MARTHA WALKER ALMSHOUSES
ANNUAL REPORT for the year 2025

Aims and purposes
The Martha Walker Almshouses exist to provide accommodation and housing for older people.

Charity number: 207350

Objectives and activities
The charity provides for the care and maintenance of the six terraced houses bequeathed by Martha Walker.

The Almshouses are provided for the benefit of residents who are persons in need and members of the Church of England. Preference is given to persons who were born in the area of the Ancient Parish of Armley or who have resided in that area for not less than five years.

Achievements and performance
The residents of the Almshouses continue to be well cared for and supported. Any day-to-day grievances or problems are referred to the management agents, Adair Paxton Ltd., who seek to resolve matters promptly. Matters are escalated to the trustees where a satisfactory resolution cannot otherwise be achieved. The trustees received no complaints during 2025.

The dwellings are regularly inspected, and any necessary repairs or renewals are undertaken promptly. The gardens are well maintained.

The following policies and procedures are in place and are reviewed annually: internal charity financial controls, safeguarding, financial reserves, complaints, complaints handling, serious incident reporting, internal risk management, trustees' expenses, trustees' conflicts of interest, investing charity funds, and bullying and harassment.

Financial review
Tenants' rents for the period from 1 January 2025 to 31 December 2025 were £41,394, contributing to total receipts of £41,769. Total expenditure for the same period was £26,421, of which £650 was invested in M&G shares within the Extraordinary Repair Fund, £9,221 was spent on maintenance and £11,986 on management fees.

This resulted in a net movement in funds of £15,348. Total funds carried forward at 31 December 2025 were £58,017.

Reserves policy
It is the Almshouses' policy to seek to maintain a balance on unrestricted funds equivalent to at least three months' unrestricted payments. This is equivalent to £6,600 and is held to smooth fluctuations in cash flow and meet emergencies. The cash balance of £57,277 held in unrestricted funds at the year end clearly meets this target.

It is the charity's policy to invest relevant investment fund balances with the CCLA Church of England Investment Fund.

Related parties and conflicts of interest
The trustees are also members of the Parochial Church Council of St Bartholomew's Armley with St Mary of Bethany, New Wortley, and have therefore recognised a potential

loyalty conflict between the two charities. This relationship is declared by the trustees and is taken into account when considering matters involving the PCC.

Following the year end, an administration fee of £2,000 was paid by the Almshouses to the PCC General Fund in respect of administrative support provided to the charity.

Volunteers
The charity could not function without the support of its volunteer trustees. Special thanks were extended to Thelma Collins, Eileen Handley and Jon Kaye.

Structure, governance and management

Membership
The trustees of the Almshouses are either ex-officio or co-opted. The Almshouses are governed by up to six trustees, three of whom are ex-officio trustees and three of whom are co-opted trustees. Co-opted trustees serve for a period of five years from the date of their appointment.

Vicar/Priest-in-charge	Vacancy	ex-offico	
Churchwardens	Mrs T. Collins	ex-offico	Clerk
	Mrs E. Handley	ex-offico	Appeals officer
Co-opted members	Mr J. Kaye	co-opted	Complains officer
	Vacancy	co-opted	
	Vacancy	co-opted	

There are a minimum of two meetings of the Trustees each year.

The day-to-day management of the Almshouses is undertaken by Adair Paxton Ltd.

Administrative information

The Charity can be contacted at;

Martha Walker Almshouses, c/o 18 Pavilion Way, Pudsey, Leeds, LS28 7WH
Phone: 0113 257 4756
e-mail: stbartsarmley@gmail.com

Management agents
Adair Paxton Ltd., First Floor, Jason House, Kerry Hill, Horsforth, Leeds, LS18 4JR
Phone: 0113 239 5770
Website: www.adairpaxton.co.uk

Appointed independent examiners
Wyatt & Co. Chartered Accountants, 125 Main Street, Garforth, Leeds, LS25 1AF

Approved by the Trustees on 26th. April 2026 and signed on their behalf by Jon Kaye (acting chair).



CHARITY COMMISSION FOR ENGLAND AND WALES

Martha Walker Almshouses	207350

Receipts and payments accounts

CC16a

For the period from	01/01/2025	To	31/12/2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Contributions	41,394	-	-	41,394	27,460
Dividends	114	-	260	374	357
	-	-	-	-	-
Sub total *(Gross income for AR)*	41,509	-	260	41,769	27,817
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	41,509	-	260	41,769	27,817
A3 Payments					
Maintenance fees	9,221	-	-	9,221	2,945
Management fees	11,986	-		11,986	2,467
Administration and examination fees	2,300	-	-	2,300	2,167
Almshouse Association	353	-	-	353	343
Insurance	1,284	-	-	1,284	1,128
Housing Ombudsman	48	-	-	48	-
Residents' gifts	-	-	-	-	250
Solicitor's fees	580			580	2,534
Sub total	25,771	-	-	25,771	11,834
A4 Asset and investment purchases, (see table)					
M & G Securities	650		-	650	15,650
	-	-	-	-	
Sub total	650	-	-	650	15,650
Total payments	26,421	-	-	26,421	27,484
Net of receipts/(payments)	15,088	-	260	15,348	332
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	42,189		480	42,669	42,337
Cash funds this year end	57,277	-	740	58,017	42,669

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at bank - Current account	54,840		740
	Cash retained by Adair Paxton	2,437	-	-
		-	-	-
	Total cash funds	57,277	-	740
	(agree balances with receipts and payments account(s))	OK	OK	OK

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Income Shares, NAACIF - M&G	Martha Walker Almshouses	-	9,109
	Accumulation Shares, Extraordinary Repair	Martha Walker Almshouses	-	300,621
	CCLA, Investment Fund	Martha Walker Almshouses	-	22,886
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	6 Almshouses		-	585,618
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval
		Thelma Collins	26/04/2026
		Jon Kaye	26/04/2026

I report to the trustees on my examination of the financial statements of The Martha Walker Almshouses for the year ended 31st. December 2025.

Responsibilities and basis of report

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

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or

2. the financial statements do not accord with those records; or

3. the financial statements 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.

Nigel Wyatt

Nigel Wyatt BSC FCA
Independent Examiner
125 Main Street
Garforth
Leeds
LS25 1AF

Date: 30/09/2026