Charity Registration Number 223334

PONTEFRACT and ACKWORTH ALMSHOUSE CHARITY

ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st DECEMBER 2025

LEGAL AND ADMINSTRATIVE INFORMATION

Trustees

Mr John Rockett (chair)

Mr David Jones

Mr Derek Vaux

Mr Eric Jackson (JP)

Mrs Pat Waring

Mr Jeremy Cooke

Mr John Ramskill

Mrs Joanne Lamprey

Co ordinator

Mrs Andrea Rockett

Treasurer

Mr Alastair Lewis

Retired Trustees / Treasurer during 2025

Mr Peter Siddons Trustee

Mr Ron Firth Treasurer

Registered Office

The Meeting Room, 2A Halfpenny Lane, Pontefract, West Yorkshire, WF8 4BS

Independent Examiner

J&D Accountancy Services, 11 Northleigh, East Hardwick, West Yorkshire, WF8 3DR

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TRUSTEES REPORT

The Trustees present their report along with the financial statements for the charity for the period to 31st December 2025 which have been prepared on a cash basis. There are no restricted reserves or funds.

The purpose of the charity is to apply the income and reserves of the charity for the benefit of the Almspeople of the charity.

Abstract from The Governing Document:

Almspeople to be accommodated in Almshouses belonging to the charity shall be;

a) poor persons or
b) aged persons in need of assistance who were born in the area of benefit or have resided there for not less than 2 years

Upon setting aside of the appointment or upon death of one of a married couple or couple in a civil partnership of almspeople, the Trustees may permit the other person to remain an almsperson and to continue in occupation of the almshouse previously occupied by the couple.

The Trustees may in exceptional circumstances appoint a resident who lives outside the area of benefit but is otherwise qualified. The Trustees must record the nature of the exceptional circumstances justifying the appointment in their meetings. The number of residents appointed under this sub clause must not exceed one third of the total number of residents at any one time.

Page 7 shows details of the current Almshouses the charity owns.

During the year to 31st December 2025, the charity continued to offer good quality accommodation to the resident Almspeople and keep that property in a good state of repair. In addition, the charity through the efforts of the Co-ordinator organised activities and events to promote the wider wellbeing of the residents as in previous years.

The Almshouses were fully occupied during the year with the exception of minor churn, sadly generally a consequence of the passing of more elderly residents.

During the year the Trustees determined that a planning application in respect of Bede Villas should be submitted to Wakefield District Council seeking approval to redevelop the existing 3 dwellings which are currently commercially rented, with a view to providing a further 4 self-contained Almshouse units. The Trustees view was that the charity should focus on providing Almshouse as opposed to holding property for commercial renting. At present no decision has been reached by the Wakefield District Council planning department on whether approval will be granted for the proposed scheme. The charity has ample reserves to fund the proposed scheme as will be seen from the financial statements. If the proposal is found to be too expensive or does not receive planning approval, the trustees will reconsider the proposals with a view to selling the properties to increase funds to purchase other land/properties to provide further accommodation for Almspeople.

The Trustees would also like to place on record their thanks and appreciation to Ron Firth who has recently stepped down from his role as treasurer to the charity and handed over to Alastair Lewis. Ron has worked with the charity for many years and his wisdom and counsel will be greatly missed.

FINANCIAL REVIEW

The overall position for the period can be seen from the detail in the following pages but in summary, the charity had a surplus of income over expenditure of £14k during the period, despite some significant expenditure (£13.4k) on the initial planning application submission related to the proposed redevelopment of Bede Villa's changing the use from commercially let to additional Almshouse accommodation, which is clearly the core focus of the charity.

The charity has a strong reserves position despite the reduction in the value of investments held in the period (in line with general market volatility) of £3,070k as at end of December 2025.

There will be a need to 'invest' an element of reserves into the Bede Villas redevelopment should planning approval be granted but the charity is clearly very well positioned to continue to provide Almshouse accommodation in the Pontefract locality for the foreseeable future and continues to look for suitable opportunities to increase the level of provision it can offer in line with demand.

INDEPENDENT REVIEWERS REPORT

PONTEFRACT AND ACKWORTH ALMHOUSE CHARITIES

Independent Examiner's Report to the Trustees

I report on the Accounts of the Pontefract and Ackworth Almshouses Charities for the year ended 31st December 2025 which are set out on the attached pages.

Respective responsibilities of Trustee and Examiner

As the Charity's trustees you are responsible for the preparation of the Accounts; and you consider that the audit requirement of Section 43 (2) of the Charities Act 1993 (the Act) does not apply.

It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under Section 43 (b) of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners.

