

THE ALMSHOUSE CHARITY OF SIR JOHN OFFLEY

REGISTERED CHARITY NO. 1192182

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31st DECEMBER 2025

FINANCIAL STATEMENTS FOR THE YEAR TO 31st DECEMBER 2025

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

The Trustees present their report and accounts for the year ended 31st December 2025

The Almshouse Charity of Sir John Offley registration no. 119182 is a constituted Charitable Incorporated organisation registered on 5th November 2020.

Objects of the Charity, principal activities and organisation of our work

The principal object of the Charity is to provide almshouse accommodation in property owned by it at Station Road, Madeley, Staffordshire, 1& 2, Greyhound Cottages, Madeley ,Staffordshire and Pool View Cottage, Madeley, Staffordshire.

The Charity operates under a Scheme approved by the Charity Commissioners on 24th April 1969. In accordance with the constitution, there should be not less than three nor more than five appointed trustees, one ex officio trustee and one nominated trustee and are assisted by a Clerk who is employed part-time.

The Scheme also includes the Charity of Martha Halmarack, the two Charities being operated in conjunction with each other.

Review of activities this year and future plans

The Trustees are satisfied that the Charity's objectives were fulfilled in the year, with a high percentage of occupancy having been achieved in the eleven Almshouses available.

Statement of Trustees' responsibilities

Housing Association and Charity legislation require Trustees to prepare Financial Statements for each financial year, which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the surplus or deficit for that period. In preparing the Financial Statements, suitable accounting policies have been adopted and consistently applied, to the best of the Trustees' knowledge and belief, by reference to reasonable and prudent judgements and estimates. Applicable accounting standards have been followed. The Trustees are responsible for maintaining adequate accounting records, for safeguarding the assets of the Charity and for preventing and detecting fraud and other irregularities. The Trustees are also required to indicate whether the Financial Statements are prepared other than on the basis that the Charity is a going concern.

REPORT OF THE TRUSTEES (CONT.)
FOR THE YEAR ENDED 31st DECEMBER 2025

Risk management

The Trustees acknowledge their responsibility for risk management. The major risks to which the Charity is exposed, as identified by the Trustees, have been reviewed and systems established to mitigate those risks.

Designated Reserves

Funds are maintained for the maintenance and improvement of the Charity's property as authorised by Charity Commissioners' Orders dated 1st December 1976; namely the Cyclical Maintenance Fund, and the Extraordinary Repair Fund.

Trustees

The Trustees who served during the year were:-

Mr. S. Clifford
Mr T. Downs
Mrs. J. Lewis
Mrs. S. Eaton
Rev. T. Watson
Cllr. J.P. Whitmore

The Scheme provides for the following Trustee appointments:-

One Ex-officio Trustee, being the Vicar for the time being of the Ecclesiastical Parish Of All Saints, Madeley.

One Nominative Trustee, appointed by Newcastle-under-Lyme Borough Council, serving for a term of four years.

Four Co-optative Trustees, being persons residing or carrying on business in or near Madeley, and serving for terms of five years.

REPORT OF THE TRUSTEES (CONT)
FOR THE YEAR ENDED 31st DECEMBER 2025

Clerk to the Trustees	J J Sheridan Birchfield London Road Woore Crewe Cheshire CW3 9SQ
Bankers	The Co-operative Bank plc P.O. Box 250 Skelmersdale WN8 6WT.
Independent Examiner	David Birkin FCA David Birkin & Co. 155 High Street Wolstanton Newcastle Staffs. ST5 0EJ

Approval

This report was approved by the Trustees and signed on their behalf by

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.....

Date : 2nd March 2026

THRE ALMSHOUSE CHARITY OF SIR JOHN OFFLEY

INDEPENDENT ACCOUNTANTS REPORT

I report to the trustees on my examination of the accounts of the charity for the year ended 31st December 2025 which are set out on pages 6 & 7.

