

**Charity registration number: 200230**

**Regulator of Social Housing registration number: A0211**

**AYLOTT JANES ALMSHOUSES  
FINANCIAL STATEMENTS FOR THE  
YEAR ENDED 31 DECEMBER 2025**

Miller & Co  
Chartered Accountants  
Statutory Auditors  
5 Imperial Court  
Laporte Way  
Luton  
Bedfordshire  
LU4 8FE

**AYLOTT JANES ALMSHOUSES**

**CONTENTS OF THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2025**

|   | <b>Page</b> |
|---|-------------|
| <b>Registered Social Housing Provider Information</b> | <b>1</b>    |
| <b>Trustees Report</b>                                | <b>2</b>    |
| <b>Report of the Independent Auditors</b>             | <b>5</b>    |
| <b>Statement of Comprehensive Income</b>              | <b>8</b>    |
| <b>Balance Sheet</b>                                  | <b>9</b>    |
| <b>Statement of Changes in Reserves</b>               | <b>10</b>   |
| <b>Statement of Cash Flows</b>                        | <b>11</b>   |
| <b>Notes to the Financial Statements</b>              | <b>12</b>   |

**AYLOTT JANES ALMSHOUSES**

**REGISTERED SOCIAL HOUSING PROVIDER INFORMATION  
for the Year Ended 31 December 2025**

|                               |   |
|-------------------------------|---|
| <b>STATUS:</b>                | Unincorporated charity registered 15 January 1963<br>Charity Registered Number 200230<br>Regulator of Social Housing Number A0211   |
| <b>TRUSTEES</b>               |   |
| <b>CHAIRMAN:</b>              | J Young   |
| <b>OTHER TRUSTEES:</b>        | P Banks-Smith<br>K A Cowan<br>Father R Brown (Resigned 31 December 2024)<br>Councillor C Isles<br>K Porter<br>Councillor S Shahanara (Removed 30 April 2025)<br>Councillor M A Khan<br>Councillor M Hussain |
| <b>CLERK TO THE TRUSTEES:</b> | Duncan Welch & Co   |
| <b>REGISTERED OFFICE:</b>     | Peterson House<br>2a Tennyson Road<br>Luton<br>Bedfordshire<br>LU1 3RT  |
| <b>AUDITORS:</b>              | Miller & Co<br>5 Imperial Court<br>Laporte Way<br>Luton<br>Bedfordshire<br>LU4 8FE  |
| <b>BANKERS:</b>               | Metro Bank<br>10 - 20 Castle Street<br>Luton<br>Bedfordshire<br>LU1 3AJ   |
| <b>INVESTMENT MANAGERS:</b>   | J M Finn & Co<br>4 Coleman Street<br>London<br>EC2R 5TA   |

**AYLOTT JANES ALMSHOUSES**  
**TRUSTEES REPORT**  
**for the Year Ended 31 December 2025**

The Trustees present their report and the audited financial statements of the charity for the year ended 31 December 2025.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)* and the Statement of Recommended Practice for Social Housing Providers 2018.

The charity is managed on a day to day basis by the clerk to the trustees. The Trustees are responsible for the overall management of the charity and meet on a regular basis, which includes an annual investment review with the charity's advisors. The investment policy is a medium risk one which provides income and steady growth.

New trustees are identified and appointed by the existing trustees where they consider that the new trustees have the necessary experience and ability to contribute to the management of the charity. Details of changes are reported on page 1.

### **Objectives and activities**

The object of the charity is to administer the 36 Almshouses belonging to the charity in conformity with trust deed. The principal funding of the charity is therefore the contributions made by the tenants of the Almshouses.

The Trustees have ensured that the tenants of the Almshouses have been content and that all repairs and wants of reparation have been dealt with as and when they arose, and they will continue to do so in the future.

As far as they are aware the Trustees have dealt with all recommendations of the Almshouse Association and the Regulator of Social Housing.

### **Achievements**

The charity offers 18 single and 18 double units at Queens Close and there was one unoccupied flat at the year end.

During the year £50,023 was spent on external redecoration works including the replacement of the entrance door to flats 1-4. There was also a new CCTV system installed at a cost of £9,290. A further £35,621 was spent on the refurbishment of five flats. This work included four new boilers being fitted and three flats undergoing redecoration.