An examination includes a review of the accounting records kept by the Charity and a comparison of the Accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts and seeking explanations from you as Trustees concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit and consequently I do not express an audit opinion on the view given by the Accounts.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention: -

- which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with Section 41 of the Act; and
  - to prepare accounts which accord with the accounting records and to comply with accounting requirement of the Act

  have not been met; or

- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

J & D Accountancy Services
11 Northleigh
East Hardwick
Pontefract
West Yorkshire
WF8 3DR

Signed

Date: 12th March 2026

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR TO 31st DECEMBER 2025

Pontefract and Ackworth Almshouse Charity
Summary Cashflow for the year ended 31st December 2025

	£
Barclays Bank Balance 1/1/2025	25,524
CCLA Deposit 1/1/2025	16,760
Barclays Bank Balance 31/12/2025	38,981
CCLA Deposit 31/12/2025	17,476
Net Inflow/(Outflow) of Funds	14,172
Income	
Maintenance Contributions	46,674
Commercial Rents (Micklegate)	9,027
Interest	716
Investment Dividends (CCLA)	34,845
Total Inflows	91,262
Expenditure	
Honaria/Expenses Secretary	15,956
Honaria/Expenses Treasurer	9,702
Micklegate Proposed Redevelopment	13,384
Builders Work and General Repairs	11,192
Grounds Maintenance	8,400
Safegas Annual Charges	7,395
Insurances	3,822
Residents Welfare	1,179
Additions to CCLA Investments	3,350
Office Expenses	926
Telephone/Monitoring services	686
Acountancy and Subscriptions	849
Charitable Donations	250
Total Outflows	77,090
Net Inflow/(Outflow) of Funds	14,172

BALANCE SHEET AS AT 31ST DECEMBER 2025

Pontefract and Ackworth Almshouse Charity
Balance Sheet as at 31st December 2025

	£ 2025	£ 2024
Housing Properties (note 2)	1,155,049	1,155,049
Cash at Bank and Deposits (note 3)	56,457	42,284
Investments (note 4)	1,858,657	1,928,238
Total Assets	3,070,163	3,125,571
Opening Reserves	3,125,571	
Cashflow Surplus in the period	14,172	
Change in value of Investments	-72,931	
Funds added to Investments	3,350	
Closing Reserves	3,070,163	

Signed on behalf of the Board of Trustees

John Rockett (Chair)

Alastair Lewis (Treasurer)

Approved by the Board of Trustees on **2026**

NOTES TO THE FINANCIAL STATEMENTS

1) To comply with the statement of recommended practice (SORP) the accounts have been prepared on a receipts and expenditure basis
2) **Land and Buildings**, valuations are historic but the Trustees believe their fairly represent 'rebuild cost' in the event of an insurance loss. True market valuation may be significantly higher. Detail as below;

Housing Properties	**£ 2025**	**£ 2024**
Robsons Almshouses	100,000	100,000
New Wards Hospital Almshouses	100,000	100,000
New Thwaites Hospital Almshouses	100,000	100,000
Nellie Ryder Hostel Almshouses	405,000	405,000
Micklegate Almshouses	105,000	105,000
John Mercer Almshouses (incl Land)	232,749	232,749
Meeting Room (cost) - 2A Ryder Close	44,800	44,800
Tenanted Properties (Bedehouse Villas Micklegate)	67,500	67,500
Total Properties	1,155,049	1,155,049

3) **Cash and Deposits**, the CCLA Deposit earns interest but that is 'reinvested' into the Deposit, the total interest 'earned' during the period was £716, a return of 4.27%.

Cash and Deposits	**£ 2025**	**£ 2024**
Current Account Barclays	38,953	25,497
Business Reserve Account Barclays	28	28
Deposit Account CCLA (CO3070599)	17,476	16,760
Total Cash and Deposits	56,457	42,284

4) Investments held with CCLA are detailed below. All funds invested in saw a fall in value during the period, in line with general market conditions that prevailed. The Trustees take a long term balanced risk approach to investments though and as such continue to be of the view that the current investment strategy is correct for the charities surplus funds. Should the planning application for the redevelopment of Bedehouse Villas be successful, some of the investments will need to be realised to fund the proposed works. A nominal additional £350 was added to investments during the period. The fall in the value of investments equates to an (3.78%) reduction during the period, however, investment dividends of

£34,845 were also received in the period, resulting in a net overall return of £38,086 or (1.98%).

Detail of Investments (CCLA)	£ 2025	£ 2024
Investment CO3062786 (Endowment Fund)	742,592	779,561
Investment CO3062785 (Extraordinary Repair Fund)	303,034	305,974
Investment CO3062787 (Capital Replacement Fund)	63,159	64,415
Investment CO3070600 (Building Fund Income)	444,381	466,722
Investment CO3057390 (John Mercer)	305,491	311,566
	1,858,657	1,928,238

SCHEDULE OF PROPERTY HOLDINGS

The Almshouses known as Robson's Almshouses, off Southgate, Pontefract No's 1,2,3 and 4 Robsons

The Almshouses known as New Thwaites Hospital, Hartley Park, Pontefract No's 1,2,3 and 4 Thwaites

The Almshouses known as New Wards Hospital, Love Lane, Pontefract No's 38, 40, 42 and 44 Love Lane, Pontefract

The Almshouses know as Nellie Ryder Hostel Almshouses, Ryder Close, Halfpenny Lane, Pontefract No's 1,2,3,4,5,6, 6A, 6B, 7, 8, 9 and 10 Ryder Close

The Almshouses known as the Micklegate Almshouses No's 24, 26 and 28 Micklegate, Pontefract

The Houses known as Bedehouse Villas, Micklegate, Pontefract No's 30, 32 and 34 Micklegate, Pontefract

The Almshouses known as The John Mercer Almshouses, No's 72 and 74, Halfpenny Lane Pontefract