

THE HEBDEN WRIGHT ALMSHOUSES

England & Wales · Charity number 510281

Details

Status Registered

Legal form Other

Registered 1980-07-17

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

Contact

Address 33 Hospital Road
Riddlesden
Keighley
BD20 5EP

Phone 01535 500777

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Activities

Objects: INCOME TO BE APPLIED FOR PROVISION AND MAINTENANCE OF ALMSHOUSES AND FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES WHO SHALL BE POOR AGED PERSONS WHO ARE INHABITANTS OF THE ECCLESIASTICAL PARISH OF ST JOHN THE EVANGELIST, INGROW WITH HAINWORTH.

Activities: To provide almshouses for poor aged persons who are inhabitants of the ecclesiastical parish of St John The Evangelist ingrow with Hainworth near Keighley.

Classification

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

Geography

- Bradford City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-30	£31,424	£23,554	-	-
2024-04-30	£38,892	£11,430	-	-
2023-04-30	£24,755	£16,913	-	-
2022-04-30	£20,120	£22,345	-	-
2021-04-30	£29,554	£7,279	-	-

Trustees

Name	Role	Appointed
BERNARD THOMPSON	Chair	2021-10-24
MR ALAN MICHAEL WADE		2020-10-01
MR CHARLES GORDON MITCHELL GREEN		2018-11-26
SUSAN ANNE PALMER		2023-03-01
SYLVIA THOMPSON		2019-10-04
Tracy Louise Tough		2025-10-10

THE HEBDEN WRIGHT ALMSHOUSES

England & Wales - Charity number 510281

Accounts

**Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 30 April 2025
for
The Hebden Wright Almshouses Charity**

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

The Hebden Wright Almshouses Charity

**Contents of the Financial Statements
for the Year Ended 30 April 2025**

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The Hebden Wright Almshouses Charity

Report of the Trustees for the Year Ended 30 April 2025

The Trustees present their report together with the financial statements of the Charity for the year ended 30 April 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 applicable in the UK and Republic of Ireland (FRS 102) (effective 1st January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was established to provide almshouses for poor and aged persons who (except in special cases to be approved by the Charity Commissioners) are inhabitants of the Ecclesiastical Parish of St John the Evangelist Ingrow with Hainworth. The Trustees hold regard to the Charity Commission's guidance on public benefit.

ACHIEVEMENTS 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.

All the properties were fully occupied during the year save for number 10 where unfortunately the long-time resident has recently had to move into a home providing full time care owing to their failing health.

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 was provided during the year to assist the Trustees in properly maintaining the properties to an acceptable standard. No major issues were disclosed by that Report.

FINANCIAL REVIEW

Financial position

The Financial Statements continue to show consistent results that are in line with the 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 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 increased by £2 per week to £88 for the year commencing 1 May 2025.

Investment policy and objectives

Following the review of the Charity's investment arrangements referred to previously, 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 November 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 £185,697 revealed an increase of £4,277 compared with the value on 30 April 2024 after eliminating the effect of re-invested dividends of £2,223. The value on 30 April 2025 of £176,671 however showed a decrease since the Annual General meeting of £10,006 after eliminating the effects of re-invested dividends of £3,088 and the Financial Advisor costs of £2,108. Thus in the financial year under review the overall net decrease amounted to £5,729 after eliminating the effect of re-invested dividends of £5,311 and the Financial Advisor's Charges of £2,108. In the five year period from 30 April 2020 to 30 April 2025 the overall decrease in the value of the Charity's investments was £15,969 calculated on the same basis as above and after eliminating new investment.

The Hebden Wright Almshouses Charity

Report of the Trustees for the Year Ended 30 April 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.

No transfers to either the ERF or CMF Funds have been made during the year as the Trustees believe both Funds 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 £944,526 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 £1m.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is controlled by its Governing Document, a Deed of Trust, and constitutes an unincorporated charity.

The Hebden Wright Almshouses Charity was founded by the Will of Hebden Wright proved at Wakefield on 14 August 1914 and comprised in Schemes of the Charity Commissioners of 11 August 1916, 11 April 1924, 14 February 1983 and 6 August 1993.

The Charity's documents of title and other legal documents are stored in safe custody at the offices of AWB Charlesworth Solicitors Limited of Aireside House Royd Ings Avenue Keighley BD21 4BZ.

Organisational structure

The body of Trustees shall, when complete, consist of six competent persons who through residence, occupation or employment or otherwise shall have special knowledge of the area of the Ecclesiastical Parish of St John the Evangelist Ingrow with Hainworth being one Nominative Trustee and five Co-optative Trustees. The Nominative Trustee shall be appointed by Bradford Metropolitan District Council and each appointment shall be made for a term of four years. The person appointed may be but need not be a member of the Council. Every future Co-optative Trustee shall be appointed for a term of five years by a resolution of the Trustees passed at a Special Meeting of which not less than fourteen days' notice has been given and may be so appointed not more than one month before the term of an existing Co-optative Trustee expires with effect from the date of expiry but so that the latter shall not vote on the matter.

Bradford Metropolitan District Council approved the appointment of Mrs Janice Murray as their Nominative Trustee effective from 1 October 2024. Unfortunately Mrs Murray has, for personal reasons, subsequently had to resign her position effective from 2 April 2025. As a result the Trustees are seeking a replacement to recommend to the Council.

The Charity is the owner of six almshouses situated at 2 to 12 Dorothy Street Hermit Hole Keighley West Yorkshire. When there is a vacancy the Trustees endeavour to find a resident who is an inhabitant of the Ecclesiastical Parish of St John the Evangelist Ingrow with Hainworth for appointment of an almsperson the length of time of residence being at the discretion of the Trustees.

Related parties

The Charity has no related parties.

Plans for future periods

The trustees will 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 criteria referred to in the Decent Homes Standard of providing modern facilities and services.

The Hebden Wright Almshouses Charity

**Report of the Trustees
for the Year Ended 30 April 2025**

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

510281

Principal address

c/o Mrs S Hobson
33 Hospital Road
Riddlesden
KEIGHLEY
West Yorkshire
BD20 5EP

Trustees

A M Wade Co-optative Trustee
C G M Green Co-optative Trustee
B Thompson Co-optative Trustee and Chairman
Mrs S Thompson Co-optative Trustee
Mrs S A Palmer Co-optative Trustee
Mrs J Murray Nominative Trustee (appointed 1.10.24) (resigned 2.4.25)

Independent Examiner

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

Bankers

Barclays Bank Plc
Leicester
LE87 2BB

Approved by order of the board of trustees on 10 October 2025 and signed on its behalf by:

B Thompson - Trustee

**Independent Examiner's Report to the Trustees of
The Hebden Wright Almshouses Charity**

Independent examiner's report to the trustees of The Hebden Wright Almshouses Charity

I report to the charity trustees on my examination of the accounts of The Hebden Wright Almshouses Charity (the Trust) for the year ended 30 April 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

10 October 2025

The Hebden Wright Almshouses Charity

**Statement of Financial Activities
for the Year Ended 30 April 2025**

	Notes	Unrestricted funds £	Restricted funds £	30.4.25 Total funds £	30.4.24 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	26,810	-	26,810	26,199
Investment income	3	4,614	-	4,614	12,693
Total		31,424	-	31,424	38,892
 EXPENDITURE ON					
Other	4	23,554	-	23,554	11,430
NET INCOME	4	7,870	-	7,870	27,462
 RECONCILIATION OF FUNDS					
Total funds brought forward	4	278,255	450,000	728,255	700,793
TOTAL FUNDS CARRIED FORWARD	4	286,125	450,000	736,125	728,255

