

**Report of the Trustees and  
Unaudited Financial Statements  
for the Year Ended 30 April 2022  
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 2022

	<b>Page</b>
<b>Report of the Trustees</b>	1 to 3
<b>Independent Examiner's Report</b>	4
<b>Statement of Financial Activities</b>	5
<b>Balance Sheet</b>	6
<b>Notes to the Financial Statements</b>	7 to 12
<b>Detailed Statement of Financial Activities</b>	13

# **The Hebden Wright Almshouses Charity**

## **Report of the Trustees for the Year Ended 30 April 2022**

The Trustees present their report together with the financial statements of the Charity for the year ended 30 April 2022. 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 2022**

### **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**

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

#### **Trustees**

A M Wade Co-optative Trustee  
Mrs C E Barker Co-optative Trustee  
C G M Green Co-optative Trustee  
B Thompson Co-optative Trustee and Chairman  
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 2022**

**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 30 September 2022 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 2022.

**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

30 September 2022

The Hebden Wright Almshouses Charity

Statement of Financial Activities  
for the Year Ended 30 April 2022

	Notes	Unrestricted funds £	Restricted funds £	30.4.22 Total funds £	30.4.21 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Other trading activities	2	19,599	-	19,599	22,883
Investment income	3	521	-	521	6,671
<b>Total</b>		<u>20,120</u>	<u>-</u>	<u>20,120</u>	<u>29,554</u>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Governance costs		714	-	714	213
Other	4	21,631	-	21,631	7,066
<b>Total</b>		<u>22,345</u>	<u>-</u>	<u>22,345</u>	<u>7,279</u>
<b>NET INCOME/(EXPENDITURE)</b>		(2,225)	-	(2,225)	22,275
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		245,176	450,000	695,176	672,901
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>242,951</u>	<u>450,000</u>	<u>692,951</u>	<u>695,176</u>

The notes form part of these financial statements

**The Hebden Wright Almshouses Charity**

**Balance Sheet  
30 April 2022**

	Notes	Unrestricted funds £	Restricted funds £	30.4.22 Total funds £	30.4.21 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	6	-	450,000	450,000	450,000
Investments	7	177,380	-	177,380	169,551
		177,380	450,000	627,380	619,551
<b>CURRENT ASSETS</b>					
Stocks	8	-	-	-	2,153
Cash at bank	9	68,597	-	68,597	75,476
		68,597	-	68,597	77,629
<b>CREDITORS</b>					
Amounts falling due within one year	10	(3,026)	-	(3,026)	(2,004)
		(3,026)	-	(3,026)	(2,004)
<b>NET CURRENT ASSETS</b>		65,571	-	65,571	75,625
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		242,951	450,000	692,951	695,176
<b>NET ASSETS</b>		242,951	450,000	692,951	695,176
<b>FUNDS</b>					
Unrestricted funds	11			242,951	245,176
Restricted funds				450,000	450,000
<b>TOTAL FUNDS</b>				692,951	695,176

The financial statements were approved by the Board of Trustees and authorised for issue on 30 September 2022 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 2022

### 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

	30.4.22	30.4.21
	£	£
Maintenance contributions	19,599	22,883
	<u>          </u>	<u>          </u>

**The Hebden Wright Almshouses Charity**

**Notes to the Financial Statements - continued  
for the Year Ended 30 April 2022**

**3. INVESTMENT INCOME**

	30.4.22	30.4.21
	£	£
COIF dividends	642	630
Blackrock dividends	2,548	2,495
M&G dividends	1,736	358
Deposit account interest	50	95
Revaluation - COIF	1,388	4,598
Revaluation - Blackrock	(7,887)	(3,505)
Revaluation - M&G	2,044	2,000
	<u>521</u>	<u>6,671</u>

**4. OTHER**

	30.4.22	30.4.21
	£	£
Empty property costs	1,656	323
Repairs & general maintenance	15,187	2,361
Almshouse insurance	861	838
Christmas gifts	111	164
Accountancy	690	630
Subscriptions	187	182
Administration expenses	2,939	2,568
	<u>21,631</u>	<u>7,066</u>

Further analysis of repairs & general maintenance

	30.4.22	30.4.21
	£	£
General maintenance	3,372	2,361
Major refurbishment	11,815	-
	<u>15,187</u>	<u>2,361</u>

**5. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 April 2022 nor for the year ended 30 April 2021.

**Trustees' expenses**

	30.4.22	30.4.21
	£	£
Trustees' expenses	169	113
	<u>169</u>	<u>113</u>

**The Hebden Wright Almshouses Charity**

**Notes to the Financial Statements - continued  
for the Year Ended 30 April 2022**

**6. TANGIBLE FIXED ASSETS**

	Freehold property £
<b>COST</b>	
At 1 May 2021 and 30 April 2022	450,000
<b>NET BOOK VALUE</b>	
At 30 April 2022	<u>450,000</u>
At 30 April 2021	<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.

**7. FIXED ASSET INVESTMENTS**

	Listed investments £
<b>MARKET VALUE</b>	
At 1 May 2021	169,551
Additions	12,284
Revaluations	(4,455)
At 30 April 2022	<u>177,380</u>
<b>NET BOOK VALUE</b>	
At 30 April 2022	<u>177,380</u>
At 30 April 2021	<u>169,551</u>

There were no investment assets outside the UK.