### **Review of business**

The total comprehensive income of the charity for the year was a surplus of £117,937 (2024: £112,251) which included a gain in the fair value of investments of £116,373 (2024: £46,899). The investments are held specifically to fund future extraordinary repairs. The total reserves at the end of the year had increased to £1,794,012. The financial activities of the charity are set out in detail in the attached financial statements. The charity was in a satisfactory financial position at the year end. Factors likely to affect future financial performance are the fair value of the investments and the number and extent of flat refurbishments and any other unforeseen major building repairs.

### **Statement of compliance**

In preparing this report a review of the Charity's governance procedures has been undertaken and the Charity complies with the HCA Governance and Financial Viability Standard.

### **Code of Governance**

The Association complies with the principal recommendations of the NHF Code of Governance 2015.

**AYLOTT JANES ALMSHOUSES**

**TRUSTEES REPORT**

**for the Year Ended 31 December 2025**

**Value for money**

Value for money is included as one of the aims of the Charity. All major works undertaken are approved by the board not based purely on price but by the quality of the outcome. The warden is in daily contact with tenants whose comments on any issues and quality of work is reported back to the board. The board of management are all voluntary and expenses claimed are minimal. The result, is increases to contributions made which are kept as low as possible and no more than inflation.

In 2018 the Regulator of Social Housing revised the Value for Money Standard setting out the metrics to be reported. The following table summarises the value for money performance of Aylott Janes Almshouses (AJA).

|          | <b>The Regulator for Social Housing Value for money Metrics</b> | <b>AJA 2025</b> | <b>AJA 2024</b> | <b>RSH<sup>1</sup></b> |
|----------|---|-----------------|-----------------|------------------------|
| <b>1</b> | <b>Reinvestment %</b>   | 0%              | 0%              | 8%                     |
| <b>2</b> | <b>New Supply Delivered %</b>                                   |                 |                 |                        |
| 2a       | New Supply Delivered (Social Housing Units)                     | 0%              | 0%              | 2.50%                  |
| 2b       | New Supply Delivered (Non-social Housing Units)                 | 0%              | 0%              | 0%                     |
| <b>3</b> | <b>Gearing %</b>  | 0%              | 0%              | 46%                    |
| <b>4</b> | <b>EBITDA MRI Interest Cover %</b>                              | 0%              | 0%              | 113%                   |
| <b>5</b> | <b>Headline Social Housing Cost Per Unit Per Annum</b>          | £5,761          | £3,872          | £5,500                 |
| <b>6</b> | <b>Operating Margin %</b>                                       |                 |                 |                        |
| 6a       | Operating Margin (Social Housing Lettings Only)                 | (19.80)%        | 19.4%           | 28%                    |
| 6b       | Operating Margin (Overall)                                      | (19.80)%        | 19.4%           | 26%                    |
| <b>7</b> | <b>Return On Capital Employed</b>                               | 1.75%           | 1.83%           | 3.40%                  |

<sup>1</sup> Benchmark RSH 2025 Global accounts.

The charity's objects are to appropriate and use the 36 Almshouses belonging to the charity, thus, no new supply was delivered. Also, the charity has no borrowing or loans, so the first four metrics are normally not applicable to the charity. The operating margin and return on capital are higher this year mainly due to a decrease in required repair and maintenance costs. Also, the charity charges lower than average contributions which are set taking into account the charity's particular circumstances and requirements.

**Tenant satisfaction measures**

The Tenant Satisfaction Measures Standard issued by the Regulator of Social Housing came into effect from the 1 April 2023. Registered providers must collect and process information specified by the regulator relating to their performance against the tenant satisfaction measures, and publish their performance at least bi-annually as a small registered provider. We undertook a Tenant Perception Survey in October 2025. All 35 residents were invited to participate, not just a small sample. 12 residents responded which was just over 33% participation, which we considered was a fair level of assessment. The overall score that Aylott Janes Almshouses achieved was 89% (2024: 83.24%). We have adopted the recommended 12 point questionnaire compiled by The Almshouse Association, but as some residents last year did not fully comprehend and therefore did not complete all the questions we tried to address these questions in a more simple fashion this time and of those that responded, all questions were completed.

The Board considers that due to its small size, and the fact that we have a resident Warden, residents can very easily make service requests on an as they occur basis, either directly to The Warden or The Clerk who carry out regular site visits and is further easily contactable by phone or email. Thus, the reporting of service requests or reporting of any potential complaint has a very short timeline unfettered by lengthy administrative processes, which is the main strength to our successful complaints & service request performance.

