REGISTERED NUMBER: 224682

THE HARTLEY COTTAGE HOMES

TRUSTEES' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2025

Ainsworths Limited
Charter House
Stansfield Street
Nelson
Lancashire
BB9 9XY

THE HARTLEY COTTAGE HOMES

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THE HARTLEY COTTAGE HOMES

TRUSTEES' REPORT
FOR THE YEAR ENDED 31ST DECEMBER 2025

LEGAL AND ADMINISTRATIVE DETAILS

The Hartley Cottage Homes is a charity registered with the Charities Commissioners and is governed by its trust deed.

Registered charity number	224682
Trustees	**Life Trustees** Mr S A Benson (Chairman) Mr. D. Thompson Miss R. Catterall (Appointed 29/10/2025) Cllr D Lord Mr I Graham **Nominated Trustees** Cllr K. Salter
Key Management Personnel	Mr Philip Mousdale
Independent Examiner	M Sunter FCA Ainsworths Limited Charter House Stansfield Street Nelson Lancashire BB9 9XY
Registered address	14 Keighley Road Colne Lancashire BB8 0JL

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31ST DECEMBER 2025

The trustees present their report and the financial statements for the year ended 31st December 2025. The information on page one also forms part of this report.

General
The Hartley Cottage ("the charity") was established by a Trust Deed on 21st August 1911 and is registered with the Charity Commissioners (registration number 224682). The charity is now governed under a scheme approved by the Charity Commission dated 10th January 2007.

There can have up to seven life trustees appointed by existing Governors and four nominated trustees appointed by Pendle Borough Council.

Objectives
The objective of the charity is to administer twenty Almshouse properties.

In setting our objectives and planning our activities the trustees have given careful consideration to the Charity Commission's general guidance and section 17(5) of the Charities Act 2011 on public benefit.

Organisational structure
The trustees who have served during the period and since the period end are set out on page one.

The trustees take care of the day to day running, and legal requirements of the charity.

Review of year
Overall expenditure seems to have decreased in comparison to the previous year, specifically in premises costs and light, heat and water. Due to this, net income has been calculated at £24,726.

Changes to Trustees during the year are shown on page one.

During the year an agreement with Peter Birtwistle Trust was made for it to take on administrative and financial responsibilities for the charity.

Reserves policy
At 31st December 2025, total reserves carried forward stood at £77,123 (2024: £52,397). All of these funds are unrestricted and can be used by the charity as the trustees see fit.

The trustees believe the net asset position is sufficient for the future needs of the charity. However, these levels are to be reviewed annually.

Risk management policy
The trustees review the major risks faced by the charity during their regular meetings and confirm there are systems in place to mitigate them. Internal risks are minimised by the segregation of duties and procedures for authorisation of all transactions.

Related party transactions
No related party transactions have taken place during this financial year.

STATEMENT OF TRUSTEES RESPONSIBILITIES

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102: *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP and FRS 102;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the *Charities Act* 2011, the trust deed and the Accounting and Reporting by charities: Statement of Recommended Practice applicable to charities reporting their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ON BEHALF OF THE BOARD:

S A Benson

Mr S A Benson - Chairman

Date: 1st September 2026

REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES OF

THE HARTLEY COTTAGE HOMES
FOR THE YEAR ENDED 31ST DECEMBER 2025

I report on the accounts of The Hartley Cottage Homes for the year ended 31st December 2025, which are set out on pages 5 to 9.

Respective responsibilities of the trustees and examiner
The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied that the Charity is not subject to an audit under section 144(2) of the 2011 Act and is eligible for independent examination, it is my responsibility to: -

- Examine the accounts under section 145 of the 2011 Act;
- To follow the procedures laid down in the general directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- To state 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 Commissioner. 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 the seeking of 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, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiners' 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:
  - a to keep accounting records in accordance with section 130 of the 2011 Act; and
  - b to prepare accounts which accord with the accounting records, comply with the accounting requirements of the 2011 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.



Mark Sunter FCA
Ainsworths Limited
Chartered Accountants
Charter House
Stansfield Street
Nelson
Lancashire
BB9 9XY

Date: 1st September 2026

THE HARTLEY COTTAGE HOMES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2025

	Notes	Restricted funds £	Unrestricted funds £	2025 £	2024 £
Income and expenditure					
Incoming resources					
Charitable activities	2	-	**132,973**	**132,973**	126,707
Donations			**1,500**	**1,500**	-
Investment income	3	-	**934**	**934**	1,463
Total incoming resources		-	**135,407**	**135,407**	128,170
Resources expended					
Charitable activities	4	-	**110,681**	**110,681**	142,133
Total resources expended		-	**110,681**	**110,681**	142,113
Net incoming/(outgoing) resources before other recognised gains/(losses)		-	**24,726**	**24,726**	(13,943)
Other recognised gains / (losses)		-	-	-	-
Net movement in funds		-	**24,726**	**24,726**	(13,943)
Fund balance brought forward at beginning of year		-	**52,397**	**52,397**	66,340
Fund balance carried forward at end of year	11	-	**77,123**	**77,123**	52,397

All transactions relate to continuing operations.