The notes form part of these financial statements

The Hebden Wright Almshouses Charity

**Balance Sheet
30 April 2025**

		Unrestricted funds £	Restricted funds £	30.4.25 Total funds £	30.4.24 Total funds £
FIXED ASSETS					
Tangible assets	6	-	450,000	450,000	450,000
Investments	7	176,671	-	176,671	179,197
		<u>176,671</u>	<u>450,000</u>	<u>626,671</u>	<u>629,197</u>
CURRENT ASSETS					
Stocks	8	5,300	-	5,300	-
Debtors	9	208	-	208	117
Cash at bank	10	105,546	-	105,546	100,683
		<u>111,054</u>	<u>-</u>	<u>111,054</u>	<u>100,800</u>
CREDITORS					
Amounts falling due within one year	11	(1,600)	-	(1,600)	(1,742)
		<u>109,454</u>	<u>-</u>	<u>109,454</u>	<u>99,058</u>
NET CURRENT ASSETS					
		<u>109,454</u>	<u>-</u>	<u>109,454</u>	<u>99,058</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		286,125	450,000	736,125	728,255
		<u>286,125</u>	<u>450,000</u>	<u>736,125</u>	<u>728,255</u>
NET ASSETS		<u>286,125</u>	<u>450,000</u>	<u>736,125</u>	<u>728,255</u>
FUNDS	12				
Unrestricted funds				286,125	278,255
Restricted funds				450,000	450,000
TOTAL FUNDS				<u>736,125</u>	<u>728,255</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 10 October 2025 and were signed on its behalf by:

B Thompson - Trustee

C G M Green - Trustee

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements
for the Year Ended 30 April 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.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from tax on its charitable activities.

2. OTHER TRADING ACTIVITIES

	30.4.25	30.4.24
	£	£
Maintenance contributions	26,810	26,199
	<u> </u>	<u> </u>

3. INVESTMENT INCOME

	30.4.25	30.4.24
	£	£
COIF dividends	499	655
Blackrock dividends	1,478	2,866
M&G dividends	2,485	2,730
Brewin Dolphin Dividends	1,349	-
Deposit account interest	4,533	3,736
Revaluation - COIF	1,655	3,839
Revaluation - Blackrock	58	(1,901)
Revaluation - M&G	(1,858)	768
Revaluation - Brewin Dolphin	(5,585)	-
	<u> </u>	<u> </u>
	<u>4,614</u>	<u>12,693</u>

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2025**

4. OTHER

	30.4.25	30.4.24
	£	£
Empty property costs	-	209
Quinquennial survey fee	1,170	-
Repairs & general maintenance	3,058	5,400
Almshouse insurance	1,158	1,217
Christmas gifts	160	188
Accountancy	712	774
Subscriptions	353	343
Administration expenses	3,666	3,299
Legal fees	11,169	-
IFA fees	2,108	-
	<u>23,554</u>	<u>11,430</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 April 2025 nor for the year ended 30 April 2024.

Trustees' expenses

Trustees expenses were £126 (2024: NIL)

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 May 2024 and 30 April 2025	450,000
NET BOOK VALUE	
At 30 April 2025	450,000
At 30 April 2024	450,000

The property was valued at £450,000 on 12th September 2016 by Hayfield Robinson Property Consultants of Keighley. The trustees are of the opinion that the value of the property has not changed significantly since then.

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2025

7. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 May 2024	179,197
Additions	188,327
Disposals	(183,015)
Revaluations	(5,730)
Financial advisor fees	(2,108)
	<hr/>
At 30 April 2025	176,671
	<hr/>
NET BOOK VALUE	
At 30 April 2025	176,671
	<hr/> <hr/>
At 30 April 2024	179,197
	<hr/> <hr/>

There were no investment assets outside the UK.

Additions of £188,327 are made up as follows:

£1,478	Dividends reinvested in BLK Charities UK Bond Fund 'A' account
£650	Dividends reinvested in M&G Charity Multi Asset Fund
£1,835	Dividends reinvested in M&G Charity Charifund Accumulated Units
<u>£1,349</u>	Dividends reinvested in Brewin Dolphin Fund
£5,312	
<u>£183,015</u>	Brewin Dolphin Fund new investment
<u>£188,327</u>	

8. STOCKS

	30.4.25 £	30.4.24 £
Stocks	5,300	-
	<hr/> <hr/>	<hr/> <hr/>

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.4.25 £	30.4.24 £
Prepayments	208	117
	<hr/> <hr/>	<hr/> <hr/>

10. CASH AT BANK

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2025**

10. CASH AT BANK - continued

	30.4.25	30.4.24
	Total	Total
	funds	funds
	£	£
Barclays current account	7,192	6,862
COIF deposit account	98,354	93,821
	<u>105,546</u>	<u>100,683</u>
Total	105,546	100,683

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.4.25	30.4.24
	£	£
Other creditors	1,600	1,742
	<u>1,600</u>	<u>1,742</u>

12. MOVEMENT IN FUNDS

	At 1.5.24	Net movement in funds	At 30.4.25
	£	£	£
Unrestricted funds			
Income fund	99,058	10,396	109,454
Extraordinary repair fund	81,176	(824)	80,352
Cyclical maintenance fund	98,021	(1,702)	96,319
	<u>278,255</u>	<u>7,870</u>	<u>286,125</u>
Restricted funds			
Fixed assets	450,000	-	450,000
	<u>728,255</u>	<u>7,870</u>	<u>736,125</u>
TOTAL FUNDS	728,255	7,870	736,125

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
Income fund	31,842	(21,446)	10,396
Extraordinary repair fund	135	(959)	(824)
Cyclical maintenance fund	(553)	(1,149)	(1,702)
	<u>31,424</u>	<u>(23,554)</u>	<u>7,870</u>
TOTAL FUNDS	31,424	(23,554)	7,870

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2025

12. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.5.23 £	Net movement in funds £	At 30.4.24 £
Unrestricted funds			
Income fund	79,897	19,161	99,058
Extraordinary repair fund	79,158	2,018	81,176
Cyclical maintenance fund	91,738	6,283	98,021
	<u>250,793</u>	<u>27,462</u>	<u>278,255</u>
Restricted funds			
Fixed assets	450,000	-	450,000
	<u>450,000</u>	<u>-</u>	<u>450,000</u>
TOTAL FUNDS	<u>700,793</u>	<u>27,462</u>	<u>728,255</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Income fund	30,591	(11,430)	19,161
Extraordinary repair fund	2,018	-	2,018
Cyclical maintenance fund	6,283	-	6,283
	<u>38,892</u>	<u>(11,430)</u>	<u>27,462</u>
TOTAL FUNDS	<u>38,892</u>	<u>(11,430)</u>	<u>27,462</u>

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

	At 1.5.23 £	Net movement in funds £	At 30.4.25 £
Unrestricted funds			
Income fund	79,897	29,557	109,454
Extraordinary repair fund	79,158	1,194	80,352
Cyclical maintenance fund	91,738	4,581	96,319
	<u>250,793</u>	<u>35,332</u>	<u>286,125</u>
Restricted funds			
Fixed assets	450,000	-	450,000
	<u>450,000</u>	<u>-</u>	<u>450,000</u>
TOTAL FUNDS	<u>700,793</u>	<u>35,332</u>	<u>736,125</u>

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2025**

12. 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			
Income fund	62,433	(32,876)	29,557
Extraordinary repair fund	2,153	(959)	1,194
Cyclical maintenance fund	5,730	(1,149)	4,581
	<u>70,316</u>	<u>(34,984)</u>	<u>35,332</u>
TOTAL FUNDS	<u><u>70,316</u></u>	<u><u>(34,984)</u></u>	<u><u>35,332</u></u>

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 April 2025.