Respective responsibilities of Trustees and Examiner

As the charity trustees, 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 Charity’s accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

David Birkin FCA
David Birkin & Co.
155 High Street
Wolstanton
Newcastle
Staffs.
ST5 0EJ

David Birkin F.C.A

Date :

RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31st DECEMBER 2025

	<u>£</u>	<u>2025</u>	<u>£</u>	<u>£</u>	<u>2024</u>	<u>£</u>
<u>Receipts</u>						
Residents' Maintenance Contribution	61941			51163		
51,163						
Bank Deposit Account Interest	293			989		
-						
-						
Almshouse Association Loan	-			50,000		-
NAACIF Investment Income	3724			2735		
			<u>65958</u>			<u>104887</u>
<u>Payments</u>						
Council Tax	2			405		-
Legal Fees and Stamp Duty	-			1,201		
Insurance	1768			1,915		
Subscriptions	538			432		
Clerk's Salary & Expenses	9839			9380		
Independent Examiner's Fees	462			426		
Laundry Electricity	666			729		
Routine Maintenance Expenditure	2752			4755		
Cyclical Maintenance Expenditure	8726			3980		
Extraordinary Repairs	4765			-		
Loan Arrangement Fee	250			-		
Printing, Postage and Stationery	-			111		
Sundry Expenses	250			54		
Bank Charges	120			145		
Purchase of Freehold Property	-			204,602		
			<u>30138</u>			<u>228135</u>
			<u>35820</u>			<u>(123248)</u>
<u>Less/Add : NAACIF Income Re-invested</u>		<u>3355</u>	<u>-</u>			<u>2384</u>
<u>Excess of Income/(Expenditure/Income)for Year</u>	<u>£</u>	<u>32465</u>				<u>(£125632)</u>

Approved by the trustees on 2nd March 2026

.....S.N. Clifford

.....Councillor Jill Whitmore

THE ALMSHOUSE CHARITY OF SIR JOHN OFFLEY
STATEMENT OF ASSETS AND LIABILITIES
AT 31ST DECEMBER 2025

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	<u>At Re Valuation and Cost to 31/12/2024</u>	<u>Total</u>
	<u>£</u>	<u>£</u>
<u>Fixed Assets</u>		
<u>Freehold Properties:-</u>		
2/3 – 10/11 Station Road	960,000	960,000
1, Greyhound Cottage	150,000	150,000
Pool View Cottage	125,000	125,000
2, Greyhound Cottage	204,602	204,602
	<u>1,439,602</u>	<u>1,439,602</u>

Investment Assets

N.A.A.C.I.F. Units at 1 st January 2025		41322,	
Add : Accumulated Income Re-invested	3355		
Further Investments during year	35000	38355	
			79677

The market value of the investments
at 31st December 2025 was £120,119 (2024 £70,748)

Cash Funds

Co-operative Bank	14735
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Net Assets at 31st December 2025 **£ 1,534,014**

THE ALMSHOUSE CHARITY OF SIR JOHN OFFLEY
STATEMENT OF ASSETS AND LIABILITIES
AT 31st DECEMBER 2025 – CONTINUED

Total Assets represented by:-

<u>Reserves</u>	<u>Cyclical</u>	<u>Extra Ordinary</u>	<u>Total</u>
Balance at 1 st January 2025	67,337	70,392	137,729
Transfers to Reserves	8,250	8,250	16,500
Expenditure	<u>(8726)</u>	<u>(4765)</u>	<u>(13491)</u>
Balance at 31st December 2025	<u>£ 66,861</u>	<u>£ 73877</u>	140,738

Property Revaluation Reserves

The Freehold properties were revalued at 31st March 2022 997,482

General Accumulated Fund

Balance at 1st January 2025 317,983

Adjustments re Capital Transactions:

Investment Income Re-invested	3,355	
Adjustment to Reserves (Net)	(3,009)	
Excess of Income over Expenditure for year	32,465	
		<u>350,794</u>

Almshouse Association Loan

Balance at 1 st January 2025	50,000	
Repaid during year.	(5000)	
Balance outstanding at 31 st December 2025		<u>45,000</u>

£ 1,534,014

