

Charity number: 1164982

**THE LADY FRANCES PEYTON'S
HOSPITAL ALMHOUSE CHARITY**

**Receipts and Payments Accounts
for the year ended
31 December 2025**

The Lady Frances Peyton's Hospital Almhouse Charity
Statement of Receipts and Payments
for the year ended 31 December 2025

CONTENTS

	Page
Trustees' Report	1 - 4
Independent Examiner's Report	5
Statement of Receipts and Payments	6
Statement of Assets and Liabilities	7
Notes to the Accounts	8

The Lady Frances Peyton's Hospital Almshouse Charity
Trustees Annual Report for the year ended
31 December 2025

The Lady Frances Peyton's Hospital Almshouse Charity was governed by a Scheme sealed by the Charity Commission on 8 June 1988.

Registered Charity No: 1164982 (Previously: 2035559)

Almshouse Association No: 0586

On 23 December 2015 it transferred all its assets into a Charitable Incorporated Organisation.

The registered charity number remains the same.

The original Hospital at Isleham was founded by Lady Frances Peyton in 1582. In 1982 a special service of thanksgiving was held to celebrate the fourth centenary of the foundation and the reopening of the almshouses after a major rebuild and renovation scheme had been completed.

Currently there are four almshouses; two single storey cottages on The Causeway, Isleham, which are listed as of architectural interest and two bungalows on Sun Street, Isleham, that were built in 1995. The two single storey cottages were further refurbished and renovated during the year, continuing the works started in 2024. The total cost of the works is expected to total £350,000; a further £14,080 was spent in the year in addition to the £324,933 that was spent in 2024.

During the year the Charity continued to invest the proceeds from the sale of the land in 2024 to Havebury Homes; the proceeds were primarily invested in fixed term deposits but were transferred to short term deposit at year end in readiness for the acquisition of new homes. On 27th February 2026 the Charity completed the purchase of 4 new homes from Havebury Homes for £1.0 million. The new homes are on Station Road, Isleham.

To be considered for appointment as a beneficiary (resident) of the Charity, applicants must be poor persons of good character and inhabitants of Isleham or have a close association with the village.

The Charity is governed by a Trustee body made up of up to nine persons. One trustee is an ex-officio trustee (the person being in situ as vicar of the church of St Andrew, Isleham), five co-opted trustees and three trustees nominated by the Isleham Parish Council.

As at 31 December 2025, the governing Trustees were:

Mr Richard Radcliffe
45 Sun Street
Isleham
Ely, Cambs.
CB7 5RU

Chairman – Co-opted Trustee

Mrs Pauline Wilkes
6 Limestone Close
Isleham
Ely, Cambs.
CB7 5RP

Nominated Trustee

**The Lady Frances Peyton's Hospital Almhouse Charity
Trustees Annual Report for the year ended
31 December 2025**

Mrs Barbara Murfitt
14 Aves Close
Isleham
Ely, Cambs.
CB7 5TE

Co-opted Trustee

Mr David Manns
4 Chestnut Close
Mildenhall
Suffolk
IP28 7NL

Co-opted Trustee

Mr Christopher Elmer
30 Limestone Close
Isleham
Ely, Cambs.
CB7 5RP

Co-opted Trustee

Dr Christopher Corbin
5 Priory Gardens
Isleham
Ely, Cambs.
CB7 5ZB

Co-opted Trustee

Secretary/Treasurer
Robin Threadgold
2 The Briars
Isleham
Ely, Cambs.
CB7 5UY

Independent Examiner
Mr H Watson FCCA
The MHH Partnership, Elstree House, Watson's Yard, Cottenham, Cambridge CB24 8RX

Solicitor
Sheila Small
Ashtons Legal, Chequers House, 77-81 Newmarket Road, Cambridge CB5 8EU

Consultant Architect
Mr Richard Waite
34 Bridge Street, Kings Lynn PE30 5AB

The Lady Frances Peyton's Hospital Almhouse Charity
Trustees Annual Report for the year ended
31 December 2025

Appointment of Trustees

Trustees are recruited by personal invitation of existing trustees. A small introduction letter is submitted to the board and a vote is then taken.

New trustees are guided through the process by the existing trustees. There is also the Almshouse Association magazine which has ideas and support structures within it that all trustees have access to. The Charity takes guidance from the Charity Commission and the Almshouse Association.

Objectives and Activities

The objectives of the Charity are:

to ensure the almshouses and gardens are kept in a good state of repair

to ensure the welfare of the beneficiaries

to ensure the assets of the charity are maintained for the future success of the charity

In the year there were no vacancies at the almshouses.

The charity retains 2 parcels of agricultural land at East Fen and off Fordham Road, which are both let. The charity also retains 2 acres of land off Station Road, adjacent to the land being developed by Havebury Homes.

There continues to be the need for additional good quality, well managed affordable rented housing in Isleham. The local housing need remains real and the charity is committed to help local people to be able to access affordable housing in the village.

The Lady Frances Peyton's Hospital Almhouse Charity
Trustees Annual Report for the year ended
31 December 2025

Statement of trustees' responsibilities

Charity law requires the trustees to prepare financial statements for each financial year, which gives a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements the trustees are required to:

select suitable accounting policies and apply them consistently;
make judgements and estimates that are reasonable and prudent;
prepare the financial statements on the going concern basis unless it is inappropriate to assume the charity will continue operating.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011.

