William Bindloss' Cottage Homes or Almshouses

Charity Number 222169

Statement of Accounts

for the Year Ended 31 December 2025

Stables Thompson & Briscoe

Chartered Accountants

William Bindloss' Cottage Homes or Almshouses

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William Bindloss' Cottage Homes or Almshouses

Charity Information

Charity number 1004052

Chair:	I D Hunt
Trustees	A C Taylor P R Capasso
Registered office:	Westmorland House The Square Milnthorpe Cumbria LA7 7QJ
Bankers:	HSBC 64 Highgate Kendal Cumbria LA9 4TF
Solicitors:	Milne Moser Westmorland House The Square Milnthorpe Cumbria LA7 7QJ
Accountants:	Stables Thompson & Briscoe Chartered Accountants & Statutory Auditors First Floor West Wing Bridge Mills Stramongate Kendal LA9 4UB

William Bindloss' Cottage Homes or Almshouses

Trustees' Report for the year ended 31 December 2025

Objectives and Activities

The Area of Benefit of the Association is defined as Milnthorpe, Heversham, Beetham and Kendal.

The objects of the charity are:

To provide almshouses for poor persons of good character who are not less than 50 years of age and who have resided in the civil parishes of the Milnthorpe, Heversham and Beetham and the Borough of Kendal for not less than two years.

Married couples who are otherwise qualified as aforesaid shall be eligible for appointment provided that one of them is not less than 50 years of age.

The charity owns and lets 6 properties.

The trustees have had regard to the Charity Commission's guidance on public benefit.

Achievements and performance

The Charity's three Trustees have continued with the project of modernisation of the Almshouse Property of which has included repairs, adaptation and improvement to all the Cottages, as well as The Lodge. The Trustees have been committed to improvement for all the residents and also have concern for the health and safety of all. The repair and maintenance of the driveway and improvements to parking have been completed. The Trustees have a positive outlook for the future of the Charity, and continue to focus on its residents. The Trustees next project will be the roof of the property of which is necessary but will have considerable financial impact. The Trustees continue to look for like minded individuals to assist them with the Charity, any additional Trustee must have the same values and the same hands on approach together with a commitment to the residents as they have.

Financial Review

Contributions from residents were £26,182 compared to £25,092 last year, with investment income of £745 (2024 - £841). Expenses down £18,954 from £37,647 last year reflecting the works undertaken in previous year. As a result cash at bank increased from £13,144 to £21,378 at 31 December 2025. There was also an decrease in the market value of the investments due to market conditions which meant that the market value of the investments at 31 December 2025, from £187,074 to £182,802.

The charity investments are primarily held to fund maintenance and repairs.

Structure, governance and management

The charity is an unincorporated Association with a constitution determined by a Scheme of the Charity Commissioners date 15 November 1966.

The properties are managed by Milne Moser who also keep the necessary accounts and attend generally to the affairs of the charity.

The trustees have regular meetings with Milne Moser to ensure the proper management of the charity.

The trustee body consists of six competent persons who may be appointed for a term of five years by a resolution of the Trustees at a special meeting. The new trustee must then sign in the minute book of the Trustees a declaration of acceptance and of willingness to act.

There must be at least one general meeting per year. Special meetings may be summoned at any time by the Chairman or any two trustees with four days notice.

New trustees are briefed on the charity and their role by the existing Trustees and Milne Moser and given a copy of the constitution.

Trustees approval of the Unaudited Financial Information

of the William Bindloss' Cottage Homes or Almshouses

In accordance with the engagement letter dated 18 August 2023, we approve the financial information which comprises the Receipts and Payments Account and Statement of Assets and Liabilities and supporting notes. We acknowledge our responsibility for the financial information, including the appropriateness of the applicable financial reporting framework as set out in note 1, and for providing the accountants with all information and explanations necessary for its

Approved by the board of trustees on 11/9/26 and signed on their behalf by:

Ian Hunt.

Name of trustee
Trustee

Independent Examiner's Report to the Trustees on the Unaudited Financial Information of the William Bindloss' Cottage Homes or Almshouses

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2025 which are set out on pages 5 to 7.

Responsibilities and basis of report

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

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

Independent examiner's statement

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 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 this report in order to enable a proper understanding of the accounts to be reached.

H M Holmes BSc FCA
ICAEW
Stables Thompson & Briscoe
First Floor West Wing
Bridge Mills
Stramongate
Kendal
Cumbria
LA9 4UB

Date: 30 September 2026

William Bindloss' Cottage Homes or Almshouses

Receipts and Payments Account for the Year Ended 31 December 2025

Receipts	2025 Unrestricted funds £	Restricted funds £	Designated funds £	Total funds £	2024 Total £
Charitable Activities:					
Contributions from residents	26,182	-	-	26,182	25,092
Investment Income:					
COIF dividends	616	-	-	616	600
Gross interest received	127	-	2	129	241
	26,925	-	2	26,927	25,933
Asset and investment sales, etc.		-	-	-	-
Total Receipts	26,925	-	2	26,927	25,933
Payments					
Almshouse running expenses:					
Insurance	1,509	-	-	1,509	1,468
Accountancy	780			780	780
Management fees	3,696	-	-	3,696	7,018
NAA Subscription	365	-	-	365	696
Repairs and maintenance	6,975			6,975	2,621
Refurbishment Kitchen No 5	-	-	-	-	7,061
Electrical	110	-	-	110	-
Gardening	2,760	-	-	2,760	1,710
Gas service checks	550	-	-	550	475
Tarmacing car park	-	-	-	-	14,256
Water rates	1,890	-	-	1,890	1,485
Bank charges	58			58	77
	18,693	-	-	18,693	37,647
Asset and investment purchases, etc.	-	-	-	-	-
Total Payments	18,693	-	-	18,693	37,647
Net of receipts/ payments	8,232	-	2	8,234	(11,714)
Transfers between funds	-	-	-	-	-
Cash funds last year end	13,112	-	32	13,144	24,858
Cash funds this year end	21,344	-	34	21,378	13,144

William Bindloss' Cottage Homes or Almshouses

Statement of Assets and Liabilities as at 31 December 2025

	2025		2024	
	£	£	£	£
Investments at market value				
Founding investments:				
COIF Accumulation shares (215 units)		54,940		56,032
Extraordinary Repair Fund:				
COIF Accumulation shares (418.27 units)	106,882		109,008	
COIF Income shares (1085.79 units)	20,980		22,034	
		127,862		131,042
		182,802		187,074
Cash Funds				
Current account	9,295		3,952	
General deposit account	12,049		9,158	
Cyclical Maintenance Fund	34		34	
		21,378		13,144
Cash funds are split as follows:				
Designated funds				
Cyclical Maintenance Fund	34		34	
		34		34
Unrestricted funds		21,344		13,110
		21,378		13,144

William Bindloss' Cottage Homes or Almshouses

Notes to the Statement of Accounts for the year ended 31 December 2025

Note 1 Accounting policies

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.

The financial statements are prepared on a going concern basis in sterling which is the functional currency of the charity and rounded to the nearest pound.

As the charity's income is below £250,000 the accounts have been prepared on a Receipts and Payments basis.

Note 2 Related party transactions

There were no related party transactions.