REGISTERED CHARITY NUMBER: 257081

Report of the Trustees and

Unaudited Financial Statements

for the Year Ended 31 January 2026

for

The Silverwood and Slater Eventide Homes

Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

The Silverwood and Slater Eventide Homes

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for the Year Ended 31 January 2026

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The Silverwood and Slater Eventide Homes

Report of the Trustees
for the Year Ended 31 January 2026

The Trustees present their report with the financial statements of the charity for the year ended 31 January 2026. The Trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities (the FRS 102) (effective 1 January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was established to provide residences for poor and aged persons being any married couple widow or spinster residing for the time being in area of the pre-1974 Borough of Keighley who is or are over the age of sixty years. The original eligibility criteria were extended by a Scheme authorised by the Charity Commission on 27 October 2010 so as to include any otherwise eligible persons irrespective of gender or marital status and also, in exceptional circumstances, to permit the Trustees to appoint persons living outside the area of the pre-1974 Borough of Keighley .

In order to fulfil the Objectives and Aims of the Charity, eight almshouse bungalows were built and they still exist today and are occupied by eligible persons as beneficiaries of the Charity.

Other than the Trustees there are no volunteers involved in the running of the Charity.

In their management of the Charity the Trustees hold regard to the Charity Commission's guidance on public benefit.

ACHIEVEMENTS AND PERFORMANCE

The Trustees and the Clerk actively manage the properties and maintain close contact with the residents so as to ensure that any necessary maintenance and repairs or other matters requiring attention are promptly dealt with. The Clerk ensures that all statutory requirements and safety inspections are carried out in a timely manner.

The Trustees make an annual visit to the almshouses with a view to checking the condition of the properties and to enable them to meet the residents and listen to any matters of concern. In addition other visits are made during the year when matters require attention. The Quinquennial Condition Report prepared by a qualified Architect was completed during the year to assist the Trustees in properly maintaining the properties to an acceptable standard. All urgent matters disclosed in that report have been attended to.

Major expenditure of £58,928 was incurred during the year re-roofing all properties and upgrading the loft insulation and work is currently in hand to alleviate condensation issues in the properties.

With the exception of number 8 which became vacant during the year, all properties were fully occupied. Necessary improvement work was done in number 8 prior to it being re-occupied towards the end of the year.

FINANCIAL REVIEW

Financial position

The results shown within these financial statements are in line with expectations of the Trustees.

Principal funding sources

Maintenance contributions:

The principal source of funding is that of the Weekly Maintenance Contributions payable by residents towards the costs of the upkeep of their property. This amounted to £32,679 during the year under review. The Trustees reviewed the Maintenance Contributions at the Annual General Meeting held on 10 October 2025. After due consideration of the Charity's Budget and the Non-Statutory Valuation obtained from the Valuation Office Agency it was resolved that the Maintenance Contribution would be increase by a £2 to £84 per week effective from 1 February 2026.

FINANCIAL REVIEW

Investment policy and objectives

The Trustees are advised and assisted by an independent Financial Advisor. Other than Cash deposits the investments of the Charity are held in an investment fund managed on a discretionary basis by RBC Brewin Dolphin. The objective of the investment fund is to provide both income and growth without undue risk.

The income from investments and cash deposits for the year under review amounted to £21,984 of which £11,827 related to unrealised investment gains. A valuation of the Charity's investments (excluding Cash Deposits) was reviewed at the Annual General Meeting held on 10 October 2025. The valuation of £331.901 showed an increase of £4,489 compared with the value on 31 January 2025 after eliminating the effect of re-invested dividends of £4,981 and Advisor Fees paid of £1,185. The value on 31 January 2026 of £341,100 showed a further increase since the Annual General meeting of £7,338 after eliminating the effects of re-invested dividends of £2,286 and Advisor's fees paid of £425.