The Hebden Wright Almshouses Charity

Detailed Statement of Financial Activities
for the Year Ended 30 April 2025

	30.4.25 £	30.4.24 £
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	26,810	26,199
Investment income		
COIF dividends	499	655
Blackrock dividends	1,478	2,866
M&G dividends	2,485	2,730
Brewin Dolphin Dividends	1,349	-
Deposit account interest	4,533	3,736
Revaluation - COIF	1,655	3,839
Revaluation - Blackrock	58	(1,901)
Revaluation - M&G	(1,858)	768
Revaluation - Brewin Dolphin	(5,585)	-
	<u>4,614</u>	<u>12,693</u>
Total incoming resources	31,424	38,892
EXPENDITURE		
Other		
Empty property costs	-	209
Quinquennial survey fee	1,170	-
Repairs & general maintenance	3,058	5,400
Almshouse insurance	1,158	1,217
Christmas gifts	160	188
Accountancy	712	774
Subscriptions	353	343
Administration expenses	3,666	3,299
Legal fees	11,169	-
IFA fees	2,108	-
	<u>23,554</u>	<u>11,430</u>
Total resources expended	23,554	11,430
Net income	<u><u>7,870</u></u>	<u><u>27,462</u></u>

THE HEBDEN WRIGHT ALMSHOUSES

England & Wales - Charity number 510281

Accounts

**Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 30 April 2024
for
The Hebden Wright Almshouses Charity**

Stirk Lambert & Co
Chartered Accountants
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The Hebden Wright Almshouses Charity

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The Hebden Wright Almshouses Charity

Report of the Trustees for the Year Ended 30 April 2024

The Trustees present their report together with the financial statements of the Charity for the year ended 30 April 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 applicable in the UK and Republic of Ireland (FRS 102) (effective 1st January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was established to provide almshouses for poor and aged persons who (except in special cases to be approved by the Charity Commissioners) are inhabitants of the Ecclesiastical Parish of St John the Evangelist Ingrow with Hainworth. The Trustees hold regard to the Charity Commission's guidance on public benefit.

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.

All the properties were fully occupied during the year save for number 8 which was re-occupied on 1 June 2024 following the completion of necessary improvements after the death of a former 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. The latest such Report was issued in November 2019 and a further report has been commissioned to be carried out during 2024.

FINANCIAL REVIEW

Financial position

The Financial Statements continue to show consistent results that are in line with the expectations of the Trustees.

Maintenance contributions

In accordance with their normal procedure the Trustees reviewed the Maintenance Contributions at the Annual General Meeting held on 1 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 for the year commencing 1 May 2024.

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 £167,121 revealed a decrease of £5,206 compared with the value on 30 April 2023 after eliminating the effect of re-invested dividends of £1,432. The value on 30 April 2024 of £179,197 however showed an increase since the Annual General meeting of £7,912 after eliminating the effects of re-invested dividends of £4,164. Thus in the financial year under review the overall increase amounted to £2,706 after eliminating re-invested dividends of £5,596. In the four-year period from 30 April 2020 to 30 April 2024 the overall decrease in the value of the Charity's investments was £10,240 calculated on the same basis as above and after eliminating new investment.

As a result of the review of the Charity's investment arrangements referred to last year the Trustees resolved to make no further investments during the year under review and no further investments will be made in the current year until the proposed revised investment arrangements are in place.

The Hebden Wright Almshouses Charity

Report of the Trustees for the Year Ended 30 April 2024

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.

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 £926,005 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 which was increased during the year from a limit of £250,000 to revised limit of £1m.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is controlled by its Governing Document, a Deed of Trust, and constitutes an unincorporated charity.

The Hebden Wright Almshouses Charity was founded by the Will of Hebden Wright proved at Wakefield on 14 August 1914 and comprised in Schemes of the Charity Commissioners of 11 August 1916, 11 April 1924, 14 February 1983 and 6 August 1993.

The Charity's documents of title and other legal documents are stored in safe custody at the offices of AWB Charlesworth Solicitors Limited of Aieside House Royd Ings Avenue Keighley BD21 4BZ.

Organisational structure

The body of Trustees shall, when complete, consist of six competent persons who through residence, occupation or employment or otherwise have special knowledge of the area of the Ecclesiastical Parish of St John the Evangelist Ingrow with Hainworth being one Nominative Trustee and five Co-optative Trustees. The Nominative Trustee shall be appointed by Bradford Metropolitan District Council and each appointment shall be made for a term of four years. The person appointed may be but need not be a member of the Council. Every future Co-optative Trustee shall be appointed for a term of five years by a resolution of the Trustees passed at a Special Meeting of which not less than fourteen days' notice has been given and may be so appointed not more than one month before the term of an existing Co-optative Trustee expires with effect from the date of expiry but so that the latter shall not vote on the matter.

The local councillor previously proposed by Bradford Metropolitan District Council as their nominative Trustee did not accept the nomination and as a result there has been no Council nominative Trustee in place during the year. The Council have now approved Mrs Janice Murray as their nominative Trustee and she will take up her appointment on 1 October 2024.

The Charity is the owner of six almshouses situated at 2 to 12 Dorothy Street Hermit Hole Keighley West Yorkshire. When there is a vacancy the Trustees endeavour to find a resident who is an inhabitant of the Ecclesiastical Parish of St John the Evangelist Ingrow with Hainworth for appointment of an almsperson the length of time of residence being at the discretion of the Trustees.

Related parties

The Charity has no related parties.

The Hebden Wright Almshouses Charity

**Report of the Trustees
for the Year Ended 30 April 2024**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Plans for future periods

The trustees will 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 criteria referred to in the Decent Homes Standard of providing modern facilities and services.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

510281

Principal address

c/o Mrs S Hobson
33 Hospital Road
Riddlesden
KEIGHLEY
West Yorkshire
BD20 5EP

Trustees

A M Wade Co-optative Trustee
C G M Green Co-optative Trustee
B Thompson Co-optative Trustee and Chairman
Mrs S Thompson Co-optative Trustee
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

Barclays Bank Plc
77 North Street
Keighley
West Yorkshire
BD21 3SA

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

B Thompson - Trustee

**Independent Examiner's Report to the Trustees of
The Hebden Wright Almshouses Charity**

Independent examiner's report to the trustees of The Hebden Wright Almshouses Charity

I report to the charity trustees on my examination of the accounts of The Hebden Wright Almshouses Charity (the Trust) for the year ended 30 April 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 Hebden Wright Almshouses Charity

Statement of Financial Activities
for the Year Ended 30 April 2024

	Notes	Unrestricted funds £	Restricted funds £	30.4.24 Total funds £	30.4.23 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	26,199	-	26,199	24,755
Investment income	3	12,693	-	12,693	(4,436)
Total		<u>38,892</u>	<u>-</u>	<u>38,892</u>	<u>20,319</u>
EXPENDITURE ON					
Other	4	<u>11,430</u>	<u>-</u>	<u>11,430</u>	<u>12,477</u>
NET INCOME	4	27,462	-	27,462	7,842
RECONCILIATION OF FUNDS					
Total funds brought forward	4	250,793	450,000	700,793	692,951
TOTAL FUNDS CARRIED FORWARD	4	<u>278,255</u>	<u>450,000</u>	<u>728,255</u>	<u>700,793</u>

