

CHARITABLE INCORPORATED ORGANISATION
REGISTERED CHARITY NUMBER: 1157022

WIVENHOE HOUSING TRUST (WHT)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2025

WIVENHOE HOUSING TRUST (WHT)

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FOR THE YEAR ENDED 31 DECEMBER 2025**

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WIVENHOE HOUSING TRUST (WHT)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their report along with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts on pages 8, 9 and 10 and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the Charity are:

1. the provision of almshouses for beneficiaries who are resident in the area of benefit defined as the Parish of Wivenhoe including that area previously in the Ancient Parish of Wivenhoe in the following order of priority:
 - i) unmarried women or widows, with preference given to the widows of seamen and those aged over 60.
 - ii) single men or couples of pensionable age;
2. such charitable purposes for the benefit of the residents as the Trustees decide;
3. relief in need in the area of benefit in accordance with the following:
 - i) the Trustees may relieve persons who are in need, hardship or distress by:
 - a. making grants of money to them; or
 - b. providing or paying for goods, services or facilities for them; or
 - c. making grants of money to other persons or bodies who provide goods, services or facilities to those in need.
 - ii) in exceptional cases the Trustees may decide to assist someone under this clause (who is otherwise qualified) who is resident outside of, or only temporarily resident in, the area of benefit.

Application of Income

The net income shall be applied first to repair, insure and meet all other outgoings in respect of the Charity's properties and all proper costs of the Charity's administration and management. Thereafter net income shall be applied for the benefit of the almspeople of the Charity.

Activities

The Charity currently provides thirteen almshouse properties and its aim is to utilise these as far as possible to meet the objectives of the Charity.

Public benefit

These activities are considered to be for the public benefit and in running the Charity the Trustees have regard for the Charity Commission guidance on public benefit.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025**

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The trustees continue to be concerned for the welfare of beneficiaries and maintain a regular involvement with them to make sure that the properties in their care are of a good standard. The commitment to the maintenance of the properties was once again demonstrated by having some remedial work done to the roof and improvements made to the ventilation of the roof space at the Mary Ann Sanford cottages in the first part of the year. Also at the same properties, the trustees have spent a lot of time trying to find the source of damp patches in the properties. This has resulted in the fitting of an electric extractor fan in one of the properties and a professional survey by a damp specialist who has visited the properties several times in the past. The trustees will continue this remedial work by having some more injected DPC at the rear of the properties when the weather gets warmer.

A new gas contract was negotiated in October 2025 affecting the 6 individual cottages which share a communal gas supply. The previous fixed priced 3 year contract that had been negotiated during Covid, and that had seemed a reasonable deal at the time, was re-negotiated for a sum one third that of the previous cost. Whilst the trustees had not sought to recover the full cost of the gas contract from the residents through this three year period, it did pass on part of the benefit of this cheaper supply to the residents when it came to setting Weekly Maintenance Contributions (equivalent of rent) for the 2026 year.

At both sets of almshouses, Mary Ann Sanford and Jonathan Feedham Court, relatively minor issues were addressed during the year as they arose.

Late in 2025, the trustees were notified that long-time resident Michael Mason had moved into a care home. The trustees had his former home redecorated throughout and advertised the vacancy. The trustees were a little surprised to receive 16 applications for this one vacancy.

A few weeks later, the trustees were told that another long-standing resident was also moving into a care home as she too was no longer able to look after herself. Having had the bungalow completely redecorated, re-carpeted and a new kitchen fitted, the trustees appointed the couple who had come second in the previous selection process as the beneficiaries of this almshouse.

FINANCIAL REVIEW

Financial position

The Charity's financial position is set out in the Balance Sheet and is considered satisfactory.

Reserves policy

The Charity's policy on reserves is to maintain sufficient reserves to enable the Charity to achieve its principal objectives. One of those objectives is to add new almshouses to our portfolio of 13 existing properties. To this end, the trustees established a Building Fund and each year they had been adding to it. As this aim was becoming increasingly likely in 2026, the trustees took advantage of a substantial rise in the stock market values and sold much of their stock holding and put the resulting funds into high interest bearing deposit accounts. They also sought the permission of the Charity Commission to add the balance of £140,000 in the Permanent Endowment Fund to the Building Fund.