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

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued  
for the Year Ended 30 April 2022

<b>8. STOCKS</b>			30.4.22	30.4.21
			£	£
Stocks			-	2,153
			<u>          </u>	<u>          </u>
<b>9. CASH AT BANK</b>			30.4.22	30.4.21
			Total	Total
			funds	funds
			£	£
Barclays current account			2,405	14,335
COIF deposit account			66,192	61,141
			<u>          </u>	<u>          </u>
Total			68,597	75,476
			<u>          </u>	<u>          </u>
<b>10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>			30.4.22	30.4.21
			£	£
Other creditors			3,026	2,004
			<u>          </u>	<u>          </u>
<b>11. MOVEMENT IN FUNDS</b>				
	At 1.5.21	Net	Transfers	At
	£	movement	between	30.4.22
		in funds	funds	£
		£	£	
<b>Unrestricted funds</b>				
Income fund	75,625	(2,054)	(8,000)	65,571
Extraordinary repair fund	87,687	(3,402)	1,000	85,285
Cyclical maintenance fund	81,864	3,231	7,000	92,095
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
	245,176	(2,225)	-	242,951
<b>Restricted funds</b>				
Fixed assets	450,000	-	-	450,000
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL FUNDS</b>	<u>695,176</u>	<u>(2,225)</u>	<u>-</u>	<u>692,951</u>

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

	Incoming	Resources	Movement
	resources	expended	in funds
	£	£	£
<b>Unrestricted funds</b>			
Income fund	20,291	(22,345)	(2,054)
Extraordinary repair fund	(3,402)	-	(3,402)
Cyclical maintenance fund	3,231	-	3,231
	<u>          </u>	<u>          </u>	<u>          </u>
	20,120	(22,345)	(2,225)
<b>TOTAL FUNDS</b>	<u>20,120</u>	<u>(22,345)</u>	<u>(2,225)</u>

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued  
for the Year Ended 30 April 2022

11. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.5.20 £	Net movement in funds £	Transfers between funds £	At 30.4.21 £
<b>Unrestricted funds</b>				
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>222,901</u>	<u>22,275</u>	<u>-</u>	<u>245,176</u>
<b>Restricted funds</b>				
Fixed assets	450,000	-	-	450,000
	<u>450,000</u>	<u>-</u>	<u>-</u>	<u>450,000</u>
<b>TOTAL FUNDS</b>	<u>672,901</u>	<u>22,275</u>	<u>-</u>	<u>695,176</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
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>
<b>TOTAL FUNDS</b>	<u>29,554</u>	<u>(7,279)</u>	<u>22,275</u>

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

	At 1.5.20 £	Net movement in funds £	Transfers between funds £	At 30.4.22 £
<b>Unrestricted funds</b>				
Income fund	69,296	14,275	(18,000)	65,571
Extraordinary repair fund	80,772	(2,487)	7,000	85,285
Cyclical maintenance fund	72,833	8,262	11,000	92,095
	<u>222,901</u>	<u>20,050</u>	<u>-</u>	<u>242,951</u>
<b>Restricted funds</b>				
Fixed assets	450,000	-	-	450,000
	<u>450,000</u>	<u>-</u>	<u>-</u>	<u>450,000</u>
<b>TOTAL FUNDS</b>	<u>672,901</u>	<u>20,050</u>	<u>-</u>	<u>692,951</u>

**The Hebden Wright Almshouses Charity**

**Notes to the Financial Statements - continued  
for the Year Ended 30 April 2022**

**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 £
<b>Unrestricted funds</b>			
Income fund	43,899	(29,624)	14,275
Extraordinary repair fund	(2,487)	-	(2,487)
Cyclical maintenance fund	8,262	-	8,262
	<u>49,674</u>	<u>(29,624)</u>	<u>20,050</u>
<b>TOTAL FUNDS</b>	<u><u>49,674</u></u>	<u><u>(29,624)</u></u>	<u><u>20,050</u></u>

**12. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 30 April 2022.

The Hebden Wright Almshouses Charity

Detailed Statement of Financial Activities  
for the Year Ended 30 April 2022

	30.4.22 £	30.4.21 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Other trading activities</b>		
Maintenance contributions	19,599	22,883
<b>Investment income</b>		
COIF dividends	642	630
Blackrock dividends	2,548	2,495
M&G dividends	1,736	358
Deposit account interest	50	95
Revaluation - COIF	1,388	4,598
Revaluation - Blackrock	(7,887)	(3,505)
Revaluation - M&G	2,044	2,000
	<hr/>	<hr/>
	521	6,671
	<hr/>	<hr/>
<b>Total incoming resources</b>	20,120	29,554
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Sundries	545	100
<b>Other</b>		
Empty property costs	1,656	323
Repairs & general maintenance	15,187	2,361
Almshouse insurance	861	838
Christmas gifts	111	164
Accountancy	690	630
Subscriptions	187	182
Administration expenses	2,939	2,568
	<hr/>	<hr/>
	21,631	7,066
<b>Support costs</b>		
<b>Other</b>		
Trustees' expenses	169	113
	<hr/>	<hr/>
Total resources expended	22,345	7,279
	<hr/>	<hr/>
<b>Net (expenditure)/income</b>	<u>(2,225)</u>	<u>22,275</u>

This page does not form part of the statutory financial statements