Reserves policy

The Charity has in place a reserves policy and maintains both an Extraordinary Repair Fund (ERF) for future items of major expenditure of repair or improvements to the almshouses and a Cyclical Maintenance Fund (CMF) retained to meet maintenance occurring at regular intervals e.g. external redecoration etc.

During the year a sum of £58,928 was withdrawn from the ERF to cover the costs of re-roofing the almshouses and upgrading the loft insulation.

Transfers to both the ERF and CMF funds are made from the Income Account as and when required. The Trustees are of the opinion that in the light of current plans and foreseen likely expenditure both funds are adequate at the present time and no such transfers are currently required.

The investments relating to both the ERF and CMF are held in the RBC Brewin Dolphin Investment Fund referred to above with additional amounts held as Cash Deposits.

Insurances

The Trustees maintain an Almshouse Insurance Policy to cover both the value of the Buildings (but not residents' contents) for a sum insured of £1,449,356 together with Public Liability Indemnity (Limit £5 million), Legal Expenses Cover (limit £250,000) and Professional Indemnity and Loss Assistance (limit £100,000 each). In addition there is also cover for Management Protection with a limit of £1 million.

FUTURE PLANS

The Charity has no plans for any major projects in the foreseeable future. It will continue with its policy of improving and upgrading its properties as necessary (particularly the bathrooms and kitchens) as and when a vacancy occurs or when the need arises in order to meet the criterion referred to in the Decent Homes Standard of providing modern facilities and services. The Trustees have considered the available funds of the Charity in the light of their future plans and they are confident that the Charity is able to continue to operate as a going concern for the foreseeable future.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Silverwood and Slater Eventide Homes Charity was founded by the Will of Ruth Slater dated 8 June 1955 in memory of her mother Emily Silverwood and her husband Schofield Slater. The Will was proved at the Principal Probate Registry on 10 October 1960. The Will and the Trust created therein comprise the Governing Document of the unincorporated charity.

The original Probate Grant and the Will of Ruth Slater together with the documents of title are stored at the offices of AWB Charlesworth Solicitors Limited of Aireside House Royd Ings Avenue Keighley BD21 4BZ.

Organisational structure

The Charity is administered by a Committee of not more than six persons who are Trustees of the Charity. If a member of the Committee ceases to hold office by reason of resignation, disqualification or death the continuing members thereof shall appoint a successor. The Committee shall have full power to make such rules for regulating the management of the Charity as in its absolute discretion it thinks fit.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Related parties
The Charity has no related parties.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
257081

Principal address
C/O Mrs S Hobson
33 Hospital Road
Riddlesden
Keighley
West Yorkshire
BD20 5EP

Trustees
Mr A M Wade
Mr C G M Green
Mr B Thompson
Mrs S Thompson
Mrs J Murray (resigned 10.10.25)
Mrs S A Palmer
Mrs T L Tough (appointed 10.10.25)

Independent Examiner
Helen Louise Barritt
Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

Bankers
Lloyds Bank Plc
45 Hustlergate
Bradford
West Yorkshire
BD1 1NT

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....
Mr B Thompson - Trustee

Independent Examiner's Report to the Trustees of
The Silverwood and Slater Eventide Homes

Independent examiner's report to the trustees of The Silverwood and Slater Eventide Homes
I report to the charity trustees on my examination of the accounts of The Silverwood and Slater Eventide Homes (the Trust) for the year ended 31 January 2026.

Responsibilities and basis of report
As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement
I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Helen Louise Barritt

Stirk Lambert & Co
Chartered Accountants
Russell Chambers
61a North Street
Keighley
West Yorkshire
BD21 3DS

Date: .....