The notes form part of these financial statements

The Hebden Wright Almshouses Charity

**Balance Sheet
30 April 2024**

	Notes	Unrestricted funds £	Restricted funds £	30.4.24 Total funds £	30.4.23 Total funds £
FIXED ASSETS					
Tangible assets	6	-	450,000	450,000	450,000
Investments	7	179,197	-	179,197	170,896
		179,197	450,000	629,197	620,896
CURRENT ASSETS					
Debtors	8	117	-	117	-
Cash at bank	9	100,683	-	100,683	81,283
		100,800	-	100,800	81,283
CREDITORS					
Amounts falling due within one year	10	(1,742)	-	(1,742)	(1,386)
NET CURRENT ASSETS		99,058	-	99,058	79,897
TOTAL ASSETS LESS CURRENT LIABILITIES					
		278,255	450,000	728,255	700,793
NET ASSETS		278,255	450,000	728,255	700,793
FUNDS					
Unrestricted funds	11			278,255	250,793
Restricted funds				450,000	450,000
TOTAL FUNDS				728,255	700,793

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:

B Thompson - Trustee

C G M Green - Trustee

The notes form part of these financial statements

The Hebden Wright Almshouses Charity

Notes to the Financial Statements for the Year Ended 30 April 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.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

2. OTHER TRADING ACTIVITIES

	30.4.24	30.4.23
	£	£
Maintenance contributions	<u>26,199</u>	<u>24,755</u>

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2024**

3. INVESTMENT INCOME	30.4.24	30.4.23
	£	£
COIF dividends	655	655
Blackrock dividends	2,866	2,731
M&G dividends	2,730	2,368
Deposit account interest	3,736	1,393
Revaluation - COIF	3,839	78
Revaluation - Blackrock	(1,901)	(10,284)
Revaluation - M&G	768	(1,377)
	<u>12,693</u>	<u>(4,436)</u>
	<u>12,693</u>	<u>(4,436)</u>
4. OTHER	30.4.24	30.4.23
	£	£
Empty property costs	209	-
Repairs & general maintenance	5,400	7,433
Almshouse insurance	1,217	936
Christmas gifts	188	161
Accountancy	774	762
Subscriptions	343	196
Administration expenses	3,299	2,989
	<u>11,430</u>	<u>12,477</u>
	<u>11,430</u>	<u>12,477</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 April 2024 nor for the year ended 30 April 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 April 2024 nor for the year ended 30 April 2023.

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 May 2023 and 30 April 2024	450,000
	<u>450,000</u>
NET BOOK VALUE	
At 30 April 2024	450,000
	<u>450,000</u>
At 30 April 2023	450,000
	<u>450,000</u>
	<u>450,000</u>

The property was valued at £450,000 on 12th September 2016 by Hayfield Robinson Property Consultants of Keighley. The trustees are of the opinion that the value of the property has not changed significantly since then.

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2024

7. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 May 2023	170,896
Additions	5,595
Revaluations	2,706
	<hr/>
At 30 April 2024	179,197
	<hr/>
NET BOOK VALUE	
At 30 April 2024	179,197
	<hr/> <hr/>
At 30 April 2023	170,896
	<hr/> <hr/>

There were no investment assets outside the UK.

Additions of £5,595 are made up as follows:

£2,866	Dividends reinvested in BLK Charities UK Bond Fund 'A' account
£777	Dividends reinvested in M&G Charity Multi Asset Fund
£1,952	Dividends reinvested in M&G Charity Charifund Accumulated Units

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.4.24	30.4.23
	£	£
Prepayments	117	-
	<hr/>	<hr/>

9. CASH AT BANK

	30.4.24	30.4.23
	Total	Total
	funds	funds
	£	£
Barclays current account	6,862	6,198
COIF deposit account	93,821	75,085
	<hr/>	<hr/>
Total	100,683	81,283
	<hr/> <hr/>	<hr/> <hr/>

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2024

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		30.4.24	30.4.23
		£	£
Other creditors		<u>1,742</u>	<u>1,386</u>

11. MOVEMENT IN FUNDS		Net	At
	At 1.5.23	movement	30.4.24
	£	in funds	£
Unrestricted funds		£	£
Income fund	79,897	19,161	99,058
Extraordinary repair fund	79,158	2,018	81,176
Cyclical maintenance fund	91,738	6,283	98,021
	<u>250,793</u>	<u>27,462</u>	<u>278,255</u>
Restricted funds			
Fixed assets	450,000	-	450,000
	<u>450,000</u>		<u>450,000</u>
TOTAL FUNDS	<u>700,793</u>	<u>27,462</u>	<u>728,255</u>

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

	Incoming	Resources	Movement
	resources	expended	in funds
	£	£	£
Unrestricted funds			
Income fund	30,591	(11,430)	19,161
Extraordinary repair fund	2,018	-	2,018
Cyclical maintenance fund	6,283	-	6,283
	<u>38,892</u>	<u>(11,430)</u>	<u>27,462</u>
TOTAL FUNDS	<u>38,892</u>	<u>(11,430)</u>	<u>27,462</u>

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2024

11. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.5.22 £	Net movement in funds £	At 30.4.23 £
Unrestricted funds			
Income fund	65,571	14,326	79,897
Extraordinary repair fund	85,285	(6,127)	79,158
Cyclical maintenance fund	92,095	(357)	91,738
	<u>242,951</u>	<u>7,842</u>	<u>250,793</u>
Restricted funds			
Fixed assets	450,000	-	450,000
	<u>450,000</u>	<u>-</u>	<u>450,000</u>
TOTAL FUNDS	<u>692,951</u>	<u>7,842</u>	<u>700,793</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Income fund	26,803	(12,477)	14,326
Extraordinary repair fund	(6,127)	-	(6,127)
Cyclical maintenance fund	(357)	-	(357)
	<u>20,319</u>	<u>(12,477)</u>	<u>7,842</u>
TOTAL FUNDS	<u>20,319</u>	<u>(12,477)</u>	<u>7,842</u>

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

	At 1.5.22 £	Net movement in funds £	At 30.4.24 £
Unrestricted funds			
Income fund	65,571	33,487	99,058
Extraordinary repair fund	85,285	(4,109)	81,176
Cyclical maintenance fund	92,095	5,926	98,021
	<u>242,951</u>	<u>35,304</u>	<u>278,255</u>
Restricted funds			
Fixed assets	450,000	-	450,000
	<u>450,000</u>	<u>-</u>	<u>450,000</u>
TOTAL FUNDS	<u>692,951</u>	<u>35,304</u>	<u>728,255</u>

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2024**

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			
Income fund	57,394	(23,907)	33,487
Extraordinary repair fund	(4,109)	-	(4,109)
Cyclical maintenance fund	5,926	-	5,926
	<u>59,211</u>	<u>(23,907)</u>	<u>35,304</u>
TOTAL FUNDS	<u><u>59,211</u></u>	<u><u>(23,907)</u></u>	<u><u>35,304</u></u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 April 2024.

