

**THE CHARITY OF HANNAH CLARKE
FOR ALMSHOUSES**

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2024

REGISTERED CHARITY NO: 245212

HOUSING CORPORATION NO: A4012

**Cound & Co LLP
Chartered Accountants
1 Princes Court
Royal Way
Loughborough
Leics LE11 5XR**

Tel: 01509 214163

THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES

TRUSTEES REPORT

1) **Reference and Administrative Details**

Charity Number	245212
Housing Corporation Number	A4012
Principal Office	The Charity of Hannah Clarke for Almshouses Hannah Clarke Court Park Road Birstall Leicester LE4 4AW
Accountants	Cound & Co LLP 1 Princes Court Royal Way Loughborough Leicestershire LE11 5XR
Principal Bankers	The Co-Operative Bank plc P O Box 250 Delf House Southway Skelmersdale WN8 6WT

Trustees

The trustees serving during the year and since the year end were as follows:

Ms R Kelham
A Atkinson
D J Marlow
Mrs M Allen
Mrs P Evans
Ms M Jelley

2) **Structure, Governance and Management**

Governing Document

The charity was established under a Trust Deed financed by a legacy from a Miss Hannah Clarke in 1922. A subsequent Trust Deed (dated 15th April 1985) was drawn up with amended objectives/aims.

Appointment of Trustees

Trustees are appointed in accordance with the Trust Deed of 15th April 1985. There is a requirement to have six Trustees, two of who are nominative and four co-optative trustees. The two nominative Trustees are appointed by Birstall Parish Council and the co-optative trustees are appointed from persons who have knowledge of Birstall and experience in the administration and maintenance of sheltered accommodation.

THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES

TRUSTEES REPORT (continued)

2) **Structure, Governance and Management (continued)**

Trustees Induction and Training

New trustees are advised of their obligations under charity and company law, the content of the governing Trust Deed, as well as the structure and decision-making process of the trustees committee.

Organisation

The board of trustees normally meet approximately 4 times a year, and when necessary the trustees meet in between these times to discuss, and where necessary, act upon urgent matters which may arise.

Risk Management

The trustees confirm that the major risks, to which the charity is exposed, have been reviewed and systems have been established to mitigate those risks:

- (i) The properties are properly insured and well maintained.
- (ii) All bank transactions have to be authorised by, at least, two trustees.
- (iii) The financial progress through the year, compared with the annual budget, is presented by the treasurer at the regular trustees' meeting.

3) **Objects and Activities**

The original Hannah Clarke Almshouses were a complex of six bed-sitters constructed in 1922 and financed by a legacy from a Miss Hannah Clarke a lady with a concern for women of her generation, single or widowed, who at the end of their working lives were without a home in which to spend the remaining years of their lives. In her original and uncomplicated Trust Deed the stipulation was made that each resident should pay a fixed rent of (12.5p) per week. This meant that over the years the rental income was not sufficient to maintain and modernise the buildings. With the departure of the last resident in 1982 the old and deteriorating buildings were demolished. A new Trust Deed (dated 15th April 1985) was drawn up and a new complex of eight flats ("Hannah Clarke Court") was constructed on the site to provide accommodation for "poor, aged women who are unmarried or widowed".

4) **Public Benefit**

The trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the charity's aims and objectives in planning future activities and policies. We continue to provide dwellings in the community for single ladies over the age of 60 who are in need, through hardship or other circumstances, within the confines of the trust deed.

5) **Achievements and Performance**

A routine Quinquennial Inspection was carried out by a specialist surveyor approved by the Almshouse Association. The survey included buildings, individual flats, communal areas, gardens, energy efficiency, and legionella risk assessment. The General Structural Condition Report stated that "The property is in good condition with no major items of disrepair, some minor issues need addressing and some maintenance will be needed within the quinquennium. The flats are all 'decent' according to the Government's Decent Homes Standard."

The five yearly electrical installation inspection was carried out By MGS Electrical. All work was completed as recommended by the electrician. Refinements in the bathroom of flat No. 5 included a new vanity unit and shower along with various additional items improving the facilities for the resident.

