

**Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 30 April 2021
for
The Hebden Wright Almshouses Charity**

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

The Hebden Wright Almshouses Charity

**Contents of the Financial Statements
for the Year Ended 30 April 2021**

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7 to 11
Detailed Statement of Financial Activities	12

The Hebden Wright Almshouses Charity

Report of the Trustees for the Year Ended 30 April 2021

The Trustees present their report together with the financial statements of the Charity for the year ended 30 April 2021. 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 applicable in the UK and Republic of Ireland (FRS 102)(effective 1st January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was established to provide almshouses for poor and aged persons who (except in special cases to be approved by the Charity Commissioners) are inhabitants of the Ecclesiastical Parish of St John the Evangelist, Ingrow with Hainworth. The Trustees hold regard to the Charity Commission's guidance on public benefit.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

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. In addition 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. A Quinquennial Condition Report prepared by a qualified Architect is provided to assist the Trustees in properly maintaining the properties to an acceptable standard. The latest such Report was issued in November 2019.

FINANCIAL REVIEW

Financial position

The Financial Statements continue to show consistent results that are in line with the expectations of the Trustees.

Maintenance contributions

Following the Annual General Meeting held virtually on 23 October 2020, at a (virtual) Special Meeting held on 9 March 2021 the Trustees reviewed the level of Weekly Maintenance Charges taking into account the Charity's Budget and the revised Non Statutory Valuation obtained from the Valuation Office Agency. It was resolved that the Maintenance Contribution should be increased by £2 per week to £83 with effect from 1 May 2021.

Investment policy and objectives

The Trustees deferred their normal detailed review of the Charity's investments at the Annual General Meeting held on 23 October 2020. However they were reviewed at the Special Meeting held virtually on 9 March 2021. At that meeting it was resolved to withdraw £54,000 from the Cash Deposit Account which was to be invested as part of a total re-balancing of the spread the Charity's investment holdings. The overall gain on investments over the year (excluding re-invested dividends and new investment) amounted to £3,094.

The Trustees see no reason to change their current investment policy.

Reserves policy

The Charity has in place a reserves policy and normally makes a contribution to the Extraordinary Repair Fund (ERF). This is a reserve fund for future major expenditure to which transfers are made from Income and Expenditure Account. It can be drawn upon to meet major items of repair or improvements to the almshouses by application to the Fund Managers without the prior consent of the Charity Commissioners. At the Special Meeting held on 9 March 2021 it was agreed to make a contribution to the ERF of £6,000.

The Cyclical Maintenance Fund (CMF) to which transfers are made from Income and Expenditure Account is retained to meet maintenance occurring at regular intervals e.g. external redecoration etc. During the year £4,000 was transferred to the CMF.

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 £697,444, Public Liability Indemnity (Limit £5 million) and Charity & Charity Trustee Liability Insurance (indemnity limit £250,000).

The Hebden Wright Almshouses Charity

Report of the Trustees for the Year Ended 30 April 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is controlled by its Governing Document, a Deed of Trust, and constitutes an unincorporated charity.

The Hebden Wright Almshouses Charity was founded by the Will of Hebden Wright proved at Wakefield on 14 August 1914 and comprised in Schemes of the Charity Commissioners of 11 August 1916, 11 April 1924, 14 February 1983 and 6 August 1993.

The Charity's documents of title are stored in safe custody at the offices of AWB Charlesworth Solicitors Limited of 12-16 North Street, Keighley, West Yorkshire.

Trustees

The Trustees were saddened to learn of the death of former and long serving Trustee Mr J B Hopkinson who had served the Charity for many years.