The Hebden Wright Almshouses Charity

Detailed Statement of Financial Activities
for the Year Ended 30 April 2024

	30.4.24 £	30.4.23 £
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	26,199	24,755
Investment income		
COIF dividends	655	655
Blackrock dividends	2,866	2,731
M&G dividends	2,730	2,368
Deposit account interest	3,736	1,393
Revaluation - COIF	3,839	78
Revaluation - Blackrock	(1,901)	(10,284)
Revaluation - M&G	768	(1,377)
	<hr/>	<hr/>
	12,693	(4,436)
	<hr/>	<hr/>
Total incoming resources	38,892	20,319
EXPENDITURE		
Other		
Empty property costs	209	-
Repairs & general maintenance	5,400	7,433
Almshouse insurance	1,217	936
Christmas gifts	188	161
Accountancy	774	762
Subscriptions	343	196
Administration expenses	3,299	2,989
	<hr/>	<hr/>
	11,430	12,477
	<hr/>	<hr/>
Total resources expended	11,430	12,477
	<hr/>	<hr/>
Net income	<u>27,462</u>	<u>7,842</u>

This page does not form part of the statutory financial statements

THE HEBDEN WRIGHT ALMSHOUSES

England & Wales - Charity number 510281

Accounts

**Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 30 April 2022
for
The Hebden Wright Almshouses Charity**

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

The Hebden Wright Almshouses Charity

Contents of the Financial Statements for the Year Ended 30 April 2022

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The Hebden Wright Almshouses Charity

Report of the Trustees for the Year Ended 30 April 2022

The Trustees present their report together with the financial statements of the Charity for the year ended 30 April 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 applicable in the UK and Republic of Ireland (FRS 102) (effective 1st January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was established to provide almshouses for poor and aged persons who (except in special cases to be approved by the Charity Commissioners) are inhabitants of the Ecclesiastical Parish of St John the Evangelist Ingrow with Hainworth. The Trustees hold regard to the Charity Commission's guidance on public benefit.

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.

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 latest such Report was issued in November 2019.

FINANCIAL REVIEW

Financial position

The Financial Statements continue to show consistent results that are in line with the expectations of the Trustees.

Maintenance contributions

Following the Annual General Meeting held virtually on 23 October 2020, at a (virtual) Special Meeting held on 9 March 2021 the Trustees reviewed the level of Weekly Maintenance Charges taking into account the Charity's Budget and the revised Non Statutory Valuation obtained from the Valuation Office Agency. It was resolved that the Maintenance Contribution should be increased by £2 per week to £83 with effect from 1 May 2021.

Investment policy and objectives

The Trustees deferred their normal detailed review of the Charity's investments at the Annual General Meeting held on 23 October 2020. However they were reviewed at the Special Meeting held virtually on 9 March 2021. At that meeting it was resolved to withdraw £54,000 from the Cash Deposit Account which was to be invested as part of a total re-balancing of the spread the Charity's investment holdings. The overall gain on investments over the year (excluding re-invested dividends and new investment) amounted to £3,094.

The Trustees see no reason to change their current investment policy.

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. At the Special Meeting held on 9 March 2021 it was agreed to make a contribution to the ERF of £6,000.

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 etc. During the year £4,000 was transferred to the CMF.

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 £697,444, Public Liability Indemnity (Limit £5 million) and Charity & Charity Trustee Liability Insurance (indemnity limit £250,000).

The Hebden Wright Almshouses Charity

Report of the Trustees for the Year Ended 30 April 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is controlled by its Governing Document, a Deed of Trust, and constitutes an unincorporated charity.

The Hebden Wright Almshouses Charity was founded by the Will of Hebden Wright proved at Wakefield on 14 August 1914 and comprised in Schemes of the Charity Commissioners of 11 August 1916, 11 April 1924, 14 February 1983 and 6 August 1993.

The Charity's documents of title are stored in safe custody at the offices of AWB Charlesworth Solicitors Limited of 12-16 North Street, Keighley, West Yorkshire.

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.

Organisational structure

The body of Trustees shall consist when complete of six competent persons who through residence, occupation or employment or otherwise have special knowledge of the area of the Ecclesiastical Parish of St John the Evangelist Ingrow with Hainworth being one Nominative Trustee and five Co-optative Trustees. The Nominative Trustee shall be appointed by Bradford Metropolitan District Council and each appointment shall be made for a term of four years. The person appointed may be but need not be a member of the Council. Every future Co-optative Trustee shall be appointed for a term of five years by a resolution of the Trustees passed at a Special Meeting of which not less than fourteen days' notice has been given and may be so appointed not more than one month before the term of an existing Co-optative Trustee expires with effect from the date of expiry but so that the latter shall not vote on the matter.

The Trustees have held one Ordinary meeting and three Special Meetings during the year.

The Charity is the owner of six almshouses situated at 2 to 12 Dorothy Street Hermit Hole Keighley West Yorkshire. When there is a vacancy the Trustees try to find a resident who is an inhabitant of the Ecclesiastical Parish of St John the Evangelist Ingrow with Hainworth for appointment of an almsperson the length of time of residence being at the discretion of the Trustees.

Related parties

The Charity has no related parties.

Plans for future periods

The trustees will 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 criteria referred to in the Decent Homes Standard of providing modern facilities and services.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

510281

Principal address

Mrs S Hobson
33 Hospital Road
Riddlesden
KEIGHLEY
West Yorkshire
BD20 5EP

Trustees

A M Wade Co-optative Trustee
Mrs C E Barker Co-optative Trustee
C G M Green Co-optative Trustee
B Thompson Co-optative Trustee and Chairman
Mrs S Thompson Co-optative Trustee
Mrs M K Cull Nominative Trustee

The Hebden Wright Almshouses Charity

**Report of the Trustees
for the Year Ended 30 April 2022**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

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

Bankers

Barclays Bank Plc
77 North Street
Keighley
West Yorkshire
BD21 3SA

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

B Thompson - Trustee

**Independent Examiner's Report to the Trustees of
The Hebden Wright Almshouses Charity**

Independent examiner's report to the trustees of The Hebden Wright Almshouses Charity

I report to the charity trustees on my examination of the accounts of The Hebden Wright Almshouses Charity (the Trust) for the year ended 30 April 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 Hebden Wright Almshouses Charity

Statement of Financial Activities
for the Year Ended 30 April 2022

	Notes	Unrestricted funds £	Restricted funds £	30.4.22 Total funds £	30.4.21 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	19,599	-	19,599	22,883
Investment income	3	521	-	521	6,671
Total		<u>20,120</u>	<u>-</u>	<u>20,120</u>	<u>29,554</u>
EXPENDITURE ON					
Charitable activities					
Governance costs		714	-	714	213
Other	4	21,631	-	21,631	7,066
Total		<u>22,345</u>	<u>-</u>	<u>22,345</u>	<u>7,279</u>
NET INCOME/(EXPENDITURE)		(2,225)	-	(2,225)	22,275
RECONCILIATION OF FUNDS					
Total funds brought forward		245,176	450,000	695,176	672,901
TOTAL FUNDS CARRIED FORWARD		<u>242,951</u>	<u>450,000</u>	<u>692,951</u>	<u>695,176</u>

The notes form part of these financial statements

The Hebden Wright Almshouses Charity

**Balance Sheet
30 April 2022**

	Notes	Unrestricted funds £	Restricted funds £	30.4.22 Total funds £	30.4.21 Total funds £
FIXED ASSETS					
Tangible assets	6	-	450,000	450,000	450,000
Investments	7	177,380	-	177,380	169,551
		177,380	450,000	627,380	619,551
CURRENT ASSETS					
Stocks	8	-	-	-	2,153
Cash at bank	9	68,597	-	68,597	75,476
		68,597	-	68,597	77,629
CREDITORS					
Amounts falling due within one year	10	(3,026)	-	(3,026)	(2,004)
		(3,026)	-	(3,026)	(2,004)
NET CURRENT ASSETS		65,571	-	65,571	75,625
TOTAL ASSETS LESS CURRENT LIABILITIES		242,951	450,000	692,951	695,176
NET ASSETS		242,951	450,000	692,951	695,176
FUNDS					
Unrestricted funds	11			242,951	245,176
Restricted funds				450,000	450,000
TOTAL FUNDS				692,951	695,176