**Risk management**

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the finances of the Trust and are satisfied that systems are in place to lessen our exposure to the major risks.

## AYLOTT JANES ALMSHOUSES

### TRUSTEES REPORT for the Year Ended 31 December 2025

#### Reserves policy

The Trustees have agreed a level of reserves which takes into account the requirements of the charitable activities. This policy is reviewed regularly. The charity has total reserves of £1,794,012 of which £1,161,486 are restricted reserves, made up of endowment funds of £826,416 held to provide income for the charity and restricted funds of £335,070 held to fund future extraordinary repairs to the almshouses. Unrestricted reserves totalled £632,526.

#### Public benefit

The Trustees confirm that they have complied with their duty, set out in the 2011 Charity Act, to have due regard to Charity Commission guidance on public benefit.

#### STATEMENT OF TRUSTEES RESPONSIBILITIES

The Trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.


The Charities Act and the Registered Social Housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the trust and of the income or expenditure of the trust for that period.

In preparing those financial statements, the Trustees are required to

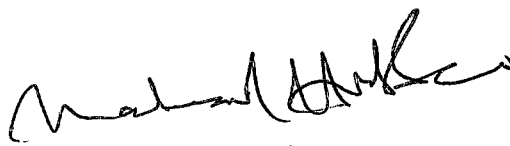
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Housing SORP 2018;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the trust will continue in business.

The Trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the trust and to enable them to ensure that the financial statements comply with the Charities Act, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. The Trustees are also responsible for safeguarding the assets of the trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### ON BEHALF OF THE TRUSTEES:



Trustee - J Young



Trustee - M HUSSAIN

18 March 2026

## **AYLOTT JANES ALMSHOUSES**

### **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF AYLOTT JANES ALMSHOUSES**

#### **Opinion**

We have audited the financial statements of Aylott Janes Almshouses (the 'charity') for the year ended 31 December 2025 which comprise the Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Reserves, Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### **Other information**

The trustees are responsible for the other information. The other information comprises the information in the Trustees Report, but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

## AYLOTT JANES ALMSHOUSES

### REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF AYLOTT JANES ALMSHOUSES

#### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities set out on page four, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

#### **Our responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

#### **Extent to which the audit was considered capable of detecting irregularities, including fraud**

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to these risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

#### *Identifying and assessing potential risks related to irregularities*

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry, control environment and business performance;
- the results of our enquiries of management about their own identification and assessments of the risks of irregularities;
- any matters we identified having obtained and reviewed the charity's policies and procedures relating to:
  - o identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - o detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - o the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

In common with all audits under ISAs (UK) we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory framework that the charity operates in, focussing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements, such as the Charity's Act 2011.



**AYLOTT JANES ALMSHOUSES**

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
AYLOTT JANES ALMSHOUSES**

In addition, we considered the provisions of other laws and regulations that do not have a direct effect of the financial statements but compliance with which may be fundamental to the Charity's ability to operate or to avoid a material penalty.

*Audit response to risk identified*

Our procedures to respond to risks identified included the following:

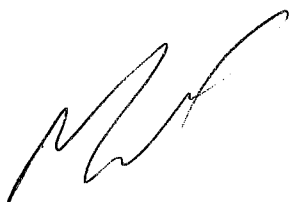
- Reviewing the financial statement disclosures to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate material misstatement due to fraud;
- In addressing the risk of fraud through management override of controls, the testing of the appropriateness of journal entries and other adjustments and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Miller & Co. Chartered Accountants  
Statutory Auditor  
5 Imperial Court  
Laporte Way, Luton  
Bedfordshire LU4 8FE

Date:

18/03/2026

Miller & Co is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

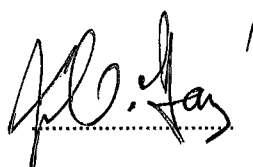
**AYLOTT JANES ALMSHOUSES**

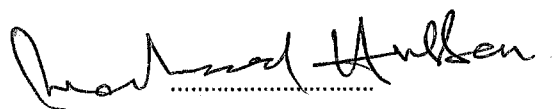
**STATEMENT OF COMPREHENSIVE INCOME  
for the Year Ended 31 December 2025**

|  |      | <u>2025</u>           | <u>2024</u>           |
|--|------|-----------------------|-----------------------|
|  | Note | £                     | £                     |
| <b>Turnover</b>                                  | 3    | 173,070               | 173,019               |
| <b>Operating expenditure</b>                     | 3    | <b>(207,408)</b>      | <b>(139,404)</b>      |
| <b>Operating (deficit)/surplus</b>               | 3    | <b>(34,338)</b>       | 33,615                |
| Income from fixed asset investments              |      | 35,902                | 31,737                |
| Movements in fair value of financial instruments | 5    | 116,373               | 46,899                |
| <b>Total comprehensive income for the year</b>   |      | <u><b>117,937</b></u> | <u><b>112,251</b></u> |

All income and expenditure derive from continuing activities.