There are no other recognised gains or losses for the year other than in the Statement of Financial Activities.

THE HARTLEY COTTAGE HOMES

BALANCE SHEET
AS AT 31ST DECEMBER 2025

	Note	2025		2024	
		£	£	£	£
Fixed assets:					
Tangible fixed assets	8		-		-
Current assets					
Debtors	9	-		-	
Cash at bank and in hand		77,705		52,979	
		77,705		52,979	
Creditors					
Amounts falling due within one year	10	582		582	
Total assets less current liabilities			77,123		52,397
Net assets			77,123		52,397
The funds of the charity					
Restricted funds	11		-		-
Unrestricted funds	11		77,123		52,397
Total charity funds			77,123		52,397

Approved by the Board of trustees on 1st September 2026 and signed on its behalf by:

S A Benson
.....
Chairman

THE HARTLEY COTTAGE HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2025

1. **Accounting policies**

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The trust constitutes a public benefit entity as defined by FRS 102.

Cashflow
The charity is exempt from the requirement to prepare a cashflow statement's as it qualifies as a small entity.

Income
Rental income is credited to the Statement of Financial Activities as they become due, gross of income tax where applicable.

Expenditure
Expenditure has been charged to the Statement of Financial Activities on an accruals basis and includes attributable VAT which cannot be recovered.

Tangible fixed assets
Tangible fixed assets are included at cost less depreciation.

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in income or expenditure.

Fund accounting
Unrestricted funds are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

Restricted funds are funds that can only be applied for particular purposes within the charitable objects.

Taxation
The charity is exempt from tax on its charitable activities.

2. **Incoming resources from charitable activities**

	2025	2024
	£	£
Rental income	**132,973**	126,707
Donation	**1,500**	-
	134,473	126,707

In 2024, of the total rental income, £Nil was restricted and £126,707 was unrestricted.

3. Investment income

In 2024, of the total investment income, £Nil was restricted and £1,463 was unrestricted.

4. Charitable activities

	2025 £	2024 £
Wages and other employment costs (note 6)	**24,220**	27,086
Premises costs	**39,029**	65,693
Light, heat and water	**29,843**	43,809
Insurance	**2,596**	2,438
Waste removal	**257**	1,695
Sundry	**3,902**	780
Support costs (note 5)	**642**	612
Legal and professional	**10,192**	-
	110,681	142,113

In 2024, of the total charitable activities expended, £Nil was restricted and £142,113 was unrestricted.

5. Support costs

	2025 £	2024 £
Accountancy	**642**	612
	642	612

6. Staff costs and numbers

	2025 £	2024 £
Staff costs:		
Gross wages and other employment costs	**24,220**	27,086
	24,220	27,086

The average number of employees during the year were as follows:

Maintenance	**1**	1

7. Trustees' Remuneration and benefits including key management personnel

The trustees have received neither remuneration nor reimbursement of expenses in either the current or previous period.

The key management personnel have not received any remuneration.

8. **Tangible fixed assets**

In the opinion of the trustees, investment properties have been disclosed as property, plant and equipment as it would result in undue cost and effort to measure the property at fair value. Therefore, they are recognised at depreciated historical cost.

The properties were built many years ago and therefore, the historical cost information is not available. However, had the historical cost information been known it would have no effect on the financial statements of the charity as they would be fully depreciated.

9. **Debtors**

	2025	2024
	£	£
Prepayments	**-**	-
	-	-

10. Accruals

	2025	2024
	£	£
Accountancy	**582**	582
	582	582

11. **Summary of funds**

Analysis of assets and liabilities between funds:

	Restricted funds	**Unrestricted funds**	**Total funds 2025**	Total funds 2024
	£	**£**	**£**	£
Current assets	**-**	**77,705**	**77,705**	52,979
Current liabilities	**-**	**(582)**	**(582)**	(582)
	-	**77,123**	**77,123**	52,397

	Restricted funds	**Unrestricted funds**	**Total funds 2025**	Total funds 2024
	£	**£**	**£**	£
Movement in funds:				
Balance brought forward	**-**	**52,397**	**52,397**	66,340
Net incoming resources	**-**	**24,726**	**24,726**	(13,943)
Balance carried forward	**-**	**77,123**	**77,123**	52,397

Unrestricted funds represent surplus income and other incoming resources receivable in excess of outgoing resources payable and available for use by the trustees in accordance with the charitable objects.