

**Report of the Trustees and  
Unaudited Financial Statements  
for the Year Ended 30 April 2025  
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**

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for the Year Ended 30 April 2025**

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# **The Hebden Wright Almshouses Charity**

## **Report of the Trustees for the Year Ended 30 April 2025**

The Trustees present their report together with the financial statements of the Charity for the year ended 30 April 2025. 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.

### **ACHIEVEMENTS 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.

All the properties were fully occupied during the year save for number 10 where unfortunately the long-time resident has recently had to move into a home providing full time care owing to their failing health.

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 was provided during the year to assist the Trustees in properly maintaining the properties to an acceptable standard. No major issues were disclosed by that Report.

### **FINANCIAL REVIEW**

#### **Financial position**

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

#### **Principal Funding Sources**

##### **Maintenance Contributions**

In accordance with their normal procedure the Trustees reviewed the Maintenance Contributions at the Annual General Meeting held on 3 October 2024. 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 increased by £2 per week to £88 for the year commencing 1 May 2025.

#### **Investment policy and objectives**

Following the review of the Charity's investment arrangements referred to previously, the Trustees appointed an Independent Financial Adviser to advise and assist them in the management of their investment portfolio. Following that advice all the existing investments of the Charity were encashed in November 2024 and reinvested in an Investment Fund managed on a discretionary basis by RBC Brewin Dolphin.

A valuation of the Charity's investments was reviewed at the Annual General Meeting held on 3 October 2024. The valuation of £185,697 revealed an increase of £4,277 compared with the value on 30 April 2024 after eliminating the effect of re-invested dividends of £2,223. The value on 30 April 2025 of £176,671 however showed a decrease since the Annual General meeting of £10,006 after eliminating the effects of re-invested dividends of £3,088 and the Financial Advisor costs of £2,108. Thus in the financial year under review the overall net decrease amounted to £5,729 after eliminating the effect of re-invested dividends of £5,311 and the Financial Advisor's Charges of £2,108. In the five year period from 30 April 2020 to 30 April 2025 the overall decrease in the value of the Charity's investments was £15,969 calculated on the same basis as above and after eliminating new investment.

## The Hebden Wright Almshouses Charity

### Report of the Trustees for the Year Ended 30 April 2025

#### FINANCIAL REVIEW

##### 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.

The Cyclical Maintenance Fund (CMF) to which transfers are also made from Income and Expenditure Account is retained to meet maintenance occurring at regular intervals e.g. external redecoration and the cost of professional fees in respect of quinquennial inspections.

No transfers to either the ERF or CMF Funds have been made during the year as the Trustees believe both Funds to be adequate at the present time.

##### 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 £944,526 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 £1m.

#### 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 and other legal documents are stored in safe custody at the offices of AWB Charlesworth Solicitors Limited of Aireside House Royd Ings Avenue Keighley BD21 4BZ.

##### Organisational structure

The body of Trustees shall, when complete, consist of six competent persons who through residence, occupation or employment or otherwise shall 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.

Bradford Metropolitan District Council approved the appointment of Mrs Janice Murray as their Nominative Trustee effective from 1 October 2024. Unfortunately Mrs Murray has, for personal reasons, subsequently had to resign her position effective from 2 April 2025. As a result the Trustees are seeking a replacement to recommend to the Council.

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 endeavour 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.

**The Hebden Wright Almshouses Charity**

**Report of the Trustees  
for the Year Ended 30 April 2025**

**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 Co-optative Trustee  
C G M Green Co-optative Trustee  
B Thompson Co-optative Trustee and Chairman  
Mrs S Thompson Co-optative Trustee  
Mrs S A Palmer Co-optative Trustee  
Mrs J Murray Nominative Trustee (appointed 1.10.24) (resigned 2.4.25)

**Independent Examiner**

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

**Bankers**

Barclays Bank Plc  
Leicester  
LE87 2BB

Approved by order of the board of trustees on 10 October 2025 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 2025.

**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

10 October 2025

The Hebden Wright Almshouses Charity

Statement of Financial Activities  
for the Year Ended 30 April 2025

	Notes	Unrestricted funds £	Restricted funds £	30.4.25 Total funds £	30.4.24 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Other trading activities	2	26,810	-	26,810	26,199
Investment income	3	4,614	-	4,614	12,693
<b>Total</b>		<u>31,424</u>	<u>-</u>	<u>31,424</u>	<u>38,892</u>
<b>EXPENDITURE ON</b>					
Other	4	<u>23,554</u>	<u>-</u>	<u>23,554</u>	<u>11,430</u>
<b>NET INCOME</b>	4	7,870	-	7,870	27,462
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward	4	<u>278,255</u>	<u>450,000</u>	<u>728,255</u>	<u>700,793</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	4	<u><u>286,125</u></u>	<u><u>450,000</u></u>	<u><u>736,125</u></u>	<u><u>728,255</u></u>