The financial statements were approved by the Trustees on 18 March 2026 and signed on their behalf by:

  
Trustee - J Young

  
Trustee - M HUSSAIN

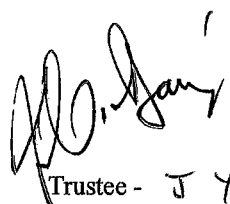
**AYLOTT JANES ALMSHOUSES**


**BALANCE SHEET**  
**31 December 2025**

|  |       | <b>2025</b>   |                          | <b>2024</b>   |                          |
|--|-------|---------------|--------------------------|---------------|--------------------------|
|  | Notes | £             | £                        | £             | £                        |
| <b>FIXED ASSETS:</b>   |       |               |                          |               |                          |
| Freehold Housing Properties                                    | 4     |               | 719,410                  |               | 730,385                  |
| Investments  | 5     |               | <u>1,154,574</u>         |               | <u>991,143</u>           |
|  |       |               | 1,873,984                |               | 1,721,528                |
| <b>CURRENT ASSETS:</b>   |       |               |                          |               |                          |
| Debtors  | 6     | 37,704        |                          | 29,314        |                          |
| Cash at bank and in hand                                       |       | <u>48,725</u> |                          | <u>95,642</u> |                          |
|  |       | 86,429        |                          | 124,956       |                          |
| <b>CREDITORS: Amounts falling due within one year</b>          | 7     | <u>11,766</u> |                          | <u>13,176</u> |                          |
| <b>NET CURRENT ASSETS</b>                                      |       |               | 74,663                   |               | 111,780                  |
| <b>CREDITORS: Amounts falling due after more than one year</b> | 8     |               | 154,635                  |               | 157,233                  |
| <b>TOTAL NET ASSETS</b>  |       |               | <u><b>£1,794,012</b></u> |               | <u><b>£1,676,075</b></u> |
| <b>RESERVES:</b>   |       |               |                          |               |                          |
| Restricted funds:  |       |               |                          |               |                          |
| Endowment reserve  | 12    |               | 826,416                  |               | 730,641                  |
| Restricted reserve   | 12    |               | <u>335,070</u>           |               | <u>267,414</u>           |
|  |       |               | 1,161,486                |               | 998,055                  |
| Unrestricted funds:  |       |               |                          |               |                          |
| Income and expenditure reserve                                 | 11    |               | 632,526                  |               | 678,020                  |
|  |       |               | <u><b>£1,794,012</b></u> |               | <u><b>£1,676,075</b></u> |

The financial statements were approved and authorised for issue by the Trustees on 18 March 2026.

Signed on behalf of the Trustees:

  
Trustee - J Young

  
Trustee - M Hussain

The notes form part of these financial statements

**AYLOTT JANES ALMSHOUSES**

**STATEMENT OF CHANGES IN RESERVES  
for the Year Ended 31 December 2025**

|  | <b>Income and<br/>expenditure<br/>reserve<br/>£</b> | <b>Restricted<br/>reserve<br/>£</b> | <b>Endowment<br/>reserve<br/>£</b> | <b>Total<br/>£</b> |
|--|---|-------------------------------------|------------------------------------|--------------------|
| At 1 January 2024                      | 656,057   | 226,884                             | 680,883                            | 1,563,824          |
| Surplus / (deficit) for the year       | 65,352  | 9,109                               | 37,790                             | 112,251            |
| Total comprehensive income             | 721,409   | 235,993                             | 718,673                            | 1,676,075          |
| Transfers between funds                | (43,389)  | 31,421                              | 11,968                             | -                  |
| At 31 December 2024 and 1 January 2025 | 678,020   | 267,414                             | 730,641                            | 1,676,075          |
| Surplus / (deficit) for the year       | 1,564   | 33,887                              | 82,486                             | 117,937            |
| Total comprehensive income             | 679,584   | 301,301                             | 813,127                            | 1,794,012          |
| Transfers between funds                | (47,058)  | 33,769                              | 13,289                             | -                  |
| At 31 December 2025                    | <u>632,526</u>                                      | <u>335,070</u>                      | <u>826,416</u>                     | <u>1,794,012</u>   |

