Charity registration number: 500553

AIREBOROUGH FLOWER FUND HOMES
TRUSTEES' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

Fox Jennings Cullen
Accountants & Business Advisers
Tarn House, 77 High Street
Yeadon
Leeds
LS19 7SP

Aireborough Flower Fund Homes
Contents

	Page
Reference and Administrative Details	1
Trustees' Report	2—3
Independent Examiner's Report	4
Statement of Financial Activities	5
Statement of Financial Position	6
Notes to the Financial Statements	7—10
The following pages do not form part of the statutory accounts:	
Detailed Statement of Financial Activities	11

Aireborough Flower Fund Homes
Reference and Administrative Details
For The Year Ended 31 March 2026

Trustees	P J Hardaker - Chairman and Housing Officer (appointed 11/06/2025) E Tomlinson - Chair (resigned 24/06/2025) D Brown - Treasurer (appointed 24/06/2025) M Lawson L Cooper (appointed 14/10/2025) J Richardson (resigned 24/06/2025) C Grandison (resigned 17/03/2026) P Midgley (resigned 17/03/2026)
Charity Number	500553
Principal Address	Tarn House 77 High Street, Yeadon Leeds West Yorkshire LS19 7SP
Independent Examiner	A D Ormondroyd FCA Fox Jennings Cullen Accountants & Business Advisers Tarn House, 77 High Street Yeadon Leeds LS19 7SP

Aireborough Flower Fund Homes
Trustees' Report For The Year Ended 31 March 2026

The trustees present their report and the financial statements for the year ended 31 March 2026.

Objectives and Activities

Aims and Objectives

The object of the charity is the provision of purpose built bungalows for the elderly of Guiseley, Yeadon and Rawdon, to enable them to retain their independence. Local people operate the charity with the assistance of local professionals, who provide their services at discounted rates.

The tenants of the properties continue to pay a rental, below commercial rates, and these funds enable the management committee to continue to maintain the properties to a high standard. The rents are reviewed on a regular basis to reflect current costs of maintenance and running costs.

Additional income is raised from occasional legacies, donations in lieu of funeral flowers and donations from local organisations and individuals.

A careful control of financial resources has ensured the charity has retained enough resources to cope with its continuing maintenance responsibilities.

Essential repair and maintenance costs have continued to be met during the year and provision has been made to ensure such work will always be undertaken in the future to fulfil the charity’s obligations to its tenants.

Public Benefit

The trustees have considered the Charity Commission's guidance on public benefit and are satisfied that the charity's activities meet the public benefit requirement.

The charity provides affordable purpose-built accommodation for elderly people from Guiseley, Yeadon and Rawdon who are able to live independently but benefit from suitable housing designed to meet their needs. By providing accommodation at rents below commercial levels and maintaining the properties to a high standard, the charity helps older residents remain independent within their local community.

The trustees consider that these activities provide a clear and identifiable public benefit in furtherance of the charity's charitable objectives.

The trustees confirm that they have complied with the requirements of Section 17 of the Charities Act 2011 to have due regard to the Charity Commission’s guidance on public benefit.

Financial Review

Investment Policy

The charity ensures that its funds are invested for no more than one year so that cash is available to respond to development opportunities as they arise.

Risk management

All the funds of the charity are held in trustee accounts and any withdrawal requires two signatures.

Tenants are required to make payments of rents by standing order into the charity’s bank account.

Expenditure, with the exception of regular minor items, is authorised by the management committee.

The regular reports submitted by the various officers at the management meetings enable the trustees to monitor the major risks to which the charity is exposed so that necessary steps can be taken to mitigate those risks.

The charity maintains a comprehensive insurance policy which provides for risks assessed by a professional insurance broker.

Structure, Governance and Management

Governing Document

Aireborough Flower Fund Homes is a registered charity, number 500553, and is constituted by a Deed of Trust and operates within the parameters of its Constitution, which was adopted on 23 February 1999.

Registered office

The registered office of the charity is that of its accountant and independent examiner at Tarn House, 77 High Street, Yeadon, LS19 7SP.

Organisational structure

A management committee comprising the above trustees, assisted by three part-time (non-voting) officers, administers the charity. The trustees and the officers are elected and appointed on an annual basis at the annual general meeting of the charity.

