



Emily Bentley Homes
Managed by **54North** Homes

EMILY BENTLEY HOMES REPORT AND FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 2025

REGISTERED CHARITY NUMBER 501041

REGULATOR OF SOCIAL HOUSING NUMBER A3838

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EMILY BENTLEY HOMES

Year ended 31 March 2025

SECTION 1 – Reference and Administrative Detail

Reference and Administrative Details

Charity Registration Number: 501041

Registration with the Regulator of Social Housing: A3838

Managing Trustee

54 North Homes Limited

Registered Office

3rd Floor, White Rose House

8 Otley Road

Headingley

LS6 2AD

Bankers

Barclays

10 Market Street

Bradford

BD1 1EG

Independent Accountants

Beever and Struthers

Statutory Auditor

One Express

1 George Leigh Street

Manchester

M4 5DL

EMILY BENTLEY HOMES
Year ended 31 March 2025
SECTION 2 – Trustee’s Report

Trustee Report

The Trustee submits their report and the financial statements for the year ended 31st March 2025.

Governing instrument

Emily Bentley Homes was founded by a will dated 8 August 1939 and on 19 April 1955 the Charity Commission established a Scheme for the regulation of the Charity.

Emily Bentley Homes are used for the residence of those who qualify under the trust deed. Residents should have resided in Ossett for at least 2 years or be in need and aged 60 years or more. The properties are best suited to single persons.

Whenever vacancies occur these are advertised locally. When making decisions about applicants, lettings have been made that are consistent with the Governing Instrument.

The Charity recognises the need for reserves to maintain its future viability. The annual budget provides for setting aside an amount within the weekly maintenance charge to transfer to its Extraordinary Repair Fund and Cyclical Maintenance Fund.

Structure and governance

The managing trustee is 54 North Homes Limited of 2 Alpha Court, Monks Cross Drive, Huntington, York, YO32 9WN. The registered charity number is 16826R.

54 North Homes Limited is the corporate trustee which is a subsidiary of Karbon Homes Group. 54 North Homes Limited delegates the day-to-day management of the trust to its staff.

Objectives and principal activities

To provide accommodation for older people who are in need and who live in the former Borough of Osset. The Trustee has considered the Charity Commission’s guidance on public benefit and considers that the activities of the Alms-house meet its charitable objects and is a Public Benefit Entity as defined by FRS102.

Review of Operations

A surplus of £6,105 was generated in the year compared to £13,258 in the previous year.

Reserves

The Trustee has reviewed the Charity’s needs for reserves in line with the guidance issued by the Charity Commission and consider it prudent that reserves should be sufficient to avoid the necessity to realise fixed assets. The Trustee continues to review whether future income will enable the Charity to meet its foreseeable needs on the basis of planned expenditure. The Charity had reserves of £210,582 on 31 March 2025 (2024: £204,476). The Charity establishes designated reserves where reserves are earmarked for a particular purpose.

Public Benefit Entity

The Charity constitutes a public benefit entity as defined by FRS102.

EMILY BENTLEY HOMES
Year ended 31 March 2025
 SECTION 2 – Trustee's Report

Value for money,

In the table below benchmark refers to the median of 15 smaller registered providers whose unit numbers range from 6 to 428 and have been obtained from their financial statements. The 2024 and 2025 targets refer to the agreed budgets for that period.

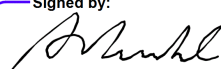
	2025	2024	2025 Target	Variance to target	Benchmark	Variance to benchmark	2026 Target
1 - Reinvestment	-	-	-	-	1.9%	-	-
2a – New supply delivered (Social Housing)	-	-	-	-	-	-	-
2b – New supply delivered (Non-Social Housing)	-	-	-	-	-	-	-
3 – Gearing	-	-	-	-	-	-	-
4– EBITDA (MRI)Interest Cover	-	-	-	-	-	-	-
5 -Headline Social Housing cost/unit	£6,118	£3,622	£5,109	(£1,009)	£4,579	(£1,539)	£5,603
6a – Operating Margin (Social Housing lettings only)	(7.51%)	26.77%	12.8%	(20.31%)	18.21%	(25.72%)	4.35%
6b – Operating Margin (Overall)	(7.51%)	26.77%	12.8%	(20.31%)	27.8%	(35.31%)	4.35%
7 – ROCE	(0.72%)	2.41%	1.19%	(1.91%)	3.05%	(3.77%)	0.4%

Metric 5 is higher to target as more expenditure was incurred on responsive repairs and legal fees than was budgeted.

Metric 6 is unfavourable to target, turnover was greater than budgeted due to no voids in year, but repair costs and legal fees were higher than budgeted as noted above in Metric 5.