**AYLOTT JANES ALMSHOUSES**

**STATEMENT OF CASH FLOWS  
for the Year Ended 31 December 2025**

|   | Note | 2025<br>£                   | 2024<br>£                   |
|---|------|-----------------------------|-----------------------------|
| <b>Net cash flow from operating activities</b>                | 15   | <b><u>(35,761)</u></b>      | <b><u>32,029</u></b>        |
| <b>Net cash flow from investing activities</b>                |      |                             |                             |
| Dividends received  |      | 35,902                      | 31,737                      |
| Payments to acquire investments                               |      | <b><u>(47,058)</u></b>      | <b><u>(43,389)</u></b>      |
| <b>Net cash flow from investing</b>                           |      | <b><u>(11,156)</u></b>      | <b><u>(11,652)</u></b>      |
| <b>Net (decrease) / increase in cash and cash equivalents</b> |      | <b><u>(46,917)</u></b>      | <b><u>20,377</u></b>        |
| <b>Cash and cash equivalents at beginning of the year</b>     |      | <b><u>95,644</u></b>        | <b><u>75,267</u></b>        |
| <b>Cash and cash equivalents at end of the year</b>           |      | <b><u><u>48,727</u></u></b> | <b><u><u>95,644</u></u></b> |
| <b>Cash and cash equivalents consist of</b>                   |      |                             |                             |
| Cash at bank and on hand                                      |      | 48,725                      | 95,642                      |
| Cash on deposit with brokers                                  |      | 2                           | 2                           |
| <b>Cash and cash equivalents at end of the year</b>           | 16   | <b><u><u>48,727</u></u></b> | <b><u><u>95,644</u></u></b> |

## AYLOTT JANES ALMSHOUSES

### NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2025

#### 1. ACCOUNTING POLICIES

##### Legal Status

Aylott Janes Almshouses is an unincorporated charity registered with the Charity Commission for England and Wales, a private registered provider of social housing in the United Kingdom.

##### Principal accounting policies and basis of accounting

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)*, the Statement of Recommended Practice for Social Housing Providers 2018 and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008. A summary of the more important accounting policies which have been applied consistently are set out below.

The financial statements have been prepared on a going concern basis under the historical cost convention, except for investments which are valued at fair value. The financial statements are presented in pounds sterling and rounded to the nearest pound. The registered number and address of the principal office can be found on the charity information page.

The registered provider of social housing constitutes a public benefit entity as defined by FRS 102.

##### Tangible fixed assets

Tangible fixed assets including social housing properties are stated at cost less accumulated depreciation and impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs and interest charges on loans during the development period. Expenditure on improvements will only be capitalised when it results in incremental future benefits.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

|                  |                 |
|------------------|-----------------|
| Land             | Not depreciated |
| Housing property | Over 70 years   |

##### Social housing grant

Aylott Janes Almshouses have been partly financed by a social housing grant. The assets to which the grant relate are accounted for on the cost model and therefore the SHG is accounted for on the accrual model. SHG is recognised as a liability and amortised in income over the useful life of the housing structure which has been deemed to be 100 years.

##### Endowment fund

This reserve was created with the monies endowed upon the charity by F C W Janes and S C Aylott. This fund is designed to supply an investment income for the Charity.

##### Restricted fund

Restricted funds comprise the Extraordinary Repairs Fund reserve which has been created to cover extraordinary repairs, improvement or rebuilding of the Almshouses belonging to the Charity. An amount of not less than £100 must be invested yearly in this fund. Expenditure which meets the terms of the fund are allocated against these funds.

##### Accumulated fund

This fund is for the future general upkeep and running costs of Queens Close Almshouses.

## AYLOTT JANES ALMSHOUSES

### NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2025

#### **Financial instruments**

Cash and bank balances and debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income.

#### **Fixed asset investments**

Investments are recognised initially at fair value which is normally transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publically traded or their fair value can otherwise be measured reliably. The surplus or deficit on any disposals are calculated as the difference between the opening valuation and disposal proceeds and are recognised in the statement of comprehensive income.

