

**REGISTERED CHARITY NUMBER: 217605**

**RAVENSTONE HOSPITAL ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2025**

**RAVENSTONE HOSPITAL ALMSHOUSE CHARITY**

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FOR THE YEAR ENDED 30 JUNE 2025**

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# **RAVENSTONE HOSPITAL ALMSHOUSE CHARITY**

## **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2025**

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The trustees present their report with the financial statements of the charity for the year ended 30 June 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

### **OBJECTIVES AND ACTIVITIES**

The purpose of the Charity is to provide accommodation for women in need with preference given to persons resident or connected with the local villages. In addition the Trustees seek to ensure that the historic property of the Charity including its Chapel is maintained and used as an asset to Ravenstone Village and community.

Copies of the Summary Guidance on Public Benefit issued by the Charity Commission have been supplied to all Trustees who undertake regular reviews at meetings.

The costs of the Charity are met from the Monthly Maintenance Charges paid by the Residents and investment income. At present the Charity does not undertake external fund raising and it does not make grants.

### **ACHIEVEMENTS AND PERFORMANCE**

During the year under review the Trustees continued to provide twenty-five almshouse flats for qualifying residents supervised by a resident Warden. The almshouses were fully occupied at the beginning of the year. One flat was vacant in June 2025.

The maintenance of the almshouses and their facilities is funded by a Monthly Maintenance Charge paid by the residents together with income from investments belonging to the Charity. Throughout the year the Trustees continued to manage the funds for the benefit of the Charity.

In the past repairs have been identified and completed as required. A full Quinquennial inspection was undertaken in 2022 and now forms a basis for a future programme which is in course of preparation. Following a Review of Governance by consultants in 2020 formal Health & Safety Policy and Safeguarding policies have been adopted. Further enquiries in relation to Grants and Funding for future projects are now in contemplation.

The Trustees will continue to fulfil the obligations of the Charity in the provision of almshouse accommodation, where necessary refurbishment and improvement of the flats is undertaken as they fall vacant to improve their attraction to new occupiers. Fire and Electrical safety improvements as well as noise insulation were carried out during the course of the year and other works to meet modern energy requirements will be carried out as funds permit. A new careline system has been installed in all flats.

Charges to residents were revised in 2025 resulting in increased revenues and will now be reviewed annually in the future to align with the Local Housing Allowance paid to claimants by the Local Authority.

### **FINANCIAL REVIEW**

#### **Reserves policy**

The Charity retains adequate reserves to support the day-to-day running of the almshouses and any unforeseen emergency expenditure. Further major external repairs will only be undertaken when adequate funding has been confirmed.

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

#### **Governing document**

The charity is controlled by its governing document, a Charity Commission scheme dated 13 November 2001, and constitutes an unincorporated charity.



# **RAVENSTONE HOSPITAL ALMSHOUSE CHARITY**

## **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2025**

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### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

#### **Recruitment and appointment of new trustees**

The charity has ten elected co-opted trustees together with two nominated trustees appointed by North West Leicestershire District Council. There were two vacancies for co-opted Trustees at 30th June 2025. Appropriate candidates are being sought.

### **REFERENCE AND ADMINISTRATIVE DETAILS**

#### **Registered Charity number**

217605

#### **Principal address**

1a Ravenstone Court  
Hospital Lane  
Ravenstone  
Coalville  
LE67 2BX


#### **Trustees**

Mr J Paine  
Mrs C M Screaton (resigned 30.11.24)  
Cllr N Smith  
Mr P N Tudor-Jones  
Mrs R Riley  
Mr G M Braithwaite  
Mr N J Eastwood  
Mr E G C Allman  
Cllr J Simmons  
D Bates  
Mrs L Cure

#### **Independent Examiner**

G S Gilbert FCA  
CAMERON HUGHES LTD  
Chartered Accountants  
16 Jubilee Parkway  
Jubilee Business Park  
Derby  
Derbyshire  
DE21 4BJ

Approved by order of the board of trustees on 19th Nov 2025 and signed on its behalf by:



Mr G M Braithwaite - Trustee

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

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### Independent examiner's report to the trustees of Ravenstone Hospital Almshouse Charity

I report to the charity trustees on my examination of the accounts of Ravenstone Hospital Almshouse Charity (the Trust) for the year ended 30 June 2025.

### Responsibilities and basis of report

As the charity trustees of the Trust 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 Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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.