The Silverwood and Slater Eventide Homes

Statement of Financial Activities
for the Year Ended 31 January 2026

	Notes	Unrestricted funds £	Restricted funds £	31.1.26 Total funds £	31.1.25 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	32,678	-	32,678	32,911
Investment income	3	21,984	-	21,984	39,251
Total		54,662	-	54,662	72,162
EXPENDITURE ON					
Other	4	97,127	-	97,127	16,759
NET INCOME/(EXPENDITURE)	4	(42,465)	-	(42,465)	55,403
RECONCILIATION OF FUNDS					
Total funds brought forward	4	433,239	560,000	993,239	937,836
TOTAL FUNDS CARRIED FORWARD	4	390,774	560,000	950,774	993,239

The notes form part of these financial statements

Balance Sheet
31 January 2026

	Notes	Unrestricted funds £	Restricted funds £	31.1.26 Total funds £	31.1.25 Total funds £
FIXED ASSETS					
Tangible assets	6	-	560,000	560,000	560,000
Investments	7	341,100	-	341,100	323,616
		341,100	560,000	901,100	883,616
CURRENT ASSETS					
Debtors	8	605	-	605	590
Cash at bank	9	52,791	-	52,791	111,710
		53,396	-	53,396	112,300
CREDITORS					
Amounts falling due within one year	10	(3,722)	-	(3,722)	(2,677)
NET CURRENT ASSETS		49,674	-	49,674	109,623
TOTAL ASSETS LESS CURRENT LIABILITIES		390,774	560,000	950,774	993,239
NET ASSETS		390,774	560,000	950,774	993,239
FUNDS	11				
Unrestricted funds				390,774	433,239
Restricted funds				560,000	560,000
TOTAL FUNDS				950,774	993,239

The financial statements were approved by the Board of Trustees and authorised for issue on ..... and were signed on its behalf by:

.....
Mr B Thompson - Trustee

.....
Mr C G M Green - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

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

2. OTHER TRADING ACTIVITIES

	31.1.26	31.1.25
	£	£
Maintenance contributions	32,678	32,911

3. INVESTMENT INCOME

	31.1.26	31.1.25
	£	£
M&G dividends	-	2,940
Blackrock dividends	-	2,466
Brewin Dolphin Dividends	7,267	2,163
Deposit account interest	2,890	4,461
Profit on revaluation	11,827	27,890
Loss on revaluation	-	(669)
	21,984	39,251

continued...

4. OTHER

	31.1.26	31.1.25
	£	£
Subscriptions - NAA	365	353
Almshouse insurance	1,436	1,533
Christmas gifts	350	280
Accountancy	934	750
General maintenance	7,123	5,978
Administrative expenses	5,194	4,121
Professional Fees	3,230	3,744
Refurbishment costs	78,495	-
	97,127	16,759

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 January 2026 nor for the year ended 31 January 2025.

Trustees' expenses

Expenses paid to trustees during the year for out of pocket expenses was £69 (2024:£88)

6. TANGIBLE FIXED ASSETS

	Freehold property
	£
COST	
At 1 February 2025 and 31 January 2026	560,000
NET BOOK VALUE	
At 31 January 2026	560,000
At 31 January 2025	560,000

Fixed assets comprise of 8 dwelling houses at numbers 2 to 16 Harewood Road, Bogthorn, Keighley.

A professional valuation was undertaken by Hayfield Robinson Property Consultants in July 2016. In their opinion, the market value is £70,000 per dwelling totalling £560,000. The original cost is £251,368.

continued...

7. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 February 2025	309,347
Additions	7,267
At 31 January 2026	316,614
PROVISIONS	
At 1 February 2025	(14,269)
Revaluation adjustments	(11,827)
Financial Advisor Fees	1,610
At 31 January 2026	(24,486)
NET BOOK VALUE	
At 31 January 2026	341,100
At 31 January 2025	323,616

There were no investment assets outside the UK.

Additions of £7,267 are made up of Brewin Dolphin dividends.

