

Charity registration number 212951

**RICHARD WHITAKER'S ALMSHOUSES**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5 APRIL 2025**

# **RICHARD WHITAKER'S ALMSHOUSES**

## **LEGAL AND ADMINISTRATIVE INFORMATION**

---

Charity Trustees	Mr S P Wilkinson – Chairman R M Barker Mrs SE Smith
Charity Number	202591
Principal address	WHN Solicitors West View Princess Street Haslingden Rossendale BB4 6NW
Independent examiner	Bramble Accounting Solutions Limited Fern Court Business Centre Castlegate Clitheroe BB7 1AZ
Solicitors	WHN Solicitors West View Princess Street Haslingden Rossendale BB4 6NW

# **RICHARD WHITAKER'S ALMSHOUSES**

## **CONTENTS**

---

Trustees report	1 – 2
Independent examiner's report	3
Statement of financial activities	4
Balance sheet	5
Notes to the financial statements	6 - 11

# RICHARD WHITAKER'S ALMSHOUSES

## TRUSTEES REPORT FOR THE YEAR ENDED 5 APRIL 2025

---

The charity trustees present their annual report and financial statements for the year ended 5 April 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

### **Objectives and activities**

The objects of the charity are to provide rented accommodation to poor persons who were born in, or are inhabitants of, the Borough of Rossendale and to benefit the residents in the Almshouses of the charity. The Trustees confirm that the charity has continued to provide accommodation for residents in conformity with the provisions of the governing document. The trustees have reviewed the outcomes and achievements of the charity's activities for the year to ensure that they remain focussed on the charitable aims and continue to deliver benefits to the public.

#### *Public benefit*

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

### **Achievements and performance**

#### *Significant activities and achievements against objectives*

The charity has continued to provide housing in Rossendale and is continuing to explore opportunities to invest in further property.

### **Financial review**

Details of income and expenditure during the year, and the balance sheet at 5 April 2025, are set out on pages 4 and 5. The charity has generated a surplus of income over expenditure for the year of £64,244 (2024 - £19,138), including a gain on investments of £25,780 (2024 - £1,133). The net funds of the charity have increased from £738,786 to £803,030.

During the preparation of the accounts for the year ended 5 April 2025 it was discovered that certain amounts due to the charity had been paid into another charity by one of the funds in which the charity has invested. An amount of £3,639 had been incorrectly omitted from the investment income for the year ended 5 April 2024. The cumulative amount identified in the 6 years to 5 April 2025 was £19,996. The financial statements for the year end 5 April 2024 have been restated to reflect these omissions.

There have been no material policy changes during the year.

#### *Going concern*

The trustees have reviewed the charity's ability to manage its reserves and consider that the charity's future activities will generate cash flows sufficient to allow the charity to meet its liabilities as they fall due. For this reason, the trustees have continued to adopt the going concern basis in preparing the financial statements.

#### *Reserves policy*

During the year the trustees reviewed its reserves and after assessing the potential threats and risks agreed that its policy should be to maintain sufficient income reserves to ensure the continued avoidance of net current liabilities and to provide sufficient liquid resources to meet both revenue and capital needs. The trustees monitor the position on a regular basis.

The charity has maintained a reserve for major repairs or maintenance unforeseen by the trustees at the year-end amounting to £16,000 (2024 - £16,000).

# **RICHARD WHITAKER'S ALMSHOUSES**

## **TRUSTEES REPORT FOR THE YEAR ENDED 5 APRIL 2025**

---

### **Structure, governance and management**

#### **Governing document**

The 'Richard Whittaker's Almshouses' charity was established by will, proved with codicil on 9 November 1906 administered under the Charity Commissioners' scheme dated 6 September 1983 and the Housing Act 1996.

The charity is administered by the trustees listed on page 2. It is a housing association and is registered with the Housing Corporation under the Housing Act 1974, as amended by the Housing Act 1996.

The charity trustees who served during the year and up to the date of signature of the financial statements, or date of resignation if earlier, were:

Mr S P Wilkinson – Chairman  
R M Barker  
Mrs J Bonham (resigned 22 May 2025)  
Mrs SE Smith

#### *Recruitment and appointment of trustees*

The co-optative trustees are appointed for a term of five years after which they become eligible for re-election. The nominative trustee is appointed by Rossendale Borough Council for a term of four years after which they become eligible for re-election. The ex-officio trustee, when appointed as a trustee, is the Mayor of Rossendale and normally serves for a period of one year. There is no ex-officio trustee currently in office.

The Trustees' report was approved by the Board of Charity Trustees.