WIVENHOE HOUSING TRUST (WHT)

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

FUTURE PLANS

The trustees spent a lot of time working on plans for the building of six new almshouses on land being gifted to them by house builders, Cala Homes, as a requirement of a Section 106 agreement. Plans were submitted to the local planning authority, Colchester City Council, in April 2025 by the Housing Trust's appointed architect. In September 2025, these plans were approved. The trustees hope to begin building these new homes in April 2026 once the land is transferred into our name.

Much consideration has been given by the trustees to working out the best way and most economical method of seeing these properties constructed. In the end they resolved to appoint Colin Kelly, Principal Contractor and his building company, C & K Contracts Ltd. Colin, who had been a very useful trustee in the 10+ years he had served the charity in that role, stepped down as a trustee in December 2025 to concentrate on building these new homes during 2026. He will be keeping the trustees involved every step of the way, seeking competitive quotes for every aspect of the build. Our architect Adam Edwards RIBA will also be involved as Principal Designer. They will both be supported by a team of consultants in this process, and with appropriate insurance policies in place.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is governed in accordance with a constitution dated 9 May 2014 as amended on 18 October 2019 and 4 November 2019.

Recruitment and appointment of new trustees

As vacancies for Trustees arise applications are sought from potential candidates known to the Trustees and other suitable local people. Applicants are then considered by the Trustees and appointments made by resolution of the Trustees.

Organisational structure

The Wivenhoe Housing Trust continues with a eleven member board of trustees who give their time on a voluntary basis and a part-time Clerk who works for the charity on a self-employed basis, she handles all of the administrative duties.

Induction and training of new trustees

New Trustees are briefed by the Chairman and the existing Trustees on the history and activities of the Charity. They are provided with a copy of the Charity Commission publication "The Essential Trustee" detailing their responsibilities and providing guidance on being a Trustee. New Trustees are provided with a copy of the Charity Scheme and the latest accounts.

Related parties

There are no other charities related to the Wivenhoe Housing Trust (WHT). The Clerk to the Charity is also Clerk to other almshouse charities.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1157022

Principal address

16 Colchester Road
Wivenhoe
Essex
CO7 9EU

WIVENHOE HOUSING TRUST (WHT)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025**

Trustees

Ms S Brooks-Richardson
Ms D Taylor
Ms G Sleightholm
C Kelly (resigned 19/12/25)
C Andrews
P Hill (Chairman)
R Neve
R Needham (Vice-Chairman)
J Crook (resigned 30/1/26)
S Boughton
D Hutchings

Independent Examiner

Simon Welling
TC Group
Accountants
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

Solicitors

Holmes & Hills
A12 Commercial Hub
London Road
Marks Tey
Colchester
CO6 1ED

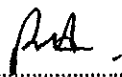
Bankers

CAF Bank
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

Clerk to the Charity

Mrs Melissa Hill
42 Braiswick
Colchester
CO4 5AX

Approved by order of the board of trustees on *14th March 2026* and signed on its behalf by:


.....
P Hill - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
WIVENHOE HOUSING TRUST (WHT)**

Independent examiner's report to the trustees of Wivenhoe Housing Trust (WHT)

I report to the charity trustees on my examination of the accounts of Wivenhoe Housing Trust (WHT) (the Trust) for the year ended 31 December 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.



Simon Welling
Certified Accountant

TC Group
Accountants
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

Date: 17/3/26

WIVENHOE HOUSING TRUST (WHT)

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds £	Restricted fund £	Endowment funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM						
Charitable activities	4					
Almshouse activity		89,344	-	-	89,344	85,980
Investment Income	3	32,033	617	3,566	36,216	33,455
Total		121,377	617	3,566	125,560	119,435
EXPENDITURE ON						
Charitable activities	5					
Almshouse activity		44,669	-	-	44,669	65,149
Relief In Need		-	1,581	-	1,581	707
Total		44,669	1,581	-	46,250	65,856
		76,708	(964)	3,566	79,310	53,579
Net gains on investments		28,244	-	6,599	34,843	18,149
NET INCOME/(EXPENDITURE)		104,952	(964)	10,165	114,153	71,728
Transfers between funds	14	(2,500)	2,500	-	-	-
Other recognised gains/(losses)						
Gains on revaluation of fixed assets		-	-	132,732	132,732	-
Net movement in funds		102,452	1,536	142,897	246,885	71,728
RECONCILIATION OF FUNDS						
Total funds brought forward		621,798	19,217	2,591,501	3,232,516	3,160,788
TOTAL FUNDS CARRIED FORWARD		724,250	20,753	2,734,398	3,479,401	3,232,516