Metric 7 is therefore unfavourable to target due to a lower operating surplus in the period as per metric 6.

The annual report was approved by the trustee of the charity on 17th July 2025 and signed on its behalf by:

Signed by:

 27FA22ADB59F443...

Board Member of 54 North Homes Limited,
 the Trustee

Signed by:

 E44AE5B499DF42A...

Board Member of 54 North Homes Limited,
 the Trustee

EMILY BENTLEY HOMES

Year ended 31 March 2025

SECTION 3 – Statement of Trustee’s Responsibilities

Statement of Trustee’s Responsibilities

The Trustee is responsible for preparing the Trustee’s Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

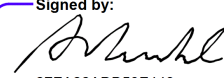
The law applicable to charities in England & Wales and registered social housing legislation requires the Trustee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that period. In preparing these financial statements, the Trustee is required to:

- select suitable accounting policies and then apply them consistently.
- observe the methods and principles in the Statement of Recommended Practice for registered housing providers: Housing SORP 2018.
- make judgements and estimates that are reasonable and prudent.
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

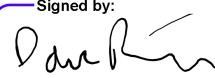
The Trustee is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustee is responsible for the maintenance and integrity of the Charity and financial information included on the Charity’s website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustee of the charity on 17th July 2025 and signed on its behalf by:

Signed by:

 27FA22ADB59F443...

Board Member of 54 North Homes Limited,
the Trustee

Signed by:

 E44AE5B499DF42A...

Board Member of 54 North Homes Limited,
the Trustee

EMILY BENTLEY HOMES

Year ended 31 March 2025

SECTION 5 – Statement of Comprehensive Income

Independent Examiner's Report to the Trustee of Emily Bentley Homes

I report to the trustee on my examination of the accounts of the charity for the year ended 31 March 2025 which are set out on pages 7 to 15.

Responsibilities and basis of report

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

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

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared the Financial Statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has since been withdrawn.

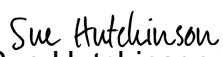
We understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

DocuSigned by:


Sue Hutchinson FCCA
Independent Examiner
Beever and Struthers
Statutory Auditor
One Express
1 George Leigh Street
Manchester
M4 5DL
Date 4/8/2025 | 14:49 BST

EMILY BENTLEY HOMES
Year ended 31 March 2025
 SECTION 7 – Notes to the Financial Statements

Statement of Comprehensive Income
FOR THE YEAR ENDED 31ST MARCH 2025

	Notes	2025 £	2024 £
TURNOVER			
Maintenance contributions receivable		21,688	20,150
Service charge income		3,602	2,992
Amortisation of government grants		<u>694</u>	<u>694</u>
Maintenance contributions from residents		25,984	23,836
OPERATING COSTS			
Management		14,954	8,800
Service charge costs		5,015	4,218
Routine maintenance		4,502	1,469
Depreciation of housing properties		1,121	1,121
Bad debts		<u>2,343</u>	<u>1,848</u>
Total operating expenditure costs on social housing lettings		<u>27,935</u>	<u>17,456</u>
NET OPERATING (DEFICIT)/SURPLUS ON SOCIAL HOUSING LETTINGS		(1,951)	6,380
Interest receivable and other income	5	5,423	4,781
Movement in fair value of financial instruments	10	<u>2,633</u>	<u>2,097</u>
SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION	6	6,105	13,258
Taxation on surplus on ordinary activities	7	<u>-</u>	<u>-</u>
SURPLUS FOR THE YEAR		<u>6,105</u>	<u>13,258</u>
OTHER COMPREHENSIVE INCOME		-	-
TOTAL COMPREHENSIVE INCOME		<u>6,105</u>	<u>13,258</u>

Emily Bentley Homes have not acquired or discontinued any fundamental activities during the above two financial years.

These financial statements were approved and authorised for issue by the Trustee on 17th July 2025 and signed on its behalf by:

27FA22ADB59F443...

Signed by:

(Board Member of 54 North Homes Limited, the Trustee)

E44AE5B499DF42A...

(Board Member of 54 North Homes Limited, the Trustee)

The attached notes on pages 9 to 15 form an integral part of these accounts.