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:

B Thompson - Trustee

C G M Green - Trustee

The Hebden Wright Almshouses Charity

Notes to the Financial Statements for the Year Ended 30 April 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.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

2. OTHER TRADING ACTIVITIES

	30.4.22	30.4.21
	£	£
Maintenance contributions	19,599	22,883
	<u> </u>	<u> </u>

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2022**

3. INVESTMENT INCOME

	30.4.22	30.4.21
	£	£
COIF dividends	642	630
Blackrock dividends	2,548	2,495
M&G dividends	1,736	358
Deposit account interest	50	95
Revaluation - COIF	1,388	4,598
Revaluation - Blackrock	(7,887)	(3,505)
Revaluation - M&G	2,044	2,000
	<u>521</u>	<u>6,671</u>

4. OTHER

	30.4.22	30.4.21
	£	£
Empty property costs	1,656	323
Repairs & general maintenance	15,187	2,361
Almshouse insurance	861	838
Christmas gifts	111	164
Accountancy	690	630
Subscriptions	187	182
Administration expenses	2,939	2,568
	<u>21,631</u>	<u>7,066</u>

Further analysis of repairs & general maintenance

	30.4.22	30.4.21
	£	£
General maintenance	3,372	2,361
Major refurbishment	11,815	-
	<u>15,187</u>	<u>2,361</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 April 2022 nor for the year ended 30 April 2021.

Trustees' expenses

	30.4.22	30.4.21
	£	£
Trustees' expenses	169	113
	<u>169</u>	<u>113</u>

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2022**

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 May 2021 and 30 April 2022	450,000
NET BOOK VALUE	
At 30 April 2022	<u>450,000</u>
At 30 April 2021	<u><u>450,000</u></u>

The property was valued at £450,000 on 12th September 2016 by Hayfield Robinson Property Consultants of Keighley. The trustees are of the opinion that the value of the property has not changed significantly since then.

7. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 May 2021	169,551
Additions	12,284
Revaluations	(4,455)
At 30 April 2022	<u>177,380</u>
NET BOOK VALUE	
At 30 April 2022	<u>177,380</u>
At 30 April 2021	<u><u>169,551</u></u>

There were no investment assets outside the UK.

Additions of £66,852 are made up as follows:

£2,494	Dividends reinvested in BLK Charities UK Bond Fund 'A' account
£10,000	Purchase of shares in BLK Charities UK Bond Fund 'A' account
£22,000	Purchase of shares in COIF Investment Fund
£358	Dividends reinvested in M&G Charity Multi Asset Fund
£6,000	Purchase of shares in M&G Charity Multi Asset Fund
£26,000	Purchase of shares in M&G Charity Charifund

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2022

8. STOCKS			30.4.22	30.4.21
			£	£
Stocks			-	2,153
			<u> </u>	<u> </u>
9. CASH AT BANK			30.4.22	30.4.21
			Total	Total
			funds	funds
			£	£
Barclays current account			2,405	14,335
COIF deposit account			66,192	61,141
			<u> </u>	<u> </u>
Total			68,597	75,476
			<u> </u>	<u> </u>
10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR			30.4.22	30.4.21
			£	£
Other creditors			3,026	2,004
			<u> </u>	<u> </u>
11. MOVEMENT IN FUNDS				
	At 1.5.21	Net	Transfers	At
	£	movement	between	30.4.22
		in funds	funds	£
		£	£	
Unrestricted funds				
Income fund	75,625	(2,054)	(8,000)	65,571
Extraordinary repair fund	87,687	(3,402)	1,000	85,285
Cyclical maintenance fund	81,864	3,231	7,000	92,095
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	245,176	(2,225)	-	242,951
Restricted funds				
Fixed assets	450,000	-	-	450,000
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>695,176</u>	<u>(2,225)</u>	<u>-</u>	<u>692,951</u>

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

	Incoming	Resources	Movement
	resources	expended	in funds
	£	£	£
Unrestricted funds			
Income fund	20,291	(22,345)	(2,054)
Extraordinary repair fund	(3,402)	-	(3,402)
Cyclical maintenance fund	3,231	-	3,231
	<u> </u>	<u> </u>	<u> </u>
	20,120	(22,345)	(2,225)
TOTAL FUNDS	<u>20,120</u>	<u>(22,345)</u>	<u>(2,225)</u>

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2022

11. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.5.20 £	Net movement in funds £	Transfers between funds £	At 30.4.21 £
Unrestricted funds				
Income fund	69,296	16,329	(10,000)	75,625
Extraordinary repair fund	80,772	915	6,000	87,687
Cyclical maintenance fund	72,833	5,031	4,000	81,864
	<u>222,901</u>	<u>22,275</u>	<u>-</u>	<u>245,176</u>
Restricted funds				
Fixed assets	450,000	-	-	450,000
	<u>672,901</u>	<u>22,275</u>	<u>-</u>	<u>695,176</u>
TOTAL FUNDS	<u><u>672,901</u></u>	<u><u>22,275</u></u>	<u><u>-</u></u>	<u><u>695,176</u></u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Income fund	23,608	(7,279)	16,329
Extraordinary repair fund	915	-	915
Cyclical maintenance fund	5,031	-	5,031
	<u>29,554</u>	<u>(7,279)</u>	<u>22,275</u>
TOTAL FUNDS	<u><u>29,554</u></u>	<u><u>(7,279)</u></u>	<u><u>22,275</u></u>

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

	At 1.5.20 £	Net movement in funds £	Transfers between funds £	At 30.4.22 £
Unrestricted funds				
Income fund	69,296	14,275	(18,000)	65,571
Extraordinary repair fund	80,772	(2,487)	7,000	85,285
Cyclical maintenance fund	72,833	8,262	11,000	92,095
	<u>222,901</u>	<u>20,050</u>	<u>-</u>	<u>242,951</u>
Restricted funds				
Fixed assets	450,000	-	-	450,000
	<u>672,901</u>	<u>20,050</u>	<u>-</u>	<u>692,951</u>
TOTAL FUNDS	<u><u>672,901</u></u>	<u><u>20,050</u></u>	<u><u>-</u></u>	<u><u>692,951</u></u>

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2022**

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			
Income fund	43,899	(29,624)	14,275
Extraordinary repair fund	(2,487)	-	(2,487)
Cyclical maintenance fund	8,262	-	8,262
	<u>49,674</u>	<u>(29,624)</u>	<u>20,050</u>
TOTAL FUNDS	<u>49,674</u>	<u>(29,624)</u>	<u>20,050</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 April 2022.