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements


WIVENHOE HOUSING TRUST (WHT)

BALANCE SHEET
31 DECEMBER 2025

	Notes	Unrestricted funds £	Restricted fund £	Endowment funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS						
Tangible assets	10	-	-	2,587,616	2,587,616	2,454,884
Investments	11	<u>115,803</u>	-	<u>7,014</u>	<u>122,817</u>	<u>535,856</u>
		115,803	-	2,594,630	2,710,433	2,990,740
CURRENT ASSETS						
Debtors	12	13,930	-	-	13,930	4,589
Cash at bank		<u>617,647</u>	<u>20,753</u>	<u>139,768</u>	<u>778,168</u>	<u>261,359</u>
		631,577	20,753	139,768	792,098	265,948
CREDITORS						
Amounts falling due within one year	13	<u>(23,130)</u>	-	-	<u>(23,130)</u>	<u>(24,172)</u>
NET CURRENT ASSETS		<u>608,447</u>	<u>20,753</u>	<u>139,768</u>	<u>768,968</u>	<u>241,776</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		<u>724,250</u>	<u>20,753</u>	<u>2,734,398</u>	<u>3,479,401</u>	<u>3,232,516</u>
NET ASSETS		<u>724,250</u>	<u>20,753</u>	<u>2,734,398</u>	<u>3,479,401</u>	<u>3,232,516</u>
FUNDS						
Unrestricted funds	14				724,250	621,798
Restricted funds					20,753	19,217
Endowment funds					<u>2,734,398</u>	<u>2,591,501</u>
TOTAL FUNDS					<u>3,479,401</u>	<u>3,232,516</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 14th March 2026 and were signed on its behalf by:


P Hill - Trustee


R Needham - Trustee

The notes form part of these financial statements

1. TRANSFER OF ENGAGEMENTS

The Wivenhoe Housing Trust was formed to administer the charities previously known as the Jonathan Feedham Charity and the Mary Ann Sanford's Almshouse Charity. The transfer took effect on 20 December 2001 and the reserves, assets and liabilities of those charities have been adopted at the values shown in their accounts on 19 December 2001.

On 8 February 2015 the activities, assets and liabilities of The Wivenhoe Housing Trust (Charity Registration Number 1090578) were transferred to this Charity.

2. 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.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. 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. Permanent endowment funds are non-expendable funds which are normally held indefinitely. Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Going concern

The accounts are prepared on a going concern basis as there are no material uncertainties about the Charity's ability to continue.

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.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the Charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Charity that a distribution will be made, or when a distribution is received from the estate.

2. ACCOUNTING POLICIES - continued

Income

Donations and other voluntary income are reflected in the accounts for the period in which they are received. Donations in kind are recognised by the Charity when received except in the case of services provided free or undervalue by voluntary staff or others which are not reflected in the accounts.

Interest received

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the Bank.

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.

Repairs and maintenance of properties

The charges in the Statement of Financial Activities in respect of Cyclical Maintenance and Extraordinary Repairs reflect the Trustees' constant concern to keep the properties in good condition, and are in accordance with the Almshouse Associations' recommendation that Almshouse Charities should set aside each year specific sums in this respect. Transfers are made from the General Fund each year to the Extraordinary Repair Fund to cover extraordinary repairs as they arise and to the Cyclical Maintenance Fund to cover repairs which arise on a cyclical basis.

Support costs

The Charity's governance costs are allocated entirely to the Almshouse Costs since support costs relating to other activities are considered immaterial.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Housing Properties

The housing properties are included in the accounts at their insurance reinstatement value. Additions after each revaluation are included at cost until a further revaluation.

The housing properties are not depreciated as revaluations are performed with sufficient regularity to ensure that the carrying amounts are not materially misstated.

The cost of refurbishment and improvements to the existing property are written off to General Fund as incurred. Any major improvements or extensions to the property are capitalised.

Investments

Investments are shown on the Balance Sheet at their market value. Changes in market values during an accounting period are reflected in the accounts as unrealised gains or losses. Upon disposal of an investment the difference between original cost and disposal proceeds is reflected in the accounts as a realised gain or loss and an adjustment is made to unrealised gains or losses to reverse unrealised movements in value in earlier years.