The notes form part of these financial statements

**The Hebden Wright Almshouses Charity**

**Balance Sheet  
30 April 2025**

	Notes	Unrestricted funds £	Restricted funds £	30.4.25 Total funds £	30.4.24 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	6	-	450,000	450,000	450,000
Investments	7	176,671	-	176,671	179,197
		<u>176,671</u>	<u>450,000</u>	<u>626,671</u>	<u>629,197</u>
<b>CURRENT ASSETS</b>					
Stocks	8	5,300	-	5,300	-
Debtors	9	208	-	208	117
Cash at bank	10	105,546	-	105,546	100,683
		<u>111,054</u>	<u>-</u>	<u>111,054</u>	<u>100,800</u>
<b>CREDITORS</b>					
Amounts falling due within one year	11	(1,600)	-	(1,600)	(1,742)
		<u>109,454</u>	<u>-</u>	<u>109,454</u>	<u>99,058</u>
<b>NET CURRENT ASSETS</b>					
		<u>109,454</u>	<u>-</u>	<u>109,454</u>	<u>99,058</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		<u>286,125</u>	<u>450,000</u>	<u>736,125</u>	<u>728,255</u>
<b>NET ASSETS</b>					
		<u><u>286,125</u></u>	<u><u>450,000</u></u>	<u><u>736,125</u></u>	<u><u>728,255</u></u>
<b>FUNDS</b>					
	12			286,125	278,255
Unrestricted funds				450,000	450,000
Restricted funds				<u>736,125</u>	<u>728,255</u>
<b>TOTAL FUNDS</b>					
				<u><u>736,125</u></u>	<u><u>728,255</u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on 10 October 2025 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 2025**

**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.

**2. OTHER TRADING ACTIVITIES**

	30.4.25	30.4.24
	£	£
Maintenance contributions	26,810	26,199
	<u>          </u>	<u>          </u>

**3. INVESTMENT INCOME**

	30.4.25	30.4.24
	£	£
COIF dividends	499	655
Blackrock dividends	1,478	2,866
M&G dividends	2,485	2,730
Brewin Dolphin Dividends	1,349	-
Deposit account interest	4,533	3,736
Revaluation - COIF	1,655	3,839
Revaluation - Blackrock	58	(1,901)
Revaluation - M&G	(1,858)	768
Revaluation - Brewin Dolphin	(5,585)	-
	<u>          </u>	<u>          </u>
	<u>4,614</u>	<u>12,693</u>

**The Hebden Wright Almshouses Charity**

**Notes to the Financial Statements - continued  
for the Year Ended 30 April 2025**

**4. OTHER**

	30.4.25	30.4.24
	£	£
Empty property costs	-	209
Quinquennial survey fee	1,170	-
Repairs & general maintenance	3,058	5,400
Almshouse insurance	1,158	1,217
Christmas gifts	160	188
Accountancy	712	774
Subscriptions	353	343
Administration expenses	3,666	3,299
Legal fees	11,169	-
IFA fees	2,108	-
	<u>23,554</u>	<u>11,430</u>

**5. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 April 2025 nor for the year ended 30 April 2024.

**Trustees' expenses**

Trustees expenses were £126 (2024: NIL)

**6. TANGIBLE FIXED ASSETS**

	Freehold property £
<b>COST</b>	
At 1 May 2024 and 30 April 2025	450,000
<b>NET BOOK VALUE</b>	
At 30 April 2025	450,000
At 30 April 2024	450,000

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.

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued  
for the Year Ended 30 April 2025

7. FIXED ASSET INVESTMENTS

	Listed investments £
<b>MARKET VALUE</b>	
At 1 May 2024	179,197
Additions	188,327
Disposals	(183,015)
Revaluations	(5,730)
Financial advisor fees	(2,108)
	<hr/>
At 30 April 2025	176,671
	<hr/>
<b>NET BOOK VALUE</b>	
At 30 April 2025	176,671
	<hr/> <hr/>
At 30 April 2024	179,197
	<hr/> <hr/>

There were no investment assets outside the UK.

Additions of £188,327 are made up as follows:

£1,478	Dividends reinvested in BLK Charities UK Bond Fund 'A' account
£650	Dividends reinvested in M&G Charity Multi Asset Fund
£1,835	Dividends reinvested in M&G Charity Charifund Accumulated Units
<u>£1,349</u>	Dividends reinvested in Brewin Dolphin Fund
£5,312	
<u>£183,015</u>	Brewin Dolphin Fund new investment
<u>£188,327</u>	

8. STOCKS

	30.4.25 £	30.4.24 £
Stocks	5,300	-
	<hr/> <hr/>	<hr/> <hr/>

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.4.25 £	30.4.24 £
Prepayments	208	117
	<hr/> <hr/>	<hr/> <hr/>

10. CASH AT BANK

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued  
for the Year Ended 30 April 2025

10. CASH AT BANK - continued

	30.4.25	30.4.24
	Total	Total
	funds	funds
	£	£
Barclays current account	7,192	6,862
COIF deposit account	98,354	93,821
	<u>105,546</u>	<u>100,683</u>
<b>Total</b>	<u><u>105,546</u></u>	<u><u>100,683</u></u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.4.25	30.4.24
	£	£
Other creditors	1,600	1,742
	<u>1,600</u>	<u>1,742</u>