The Hebden Wright Almshouses Charity

Detailed Statement of Financial Activities
for the Year Ended 30 April 2022

	30.4.22 £	30.4.21 £
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	19,599	22,883
Investment income		
COIF dividends	642	630
Blackrock dividends	2,548	2,495
M&G dividends	1,736	358
Deposit account interest	50	95
Revaluation - COIF	1,388	4,598
Revaluation - Blackrock	(7,887)	(3,505)
Revaluation - M&G	2,044	2,000
	<hr/>	<hr/>
	521	6,671
	<hr/>	<hr/>
Total incoming resources	20,120	29,554
EXPENDITURE		
Charitable activities		
Sundries	545	100
Other		
Empty property costs	1,656	323
Repairs & general maintenance	15,187	2,361
Almshouse insurance	861	838
Christmas gifts	111	164
Accountancy	690	630
Subscriptions	187	182
Administration expenses	2,939	2,568
	<hr/>	<hr/>
	21,631	7,066
Support costs		
Other		
Trustees' expenses	169	113
	<hr/>	<hr/>
Total resources expended	22,345	7,279
	<hr/>	<hr/>
Net (expenditure)/income	<u>(2,225)</u>	<u>22,275</u>

This page does not form part of the statutory financial statements

THE HEBDEN WRIGHT ALMSHOUSES

England & Wales - Charity number 510281

Accounts

**Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 30 April 2021
for
The Hebden Wright Almshouses Charity**

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

The Hebden Wright Almshouses Charity

**Contents of the Financial Statements
for the Year Ended 30 April 2021**

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Balance Sheet	6
Notes to the Financial Statements	7 to 11
Detailed Statement of Financial Activities	12

The Hebden Wright Almshouses Charity

Report of the Trustees for the Year Ended 30 April 2021

The Trustees present their report together with the financial statements of the Charity for the year ended 30 April 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 applicable in the UK and Republic of Ireland (FRS 102)(effective 1st January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was established to provide almshouses for poor and aged persons who (except in special cases to be approved by the Charity Commissioners) are inhabitants of the Ecclesiastical Parish of St John the Evangelist, Ingrow with Hainworth. The Trustees hold regard to the Charity Commission's guidance on public benefit.

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.

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 latest such Report was issued in November 2019.

FINANCIAL REVIEW

Financial position

The Financial Statements continue to show consistent results that are in line with the expectations of the Trustees.

Maintenance contributions

Following the Annual General Meeting held virtually on 23 October 2020, at a (virtual) Special Meeting held on 9 March 2021 the Trustees reviewed the level of Weekly Maintenance Charges taking into account the Charity's Budget and the revised Non Statutory Valuation obtained from the Valuation Office Agency. It was resolved that the Maintenance Contribution should be increased by £2 per week to £83 with effect from 1 May 2021.

Investment policy and objectives

The Trustees deferred their normal detailed review of the Charity's investments at the Annual General Meeting held on 23 October 2020. However they were reviewed at the Special Meeting held virtually on 9 March 2021. At that meeting it was resolved to withdraw £54,000 from the Cash Deposit Account which was to be invested as part of a total re-balancing of the spread the Charity's investment holdings. The overall gain on investments over the year (excluding re-invested dividends and new investment) amounted to £3,094.

The Trustees see no reason to change their current investment policy.

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. At the Special Meeting held on 9 March 2021 it was agreed to make a contribution to the ERF of £6,000.

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 etc. During the year £4,000 was transferred to the CMF.

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 £697,444, Public Liability Indemnity (Limit £5 million) and Charity & Charity Trustee Liability Insurance (indemnity limit £250,000).

The Hebden Wright Almshouses Charity

Report of the Trustees for the Year Ended 30 April 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is controlled by its Governing Document, a Deed of Trust, and constitutes an unincorporated charity.

The Hebden Wright Almshouses Charity was founded by the Will of Hebden Wright proved at Wakefield on 14 August 1914 and comprised in Schemes of the Charity Commissioners of 11 August 1916, 11 April 1924, 14 February 1983 and 6 August 1993.

The Charity's documents of title are stored in safe custody at the offices of AWB Charlesworth Solicitors Limited of 12-16 North Street, Keighley, West Yorkshire.

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.

Organisational structure

The body of Trustees shall consist when complete of six competent persons who through residence, occupation or employment or otherwise have special knowledge of the area of the Ecclesiastical Parish of St John the Evangelist Ingrow with Hainworth being one Nominative Trustee and five Co-optative Trustees. The Nominative Trustee shall be appointed by Bradford Metropolitan District Council and each appointment shall be made for a term of four years. The person appointed may be but need not be a member of the Council. Every future Co-optative Trustee shall be appointed for a term of five years by a resolution of the Trustees passed at a Special Meeting of which not less than fourteen days' notice has been given and may be so appointed not more than one month before the term of an existing Co-optative Trustee expires with effect from the date of expiry but so that the latter shall not vote on the matter.

The Trustees have held one Ordinary meeting and three Special Meetings during the year.

The Charity is the owner of six almshouses situated at 2 to 12 Dorothy Street Hermit Hole Keighley West Yorkshire. When there is a vacancy the Trustees try to find a resident who is an inhabitant of the Ecclesiastical Parish of St John the Evangelist Ingrow with Hainworth for appointment of an almsperson the length of time of residence being at the discretion of the Trustees.

Related parties

The Charity has no related parties.

Plans for future periods

The trustees will 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 criteria referred to in the Decent Homes Standard of providing modern facilities and services.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

510281

Principal address

c/o Mrs S Hobson
33 Hospital Road
Riddlesden
KEIGHLEY
West Yorkshire
BD20 5EP

Trustees

A M Wade Chairman and Co-optative Trustee
Mrs C E Barker Co-optative Trustee
C G M Green Co-optative Trustee
B Thompson Co-optative Trustee
Mrs S Thompson Co-optative Trustee
Mrs M K Cull Nominative Trustee

The Hebden Wright Almshouses Charity

**Report of the Trustees
for the Year Ended 30 April 2021**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

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

Bankers

Barclays Bank Plc
77 North Street
Keighley
West Yorkshire
BD21 3SA

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

B Thompson - Trustee

**Independent Examiner's Report to the Trustees of
The Hebden Wright Almshouses Charity**

Independent examiner's report to the trustees of The Hebden Wright Almshouses Charity

I report to the charity trustees on my examination of the accounts of The Hebden Wright Almshouses Charity (the Trust) for the year ended 30 April 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 Hebden Wright Almshouses Charity

Statement of Financial Activities
for the Year Ended 30 April 2021

	Notes	Unrestricted funds £	Restricted funds £	30.4.21 Total funds £	30.4.20 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	22,883	-	22,883	24,715
Investment income	3	6,671	-	6,671	4,935
Total		<u>29,554</u>	<u>-</u>	<u>29,554</u>	<u>29,650</u>
EXPENDITURE ON					
Charitable activities					
Governance costs		213	-	213	116
Other		7,066	-	7,066	12,618
Total		<u>7,279</u>	<u>-</u>	<u>7,279</u>	<u>12,734</u>
NET INCOME		<u>22,275</u>	<u>-</u>	<u>22,275</u>	<u>16,916</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		222,901	450,000	672,901	655,985
TOTAL FUNDS CARRIED FORWARD		<u><u>245,176</u></u>	<u><u>450,000</u></u>	<u><u>695,176</u></u>	<u><u>672,901</u></u>

The notes form part of these financial statements

The Hebden Wright Almshouses Charity

**Balance Sheet
30 April 2021**

	Notes	Unrestricted funds £	Restricted funds £	30.4.21 Total funds £	30.4.20 Total funds £
FIXED ASSETS					
Tangible assets	5	-	450,000	450,000	450,000
Investments	6	169,551	-	169,551	99,605
		169,551	450,000	619,551	549,605
CURRENT ASSETS					
Stocks	7	2,153	-	2,153	2,153
Cash at bank	8	75,476	-	75,476	123,177
		77,629	-	77,629	125,330
CREDITORS					
Amounts falling due within one year	9	(2,004)	-	(2,004)	(2,034)
NET CURRENT ASSETS		75,625	-	75,625	123,296
TOTAL ASSETS LESS CURRENT LIABILITIES					
		245,176	450,000	695,176	672,901
NET ASSETS		245,176	450,000	695,176	672,901
FUNDS					
	10			245,176	222,901
Unrestricted funds				450,000	450,000
Restricted funds					
TOTAL FUNDS				695,176	672,901

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:

B Thompson - Trustee

C G M Green - Trustee

The Hebden Wright Almshouses Charity

Notes to the Financial Statements for the Year Ended 30 April 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.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

2. OTHER TRADING ACTIVITIES

	30.4.21	30.4.20
	£	£
Maintenance contributions	22,883	24,715
	<u> </u>	<u> </u>

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2021**

3. INVESTMENT INCOME

	30.4.21	30.4.20
	£	£
COIF dividends	630	479
Blackrock dividends	2,495	2,921
M&G dividends	358	379
Deposit account interest	95	661
Revaluation - COIF	4,598	(572)
Revaluation - Blackrock	(3,505)	2,373
Revaluation - M&G	2,000	(1,306)
	<u>6,671</u>	<u>4,935</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 April 2021 nor for the year ended 30 April 2020.