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.1.26 £	31.1.25 £
Prepayments	605	590

9. CASH AT BANK

	Cyclical maintenance fund £	Income Fund £	31.1.26 Total funds £	31.1.25 Total funds £
Lloyds treasurers account	-	4,180	4,180	15,989
COIF charities deposit fund	11,193	37,418	48,611	95,721
Total	11,193	41,598	52,791	111,710

continued...

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.1.26	31.1.25
	£	£
Other creditors	3,722	2,677

11. MOVEMENT IN FUNDS

	At 1.2.25	Net movement in funds	Transfers between funds	At 31.1.26
	£	£	£	£
Unrestricted funds				
Extraordinary repair fund	256,434	(45,073)	-	211,361
Cyclical maintenance fund	135,545	5,387	-	140,932
Income Fund	41,260	(2,779)	-	38,481
	433,239	(42,465)	-	390,774
Restricted funds				
Property	251,368	-	-	251,368
Property revaluation fund	308,632	-	-	308,632
	560,000	-	-	560,000
TOTAL FUNDS	993,239	(42,465)	-	950,774

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
Extraordinary repair fund	15,131	(60,204)	(45,073)
Cyclical maintenance fund	5,722	(335)	5,387
Income Fund	33,809	(36,588)	(2,779)
	54,662	(97,127)	(42,465)
TOTAL FUNDS	54,662	(97,127)	(42,465)

continued...

11. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.2.24 £	Net movement in funds £	Transfers between funds £	At 31.1.25 £
Unrestricted funds				
Extraordinary repair fund	222,550	26,384	7,500	256,434
Cyclical maintenance fund	110,642	7,403	17,500	135,545
Income Fund	44,644	21,616	(25,000)	41,260
	377,836	55,403	-	433,239
Restricted funds				
Property	251,368	-	-	251,368
Property revaluation fund	308,632	-	-	308,632
	560,000	-	-	560,000
TOTAL FUNDS	937,836	55,403	-	993,239

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Extraordinary repair fund	29,351	(2,967)	26,384
Cyclical maintenance fund	8,180	(777)	7,403
Income Fund	34,631	(13,015)	21,616
	72,162	(16,759)	55,403
TOTAL FUNDS	72,162	(16,759)	55,403

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.2.24 £	Net movement in funds £	Transfers between funds £	At 31.1.26 £
Unrestricted funds				
Extraordinary repair fund	222,550	(18,689)	7,500	211,361
Cyclical maintenance fund	110,642	12,790	17,500	140,932
Income Fund	44,644	18,837	(25,000)	38,481
	377,836	12,938	-	390,774
Restricted funds				
Property	251,368	-	-	251,368
Property revaluation fund	308,632	-	-	308,632
	560,000	-	-	560,000
TOTAL FUNDS	937,836	12,938	-	950,774

continued...

11. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Extraordinary repair fund	44,482	(63,171)	(18,689)
Cyclical maintenance fund	13,902	(1,112)	12,790
Income Fund	68,440	(49,603)	18,837
	126,824	(113,886)	12,938
TOTAL FUNDS	126,824	(113,886)	12,938

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 January 2026.

The Silverwood and Slater Eventide Homes

Detailed Statement of Financial Activities
for the Year Ended 31 January 2026

	31.1.26 £	31.1.25 £
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	32,678	32,911
Investment income		
M&G dividends	-	2,940
Blackrock dividends	-	2,466
Brewin Dolphin Dividends	7,267	2,163
Deposit account interest	2,890	4,461
Profit on revaluation	11,827	27,890
Loss on revaluation	-	(669)
	21,984	39,251
Total incoming resources	54,662	72,162
EXPENDITURE		
Other		
Subscriptions - NAA	365	353
Almshouse insurance	1,436	1,533
Christmas gifts	350	280
Accountancy	934	750
General maintenance	7,123	5,978
Administrative expenses	5,194	4,121
Professional Fees	3,230	3,744
Refurbishment costs	78,495	-
	97,127	16,759
Total resources expended	97,127	16,759
Net (expenditure)/income	(42,465)	55,403