

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

Registered Charity No 201003

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2025

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**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
REFERENCE AND ADMINISTRATION DETAILS**

The Hospital of Sir John Popham Knight is a scheme registered and approved by the Charity Commission. It is administered and managed by a body of Trustees.

Charity Registration No	201003
Principal address	Shute House 69 South Street Wellington Somerset TA21 8PD
Trustees	Mr M Lithgow (Chairman) Mr M Colman (Treasurer and Steward) Mrs S McGuirk Mrs T Bradnock Mrs V Stock-Williams Mr R Lane (resigned 9 October 2025) Mrs S Colman Mrs J Copplestone
Independent examiner	Mrs M Hutchings Apsleys Chartered Accountants 21 Bampton Street Tiverton Devon, EX16 6AA

**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
TRUSTEES' REPORT
31 December 2025**

The Trustees present their report and the financial statements for the year ended 31 December 2025

Objectives and activities

The objective of the Charity is to provide accommodation for poor people who must be over the age of 60 at the date of acceptance.

The main activity of the Charity is the provision and maintenance of twelve almshouses within the parish.

The Trustees have had due regard to guidance published by the Charity Commission on public benefit. Compliance with this guidance is achieved via the Charity's objective and activities.

Achievements and performance

Through 2025, we have continued to maintain the overall condition of the flats to a very high standard. Once again, very little structural work had to be done, just the standard maintenance contracts were completed such as boiler servicing and we did refurbish flat number 8 which became vacant when Pauline Jefferies moved out. The replacement, Leslie Desborough, has filled the vacancy with aplomb. It is fair to say that there was not much maintenance works required purely because a lot of work was done back in 2021 and 2022 when the current steward, Matt Colman, was appointed. We remain very pleased to note that the flats are in very good working order and there have been at least three more trees planted to the front of the buildings which have enhanced the overall look of the properties.

The finances remain in very good order.

Financial review

During the year, income exceeded expenditure by £7,264 (2024: £5,926).

Structure, governance and management

The charity is governed by a Charity Commission scheme dated 2 November 1982.

Trustees are identified from the local community, both within the parish and in adjoining areas, on the basis of their personal career experience. The Trustees have established a Trustee Induction Policy that will be used on the appointment of any new Trustee.


Trustees' meetings are held twice per annum and are the principal forum for establishing management procedures, operational decisions and broader principles. There is an intention to hold the AGM by the end of May every year. Trustees also engage, on a regular basis, with the residents of the Almshouses and this dialogue helps guide the Trustees with their decision-making.

The placing of contracts for routine maintenance up to the value of £500 can be decided upon by the Steward alone and any major works are approved at the six monthly meetings or interim meetings, as appropriate - often decided by email through the Chairman.

The Trustees have examined the major risks which the charity faces and confirm that systems have been established with the objective of minimising those risks.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for taking reasonable steps to safeguard the assets of the charity and to prevent and detect fraud and other irregularities.

This report was approved on behalf of the Trustees on 14/5/26 and signed on their behalf by


.....
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF SIR JOHN
POPHAM KNIGHT
ON THE UNAUDITED FINANCIAL STATEMENTS**

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 December 2025 which are set out on pages 4 to 5.

Responsibilities and basis of the report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

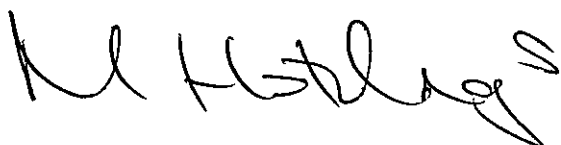
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no 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 company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records

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.



Mrs M Hutchings
Apsleys Chartered Accountants
21 Bampton Street
Tiverton
Devon
EX16 6AA

Date 28/8/2026

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
RECEIPTS AND PAYMENTS ACCOUNT
For the year ended 31 December 2025

	Unrestricted Funds £	Restricted Funds £	2025 Total £	2024 Total £
Receipts				
Maintenance contributions	28,352	-	28,352	28,828
Interest receivable	205	-	205	712
Dividends received	4,463	-	4,463	3,812
	<u>33,020</u>	<u>-</u>	<u>33,020</u>	<u>33,352</u>
Payments				
Water rates	3,546	-	3,546	2,960
Other rates	3,007	-	3,007	2,313
Electricity	1,787	-	1,787	-
Insurance	1,209	-	1,209	1,235
Alarm system	-	-	-	-
Day to day maintenance	2,265	-	2,265	4,356
Cyclical maintenance	1,584	-	1,584	1,422
Extraordinary repairs	-	-	-	6,676
Steward's salary	8,666	-	8,666	5,500
Printing, postage and stationery	297	-	297	147
Telephone	144	-	144	144
NAA subscription	442	-	442	419
Accountancy	1,440	-	1,440	1,380
Payroll	374	-	374	354
Miscellaneous	995	-	995	520
	<u>25,756</u>	<u>-</u>	<u>25,756</u>	<u>27,426</u>
Excess of receipts over payments	<u>7,264</u>	<u>-</u>	<u>7,264</u>	<u>5,926</u>
Transfers	-	-	-	-
	<u>7,264</u>	<u>-</u>	<u>7,264</u>	<u>5,926</u>
Bank balance				
at 31 December 2024	50,152	-	50,152	44,223
at 31 December 2025	<u>57,416</u>	<u>-</u>	<u>57,416</u>	<u>50,152</u>

The financial statements were approved on behalf of the Trustees on 14/8/26 and signed on their behalf by

S.M. McGrath (Trustee) [Signature] (Trustee)

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
STATEMENT OF ASSETS AND LIABILITIES
31 December 2025

	2025	2024
	£	£
Fixed assets		
Freehold housing properties at insurance value	1,099,369	1,099,369
Investments at market value	<u>151,352</u>	<u>142,459</u>
	1,250,721	1,241,828
Current assets		
Prepaid insurance and subscription	1,050	1,035
Rent arrears	-	-
Cash at bank	<u>57,416</u>	<u>50,176</u>
	58,466	51,211
Total assets	<u>1,309,187</u>	<u>1,293,039</u>
Sundry creditors and accruals		
Water	1,335	1,158
Accountancy fees (inc VAT)	1,440	1,380
Exe Valley Payroll	<u>60</u>	<u>60</u>
	<u>2,835</u>	<u>2,598</u>