EMILY BENTLEY HOMES

As at 31 March 2025

SECTION 6 – Statement of Financial Position

Statement of Financial Position

AS AT 31ST MARCH 2025

	Notes	2025 £	2024 £
FIXED ASSETS			
Housing properties	8	95,396	96,517
CURRENT ASSETS			
Investments	10	106,224	100,230
Debtors	11	2,494	5,974
Cash at bank and in hand		82,168	72,755
		<u>190,886</u>	<u>178,959</u>
Less:			
CREDITORS: Amounts falling due within one year	12	<u>(15,981)</u>	<u>(10,587)</u>
NET CURRENT ASSETS		<u>174,905</u>	<u>168,372</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>270,301</u>	<u>264,889</u>
CREDITORS: Amounts falling due after more than one year	13	<u>(59,719)</u>	<u>(60,413)</u>
TOTAL ASSETS		<u>210,582</u>	<u>204,476</u>
Income and expenditure account		210,582	204,476
		<u>210,582</u>	<u>204,476</u>

These financial statements were approved and authorised for issue by the Trustee on 17th July 2025 and signed on its behalf by:

27FA22ADB59F443...

Board Member of 54 North Homes Limited, the Trustee Trustee)

Signed by:

(Board Member of 54 North Homes Limited, the Trustee)

The attached notes on pages 9 to 15 form an integral part of these accounts.

EMILY BENTLEY HOMES

As at 31 March 2025

SECTION 7 – Notes to the Financial Statements

Notes to the Financial Statements

1. General information

The charity is registered with the Charity Commission registration number 501041 and with Regulator of Social Housing registration number A3838.

Registered Office

The Trustee of Emily Bentley Homes

C/O 54 North Homes Limited

3rd Floor, White Rose House

8 Otley Road

Headingley

LS6 2AD

2. Accounting policies

The Financial Statements are in accordance with applicable Accounting Standards.

Basis of Accounting and statement of compliance

The financial statements are prepared in accordance with UK Generally Accepted Accounting Practice (UKGAAP) including Financial Reporting Standard 102 (FRS102) and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022.

The financial statements are prepared on the historical cost basis of accounting except as modified by the revaluation of investments and are presented in Sterling (£).

The financial statements have been prepared in compliance with FRS 102. In complying with FRS 102 the Charity meets the definition of a public benefit entity.

Going concern

The trustee considers that there are no material uncertainties about the charity's ability to continue as a going concern.

Exemption from preparing a statement of cash flows

The charity has taken advantage of the exemption available to it under FRS102 whereby it is not required to publish a statement of cash flows.

EMILY BENTLEY HOMES

Year ended 31 March 2025

SECTION 7 – Notes to the Financial Statements

2. Accounting policies (continued)

Turnover

Turnover represents maintenance contributions receivable for the year, net of voids and amortisation of government grants as referred to below.

Housing Properties

Social Housing Grant

Government grants include grants receivable from Homes England, local authorities, and other government organisations. Government grants received for housing properties are recognised in income over the useful life of the housing property structure of 100 years under the accruals model.

Grants due from government organisations or received in advance are included as current assets or liabilities.

Government grants received for housing properties are subordinated to the repayment of loans by agreement with Homes England. Government grants released on sale of a property may be repayable but are normally available to be recycled and are credited to a Recycled Capital Grant Fund and included in the statement of financial position in creditors.

If there is no requirement to recycle or repay the grant on disposal of the asset, any unamortised grant remaining within creditors is released and recognised as income in income and expenditure.

Depreciation

Emily Bentley Homes were constructed in 1955. There is no record of the original cost and no value is attributed thereto. The housing properties costs relate to improvements carried out since 1992 which were funded by the Homes England grant, a mortgage loan from Barclays Bank plc secured by a charge on housing, land, and buildings and from Emily Bentley Homes' own resources.

Component Accounting

The SORP requires registered Housing Associations to apply the rules relating to component accounting. Having insufficient records to assess the nature of the improvements carried out since 1992, it is assumed that they relate to structural repairs.

EMILY BENTLEY HOMES**Year ended 31 March 2025****SECTION 7 – Notes to the Financial Statements****2. Accounting policies (continued)**

The Trustees depreciate the components of the housing properties at the following annual rates:

Bathrooms	30 years (3.3%)
Boilers	15 years (6.7%)
Heating & plumbing	30 years (3.3%)
Electrics	40 years (2.5%)
Kitchen	20 years (5.0%)
Roof	70 years (1.4%)
Structure	100 years (1.0%)
Windows and doors	30 years (3.3%)
Lifts	20 years (5.0%)

Investments

Investments are carried at market value. Investments held for the long-term are included in fixed assets. Investments held as part of the short-term treasury management are included in current assets.

Value Added Tax

Emily Bentley Homes is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

Significant judgements and estimates

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

Estimation uncertainty

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income, and expenses is provided below. Actual results may be substantially different.

Useful lives of depreciable assets

The Trustee reviews the estimate of the useful lives of depreciable assets at each reporting date, based on the expected economic life of the assets. Accumulated depreciation at 31 March 2025 was £15,580. (2024 £14,459)

Fair value measurements

The Trustee uses valuation techniques to determine the fair value of financial instruments and non-financial assets.