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 (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 the financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgments and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at anytime the financial position of the charity and to enable them to ensure that the accounts comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

The trustees' report was approved by the board of trustees and signed on its behalf by:

P J Hardaker

Trustee
Date

Aireborough Flower Fund Homes
Independent Examiner's Report to the Trustees of Aireborough Flower Fund Homes
For The Year Ended 31 March 2026

I report to the trustees on my examination of the accounts of Aireborough Flower Fund Homes (the Trust) for the year ended 31 March 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 2011 Act and in carrying out my examination, I have followed the 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 contents 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.

A D Ormondroyd FCA

Date
Fox Jennings Cullen
Accountants & Business Advisers
Tarn House, 77 High Street
Yeadon
Leeds
LS19 7SP

Aireborough Flower Fund Homes
Statement of Financial Activities
For The Year Ended 31 March 2026

	Notes	2026 Unrestricted funds £	2025 Unrestricted funds £
INCOME AND ENDOWMENTS FROM:			
Donations and legacies		60	-
Charitable activities		121,289	114,114
Investments		5,411	6,275
		126,760	120,389
EXPENDITURE ON:			
Charitable activities		81,464	169,406
NET INCOME		208,224	289,795
NET MOVEMENT IN FUNDS		208,224	289,795
RECONCILIATION OF FUNDS:			
Total funds brought forward		5,369,795	5,080,000
TOTAL FUNDS CARRIED FORWARD	**8**	5,578,019	5,369,795

The notes on pages 7 to 10 form part of these financial statements.

Aireborough Flower Fund Homes
Statement of Financial Position
As At 31 March 2026

	Notes	2026 Unrestricted funds £	2025 Total funds £
FIXED ASSETS			
Tangible Assets	**5**	5,212,161	5,046,142
		5,212,161	5,046,142
CURRENT ASSETS			
Investments	**6**	241,660	236,249
Cash at bank and in hand		125,740	88,874
		367,400	325,123
Creditors: Amounts Falling Due Within One Year	**7**	(1,542)	(1,470)
NET CURRENT ASSETS (LIABILITIES)		365,858	323,653
TOTAL ASSETS LESS CURRENT LIABILITIES		5,578,019	5,369,795
NET ASSETS		5,578,019	5,369,795
FUNDS OF THE CHARITY			
Unrestricted Funds		5,578,019	5,369,795
TOTAL FUNDS	**8**	5,578,019	5,369,795

On behalf of the board

P J Hardaker

Trustee
Date

The notes on pages 7 to 10 form part of these financial statements.

1. General Information

Aireborough Flower Fund Homes is an unincorporated charity registered with the Charity Commission, registered charity number 500553. The principal address is Tarn House, 77 High Street, Yeadon, Leeds, West Yorkshire, LS19 7SP.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements 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 charity is a Public Benefit Entity as defined by FRS 102.

2.2. Going Concern Disclosure

The trustees have not identified any material uncertainties related to events or conditions that may cast significant doubt about the charity's ability to continue as a going concern.

2.3. Fund Accounting

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

2.4. Incoming Resources

Rental income
Rental income from tenants is recognised in the Income and Expenditure Account on an accruals basis.

Donations and legacies
Voluntary income including donations, gifts, legacies and grants that provide core funding or are of a general nature is recognised when the charity has entitlement to the income, it is probable that the income will be received and the amount can be measured with sufficient reliability.

Investment income
Income from interest is accounted for in the Income and Expenditure Account on an accruals basis.

2.5. Resources Expended

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

Repairs and maintenance

In accordance with recommended practice, no provision is made for cyclical repairs and therefore actual costs are charged directly to the income and expenditure account as and when incurred. The Association does not provide for future major repairs on housing properties unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid the expenditure.

2.6. Tangible Fixed Assets and Depreciation

The properties were revalued in the year by insurers, as part of a mandatory reinstatement cost assessment. This valuation has been used directly each year, as the trustees consider it the most reasonable valuation available. Changes in fair value are recognised in the statement of financial activities.

In the opinion of the trustees, the residual value of the properties exceeds the net book value and therefore no depreciation is provided.

