

TRUSTEES OF MISS CULLENS ALMSHOUSES

ANNUAL REPORT

FOR THE YEAR ENDED 31 DEC 2025

Charity reg No. 217572

1. Name, Address and Registered Number

Miss Cullens Almshouses

Bingham Road,

Sherwood

Nottingham NG5 2EQ

2. **Objectives**

To provide and maintain 23 dwellings for the residence of almshouses in conformity with the provisions of the charity's trusts. Three other properties are also occupied .

3. Trustees

David Harvey (Chairman)

John Bexon

Mark Robinson

Margaret Jays

Nick Tennant

Peter Blair

4. Review of activities

The dwellings at Cullen Court were fully occupied for a substantial part of the year. One additional Property was purchased in 2025 (17 Laxton Drive Hucknall NG15 6PU)

5. Reserves

The Charity transfers regular amounts to specific funds. These funds are for the long-term upkeep of the properties administered by the Charity.

Gemma Hopper

Secretary

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF MISS CULLENS ALMSHOUSES

We report on the accounts of the Charity for the year ended 31 December 2025 which are set out below

This report is made solely to the charity's trustees, as a body, in accordance with Regulation 8 of the Charities (Accounts and Reports) Regulations 2005. Our 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 independent examiner'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's trustees as a body, for our work, for this report, or for the statement we have made.

Respective Responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is our responsibility to:

- * Examine the accounts (under section 145 of the 2011 Act);
- * Follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act); and
- * State whether matters have come to our attention.

Basis of independent examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently we do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement

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

(1) Which gives us reasonable cause to believe that in any material respect the requirements

* to keep accounting records in accordance with section 130 of the 2011 Act; and

* to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Trustees Of Miss Cullen's Almshouses
Accountants' Report on the Unaudited Accounts

As described on page 3 of the accounts, you have approved the accounts for the year ended 31st December 2025, set out on pages 2 to 4.

In accordance with your instructions, we have prepared these unaudited accounts from accounting records and from information and explanations we have required.

We have not carried out an audit or any other review, and consequently we do not express any opinions on these accounts.

Taylor Accountancy

TAYLOR ACCOUNTANCY LTD
2 Lynmoor court
Hucknall
Nottingham
NG15 8FT

Trustees Of Miss Cullen's Almshouses

Trading Account Period from 1 January 2025 to 31 December 2025

	<u>2025</u>		<u>2024</u>	
	£	£	£	£
Investment Income		8,552		9,751
Other Income from Tenants		266		1,179
Investment Income 2 (Gain)		70,128		41,867
		<u>78,946</u>		<u>52,797</u>
Loss on investments		-		-
GROSS PROFIT		<u>78,946</u>		<u>52,797</u>
Wkly Man Chgs (Rent Payments)	145,038		135,245	
Electric Contributions from Tenants	<u>8,448</u>	<u>153,486</u>	<u>8,752</u>	<u>143,997</u>
		232,432		196,794
OVERHEADS				
Trustees Management Payments	13,352		12,645	
Property Repairs and Maintenance	30,318		25,766	
Rates - Ground and Water	4,225		3,068	
Property Management Charge	13,598		13,836	
British Gas and Total Energies	29,321		17,597	
Insurance	2,679		2,277	
Stationery and Printing	-		-	
Tel - CCTV Monitoring	368		330	
Licences	83		52	
Replaceable White Goods	-		-	
Accountancy	650		400	
Professional Fees - Nelsons	11,655		8,468	
Bank Charges	69		60	
Sundries	<u>1,998</u>	<u>108,316</u>	<u>1,450</u>	<u>85,949</u>
NET PROFIT		<u><u>124,116</u></u>		<u><u>110,845</u></u>

Trustees Of Miss Cullen's Almshouses
Balance Sheet As At 31 December 2025

	<u>2025</u>	<u>2024</u>
	£	£
FIXED ASSETS	2,982,000	2,834,000
 CURRENT ASSETS		
Bank Current Account	70,867	204,879
M & G Investments 3388	349,402	300,169
M & G Investments 3387 - 3389	23,590	21,174
Brewin Dolphin Investments	<u>304,856</u>	<u>246,377</u>
	<u>748,715</u>	<u>772,599</u>
 CURRENT LIABILITIES		
Trade Creditors	-	-
Revaluation Account Cullen Court	<u>2,561,000</u>	<u>2,561,000</u>
	<u>2,561,000</u>	<u>2,561,000</u>
 NET CURRENT LIABILITIES	<u>(1,812,285)</u>	<u>(1,788,401)</u>
 NET ASSETS	<u><u>1,169,715</u></u>	<u><u>1,045,599</u></u>
 Financed By:		
CAPITAL ACCOUNT		
Brought Forward	1,045,599	934,754
Profit For The Year	<u>124,116</u>	<u>110,845</u>
	<u><u>1,169,715</u></u>	<u><u>1,045,599</u></u>

I acknowledge my responsibility for the accounts, including the appropriateness of the accounting basis and have made available all the information and explanations necessary for their compilation.

Signed on behalf of the trustees:

David Harvey

Date: 20/02/2026

Name: David Harvey

Trustees Of Miss Cullen's Almshouses

Notes To The Accounts
Period from 1 January 2025 to 31 December 2025

FIXED ASSETS

	<u>2025</u>	<u>2024</u>
	£	£
ASSETS AT COST		
17 Rockwood Crescent	85,000	85,000
12 Derwent Drive	188,000	188,000
Addition - 17 Laxton Drive	<u>148,000</u>	<u>-</u>
As at 31 December 2025	<u><u>421,000</u></u>	<u><u>273,000</u></u>

Freehold Property

As at 31 December 2025	<u><u>2,561,000</u></u>	<u><u>2,561,000</u></u>
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SUMMARY

NET BOOK AMOUNTS

Assets at cost	421,000	273,000
Cullen Court Properties	<u><u>2,561,000</u></u>	<u><u>2,561,000</u></u>
	<u><u>2,982,000</u></u>	<u><u>2,834,000</u></u>