GRINDLETON ALMSHOUSES

REGISTERED CHARITY NUMBER 231435

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

Bennett Kirkhope Smith
Chartered Certified Accountants

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FOR THE YEAR ENDED 31 DECEMBER 2025

INFORMATION PAGE

Working name	Grindleton Almshouses
Charity number	231435
Contact address	Swindlehurst Farm Grindleton Clitheroe Lancashire BB7 4QT
Trustees	Claire Cowking John Michael Taylor Andrea Wilkinson Sarah Whitwell (appointed 06/02/2025) Louise Bolton (appointed 06/02/2025)
Independent Examiners	Bennett Kirkhope Smith Chartered Certified Accountants Suites 5 & 6, The Printworks Hey Road Barrow, Clitheroe Lancashire BB7 9WB
Bankers	Barclays Bank UK PLC 1 Churchill Place London E14 5HP

GRINDLETON ALMSHOUSES

Registered Charity No. 231435

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their Annual Report and the unaudited financial statements for the year ended 31 December 2025.

Structure, governance and management

The charity is governed by a Scheme dated 18 December 1996 registered with the Charity Commission.

The Trustees meet at least twice a year to manage its affairs.

Trustees are appointed for a term of five years by a resolution of the Trustees passed at a special meeting of which not less than 21 days notice has been given.

Objects of the Charity

The object of the charity is to provide subsidised affordable rented accommodation in four single occupancy and two double occupancy cottages to poor persons of not less than 60 years of age resident in the parishes of Grindleton and Rathmell.

Public Benefit

The trustees confirm they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Development, activities and achievements during 2025

Following the resignation of Margaret Tippetts (Clerk) and Donald Wilson (Chairman of the Trustees) due to ill health last year, two new trustees, Sarah Whitwell and Louise Bolton were appointed as trustees 06/02/2025. Sarah Whitwell has previously served as a trustee of the charity but resigned when work commitments took her out of the area for a while.

Andrea Wilkinson was appointed Chairperson by the Trustees to replace Donald Wlson.
There were no changes in residents at the almshouses or the tenants at Stonehill Fold during the twelve months to 31 December 2025.

The rent arrears reported in last's years report have all been paid in full.

The almshouses have been well maintained during the year at a cost of £9,361 for general maintenance and repairs compared to £6,147 for 2024. A new boiler was purchased in 2025.

Maintenance and repairs costs at Stonehill Fold in the year were £1,643 compared to £5,095 for the previous year. A new boiler was purchased in 2024.

The Trustees have employed the services of a conservation architect to project manage the re-roofing of the almshouses. The project has been put out to tender with three suitable contractors. We expect the work to begin in 2026.

Financial position

The accounts for the year to 31 December 2025 show a surplus of income over expenditure of £36,014. Income from ordinary activities of £54,911 and an expenditure of £18,897.

The Trust holds cash and bank assets with Barclays Bank, £88,687 and with Skipton Building Society, £53,727. In addition, the Trust holds investments through M & G Securities valued at £69,031, a bond with Skipton Building Society, £35,727, and an investment with St James's Place of £818,886. The buildings owned by the Trust were valued at £1,870,000 in May 2007, together with 77 acres of land.

Trustee Remuneration and Expenses

The Trustees were not remunerated by the charity for their positions as Trustees.

Some minor expenses incurred solely on behalf of the charity were paid by two Trustees and therefore reimbursed as such. £68 repairs to almshouses, £50 for a birthday gift to a resident of the almshouses and £400 in Christmas gift vouchers to each of the residents of the almshouses.

The Trustees are of the opinion that the financial position is sound, and the charity is a going concern.

Andrea Wilkinson
.....
Chairperson

20/10/26
.....
Date

Independent Examiner's Report to the Trustees of Grindleton Almhouses

Registered Charity number 231435

We report on the Financial Statements of the Charity for the year ended 31 December 2025 which are set out on pages 5 and 6.

Respective responsibilities of 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.

It is our 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 Commissioner 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

Our 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 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 we do not express an audit opinion on the view given by the Accounts.

Independent Examiner's statement

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

1. Which gives us reasonable cause to believe that, in any material respect, the requirements:

    - To keep accounting records in accordance with section 130 of the 2011 Act; and
    - To prepare Accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act have not been met; or

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

Bennett Kirkhope Smith
Chartered Certified Accountants
Suites 5 & 6 The Printworks
Hey Road
Barrow
Clitheroe
BB7 9WB

Mrs A M Smith FMAAT FCCA



Date 21/10/2026

GRINDLETON ALMSHOUSES

RECEIPTS & PAYMENTS ACCOUNT
FOR THE YEAR TO 31 DECEMBER 2025

	2025	2024
	£	£
Receipts:-		
Rents from Almshouses	12,480	12,480
Rents from Stonehill Fold	30,600	32,040
Rents from Farms	5,400	5,400
Dividends: M & G Natl. Assoc. of Almshouses	2,181	2,078
M & G Securities	873	832
Skipton BS Interest	2,970	2,743
Fidelity Interest	164	-
Tarmac & Electricity NW Wayleave	243	243
	54,911	55,816
Payments:-		
Almshouses Repairs and Renewals	4,905	1,517
Almshouses Maintenance	4,738	4,630
Insurance	4,684	4,405
Electricity/Gas	523	559
Secretary's Honorarium	500	500
Subscriptions	353	343
Independent Examiner's Fee	1,104	1,080
Sundry	447	816
Stonehill Repairs and Renewals	715	4,047
Stonehill Maintenance	928	1,048
	18,897	18,945
Net receipts (payments) for the year	36,014	36,871
Net gains on sale of investments for the year	-	205,245
Bank balances and investments at 31 December 2024	892,127	650,011
Bank balances and investments at 31 December 2025	928,141	892,127

GRINDLETON ALMSHOUSES

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2025

	2025 £	2024 £
Bank Accounts		
Bank Current Account	88,687	55,644
	88,687	55,644
Investments		
St. James' Place at cost (Valuation 31 Dec 2025 £818,886; 31 Dec 2024 £739,669)	750,000	750,000
Skipton Financial Services Fidelity Investment at cost (Valuation 31 Dec 2025 £0.30; 28 Dec 2024 £161.71)	-	-
Skipton BS Instant Access Saver	53,727	52,295
Skipton BS Bond	35,727	34,188
	928,141	892,127

Land and Buildings

6 Almshouses (valuation May 2007 £970,000)
Stonehill Farm Land - about 67 acres
Wythenstocks Farm Land - about 11 acres
4 Dwellings - Stonehill Fold (valuation June 2007 £900,000)

Stocks and Shares

M & G Securities: Charifund Income Units (Valuation December 2025 £15,962.47; 2024 £13,604.98)	924 units
M & G National Association of Almshouses: Income shares (Valuation December 2025 £53,068.14; 2024 £46,634.07)	51,313.225 shares

The Financial Statements were approved by the Board of Trustees on and signed on its behalf by

E. P. Lowthian ..... Trustee

20/10/26 ..... Date