Debtors

Trade debtors are measured at transaction price, less any impairment.

EMILY BENTLEY HOMES

Year ended 31 March 2025

SECTION 7 – Notes to the Financial Statements

2. Accounting policies (continued)

Creditors

Trade creditors are measured at the transaction price. Other financial liabilities, including bank, local authority, and other loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

3. Trustee's emoluments and key management personnel

The Executive Board of 54 North Homes Limited is the Trustee. 54 North Homes Limited receives a management fee (see notes 6 and 14). The Trustee received no emoluments. No remuneration was paid to key management personnel.

4. Employee information

The average weekly number of persons employed during the year was:

2025	2024
-	-

The charity operated using 54 North Homes Limited staff time, the cost of which is recharged.

5. Interest receivable and other income

	2025 £	2024 £
Deposit interest	1,120	811
Investment income	4,303	3,970
	<u>5,423</u>	<u>4,781</u>

6. Surplus on ordinary activities before taxation

	2025 £	2024 £
Surplus on Ordinary Activities before Taxation is stated after charging / (crediting) -		
Management Fee	6,485	6,021
Independent examiner's Remuneration	1,030	1,112
Losses arising from voids	-	-
Amortisation of grant	(694)	(694)
Depreciation	1,121	1,121

EMILY BENTLEY HOMES
Year ended 31 March 2025
 SECTION 7 – Notes to the Financial Statements

7. Taxation

Emily Bentley Homes is a registered Charity and is therefore, outside the scope of the liability to taxation on its income and capital gains arising from its charitable activities.

8. Fixed sssets

	Fixtures & fittings	Total Completed Housing Properties	Total
	£	£	
HOUSING PROPERTIES			
Cost:			
At 1 st April 2024 and 31 st March 2025	2,366	110,976	113,342
Depreciation:			
At 1 st April 2024	2,366	14,459	16,825
Depreciation charged in year	-	1,121	1,121
At 31 st March 2025	2,366	15,580	17,946
Net Book Value:			
At 31 st March 2025	-	95,396	95,396
At 31 st March 2024	-	96,517	96,517

The above cost of housing properties comprising four units related to improvements carried out since 1992 only. The original cost of the land and buildings is recorded as £nil.

9. Deferred grant income

	Total
Total grant received:	
At 1 st April 2024 and 31 st March 2025	69,400
Amortisation:	
At 1 st April 2024	8,293
Amortisation in year	694
At 31 st March 2025	8,987
Net Book Value:	
At 31 st March 2025	60,413
At 31 st March 2024	61,107

EMILY BENTLEY HOMES

Year ended 31 March 2025

SECTION 7 – Notes to the Financial Statements

10. Investments

	2025	2024
	£	£
Market value:		
1 st April	100,230	95,071
Accumulated income	4,303	3,969
Dividend received elsewhere	(942)	(907)
Unrealised gain/(loss) on investments	2,633	2,097
31 st March	<u>106,224</u>	<u>100,230</u>

The investments comprise income shares in the National Association of Alms-houses Common Investment Fund. The fair value is the market value of the shares.

11. Debtors

	2025	2024
	£	£
Amounts falling due within one year:		
Trade debtors	4,191	6,154
Less provision for bad debts	<u>(4,191)</u>	<u>(1,848)</u>
	0	4,306
Prepayments	786	1,668
Amounts owed from group undertakings	<u>1,708</u>	<u>-</u>
	<u>2,494</u>	<u>5,974</u>

12. Creditors: amounts falling due within one year

	2025	2024
	£	£
Amounts falling due within one year		
Trade creditors	450	450
Rent and service charges received in advance	2,966	2,674
Amounts owed to group undertakings	770	978
Deferred grant income	694	694
Other creditors and accruals	<u>11,101</u>	<u>5,791</u>
	<u>15,981</u>	<u>10,587</u>

13. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Social housing grant	<u>59,719</u>	<u>60,413</u>
	<u>59,719</u>	<u>60,413</u>

EMILY BENTLEY HOMES
Year ended 31 March 2025
SECTION 7 – Notes to the Financial Statements

14. Related party transactions

During the year, the Charity was charged management fees of £6,485 (2024: £6,021) by 54 North Homes Limited whose executive board act as Trustee of the Charity. These fees were charged under normal commercial terms and any year-end balance due is shown as a debtor within the accounts of 54 North Homes Limited. At the end of the year the Charity owed group undertakings £770 (2024: £978).

15. Capital commitments

	2025	2024
	£	£
Contracted less certified	Nil	Nil
Authorised not contracted	<u>Nil</u>	<u>Nil</u>

16. Contingent liability

There were no contingent liabilities at 31 March 2025 (2024 £nil).