Mr. David Marlow's planning, for a progressive series of improvements and updates to the Almshouses continued throughout 2024. An opportunity arose to install a new kitchen in flat No. 2, during the resident's absence. There were also improvements to the electrical installation, energy efficient lighting, insulation and general decorating within the property.

THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES

TRUSTEES REPORT (continued)

5) Achievements and Performance (continued)

The garden storage facilities, external security and other general improvements to the residents' communal areas, were also completed during 2024. The paving in the garden seating area, other paved areas and the car parking surfaces were renovated by a specialist contractor.

The north east garden at the front of the property, continued to be professionally developed by Dragonfly Gardening and has now become an attractive feature of the property. Several residents are enthusiastic gardeners and the trustees have provided support.

The trustees are delighted to report that the regular Christmas social event was combined with a resident's 70th birthday party at the Charnwood Golf and Leisure Centre.

All the residents expressed thanks for the Trustee's work and support throughout 2024.

6) Financial Review

The finances of the Charity continue to remain healthy. At the end of the financial year, we had cash reserves of £103,984 (2023: £108,807) and there was an operating deficit of £4,823 (2023: £11,687 deficit).

**REPORTING ACCOUNTANT'S REPORT TO MEMBERS OF
THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES**

We report on the accounts for the year ended 31 December 2024 set out on pages 4 to 7.

RESPECTIVE RESPONSIBILITIES OF THE TRUSTEES AND REPORTING ACCOUNTANT

The Trustees of The Charity of Hannah Clarke for Almshouses are responsible for the preparation of the accounts, and they consider that The Charity of Hannah Clarke for Almshouses is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

BASIS OF OPINION

Our procedures consisted of comparing the accounts with the accounting records kept by The Charity of Hannah Clarke for Almshouses and making such limited enquiries of the officers of The Charity of Hannah Clarke for Almshouses as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

OPINION

In our opinion:

- the accounts for the year ended 31 December 2023 are in accordance with the accounting records kept by The Charity of Hannah Clarke for Almshouses under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
 - the accounts comply with the requirements of the Charities Act 2011;
 - The Charity of Hannah Clarke for Almshouses has satisfied the condition for exemption from an audit of the accounts for the year ended 31 December 2023 specified in Section 136 (6) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England (2022).

Cound & Co LLP
Chartered Accountants
1 Princes Court
Royal Way
Loughborough
Leics
LE11 5XR

29 September 2025

THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

	<u>2024</u>		<u>2023</u>	
	<u>Unrestricted Funds</u>	<u>Total Funds</u>	<u>Total Funds</u>	
TURNOVER				
Social Housing Lettings	24341	24341		23312
OPERATING COSTS				
Services	9160	9160	8124	
Management	4561	4561	2329	
Day to Day Maintenance	8896	8896	5564	
Cyclical Maintenance	9500	9500	22158	
Maintenance of Equipment	960	960	901	39076
	—	—	—	—
	(8736)	(8736)		(15764)
INTEREST RECEIVABLE & OTHER INCOME:				
Interest Receivable	3913	3913		4077
	—	—		—
(DEFICIT)/SURPLUS FOR THE YEAR	(4823)	(4823)		(11687)
Purchase of Fixed Assets	-	-		-
Bank Balances Brought Forward	108795	108795		120482
Bank Balances Carried Forward	103972	103972		£108795
	=====	=====		=====

THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES
STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2024

	<u>Notes</u>	<u>2024</u>	<u>2023</u>
TANGIBLE ASSETS	5		
Freehold Housing Land	a)	100000	100000
Almshouses - Cost to Date		241503	241503
Less: Housing Corporation Grant	b)	143556	143556
		2164	2546
Fittings & Equipment	c)	2164	2546
		200111	200493
		200111	200493
CURRENT ASSETS			
Petty Cash		12	12
Bank Account		26461	11697
COIF Deposit Account		77511	97098
		103984	108807
		103984	108807
NET CURRENT ASSETS		103984	108807
		103984	108807
TOTAL NET ASSETS		304095	309300
		304095	309300
FUNDS REPRESENTED BY:	6		
Revaluation Reserve		100000	100000
Cyclical Maintenance Reserve		10244	14444
Extraordinary Maintenance Reserve		168723	159523
General Funds		25128	35333
		£304095	£309300
		£304095	£309300

These financial statements were approved by the Trustees on 29 September 2025.