Mr S P Wilkinson - Chairman

# **RICHARD WHITAKER'S ALMSHOUSES**

## **INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 5 APRIL 2025**

---

I report to the charity trustees on my examination of the financial statements of Richard Whitaker's Almshouses (the charity) for the year ended 5 April 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 2011 Act).

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

### **Independent examiner's statement**

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

accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or  
the financial statements do not accord with those records; or  
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 financial statements to be reached.

DJ Allsebrook BSc ACA

Bramble Accounting Solutions Limited  
Fern Court Business Centre  
Castlegate  
Clitheroe  
BB7 1AZ

**Date**

# RICHARD WHITAKER'S ALMSHOUSES

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 5 APRIL 2025

---

		Unrestricted Funds 2025 £	Restated Unrestricted Funds 2024 £
<b>Income from:</b>	<b>Notes</b>		
Charitable Activities	2	36,718	36,960
Investments	3	26,902	22,126
		<hr/>	<hr/>
<b>Total income</b>		63,620	59,086
Expenditure from charitable activities	4	(25,156)	(41,081)
Net gains/(losses) on investments	8	25,780	1,133
		<hr/>	<hr/>
Net income/(expenditure) and movement in funds		64,244	19,138
Reconciliation of funds:			
Fund balances at 6 April 2024		738,786	703,291
Prior year adjustments		-	16,357
		<hr/>	<hr/>
Fund balances at 5 April 2025		<u>803,030</u>	<u>738,786</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

# RICHARD WHITAKER'S ALMSHOUSES

## BALANCE SHEET FOR THE YEAR ENDED 5 APRIL 2025

---

	Notes	£	2025 £	Restated 2024 £
<b>Fixed Assets</b>				
Tangible Assets	10		20,903	20,903
Investments	11		562,222	560,824
			<hr/>	<hr/>
			583,125	581,727
Current assets				
Debtors	12	26,903	20,853	
Cash at bank and in hand		201,179	141,304	
		<hr/>	<hr/>	
		228,082	162,157	
Creditors: amounts falling due within one year	13	8,177	5,098	
		<hr/>	<hr/>	
Net current assets			219,905	157,059
			<hr/>	<hr/>
Total assets less current liabilities			803,030	738,786
			<hr/> <hr/>	<hr/> <hr/>
The funds of the charity				
Unrestricted funds			803,030	738,786
			<hr/> <hr/>	<hr/> <hr/>

The financial statements were approved by the charity trustees on 24 October 2025



Mr S P Wilkinson – Chairman  
Trustee

# RICHARD WHITAKER'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2025

---

### 1 Accounting policies

#### 1.1. Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value. The principal accounting policies adopted are set out below.

#### 1.2. Going concern

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

#### 1.3. Charitable funds

Unrestricted funds are available for use at the discretion of the charity trustees in furtherance of their charitable objectives.

Designated funds are earmarked formally by the trustees for a particular purpose and can be formally undesignated and be returned to the general fund.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

#### 1.4. Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Rental income from the charity's housing properties is recognised on an accruals basis.

Income from investments is recognised when receivable.

#### 1.5. Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

# RICHARD WHITAKER'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2025

---

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

### 1.6. Tangible fixed assets

Land and buildings are stated at cost, less the housing association grant. Cost includes development expenditure and interest charged on loans raised to finance the scheme. The freehold land is not depreciated. The properties have been fully depreciated.

Housing Association Grant ("HAG") received in earlier years is shown as a deduction from the cost of housing properties on the balance sheet. HAG is repayable under certain circumstances, primarily following the sale of a property, but any repayment will normally be restricted to net proceeds of sale.

Assets that are not depreciated are subject to annual impairment reviews. At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

### 1.7. Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

### 1.8. Taxation

The charity is exempt from tax on its charitable activities.

## 2 Income from charitable activities

	<b>Unrestricted Funds 2025 £</b>	<b>Restated Unrestricted Funds 2024 £</b>
<b>Accommodation provision:</b>		
Charitable rental income	36,718	36,960
	<u>          </u>	<u>          </u>