#### **Significant judgements and estimates**

Preparation of the financial statements requires management to make significant judgements in applying the accounting policies of the Charity and estimates and assumptions that have a significant effect on the recognition and measurement of assets, liabilities, income and expenses. Actual results may be different to these estimates.

#### *Significant judgements*

##### **Housing properties**

In applying the charity's accounting policies the freehold housing properties have been classified as property plant and equipment and therefore accounted for at cost. However, there is no record of the original almshouses cost and the value attributed in 1979 has been deemed cost. The improvements to housing properties carried out since 1 January 1982 have been included at cost. The buildings are currently insured for a sum of £4,555,820.

#### *Estimation uncertainty*

##### **Useful lives of depreciable assets**

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Revisions to these estimates are recognised in the period in which the revision of the estimate occurred where it only affects that year, or in the period of revision and future periods where the revision affects both current and future periods.

#### **Turnover**

Turnover represents contributions and service charges income receivable in the year, net of losses from voids and amortisation of government grants.

## **2. EMPLOYEES**

During the year there were no employees paid by the charity. The management of the charity is undertaken by Duncan Welch & Co, Clerk to the Trustees. Management fees charged in the year amounted to £31,618 (2024: £27,600).

**AYLOTT JANES ALMSHOUSES**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2025**

**3. PARTICULARS OF TURNOVER AND ADMINISTRATIVE EXPENDITURE FROM SOCIAL HOUSING LETTINGS**

|  | 2025<br>£        | 2024<br>£        |
|--|------------------|------------------|
| <b>Turnover</b>  |                  |                  |
| Contributions receivable net of identifiable service charges and voids | 160,601          | 161,500          |
| Service charge income  | 9,871            | 8,921            |
| Amortised government grants  | <u>2,598</u>     | <u>2,598</u>     |
| <b>Turnover from social housing lettings</b>                           | <b>173,070</b>   | <b>173,019</b>   |
| <b>Administrative expenditure (note 18)</b>                            |                  |                  |
| Management costs   | 42,606           | 38,856           |
| Service charge costs   | 29,386           | 29,713           |
| Repairs and maintenance  | 124,441          | 59,860           |
| Depreciation of housing properties                                     | <u>10,975</u>    | <u>10,975</u>    |
| <b>Administrative expenditure on social housing lettings</b>           | <b>207,408</b>   | <b>139,404</b>   |
| <b>Operating (deficit)/surplus on social housing lettings</b>          | <b>(34,338)</b>  | <b>33,615</b>    |
| <br>Void losses  | <br><u>9,125</u> | <br><u>6,540</u> |

All turnover and expenditure is in respect of housing for older people.

**4. TANGIBLE FIXED ASSETS**

|  | <b>Freehold<br/>Housing<br/>Property<br/>£</b> |
|--|--|
| <b>Cost</b>                            |  |
| At 1 January 2025 and 31 December 2025 | <u>829,160</u>                                 |
| <b>Depreciation</b>                    |  |
| At 1 January 2025                      | 98,775   |
| Charge for year                        | <u>10,975</u>                                  |
| <b>At 31 December 2025</b>             | <b><u>109,750</u></b>                          |
| <b>Net book value</b>                  |  |
| At 31 December 2025                    | <u>719,410</u>                                 |
| At 31 December 2024                    | <u>730,385</u>                                 |

The notes form part of these financial statements



**AYLOTT JANES ALMSHOUSES**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2025**

**5. INVESTMENTS**

|                                   | Cost           | Market Value     |
|-----------------------------------|----------------|------------------|
|                                   | £              | £                |
| <b>Endowment fund</b>             |                |                  |
| Balance brought forward           | 339,139        | 723,727          |
| Additions in year                 | 0              | 0                |
| Disposals in year                 | 0              | 0                |
| Accumulated income                | 13,289         | 13,289           |
| Change in market value            | <u>0</u>       | <u>82,486</u>    |
| Balance carried forward           | 352,428        | 819,502          |
| Cash on deposit at brokers        | <u>2</u>       | <u>2</u>         |
| Total endowment funds             | 352,430        | 819,504          |
| <b>Extraordinary repairs fund</b> |                |                  |
| Balance brought forward           | 242,446        | 267,414          |
| Additions in year                 | 21,600         | 21,600           |
| Disposals in year                 | 0              | 0                |
| Accumulated income                | 12,169         | 12,169           |
| Change in market value            | <u>0</u>       | <u>33,887</u>    |
| Balance carried forward           | <u>276,215</u> | <u>335,070</u>   |
| At 31 December 2025               | <u>628,645</u> | <u>1,154,574</u> |
| At 31 December 2024               | <u>581,587</u> | <u>991,143</u>   |

The fair value of listed investments is determined by reference to the middle market price at close of business at the balance sheet date.