12. MOVEMENT IN FUNDS

	At 1.5.24	Net	At
	£	movement	30.4.25
		in funds	
		£	£
<b>Unrestricted funds</b>			
Income fund	99,058	10,396	109,454
Extraordinary repair fund	81,176	(824)	80,352
Cyclical maintenance fund	98,021	(1,702)	96,319
	<u>278,255</u>	<u>7,870</u>	<u>286,125</u>
<b>Restricted funds</b>			
Fixed assets	450,000	-	450,000
	<u>450,000</u>	<u>-</u>	<u>450,000</u>
<b>TOTAL FUNDS</b>	<u><u>728,255</u></u>	<u><u>7,870</u></u>	<u><u>736,125</u></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	31,842	(21,446)	10,396
Extraordinary repair fund	135	(959)	(824)
Cyclical maintenance fund	(553)	(1,149)	(1,702)
	<u>31,424</u>	<u>(23,554)</u>	<u>7,870</u>
<b>TOTAL FUNDS</b>	<u><u>31,424</u></u>	<u><u>(23,554)</u></u>	<u><u>7,870</u></u>

The Hebden Wright Almshouses Charity

Notes to the Financial Statements - continued  
for the Year Ended 30 April 2025

12. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.5.23 £	Net movement in funds £	At 30.4.24 £
<b>Unrestricted funds</b>			
Income fund	79,897	19,161	99,058
Extraordinary repair fund	79,158	2,018	81,176
Cyclical maintenance fund	91,738	6,283	98,021
	<u>250,793</u>	<u>27,462</u>	<u>278,255</u>
<b>Restricted funds</b>			
Fixed assets	450,000	-	450,000
	<u>450,000</u>	<u>-</u>	<u>450,000</u>
<b>TOTAL FUNDS</b>	<u>700,793</u>	<u>27,462</u>	<u>728,255</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	30,591	(11,430)	19,161
Extraordinary repair fund	2,018	-	2,018
Cyclical maintenance fund	6,283	-	6,283
	<u>38,892</u>	<u>(11,430)</u>	<u>27,462</u>
<b>TOTAL FUNDS</b>	<u>38,892</u>	<u>(11,430)</u>	<u>27,462</u>

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

	At 1.5.23 £	Net movement in funds £	At 30.4.25 £
<b>Unrestricted funds</b>			
Income fund	79,897	29,557	109,454
Extraordinary repair fund	79,158	1,194	80,352
Cyclical maintenance fund	91,738	4,581	96,319
	<u>250,793</u>	<u>35,332</u>	<u>286,125</u>
<b>Restricted funds</b>			
Fixed assets	450,000	-	450,000
	<u>450,000</u>	<u>-</u>	<u>450,000</u>
<b>TOTAL FUNDS</b>	<u>700,793</u>	<u>35,332</u>	<u>736,125</u>

**The Hebden Wright Almshouses Charity**

**Notes to the Financial Statements - continued  
for the Year Ended 30 April 2025**

**12. 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	62,433	(32,876)	29,557
Extraordinary repair fund	2,153	(959)	1,194
Cyclical maintenance fund	5,730	(1,149)	4,581
	<u>70,316</u>	<u>(34,984)</u>	<u>35,332</u>
<b>TOTAL FUNDS</b>	<u><u>70,316</u></u>	<u><u>(34,984)</u></u>	<u><u>35,332</u></u>

**13. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 30 April 2025.

The Hebden Wright Almshouses Charity

Detailed Statement of Financial Activities  
for the Year Ended 30 April 2025

	30.4.25 £	30.4.24 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Other trading activities</b>		
Maintenance contributions	26,810	26,199
<b>Investment income</b>		
COIF dividends	499	655
Blackrock dividends	1,478	2,866
M&G dividends	2,485	2,730
Brewin Dolphin Dividends	1,349	-
Deposit account interest	4,533	3,736
Revaluation - COIF	1,655	3,839
Revaluation - Blackrock	58	(1,901)
Revaluation - M&G	(1,858)	768
Revaluation - Brewin Dolphin	(5,585)	-
	<u>4,614</u>	<u>12,693</u>
<b>Total incoming resources</b>	31,424	38,892
<b>EXPENDITURE</b>		
<b>Other</b>		
Empty property costs	-	209
Quinquennial survey fee	1,170	-
Repairs & general maintenance	3,058	5,400
Almshouse insurance	1,158	1,217
Christmas gifts	160	188
Accountancy	712	774
Subscriptions	353	343
Administration expenses	3,666	3,299
Legal fees	11,169	-
IFA fees	2,108	-
	<u>23,554</u>	<u>11,430</u>
Total resources expended	23,554	11,430
<b>Net income</b>	<u><u>7,870</u></u>	<u><u>27,462</u></u>