2. ACCOUNTING POLICIES - continued**Debtors**

Contributions and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash at bank

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Taxation

The charity is exempt from tax on its charitable activities.

3. INVESTMENT INCOME

	2025	2024
	£	£
Dividends receivable	5,746	8,215
Accumulated shares dividends receivable	12,857	15,197
COIF deposit account interest	17,564	10,043
CAF account interest	49	-
	<u>36,216</u>	<u>33,455</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	2025	2024
	£	£
Almshouse activity		
Contributions receivable	90,458	87,015
Losses from vacancies	(1,114)	(1,035)
	<u>89,344</u>	<u>85,980</u>

WIVENHOE HOUSING TRUST (WHT)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6) £	Grant funding of activities £	Support costs (see note 7) £	Totals £
Almshouse activity	34,194	-	10,475	44,669
Relief In Need	1,109	472	-	1,581
	<u>35,303</u>	<u>472</u>	<u>10,475</u>	<u>46,250</u>

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025 £	2024 £
Vacant property costs	118	130
Water charges	3,225	2,861
Insurance	1,750	1,706
Light and heat	9,984	12,271
Repairs and maintenance	12,070	10,357
Cyclical repairs	2,040	750
Extraordinary repairs	-	23,230
Gardening	3,910	3,320
Careline	1,109	870
Sundry expenses	58	113
Bad debts	974	-
Bank charges	65	-
	<u>35,303</u>	<u>55,608</u>

7. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Almshouse activity	<u>7,829</u>	<u>2,646</u>	<u>10,475</u>

Support costs, included in the above, are as follows:

	2025 Almshouse activity £	2024 Almshouse activity £
Clerk fees	7,410	6,500
Subscriptions	419	407
Independent examination fees	284	270
Accountancy fees	<u>2,362</u>	<u>2,364</u>
	<u>10,475</u>	<u>9,541</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025**8. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Endowment funds £	Total funds £
INCOME AND ENDOWMENTS FROM				
Charitable activities				
Almshouse activity	85,980	-	-	85,980
Investment income	<u>28,030</u>	<u>661</u>	<u>4,764</u>	<u>33,455</u>
Total	<u>114,010</u>	<u>661</u>	<u>4,764</u>	<u>119,435</u>
EXPENDITURE ON				
Charitable activities				
Almshouse activity	64,279	870	-	65,149
Relief In Need	<u>-</u>	<u>707</u>	<u>-</u>	<u>707</u>
Total	<u>64,279</u>	<u>1,577</u>	<u>-</u>	<u>65,856</u>
	49,731	(916)	4,764	53,579
Net gains on investments	<u>13,322</u>	<u>-</u>	<u>4,827</u>	<u>18,149</u>
NET INCOME/(EXPENDITURE)	63,053	(916)	9,591	71,728
Transfers between funds	<u>(2,500)</u>	<u>2,500</u>	<u>-</u>	<u>-</u>
Net movement in funds	60,553	1,584	9,591	71,728
RECONCILIATION OF FUNDS				
Total funds brought forward	<u>561,245</u>	<u>17,633</u>	<u>2,581,910</u>	<u>3,160,788</u>
TOTAL FUNDS CARRIED FORWARD	<u>621,798</u>	<u>19,217</u>	<u>2,591,501</u>	<u>3,232,516</u>

WIVENHOE HOUSING TRUST (WHT)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

10. TANGIBLE FIXED ASSETS

	Housing properties £
COST OR VALUATION	
At 1 January 2025	2,454,884
Revaluations	<u>132,732</u>
At 31 December 2025	<u>2,587,616</u>
NET BOOK VALUE	
At 31 December 2025	<u>2,587,616</u>
At 31 December 2024	<u>2,454,884</u>

Housing properties represents thirteen almshouses being 1 to 7 Feedham Court, Wivenhoe, Essex and 1 to 6 Rebow Road, Wivenhoe, Essex.

The housing properties were revalued to their insurance reinstatement value of £2,587,616 at 30 June 2025, which the trustees considered to be the value.