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                                | 2025          | 2024          |
|--------------------------------|---------------|---------------|
|                                | £             | £             |
| Contribution arrears           | 1,300         | 1,402         |
| Prepayments and accrued income | <u>36,404</u> | <u>27,912</u> |
|                                | <u>37,704</u> | <u>29,314</u> |

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                               | 2025          | 2024          |
|-------------------------------|---------------|---------------|
|                               | £             | £             |
| Contributions paid in advance | 5,081         | 5,795         |
| Accrued expenses              | 4,087         | 4,783         |
| Deferred income               | <u>2,598</u>  | <u>2,598</u>  |
|                               | <u>11,766</u> | <u>13,176</u> |

The notes form part of these financial statements

**AYLOTT JANES ALMSHOUSES**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2025**

**8. CREDITORS: AMOUNTS FALLING  
DUE AFTER MORE THAN ONE YEAR**

|                 | 2025<br>£      | 2024<br>£      |
|-----------------|----------------|----------------|
| Deferred income | <u>154,635</u> | <u>157,233</u> |
|                 | <u>154,635</u> | <u>157,233</u> |

**9. TAXATION**

The charity has model charitable rules and its surpluses and gains are exempt from taxation.

**10. HOMES IN MANAGEMENT**

The charity had 36 flats in management at both the beginning and the end of the accounting period. These are owned by the charity and represent housing for older people. Contributions are received from 35 flats whilst 1 flat is provided free of charge to the warden.

**11. INCOME AND EXPENDITURE RESERVE**

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments.

**12. RESTRICTED FUNDS**

|   | 2025<br>£      | 2024<br>£      |
|---|----------------|----------------|
| <i>ENDOWMENT RESERVE</i>                          |                |                |
| Brought forward                                   | 730,641        | 680,883        |
| Net transfers from income and expenditure reserve | 13,289         | 11,968         |
| Movement in fair value                            | <u>82,486</u>  | <u>37,790</u>  |
| Carried forward                                   | <u>826,416</u> | <u>730,641</u> |

The endowment reserve is made up of the endowment fund which provides investment income for the charity.

*RESTRICTED RESERVE*

|   |                |                |
|---|----------------|----------------|
| Brought forward                                   | 267,414        | 226,884        |
| Net transfers from income and expenditure reserve | 33,769         | 31,421         |
| Movement in fair value                            | <u>33,887</u>  | <u>9,109</u>   |
| Carried forward                                   | <u>335,070</u> | <u>267,414</u> |

The restricted reserve is made up of the extraordinary repairs fund which is to cover extraordinary repairs, improvement or rebuilding of the almshouses.

**13. TRUSTEES AND KEY MANAGEMENT PERSONNEL REMUNERATION AND EXPENSES**

Key management personnel neither received nor waived any remuneration, nor were they reimbursed any expenses during the year (2024: £nil).

**AYLOTT JANES ALMSHOUSES**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2025**

**14. CAPITAL COMMITMENTS**

There were no capital commitments at the year end.

**15. CASH FLOW FROM OPERATING ACTIVITIES**

|   | <b>2025</b>            | <b>2024</b>          |
|---|------------------------|----------------------|
|   | <b>£</b>               | <b>£</b>             |
| Surplus / (deficit) for the year                  | <b>117,937</b>         | <b>112,251</b>       |
| Amortised housing grant                           | <b>(2,598)</b>         | <b>(2,598)</b>       |
| Depreciation of tangible fixed assets             | <b>10,975</b>          | <b>10,975</b>        |
| (Decrease) / Increase in creditors                | <b>(1,410)</b>         | <b>730</b>           |
| Decrease / (Increase) in debtors                  | <b>(8,390)</b>         | <b>(10,693)</b>      |
| Dividends receivable                              | <b>(35,902)</b>        | <b>(31,737)</b>      |
| Movement in fair value of fixed asset investments | <b>(116,373)</b>       | <b>(46,899)</b>      |
| Net cash flow from operating activities           | <b><u>(35,761)</u></b> | <b><u>32,029</u></b> |

