THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2025

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 2025

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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

The planned series of improvements and updates to the Almhouses continued throughout 2025, with new windows and doors fitted in flats 1 and 3. There were also improvements to the residents' communal areas, additional security lighting and decorating within the property. The roof area above flat 8 is exposed to the prevailing westerly winds; it was assessed and appropriate upgrading carried out.

Several residents are enthusiastic gardeners and the trustees have provided support for the landscaping at the rear of the property, in the south west garden. Professional assistance was provided by Dragonfly Gardening, to develop a traditional, cottage style garden, that would be beneficial to the local wildlife.

Trustees continues to make regular visits to the residents and assist in their social events. The trustees are delighted to report that all residents expressed their thanks for the Trustees' work and support throughout 2025.

THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES

TRUSTEES REPORT (continued)

6) Financial Review

The finances of the Charity continue to remain healthy. At the end of the financial year, we had cash reserves of £113,784 (2024: £103,984) and there was an operating surplus of £9,800 (2024: £4,823 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 2025 set out on pages 5 to 9.

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 2025 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 2025 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

2026

THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2025

	2025		2024
	Unrestricted Funds	Total Funds	Total Funds
TURNOVER			
Social Housing Lettings	24341	24341	24341
OPERATING COSTS			
Services	5653	5653	9160
Management	1892	1892	4561
Day to Day Maintenance	5006	5006	8896
Cyclical Maintenance	3706	3706	9500
Maintenance of Equipment	1597 17854	1597 17854	960 33077
	6487	6487	(8736)
INTEREST RECEIVABLE & OTHER INCOME:			
Interest Receivable	3313	3313	3913
SURPLUS/(DEFICIT) FOR THE YEAR	9800	9800	(4823)
Purchase of Fixed Assets	-	-	-
Bank Balances Brought Forward	103972	103972	108795
Bank Balances Carried Forward	113772	113772	103972

THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2025

	Notes	2025		2024	
TANGIBLE ASSETS	5				
Freehold Housing Land	a)		100000		100000
Almshouses - Cost to Date		241503		241503	
Less: Housing Corporation Grant	b)	143556	97947	143556	97947
Fittings & Equipment	c)		1839		2164
			199786		200111
CURRENT ASSETS					
Petty Cash			12		12
Bank Account			32949		26461
COIF Deposit Account			80823		77511
			113784		103984
NET CURRENT ASSETS			113784		103984
TOTAL NET ASSETS			£313570		£304095
FUNDS REPRESENTED BY:	6				
Revaluation Reserve			100000		100000
Cyclical Maintenance Reserve			11838		10244
Extraordinary Maintenance Reserve			177923		168723
General Funds			23809		25128
			£313570		£304095

These financial statements were approved by the Trustees on 2026.

.....
A Atkinson
Trustee

.....
M Jelley
Trustee

THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES

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

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 2025 (2024: £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 2025 (2024: £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 2025

3) EMPLOYEE INFORMATION

The Trust has no employees.

4) NUMBER OF UNITS IN MANAGEMENT	2025	2024
Number of Flats	8	8

5) TANGIBLE FIXED ASSETS

a) Freehold Housing Land

At Valuation	
At 1 January 2025 and 31 December 2025	£100000

b) Housing Properties

	Completed Flats
Cost	
At 1 January 2025 and 31 December 2025	£241503
Less:	
Housing Association Grant	
At 1 January 2025 and 31 December 2025	£143556
Net Book Value at 31 December 2025	£97947

The flats are valued at £1,260,773 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 2025	19675
Additions	-
At 31 December 2025	£19675
Depreciation	
At 1 January 2025	17511
Charge for Year	325
At 31 December 2025	£17836
Net Book Value	
At 31 December 2025	£1839
At 31 December 2024	£2164

THE CHARITY OF HANNAH CLARKE FOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

6) RESERVES

	General Funds	Cyclical Maintenance	Extraordinary Maintenance
B/F	£25128	£10244	£168723
R&P Surplus	9800		
Non cash item (depreciation)	(325)		
Actual cyclical maintenance costs	3706	(3706)	
Cyclical maintenance provision	(5300)	5300	
Extraordinary maintenance provision	(9200)		9200
C/F	£23809	£11838	£177923