Organisational structure

The body of Trustees shall consist when complete of six competent persons who through residence, occupation or employment or otherwise have special knowledge of the area of the Ecclesiastical Parish of St John the Evangelist Ingrow with Hainworth being one Nominative Trustee and five Co-optative Trustees. The Nominative Trustee shall be appointed by Bradford Metropolitan District Council and each appointment shall be made for a term of four years. The person appointed may be but need not be a member of the Council. Every future Co-optative Trustee shall be appointed for a term of five years by a resolution of the Trustees passed at a Special Meeting of which not less than fourteen days' notice has been given and may be so appointed not more than one month before the term of an existing Co-optative Trustee expires with effect from the date of expiry but so that the latter shall not vote on the matter.

The Trustees have held one Ordinary meeting and three Special Meetings during the year.

The Charity is the owner of six almshouses situated at 2 to 12 Dorothy Street Hermit Hole Keighley West Yorkshire. When there is a vacancy the Trustees try to find a resident who is an inhabitant of the Ecclesiastical Parish of St John the Evangelist Ingrow with Hainworth for appointment of an almsperson the length of time of residence being at the discretion of the Trustees.

Related parties

The Charity has no related parties.

Plans for future periods

The trustees will continue their policy of upgrading the bathroom and kitchen in each dwelling as and when a vacancy occurs or when the need arises in order to meet the criteria referred to in the Decent Homes Standard of providing modern facilities and services.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

510281

Principal address

c/o Mrs S Hobson
33 Hospital Road
Riddlesden
KEIGHLEY
West Yorkshire
BD20 5EP

Trustees

A M Wade Chairman and Co-optative Trustee
Mrs C E Barker Co-optative Trustee
C G M Green Co-optative Trustee
B Thompson Co-optative Trustee
Mrs S Thompson Co-optative Trustee
Mrs M K Cull Nominative Trustee

The Hebden Wright Almshouses Charity

**Report of the Trustees
for the Year Ended 30 April 2021**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

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

Bankers

Barclays Bank Plc
77 North Street
Keighley
West Yorkshire
BD21 3SA

Approved by order of the board of trustees on 17 September 2021 and signed on its behalf by:

B Thompson - Trustee

**Independent Examiner's Report to the Trustees of
The Hebden Wright Almshouses Charity**

Independent examiner's report to the trustees of The Hebden Wright Almshouses Charity

I report to the charity trustees on my examination of the accounts of The Hebden Wright Almshouses Charity (the Trust) for the year ended 30 April 2021.

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

17 September 2021

The Hebden Wright Almshouses Charity

Statement of Financial Activities
for the Year Ended 30 April 2021

	Notes	Unrestricted funds £	Restricted funds £	30.4.21 Total funds £	30.4.20 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	22,883	-	22,883	24,715
Investment income	3	6,671	-	6,671	4,935
Total		<u>29,554</u>	<u>-</u>	<u>29,554</u>	<u>29,650</u>
EXPENDITURE ON					
Charitable activities					
Governance costs		213	-	213	116
Other		7,066	-	7,066	12,618
Total		<u>7,279</u>	<u>-</u>	<u>7,279</u>	<u>12,734</u>
NET INCOME		<u>22,275</u>	<u>-</u>	<u>22,275</u>	<u>16,916</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		222,901	450,000	672,901	655,985
TOTAL FUNDS CARRIED FORWARD		<u><u>245,176</u></u>	<u><u>450,000</u></u>	<u><u>695,176</u></u>	<u><u>672,901</u></u>

The notes form part of these financial statements

The Hebden Wright Almshouses Charity

**Balance Sheet
30 April 2021**

	Notes	Unrestricted funds £	Restricted funds £	30.4.21 Total funds £	30.4.20 Total funds £
FIXED ASSETS					
Tangible assets	5	-	450,000	450,000	450,000
Investments	6	169,551	-	169,551	99,605
		169,551	450,000	619,551	549,605
CURRENT ASSETS					
Stocks	7	2,153	-	2,153	2,153
Cash at bank	8	75,476	-	75,476	123,177
		77,629	-	77,629	125,330
CREDITORS					
Amounts falling due within one year	9	(2,004)	-	(2,004)	(2,034)
NET CURRENT ASSETS		75,625	-	75,625	123,296
TOTAL ASSETS LESS CURRENT LIABILITIES					
		245,176	450,000	695,176	672,901
NET ASSETS		245,176	450,000	695,176	672,901
FUNDS					
	10			245,176	222,901
Unrestricted funds				450,000	450,000
Restricted funds				695,176	672,901
TOTAL FUNDS				695,176	672,901