Trustees' expenses

	30.4.21	30.4.20
	£	£
Trustees' expenses	113	116
	<u>113</u>	<u>116</u>

5. TANGIBLE FIXED ASSETS

		Freehold property £
COST		
At 1 May 2020 and 30 April 2021		450,000
		<u>450,000</u>
NET BOOK VALUE		
At 30 April 2021		450,000
		<u>450,000</u>
At 30 April 2020		450,000
		<u>450,000</u>

The property was valued at £450,000 on 12th September 2016 by Hayfield Robinson Property Consultants of Keighley. The trustees are of the opinion that the value of the property has not changed significantly since then.

6. FIXED ASSET INVESTMENTS

		Listed investments £
MARKET VALUE		
At 1 May 2020		99,605
Additions		66,852
Revaluations		3,094
		<u>169,551</u>
At 30 April 2021		169,551
		<u>169,551</u>
NET BOOK VALUE		
At 30 April 2021		169,551
		<u>169,551</u>
At 30 April 2020		99,605
		<u>99,605</u>

There were no investment assets outside the UK.

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2021**

6. FIXED ASSET INVESTMENTS - continued

Additions of £66,852 are made up as follows:

£2,494	Dividends reinvested in BLK Charities UK Bond Fund 'A' account
£10,000	Purchase of shares in BLK Charities UK Bond Fund 'A' account
£22,000	Purchase of shares in COIF Investment Fund
£358	Dividends reinvested in M&G Charity Multi Asset Fund
£6,000	Purchase of shares in M&G Charity Multi Asset Fund
£26,000	Purchase of shares in M&G Charity Charifund

7. STOCKS

	30.4.21	30.4.20
	£	£
Stocks	2,153	2,153
	<u> </u>	<u> </u>

8. CASH AT BANK

	30.4.21	30.4.20
	Total	Total
	funds	funds
	£	£
Barclays current account	14,335	8,131
COIF deposit account	61,141	115,046
	<u> </u>	<u> </u>
Total	75,476	123,177
	<u> </u>	<u> </u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.4.21	30.4.20
	£	£
Other creditors	2,004	2,034
	<u> </u>	<u> </u>

10. MOVEMENT IN FUNDS

	At 1.5.20	Net	Transfers	At
	£	movement	between	30.4.21
		in funds	funds	£
		£	£	
Unrestricted funds				
Income fund	69,296	16,329	(10,000)	75,625
Extraordinary repair fund	80,772	915	6,000	87,687
Cyclical maintenance fund	72,833	5,031	4,000	81,864
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	222,901	22,275	-	245,176
Restricted funds				
Fixed assets	450,000	-	-	450,000
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	672,901	22,275	-	695,176
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 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			
Income fund	23,608	(7,279)	16,329
Extraordinary repair fund	915	-	915
Cyclical maintenance fund	5,031	-	5,031
	<u>29,554</u>	<u>(7,279)</u>	<u>22,275</u>
TOTAL FUNDS	<u>29,554</u>	<u>(7,279)</u>	<u>22,275</u>

Comparatives for movement in funds

	At 1.5.19 £	Net movement in funds £	Transfers between funds £	At 30.4.20 £
Unrestricted funds				
Income fund	66,174	13,122	(10,000)	69,296
Extraordinary repair fund	72,406	4,366	4,000	80,772
Cyclical maintenance fund	67,405	(572)	6,000	72,833
	<u>205,985</u>	<u>16,916</u>	<u>-</u>	<u>222,901</u>
Restricted funds				
Fixed assets	450,000	-	-	450,000
	<u>450,000</u>	<u>-</u>	<u>-</u>	<u>450,000</u>
TOTAL FUNDS	<u>655,985</u>	<u>16,916</u>	<u>-</u>	<u>672,901</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Income fund	25,856	(12,734)	13,122
Extraordinary repair fund	4,366	-	4,366
Cyclical maintenance fund	(572)	-	(572)
	<u>29,650</u>	<u>(12,734)</u>	<u>16,916</u>
TOTAL FUNDS	<u>29,650</u>	<u>(12,734)</u>	<u>16,916</u>

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2021**

10. MOVEMENT IN FUNDS - continued

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

	At 1.5.19 £	Net movement in funds £	Transfers between funds £	At 30.4.21 £
Unrestricted funds				
Income fund	66,174	29,451	(20,000)	75,625
Extraordinary repair fund	72,406	5,281	10,000	87,687
Cyclical maintenance fund	67,405	4,459	10,000	81,864
	<u>205,985</u>	<u>39,191</u>	<u>-</u>	<u>245,176</u>
Restricted funds				
Fixed assets	450,000	-	-	450,000
	<u>450,000</u>	<u>-</u>	<u>-</u>	<u>450,000</u>
TOTAL FUNDS	<u><u>655,985</u></u>	<u><u>39,191</u></u>	<u><u>-</u></u>	<u><u>695,176</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			
Income fund	49,464	(20,013)	29,451
Extraordinary repair fund	5,281	-	5,281
Cyclical maintenance fund	4,459	-	4,459
	<u>59,204</u>	<u>(20,013)</u>	<u>39,191</u>
TOTAL FUNDS	<u><u>59,204</u></u>	<u><u>(20,013)</u></u>	<u><u>39,191</u></u>

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 April 2021.

The Hebden Wright Almshouses Charity

Detailed Statement of Financial Activities
for the Year Ended 30 April 2021

	30.4.21 £	30.4.20 £
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	22,883	24,715
Investment income		
COIF dividends	630	479
Blackrock dividends	2,495	2,921
M&G dividends	358	379
Deposit account interest	95	661
Revaluation - COIF	4,598	(572)
Revaluation - Blackrock	(3,505)	2,373
Revaluation - M&G	2,000	(1,306)
	<u>6,671</u>	<u>4,935</u>
Total incoming resources	29,554	29,650
EXPENDITURE		
Charitable activities		
Sundries	100	-
Other		
Empty property costs	323	-
Quinquennial survey fee	-	900
General maintenance	2,361	1,168
Almshouse insurance	838	890
Christmas gifts	164	140
Accountancy	630	600
Subscriptions	182	179
Trustee indemnity insurance	-	121
Administration expenses	2,568	1,420
Re-surfacing car park	-	7,200
	<u>7,066</u>	<u>12,618</u>
Support costs		
Other		
Trustees' expenses	113	116
	<u>7,279</u>	<u>12,734</u>
Total resources expended	7,279	12,734
Net income	<u><u>22,275</u></u>	<u><u>16,916</u></u>