**16. ANALYSIS OF CHANGES IN NET FUNDS**

|                           | <b>At 01.01.25</b>   | <b>Cash flow</b>       | <b>At 31.12.25</b>   |
|---------------------------|----------------------|------------------------|----------------------|
|                           | <b>£</b>             | <b>£</b>               | <b>£</b>             |
| <b>Net cash</b>           |                      |                        |                      |
| Cash and cash equivalents | 95,644               | (46,917)               | 48,727               |
|                           | <u>95,644</u>        | <u>(46,917)</u>        | <u>48,727</u>        |
| <b>Total</b>              | <b><u>95,644</u></b> | <b><u>(46,917)</u></b> | <b><u>48,727</u></b> |

The notes form part of these financial statements

AYLOTT JANES ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2025

17. FINANCIAL INSTRUMENTS

|  | 2025<br>£        | 2024<br>£      |
|--|------------------|----------------|
| The carrying amounts of the charity's financial instruments are as follows:  |                  |                |
| <b>Financial assets</b>  |                  |                |
| Measured at fair value through the statement of comprehensive income:  |                  |                |
| - Fixed asset listed investments (note 5)  | <u>1,154,574</u> | <u>991,141</u> |
| <br>Debt instruments measured at amortised cost:   |                  |                |
| - Other debtors (note 6)   | <u>1,300</u>     | <u>1,402</u>   |
| <br><b>Financial liabilities</b>   |                  |                |
| Measured at amortised cost:  |                  |                |
| - Other creditors (note 7)   | <u>9,168</u>     | <u>10,578</u>  |
| <br>The income, expenses, net gains and net losses attributable to the charity's financial instruments are as follows: |                  |                |
| <i>Income and expense</i>  |                  |                |
| Financial assets measured at fair value through the statement of comprehensive income:                                 | <u>35,902</u>    | <u>31,737</u>  |
| <i>Net gains and losses (including changes in fair value)</i>  |                  |                |
| Financial assets measured at fair value through the statement of comprehensive income:                                 | <u>116,373</u>   | <u>46,899</u>  |

The notes form part of these financial statements

**AYLOTT JANES ALMSHOUSES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2025**

**18. OPERATING COSTS**

|  | 2025           | 2024          |
|--|----------------|---------------|
|  | £              | £             |
| <b>Management costs</b>                      |                |               |
| Property insurance                           | 5,102          | 4,191         |
| Subscriptions                                | 620            | 599           |
| Fee for right of way                         | 150            | 150           |
| Management charges                           | 31,618         | 27,600        |
| Auditors' remuneration                       | 2,148          | 2,088         |
| Auditors' remuneration – non audit work      | 1,428          | 1,386         |
| Legal and professional fees                  | 1,320          | 2,652         |
| Bank charges                                 | 220            | 190           |
|  | <u>42,606</u>  | <u>38,856</u> |
| <b>Service costs</b>                         |                |               |
| Water rates                                  | 9,871          | 8,921         |
| Council tax on empty properties              | (511)          | 2,350         |
| Light & heat on empty properties             | 1,019          | 261           |
| Sundry expenses                              | 1,641          | 1,368         |
| Lighting of common areas                     | 1,185          | 1,433         |
| Warden's light and heat                      | 2,320          | 2,804         |
| Warden's telephone                           | 1,845          | 1,587         |
| Warden's council tax                         | 1,547          | 1,473         |
| Warden's water rates                         | 362            | 324           |
| Warden's Christmas box gift                  | 250            | 250           |
| Warden call system                           | 2,044          | 2,002         |
| Cleaning                                     | 2,663          | 2,860         |
| Garden maintenance                           | 5,150          | 4,080         |
|  | <u>29,386</u>  | <u>29,713</u> |
| <b>Day to day repairs and maintenance</b>    |                |               |
| Repairs and servicing to boilers             | 1,284          | 4,380         |
| Gas safety check                             | 3,672          | 3,570         |
| Plumbing repairs                             | 6,664          | 5,901         |
| Warden call maintenance                      | 3,625          | 3,023         |
| Redecoration and refurbishment of flats      | 35,621         | 2,130         |
| External redecorations                       | 45,360         | -             |
| Entrance doors and CCTV                      | 13,963         | -             |
| Fire extinguisher servicing and replacements | 715            | 544           |
| Fire smoke alarms                            | 1,464          | -             |
| Electrical repairs                           | 5,828          | 35,828        |
| General repairs                              | 6,245          | 4,484         |
|  | <u>124,441</u> | <u>59,860</u> |

The notes form part of these financial statements