The financial statements were approved by the Board of Trustees and authorised for issue on 17 September 2021 and were signed on its behalf by:

B Thompson - Trustee

C G M Green - Trustee

The Hebden Wright Almshouses Charity

Notes to the Financial Statements for the Year Ended 30 April 2021

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.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

2. OTHER TRADING ACTIVITIES

	30.4.21	30.4.20
	£	£
Maintenance contributions	22,883	24,715
	<u> </u>	<u> </u>

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2021**

3. INVESTMENT INCOME

	30.4.21	30.4.20
	£	£
COIF dividends	630	479
Blackrock dividends	2,495	2,921
M&G dividends	358	379
Deposit account interest	95	661
Revaluation - COIF	4,598	(572)
Revaluation - Blackrock	(3,505)	2,373
Revaluation - M&G	2,000	(1,306)
	<u>6,671</u>	<u>4,935</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 April 2021 nor for the year ended 30 April 2020.

Trustees' expenses

	30.4.21	30.4.20
	£	£
Trustees' expenses	<u>113</u>	<u>116</u>

5. TANGIBLE FIXED ASSETS

		Freehold property £
COST		
At 1 May 2020 and 30 April 2021		<u>450,000</u>
NET BOOK VALUE		
At 30 April 2021		<u>450,000</u>
At 30 April 2020		<u>450,000</u>

The property was valued at £450,000 on 12th September 2016 by Hayfield Robinson Property Consultants of Keighley. The trustees are of the opinion that the value of the property has not changed significantly since then.

6. FIXED ASSET INVESTMENTS

		Listed investments £
MARKET VALUE		
At 1 May 2020		99,605
Additions		66,852
Revaluations		3,094
At 30 April 2021		<u>169,551</u>
NET BOOK VALUE		
At 30 April 2021		<u>169,551</u>
At 30 April 2020		<u>99,605</u>

There were no investment assets outside the UK.

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2021**

6. FIXED ASSET INVESTMENTS - continued

Additions of £66,852 are made up as follows:

£2,494	Dividends reinvested in BLK Charities UK Bond Fund 'A' account
£10,000	Purchase of shares in BLK Charities UK Bond Fund 'A' account
£22,000	Purchase of shares in COIF Investment Fund
£358	Dividends reinvested in M&G Charity Multi Asset Fund
£6,000	Purchase of shares in M&G Charity Multi Asset Fund
£26,000	Purchase of shares in M&G Charity Charifund

7. STOCKS

	30.4.21	30.4.20
	£	£
Stocks	2,153	2,153
	<u> </u>	<u> </u>

8. CASH AT BANK

	30.4.21	30.4.20
	Total	Total
	funds	funds
	£	£
Barclays current account	14,335	8,131
COIF deposit account	61,141	115,046
	<u> </u>	<u> </u>
Total	75,476	123,177
	<u> </u>	<u> </u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.4.21	30.4.20
	£	£
Other creditors	2,004	2,034
	<u> </u>	<u> </u>

10. MOVEMENT IN FUNDS

	At 1.5.20	Net	Transfers	At
	£	movement	between	30.4.21
		in funds	funds	£
		£	£	
Unrestricted funds				
Income fund	69,296	16,329	(10,000)	75,625
Extraordinary repair fund	80,772	915	6,000	87,687
Cyclical maintenance fund	72,833	5,031	4,000	81,864
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	222,901	22,275	-	245,176
Restricted funds				
Fixed assets	450,000	-	-	450,000
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	672,901	22,275	-	695,176
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued
for the Year Ended 30 April 2021

10. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Income fund	23,608	(7,279)	16,329
Extraordinary repair fund	915	-	915
Cyclical maintenance fund	5,031	-	5,031
	<u>29,554</u>	<u>(7,279)</u>	<u>22,275</u>
TOTAL FUNDS	<u>29,554</u>	<u>(7,279)</u>	<u>22,275</u>

Comparatives for movement in funds

	At 1.5.19 £	Net movement in funds £	Transfers between funds £	At 30.4.20 £
Unrestricted funds				
Income fund	66,174	13,122	(10,000)	69,296
Extraordinary repair fund	72,406	4,366	4,000	80,772
Cyclical maintenance fund	67,405	(572)	6,000	72,833
	<u>205,985</u>	<u>16,916</u>	<u>-</u>	<u>222,901</u>
Restricted funds				
Fixed assets	450,000	-	-	450,000
	<u>450,000</u>	<u>-</u>	<u>-</u>	<u>450,000</u>
TOTAL FUNDS	<u>655,985</u>	<u>16,916</u>	<u>-</u>	<u>672,901</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Income fund	25,856	(12,734)	13,122
Extraordinary repair fund	4,366	-	4,366
Cyclical maintenance fund	(572)	-	(572)
	<u>29,650</u>	<u>(12,734)</u>	<u>16,916</u>
TOTAL FUNDS	<u>29,650</u>	<u>(12,734)</u>	<u>16,916</u>

The Hebden Wright Almshouses Charity

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2021**

10. MOVEMENT IN FUNDS - continued

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

	At 1.5.19 £	Net movement in funds £	Transfers between funds £	At 30.4.21 £
Unrestricted funds				
Income fund	66,174	29,451	(20,000)	75,625
Extraordinary repair fund	72,406	5,281	10,000	87,687
Cyclical maintenance fund	67,405	4,459	10,000	81,864
	<u>205,985</u>	<u>39,191</u>	<u>-</u>	<u>245,176</u>
Restricted funds				
Fixed assets	450,000	-	-	450,000
	<u>450,000</u>	<u>-</u>	<u>-</u>	<u>450,000</u>
TOTAL FUNDS	<u><u>655,985</u></u>	<u><u>39,191</u></u>	<u><u>-</u></u>	<u><u>695,176</u></u>

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			
Income fund	49,464	(20,013)	29,451
Extraordinary repair fund	5,281	-	5,281
Cyclical maintenance fund	4,459	-	4,459
	<u>59,204</u>	<u>(20,013)</u>	<u>39,191</u>
TOTAL FUNDS	<u><u>59,204</u></u>	<u><u>(20,013)</u></u>	<u><u>39,191</u></u>

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 April 2021.

The Hebden Wright Almshouses Charity

Detailed Statement of Financial Activities
for the Year Ended 30 April 2021

	30.4.21 £	30.4.20 £
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	22,883	24,715
Investment income		
COIF dividends	630	479
Blackrock dividends	2,495	2,921
M&G dividends	358	379
Deposit account interest	95	661
Revaluation - COIF	4,598	(572)
Revaluation - Blackrock	(3,505)	2,373
Revaluation - M&G	2,000	(1,306)
	<hr/>	<hr/>
	6,671	4,935
	<hr/>	<hr/>
Total incoming resources	29,554	29,650
EXPENDITURE		
Charitable activities		
Sundries	100	-
Other		
Empty property costs	323	-
Quinquennial survey fee	-	900
General maintenance	2,361	1,168
Almshouse insurance	838	890
Christmas gifts	164	140
Accountancy	630	600
Subscriptions	182	179
Trustee indemnity insurance	-	121
Administration expenses	2,568	1,420
Re-surfacing car park	-	7,200
	<hr/>	<hr/>
	7,066	12,618
Support costs		
Other		
Trustees' expenses	113	116
	<hr/>	<hr/>
Total resources expended	7,279	12,734
	<hr/>	<hr/>
Net income	<u>22,275</u>	<u>16,916</u>