# RICHARD WHITAKER'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2025

3	Income from investments	<b>Unrestricted Funds 2025 £</b>	<b>Restated Unrestricted Funds 2024 £</b>
	Income from listed investments	26,902	22,126
		26,902	22,126
4	Expenditure on charitable activities	<b>Charitable activities 2025 £</b>	<b>Restated Charitable activities 2024 £</b>
	<b>Direct costs</b>		
	Sundry expenses	906	527
	Insurance	1,300	1,344
	Light and heat	315	259
	Telephone	-	(15)
	Repairs	8,730	25,076
		11,251	27,191
	<b>Share of support and governance costs (see note 5)</b>		
	Governance	13,905	13,890
		25,156	41,081
		25,156	41,081
5	Support costs allocated to activities	<b>Charitable activities 2025 £</b>	<b>Restated Charitable activities 2024 £</b>
	<b>Governance</b>		
	Legal and professional	10,800	10,800
	Independent examiner's report	2,232	2,220
	Dealer fees	873	870
		13,905	13,890
		13,905	13,890

# RICHARD WHITAKER'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2025

---

6 Charity Trustees

None of the charity trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

7 Employees

The average number of persons employed by the charity during the year was Nil (2024: Nil). Staff costs were nil and therefore no employees received employee benefits of more than £60,000.

8 Gains and losses on investments

	<b>Unrestricted Funds 2025 £</b>	<b>Restated Unrestricted Funds 2024 £</b>
<b>Gains/(losses) arising on:</b>		
Revaluation of investments	25,780	1,133
	<u>25,780</u>	<u>1,133</u>

9 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

10 Tangible fixed assets

	<b>Freehold land and buildings £</b>
<b>Cost:</b> At 6 April 2024 and 5 April 2025	20,903
	<u>20,903</u>
<b>Carrying amount:</b> At 5 April 2024 and 5 April 2025	20,903
	<u>20,903</u>

The charity's Almshouses were originally constructed many years ago. There is no record of their cost. The above details relate to improvements carried out since 1983 which cost £201,377. These were funded by a Housing Corporation grant of £180,474, giving a net cost of £20,903. This has been taken as the value of land on which the houses are built and as such is not depreciated.

# RICHARD WHITAKER'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2025

11	Fixed asset investments		<b>Listed investments £</b>
	<b>Cost:</b>		
	At 6 April 2024		560,824
	Additions		4,418
	Disposals		(28,800)
	Valuation changes		25,780
			<hr/>
	At 5 April 2025		562,222
			<hr/> <hr/>
	<b>Carrying amount:</b>		
	At 5 April 2025		562,222
			<hr/> <hr/>
	At 5 April 2024		560,824
			<hr/> <hr/>
12	Debtors		<b>Restated 2024 £</b>
		<b>2025 £</b>	
	<b>Amounts falling due within one year</b>		
	Other debtors	23,996	20,585
	Prepayments and accrued income	2,907	268
		<hr/>	<hr/>
		26,903	20,853
		<hr/> <hr/>	<hr/> <hr/>
13	Creditors: amounts falling due within one year		<b>2024 £</b>
		<b>2025 £</b>	
	Other creditors	497	430
	Accruals and deferred income	7,680	4,668
		<hr/>	<hr/>
		8,177	5,098
		<hr/> <hr/>	<hr/> <hr/>

# RICHARD WHITAKER'S ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2025

### 14 Unrestricted funds

	<b>At 6 April 2024</b>	<b>Incoming resources</b>	<b>Resources expended</b>	<b>Gains and losses</b>	<b>At 5 April 2025</b>
	£	£	£	£	£
General funds	738,786	63,620	(25,156)	25,780	803,030

<b>Previous year (Restated):</b>	<b>At 6 April 2023</b>	<b>Incoming resources</b>	<b>Resources expended</b>	<b>Gains and losses</b>	<b>At 5 April 2024</b>
	£	£	£	£	£
General funds	719,648	59,086	(41,081)	1,133	738,786

### 15 Unrestricted funds

There were no disclosable related party transactions during the year (2024 - none).

### 16 Prior year adjustment

During the preparation of the financial statements for the year ended 5 April 2025, it was discovered that amounts had been incorrectly paid into another charity's bank account by one of the funds in which it holds investments. An amount of £3,639 was omitted as income in the year to 5 April 2024. The cumulative amount identified in the 6 years to 5 April 2024 which had been omitted as income was £19,996.

The financial statements for the year ended 5 April 2024 have been restated to reflect these adjustments. The impact of the adjustment on the financial statements is as follows:

Investment income (as restated): £22,126 (previously £18,487).

Total assets less current liabilities (as restated): £738,786 (previously £718,790).

Signed By

**STEPHEN WILKINSON**

Date Signed	2025-10-24 13:01:13
Email	s.wilkinson80@ntlworld.com
Printed Name	Stephen wilkinson
IP Address	82.8.242.56
Browser User Agent	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/18.6 Safari/605.1.15
Name of signatory	Stephen Wilkinson