Cost or valuation at 31 December 2025 is represented by:

	Housing properties £
Accumulated revaluation gains	1,198,886
Cost	<u>1,388,730</u>
	<u>2,587,616</u>

WIVENHOE HOUSING TRUST (WHT)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

11. FIXED ASSET INVESTMENTS

	Listed Investments £
MARKET VALUE	
At 1 January 2025	535,856
Additions	12,857
Disposals	(460,739)
Revaluations	<u>34,843</u>
At 31 December 2025	<u>122,817</u>
NET BOOK VALUE	
At 31 December 2025	<u>122,817</u>
At 31 December 2024	<u>535,856</u>

There were no investment assets outside the UK.

Cost or valuation at 31 December 2025 is represented by:

	Listed investments £
Accumulated revaluation gains	57,537
Cost	<u>65,280</u>
	<u>122,817</u>

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Contributions in arrears	3,546	1,677
Prepayments and accrued income	<u>10,384</u>	<u>2,912</u>
	<u>13,930</u>	<u>4,589</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Contributions received in advance	2,413	2,502
Other creditors	50	48
Accruals and deferred income	<u>20,667</u>	<u>21,622</u>
	<u>23,130</u>	<u>24,172</u>

WIVENHOE HOUSING TRUST (WHT)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

14. MOVEMENT IN FUNDS

	At 1.1.25 £	Net movement in funds £	Transfers between funds £	At 31.12.25 £
Unrestricted funds				
General fund	50,124	69,692	(20,170)	99,646
Cyclical Maintenance Fund	73,482	(6)	(20,401)	53,075
Extraordinary Repair Fund	143,412	18,794	(46,011)	116,195
Building Reserve Fund	<u>354,780</u>	<u>16,472</u>	<u>84,082</u>	<u>455,334</u>
	621,798	104,952	(2,500)	724,250
Restricted funds				
Relief In Need Fund	19,217	(964)	2,500	20,753
Endowment funds				
Permanent Endowment Fund	1,519,369	9,129	-	1,528,498
Property Revaluation Reserve	1,066,154	132,732	-	1,198,886
Wivenhoe Charities Fund	<u>5,978</u>	<u>1,036</u>	<u>-</u>	<u>7,014</u>
	<u>2,591,501</u>	<u>142,897</u>	<u>-</u>	<u>2,734,398</u>
TOTAL FUNDS	<u>3,232,516</u>	<u>246,885</u>	<u>-</u>	<u>3,479,401</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	112,087	(42,629)	234	69,692
Cyclical Maintenance Fund	173	(2,040)	1,861	(6)
Extraordinary Repair Fund	5,422	-	13,372	18,794
Building Reserve Fund	<u>3,695</u>	<u>-</u>	<u>12,777</u>	<u>16,472</u>
	121,377	(44,669)	28,244	104,952
Restricted funds				
Relief In Need Fund	617	(1,581)	-	(964)
Endowment funds				
Permanent Endowment Fund	3,566	-	5,563	9,129
Property Revaluation Reserve	-	-	132,732	132,732
Wivenhoe Charities Fund	<u>-</u>	<u>-</u>	<u>1,036</u>	<u>1,036</u>
	<u>3,566</u>	<u>-</u>	<u>139,331</u>	<u>142,897</u>
TOTAL FUNDS	<u>125,560</u>	<u>(46,250)</u>	<u>167,575</u>	<u>246,885</u>

WIVENHOE HOUSING TRUST (WHT)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

14. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.24 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General fund	60,608	34,116	(44,600)	50,124
Cyclical Maintenance Fund	54,284	5,418	13,780	73,482
Extraordinary Repair Fund	124,322	10,770	8,320	143,412
Building Reserve Fund	<u>322,031</u>	<u>12,749</u>	<u>20,000</u>	<u>354,780</u>
	561,245	63,053	(2,500)	621,798
Restricted funds				
Relief In Need Fund	17,633	(916)	2,500	19,217
Endowment funds				
Permanent Endowment Fund	1,509,930	9,439	-	1,519,369
Property Revaluation Reserve	1,066,154	-	-	1,066,154
Wivenhoe Charities Fund	<u>5,826</u>	<u>152</u>	<u>-</u>	<u>5,978</u>
	<u>2,581,910</u>	<u>9,591</u>	<u>-</u>	<u>2,591,501</u>
TOTAL FUNDS	<u><u>3,160,788</u></u>	<u><u>71,728</u></u>	<u><u>-</u></u>	<u><u>3,232,516</u></u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement In funds £
Unrestricted funds				
General fund	97,562	(63,529)	83	34,116
Cyclical Maintenance Fund	5,381	(750)	787	5,418
Extraordinary Repair Fund	5,385	-	5,385	10,770
Building Reserve Fund	<u>5,682</u>	<u>-</u>	<u>7,067</u>	<u>12,749</u>
	114,010	(64,279)	13,322	63,053
Restricted funds				
Relief In Need Fund	661	(1,577)	-	(916)
Endowment funds				
Permanent Endowment Fund	4,764	-	4,675	9,439
Wivenhoe Charities Fund	<u>-</u>	<u>-</u>	<u>152</u>	<u>152</u>
	<u>4,764</u>	<u>-</u>	<u>4,827</u>	<u>9,591</u>
TOTAL FUNDS	<u><u>119,435</u></u>	<u><u>(65,856)</u></u>	<u><u>18,149</u></u>	<u><u>71,728</u></u>