.....
A Atkinson
Trustee

.....
M Jelley
Trustee

THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

1 PRINCIPAL ACCOUNTING POLICIES

a) Basis of Accounting

As the charity is a small entity, accounts have been prepared on a Receipts and Payments (cash) basis. Accordingly, none of the Charity or Registered Social Housing SORPS are applicable to this charity.

b) Turnover

Turnover represents maintenance contributions receivable.

c) Supporting People Contracts

Income relating to supporting people services are included within the maintenance contributions within turnover.

d) Housing Properties

The original Hannah Clarke Almshouses were constructed in 1922 and demolished in 1982. A new complex of eight flats, "Hannah Clarke Court", was constructed on the site, funded by a Housing Corporation Grant, a loan from the National Westminster Bank, and the balance from the resources of the Hannah Clarke Trust. The flats were occupied in December 1994 and have been valued on the basis of the cost of construction and related professional fees. No charge has been made for depreciation of the buildings because the trustees intend to maintain the properties in such a way as to ensure that they have an indefinite useful life.

e) Housing Association Grants

A Housing Association Grant (HAG) has been received from the Housing Corporation to reduce the cost of development and it is, therefore, shown as a deduction from the cost of Housing Properties on the Balance Sheet. The HAG is repayable under certain circumstances, primarily following the sale of the property but the repayment will normally be restricted to the net proceeds of sale.

f) Future Cyclical Repairs and Maintenance

The Trustees intend to establish a regular programme of cyclical repairs and maintenance and a Cyclical Maintenance Fund has been set up in accordance with the terms of the Trust Deed, which suggests an annual appropriation of £870. Because of inflation since 1985, the Trustees have made an appropriation of £5300 in 2023 (2022: £5300).

g) Extraordinary Repairs Fund

The Trustees have set up an Extraordinary Repairs Fund in accordance with the terms of the Trust Deed, which suggests a minimum appropriation of £390. The Trustees have made an appropriation of £9200 in 2023 (2022: £9200) based on the Housing Corporation formula of 0.8% of the estimated reconstruction costs.

h) Value Added Tax

Hannah Clarke for Almshouses is not registered for Value Added Tax. In these financial statements, where VAT is applicable, expenditure is shown inclusive of VAT.

2) DIRECTORS EMOLUMENTS AND RELATED PARTY TRANSACTIONS

- (a) The Directors are defined as the Trustees and the Honorary Treasurer to the Trustees.
- (b) None of the Trustees or the Honorary Treasurer to the Trustees received any emoluments.

THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

3) EMPLOYEE INFORMATION

The Trust has no employees.

4) NUMBER OF UNITS IN MANAGEMENT

Number of Flats

2024

2023

8

8

====

====

5) TANGIBLE FIXED ASSETS

a) Freehold Housing Land

At Valuation

At 1 January 2024 and 31 December 2024

£100000

=====

b) Housing Properties

Cost

At 1 January 2024 and 31 December 2024

£241503

=====

Less:

Housing Association Grant

At 1 January 2024 and 31 December 2024

£143556

=====

Net Book Value at 31 December 2024

£97947

=====

The flats are valued at £1,220,024 for insurance purposes. This valuation, by definition, reflects the cost of demolition and rebuilding and, therefore, may be significantly different from the open market value.

c) Fittings & Equipment

Cost

At 1 January 2024

19675

Additions

0

=====

At 31 December 2024

£19675

=====

Depreciation

At 1 January 2024

17129

Charge for Year

382

=====

At 31 December 2024

£17511

=====

Net Book Value

At 31 December 2024

£2164

=====

At 31 December 2023

£2546

=====

THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

6) RESERVES

	<u>General Funds</u>	<u>Cyclical Maintenance</u>	<u>Extraordinary Maintenance</u>
B/F	35333	14444	159523
R&P Deficit	(4823)		
Non cash item (depreciation)	(382)		
Actual cyclical maintenance costs	9500	(9500)	
Cyclical maintenance provision	(5300)	5300	
Extraordinary maintenance provision	(9200)		9200
	_____	_____	_____
C/F	£25128	£10244	£168723
	=====	=====	=====