The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention of fraud or other irregularities.

Signed  Mr R Radcliffe (Chairman)
Date 29.6.26

**The Lady Frances Peyton's Hospital Almhouse Charity
Report of the Independent Examiner to the Trustees
on the accounts of Lady Frances Peyton Hospital Charity
for the year ended 31 December 2025**

I report on the accounts of the Charity for the year ended 31 December 2025, which are set out on pages 6-8.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts.

The trustees consider that an audit is not required for this year under Section 144 of the Charities Act 2011 (the Charities Act) and that an Independent Examination is required.

As an examiner it is my responsibility to:

- a) examine the accounts under s145 of the Charities Act
- b) follow the procedures laid down in the General Directions given by the Charity Commissioners (under s145(5)(b) of the Charities Act and
- c) to state whether particular matters have come to my attention

Basis of the examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement, report and opinion

In connection with my examination, no matter has come to my attention :

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
 - a) to keep accounting records in accordance with section 130 of the Charities Act; and
 - b) to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the charities Act have not been met **or**
- 2) to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

H Watson FCCA
The MHH Partnership Ltd
Chartered Certified Accountants
Elstree House, Watson's Yard
Cottenham
Cambridge
CB24 8RX


.....

DATE 10 July 2026

The Lady Frances Peyton's Hospital Almhouse Charity
Statement of Receipts and Payments
for the year ended 31 December 2025

<u>INCOME</u>	<u>Notes</u>	General Funds	Endowment Funds	Total 2025	Total 2024
Tenants Maintenance Contributions		23,570		23,570	21,819
Land & Allotment Rents	1	1,300		1,300	1,300
Sale of Land		-		-	1,021,220
Interest Received on Investments		25,872	9,111	34,983	33,785
Telephone Call Reimbursements		255		255	420
		50,997	9,111	60,107	1,078,544
<u>EXPENDITURE</u>					
Maintenance & Gardening Costs	3	10,853		10,853	1,150
Water Rates		1,439		1,439	1,004
Insurance		1,345		1,345	1,403
Telephone & Care Call		489		489	1,077
Almshouses Association Subscription & Fees		302		302	571
TV Licence		8		8	8
Refurbishment works		14,080		14,080	324,933
Independent Examination		372		372	360
		28,889	-	28,889	330,506
SURPLUS/(DEFICIT)		22,108	9,111	31,219	748,038
Transfer of Interest to General Funds		9,111 -	9,111	-	-
Profit/Loss on investments during year			6,809	6,809	7,587
Cash Funds as at 31 December 2024		1,058,819	216,315	1,275,133	519,508
Cash Funds as at 31 December 2025		1,090,038	223,123	1,313,161	1,275,133
Bank Current Account		41,538		41,538	5,398
Bank Deposit Account		1,048,499	131,002	1,179,501	1,053,421
Fixed Interest Fund			-	-	35,435
Investment Fund			-	-	99,242
Property Fund			25,634	25,634	24,720
NAACIF			66,487	66,487	56,917
		1,090,038	223,123	1,313,160	1,275,133

The Lady Frances Peyton's Hospital Almhouse Charity
Statement of Assets and Liabilities
for the year ended 31 December 2025

FIXED ASSETS

Land & Property

- 1 2 dwellings at 17 & 19 The Causeway, Isleham, Ely, Cambs.
2 dwellings at 26a & 26b Sun Street, Isleham, Ely, Cambs.
- 2 1.7 acres in East Fen, Isleham - let on a tenancy
- 3 0.5 acres of land off Fordham Road, Isleham - let on a tenancy
- 4 2 acres of land in Station Road, Isleham - currently unlet

CURRENT ASSETS

Bank & Investment Funds

	<u>2025</u>	<u>2024</u>
Lloyds/TSB Treasurers Account	41,538	5,398
Deposit Accounts	1,086,653	969,683
COIF Charity Deposit Fund (CMF, ERF)	92,848	83,737
Fixed Interest Fund (PE)	-	35,435
Investment Fund (PE)	-	99,242
Property Fund(PE)	25,634	24,720
NAACIF	66,487	56,917
	<u><u>1,313,160</u></u>	<u><u>1,275,133</u></u>
<u>Debtors</u>		
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
<u>Creditors</u>		
Examination fee	<u>390</u>	<u>375</u>
	<u>390</u>	<u>375</u>

Treasurer's Declaration

The Statement of assets and Liabilities represents the true state of the Charity's finances to the best of my knowledge.

Mr R Threadgold

R. Threadgold

Dated

29 June 2026

The Lady Frances Peyton's Hospital Almhouse Charity
Notes to the Receipts and Payments Account
for the year ended 31 December 2025

1	<u>Land & Allotment Rents</u>	<u>2025</u>
	Rents received in respect of 2025	<u>1,300</u>

2	<u>Transfers from Deposit Funds (ERF/CRF)</u>	
	There were no transfers from the deposit fund in this year.	

3	<u>Maintenance & Gardening Costs</u>	<u>2025</u>
	Refurbishment costs	14,080
	Other routine maintenance	10,853
		<u>24,933</u>

4	<u>Investment M&G NAACIF</u>	<u>2025</u>
	There was no further investments made to the National Association of Almshouses Common Investment Fund.	