Butterfield Homes
Financial Statements
For the year ended
31 December 2025

Charity number 220769

Butterfield Homes
Financial Statements
For the year ended
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Butterfield Homes
Trustees Report
For the year ended
31 December 2025

Charity number: 220769

Trustees:	A Edwick (Deceased) E L Hawksworth GE France R Nicholas RS Watson D Jasper
Principal Office:	Butler House 39 Church Hill Baildon Shipley BD17 6PG
Bankers:	Lloyds Bank 45 Hustlergate Bradford BD1 1NT
Independent Examiner:	Martin Rushworth Accountant and Tax Adviser 55 Swallow Drive Pool in Wharfedale Otley LS21 1RS

Objectives and activities

To provide homes for aged poor persons who are either a married couple or two sisters and who are resident in the former township of Baildon or the vicinity thereof at the time of appointment.

Public benefit

The trustees have complied with their duty under section 17(5) of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission when performing their role and duties.

Governance

The existing trustees are responsible for recruiting and training new trustees as and when required.

The governing document of the charity is its trust deed dated 19 December 1974, and as last amended 11 October 2004.

Butterfield Homes
Trustees Report
For the year ended
31 December 2025

Activities

The charity has continued to maintain the properties to a high standard, and the elderly residents have been able to enjoy peaceful occupation.

Review of the year

Income for the year amounted to £29,892 *(2024: £29,892)*. Expenditure totalled £16,271 *(2024: £18,959)*. Leaving a cash surplus for the year of £13,621 *(2024: £10,933)*.

The statement of assets and liabilities now shows net assets of £567,512 *(2024: £554,758)*

Investment policy

The charity's funds are held partly in the bank and partly in charity investment funds managed by CCLA and M&G Investments.

Reserves policy

The trustees consider that the present level of reserves is required to enable the charity to maintain the properties to a high standard.

Approved on behalf of the trustees on 20 October 2026 by

E Hawksworth
Trustee

D Jasper
Trustee

Butterfield Homes
Independent Examiners report
For the year ended
31 December 2025

I report to the Trustees on my examination of the accounts of the Butterfield Homes (the Charity) for the year ended 31 December 2025.

Responsibilities and basis of report

As the trustees of the Charity, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all of applicable directions given by the Charities 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 Charity as required by section 130 of the Act.
2) The accounts do not accord with those records.

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

Martin Rushworth
Accountant and Tax Adviser
55 Swallow Drive,
Pool in Wharfedale
Otley
LS21 1RS

Dated: 20 October 2025

Butterfield Homes
Statement of Assets and Liabilities
For the year ended
31 December 2025

	Note	2025		2024	
		£	£	£	£
Cash at bank			32,712		19,091
Assets					
Freehold property- value per professional valuation	2	480,000		480,000	
COIFCCLA Charities Investment Fund	1	51,275		52,295	
The National Association of Almshouses					
DIF Accumulation shares - M&G	1	3,525		3,372	
			534,800		535,667
Total Assets			567,512		554,758
Represented by:-					
General fund:-					
Brought forward			73,258		59,544
Cash movement (seepage 5)			13,621		10,933
Dividends received and reinvested			153		250
Additional investments purchased			-		-
Increase/(decrease) in value of investments			(1,020)		2,531
			86,012		73,258
Endowment fund			1,500		1,500
Property fund					
Surplus on revaluation			480,000		480,000
Total assets less liabilities			567,512		554,758

Approved on behalf of the trustees on 31 October 2025

E Hawksworth
Trustee

D Jasper
Trustee

Butterfield Homes
Receipts and Payments Account
For the year ended
31 December 2025

	2025 £	2024 £
Receipts		
Income from residents:-		
Resident contributions	29,892	29,892
Gross income	29,892	29,892
Total Receipts	29,892	29,892
Payments		
Wages - Secretary	2,687	4,027
Insurance	-	2,948
Repairs and renewals	6,619	6,124
Garden maintenance	2,272	3,057
Accountancy, legal and professional fees	4,340	2,780
Sundry expenses	353	23
Gross expenditure	16,271	18,959
Purchase of Investments	-	-
Total payments	16,271	18,959
Net cash receipts	13,621	10,933
Cash funds brought forward	19,091	8,158
Cash funds carried forward	32,712	19,091

Butterfield Homes
Notes to the accounts
For the year ended
31 December 2025

1 Investments

	COIF-CCLA Charities Investment Fund £	M&G Charity multi asset fund £	Total £
Valuation brought forward	52,295	3,372	55,667
Additional investments purchased	-	153	153
Increase/(decrease) in value	(1,020)	-	(1,020)
Valuation carried forward	51,275	3,525	54,800

2 Freehold Property

At 19 November 2008, the Butterfield Homes properties at The Grove, Baildon were valued by Mr Clinton D Fitzpatrick of FitzpatrickCommercial Valuers of Bradford. The open market value at that time was assessed at £480,000. The trustees consider this value to still be appropriate.

3 Accounting Policies

The accounts of the trust are prepared on a receipts and payments basis. Both the current and previous periods covered twelve months.

4 Trustees Remuneration and Related Party Transactions

Wages of £4,027 *(2023 : 3,119)* were paid in the year to Ms C Smith for secretarial and management services. Ms C Smith is the grandaughter of Mr A Edwick Deceased, a trustee during the year.