2.7. **Investment Properties**

During the year, the trustees reviewed the classification of the charity's housing properties. As the properties are held and used to deliver the charity's primary objective of providing housing to beneficiaries at below market rents, they are considered functional assets rather than investment property. Accordingly, the properties have entirely been reclassified from investment properties to tangible fixed assets, and comparative figures have been restated to reflect this reclassification. This change has no impact on net assets or the Statement of Financial Activities.

2.8. **Cash and Cash Equivalents**

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

3. **Independent Examiner's Remuneration**

	2026	2025
	£	£
Independent examination of the financial statements	1,548	1,470

4. **Average Number of Employees**

Average number of employees during the year was: NIL (2025: NIL)

5. **Tangible Assets**

	Land & Property Freehold
	£
Cost or Valuation	
As at 1 April 2025	5,046,142
Revaluation	166,019
As at 31 March 2026	5,212,161
Net Book Value	
As at 31 March 2026	5,212,161
As at 1 April 2025	5,046,142

If the following tangible fixed assets had been accounted for under historical cost accounting rules, the amounts would be:

	Land & Property Freehold
	£
Cost	1,428,510

6. **Current Asset Investments**

	2026	2025
	£	£
Short term deposits	241,660	236,249

7. **Creditors: Amounts Falling Due Within One Year**

	2026	2025
	£	£
Accruals and deferred income	1,542	1,470

8. **Movement in Funds**

	As at 1 April 2025	Income	Expenditure	As at 31 March 2026
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	5,369,795	126,760	81,464	5,578,019
Total funds	5,369,795	126,760	81,464	5,578,019

	As at 1 April 2024	Income	Expenditure	As at 31 March 2025
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	5,080,000	120,389	169,406	5,369,795
Total funds	5,080,000	120,389	169,406	5,369,795

9. **Transactions with Trustees**

The following trustees were paid stipends from the charity in the year:

Name of trustee	Legal authority	Remuneration	2026 Total
		£	£
P J Hardaker	Governing document provision	3,480	3,480
D Brown	Governing document provision	3,480	3,480
M Lawson	Governing document provision	240	240
P Midgley	Governing document provision	240	240
L Cooper	Governing document provision	240	240
C Grandison	Governing document provision	240	240

During the previous year the following trustees have been paid remuneration or have received other benefits from the charity or a related entity:

Name of trustee	Legal authority	Remuneration	2025 Total
		£	£
P J Hardaker	Governing document provision	2,880	2,880

Also during the year, an ex gratia gift of £100 in vouchers was provided to the former chairman, after his tenure as trustee, in recognition of his long service.

During the year the expenses reimbursed to the trustees or paid directly to third parties were as follows:

	2026	2025
	£	£
Travel	242	206
Other Expenses	634	1,033
	876	1,239

Number of trustees reimbursed for expenses during the year was 2 (2025: 1)

The travel and other expenses noted above are included in Sundry expenses, with the exception of £397 of reimbursed property repairs which are included in repairs.

10. **Related Party Disclosures**

There have been no related party transactions in the reporting period that require disclosure, except for those disclosed in the Transactions with Trustees note.

Aireborough Flower Fund Homes
Detailed Statement of Financial Activities
For The Year Ended 31 March 2026

	2026 Total funds £	2025 Total funds £
INCOME AND ENDOWMENTS FROM:		
Donations and legacies		
Donations and gifts	60	-
	60	-
Charitable Activities:		
Housing provision		
Rental income	121,289	114,114
	121,289	114,114
Investments		
Interest on short term deposits	5,411	6,275
	5,411	6,275
	126,760	120,389
EXPENDITURE ON:		
Charitable Activities:		
Housing provision		
Stipends to trustees	(7,920)	(2,880)
Stipends to non-trustees	(3,480)	(5,760)
Repairs and maintenance	(64,706)	(51,925)
Insurance	(5,844)	(5,307)
Independent examiner's fees	(1,548)	(1,470)
Bank charges	(244)	(234)
Sundry expenses	(813)	(1,479)
	(84,555)	(69,055)
Investment activities		
Surplus on revaluation of assets	166,019	238,461
	166,019	238,461
	81,464	169,406
NET INCOME	208,224	289,795