair fund	58,642	2,731	146,376	207,749
Cyclical maintenance fund	93,443	50	18,000	111,493
Income Fund	7,041	22,930	(28,000)	1,971
	<u>281,283</u>	<u>39,930</u>	<u>-</u>	<u>321,213</u>
Restricted funds				
Property	251,368	-	-	251,368
Property revaluation fund	308,632	-	-	308,632
	<u>560,000</u>	<u>-</u>	<u>-</u>	<u>560,000</u>
TOTAL FUNDS	<u>841,283</u>	<u>39,930</u>	<u>-</u>	<u>881,213</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Investments	14,219	-	14,219
Extraordinary repair fund	2,731	-	2,731
Cyclical maintenance fund	50	-	50
Income Fund	58,527	(35,597)	22,930
	<u>75,527</u>	<u>(35,597)</u>	<u>39,930</u>
TOTAL FUNDS	<u>75,527</u>	<u>(35,597)</u>	<u>39,930</u>

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 January 2021.

The Silverwood & Slater Eventide Homes

Detailed Statement of Financial Activities
for the Year Ended 31 January 2021

	31.1.21 £	31.1.20 £
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	28,853	28,014
Investment income		
M&G dividends	5,347	5,211
Blackrock dividends	3,050	2,806
Deposit account interest	223	531
Profit on revaluation	-	12,048
Loss on revaluation	(10,556)	-
	<u>(1,936)</u>	<u>20,596</u>
Total incoming resources	26,917	48,610
EXPENDITURE		
Other		
Subscriptions - NAA	182	179
Almshouse insurance	1,011	1,078
Christmas gifts	281	160
Accountancy	612	576
General maintenance	5,320	3,632
Administrative expenses	3,004	1,496
Sundries	950	920
Refurbishment costs	11,963	4,233
	<u>23,323</u>	<u>12,274</u>
Total resources expended	23,323	12,274
Net income	<u><u>3,594</u></u>	<u><u>36,336</u></u>