14. MOVEMENT IN FUNDS - continued

Funds and Reserves

Permanent Endowment Fund

The Fund partly represents the Charity's land and buildings with the balance being specifically invested. Income from these investments is available for the general purposes of the Charity.

Housing Properties Revaluation Reserve

The Housing Property Revaluation Reserve is permanent endowment of the Charity and is represented by the value of housing properties revaluation gains.

Wivenhoe Charities Fund

The Fund is expendable permanent endowment of the Charity and represents funds received on the winding up of the Wivenhoe Charities. The Fund is specifically invested. Income from these investments is used for the Relief In Need services provided by the Charity.

Relief in Need Fund

The Fund represents voluntary income received by the Charity to provide its Relief In Need services. The Fund is restricted to these services and any income from investment of the Fund is similarly restricted in its use.

Cyclical Maintenance Fund

A transfer is made each year from the General Fund to the Cyclical Maintenance Fund to cover cyclical repairs as they arise. The Fund is specifically invested and income received is added to the Fund.

Extraordinary Repair Fund

A transfer is made each year from the General Fund to the Extraordinary Repair Fund to cover extraordinary repairs as they arise. The Fund is specifically invested and income received is added to the Fund.

Building Reserve Fund

The fund is to cover future development of the property and transfers will be made from the General Fund at the Trustees discretion.

General Fund

The fund represents part of the accumulated surpluses of the Charity and is available for the general purposes of the Charity.

15. RELATED PARTY DISCLOSURES

The clerk to the charity is the daughter-in-law of one of the charity trustees. During the year ended 31 December 2025 the clerk was paid fees of £7,410 for their administrative services.

During the year ended 31 December 2025 the charity used the services of a firm of building contractors in connection with repairs to one of its housing properties, one of the trustees is a director and shareholder in the firm. The fees paid amounted to £2,490 and were carried out under the normal course of business on commercial terms.

There were no other related party transactions for the year ended 31 December 2025.

WIVENHOE HOUSING TRUST (WHT)

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Investment income		
Dividends receivable	5,746	8,215
Accumulated shares dividends receivable	12,857	15,197
COIF deposit account interest	17,564	10,043
CAF account interest	49	-
	<u>36,216</u>	<u>33,455</u>
Charitable activities		
Contributions receivable	90,458	87,015
Losses from vacancies	(1,114)	(1,035)
	<u>89,344</u>	<u>85,980</u>
Total incoming resources	125,560	119,435
EXPENDITURE		
Charitable activities		
Vacant property costs	118	130
Water charges	3,225	2,861
Insurance	1,750	1,706
Light and heat	9,984	12,271
Repairs and maintenance	12,070	10,357
Cyclical repairs	2,040	750
Extraordinary repairs	-	23,230
Gardening	3,910	3,320
Careline	1,109	870
Sundry expenses	58	113
Bad debts	974	-
Bank charges	65	-
Relief in Need donations	472	707
	<u>35,775</u>	<u>56,315</u>
Support costs		
Management		
Clerk fees	7,410	6,500
Subscriptions	419	407
	<u>7,829</u>	<u>6,907</u>

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WIVENHOE HOUSING TRUST (WHT)

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025**

	2025 £	2024 £
Management		
Governance costs		
Independent examination fees	284	270
Accountancy fees	<u>2,362</u>	<u>2,364</u>
	<u>2,646</u>	<u>2,634</u>
Total resources expended	<u>46,250</u>	<u>65,856</u>
Net income before gains and losses	<u>79,310</u>	<u>53,579</u>

This page does not form part of the statutory financial statements