G S Gilbert FCA

CAMERON HUGHES LTD  
Chartered Accountants

Date: 19 NOVEMBER 2025

# RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 30 JUNE 2025

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	2025 Total funds £	2024 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>						
<b>Charitable activities</b>						
Rents receivable, including heating		114,228	-	-	114,228	100,486
Investment income	2	9,399	-	-	9,399	9,243
Other income		150	-	-	150	12
<b>Total</b>		<u>123,777</u>	<u>-</u>	<u>-</u>	<u>123,777</u>	<u>109,741</u>
<b>EXPENDITURE ON</b>						
Raising funds		-	-	-	-	12
<b>Charitable activities</b>						
Rents receivable, including heating		120,275	-	-	120,275	93,610
Other		2,707	-	-	2,707	-
<b>Total</b>		<u>122,982</u>	<u>-</u>	<u>-</u>	<u>122,982</u>	<u>93,622</u>
Net gains on investments		260	1,411	8	1,679	13,586
<b>NET INCOME</b>		1,055	1,411	8	2,474	29,705
<b>RECONCILIATION OF FUNDS</b>						
Total funds brought forward		669,779	4,494	306	674,579	644,874
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>670,834</u>	<u>5,905</u>	<u>314</u>	<u>677,053</u>	<u>674,579</u>

The notes form part of these financial statements

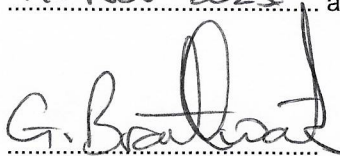


# RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

## BALANCE SHEET 30 JUNE 2025

	Notes	2025 £	2024 £
<b>FIXED ASSETS</b>			
Tangible assets	6	400,000	400,000
Investments	7	201,563	199,884
		<u>601,563</u>	<u>599,884</u>
<b>CURRENT ASSETS</b>			
Debtors	8	26,507	26,507
Cash at bank		76,375	75,826
		<u>102,882</u>	<u>102,333</u>
<b>CREDITORS</b>			
Amounts falling due within one year	9	(21,316)	(21,712)
		<u>81,566</u>	<u>80,621</u>
<b>NET CURRENT ASSETS</b>			
		<u>81,566</u>	<u>80,621</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		683,129	680,505
<b>ACCRUALS AND DEFERRED INCOME</b>	10	(6,076)	(5,926)
		<u>677,053</u>	<u>674,579</u>
<b>NET ASSETS</b>			
		<u>677,053</u>	<u>674,579</u>
<b>FUNDS</b>	12		
Unrestricted funds:			
General fund		633,128	633,544
Cyclical repair fund		37,706	36,235
		<u>670,834</u>	<u>669,779</u>
Restricted funds:			
Extraordinary repair fund		5,905	4,494
Endowment funds:			
Lady Jessie Turner Bequest		314	306
		<u>677,053</u>	<u>674,579</u>
<b>TOTAL FUNDS</b>		<u>677,053</u>	<u>674,579</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 19th Nov 2025 and were signed on its behalf by:



Mr G M Braithwaite - Trustee

The notes form part of these financial statements

# RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

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### 1. ACCOUNTING POLICIES

#### Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

#### Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

#### Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

#### Taxation

The charity is exempt from tax on its charitable activities.

#### Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

### 2. INVESTMENT INCOME

	2025	2024
	£	£
Income from investments	7,242	7,146
Deposit account interest	2,157	2,097
	<u>9,399</u>	<u>9,243</u>



# RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

### 3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2025 nor for the year ended 30 June 2024.

#### Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2025 nor for the year ended 30 June 2024.

### 4. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2025	2024
Warden	<u>1</u>	<u>1</u>

No employees received emoluments in excess of £60,000.

### 5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>				
<b>Charitable activities</b>				
Rents receivable, including heating	100,486	-	-	100,486
Investment income	9,243	-	-	9,243
Other income	12	-	-	12
<b>Total</b>	<u>109,741</u>	<u>-</u>	<u>-</u>	<u>109,741</u>
<b>EXPENDITURE ON</b>				
Raising funds	12	-	-	12
<b>Charitable activities</b>				
Rents receivable, including heating	93,610	-	-	93,610
<b>Total</b>	<u>93,622</u>	<u>-</u>	<u>-</u>	<u>93,622</u>
Net gains on investments	10,948	2,619	19	13,586
<b>NET INCOME</b>	27,067	2,619	19	29,705
<b>Transfers between funds</b>	(1,875)	1,875	-	-
<b>Net movement in funds</b>	<u>25,192</u>	<u>4,494</u>	<u>19</u>	<u>29,705</u>

# RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

### 5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
<b>RECONCILIATION OF FUNDS</b>				
Total funds brought forward	644,587	-	287	644,874
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>669,779</u>	<u>4,494</u>	<u>306</u>	<u>674,579</u>

### 6. TANGIBLE FIXED ASSETS

	Freehold property £
<b>COST</b>	
At 1 July 2024 and 30 June 2025	400,000
<b>NET BOOK VALUE</b>	
At 30 June 2025	<u>400,000</u>
At 30 June 2024	<u>400,000</u>

The land and buildings relate to The Almshouses at Ravenstone. The property was revalued on 30 June 1999 by A R Argyle FRICS, on an open market basis. The trustees have considered the above valuation of the property but in view of the specialised nature of the land and buildings felt that no benefit would be gained by having another formal valuation.

### 7. FIXED ASSET INVESTMENTS

	Listed investments £
<b>MARKET VALUE</b>	
At 1 July 2024	199,884
Revaluations	1,679
At 30 June 2025	<u>201,563</u>
<b>NET BOOK VALUE</b>	
At 30 June 2025	<u>201,563</u>
At 30 June 2024	<u>199,884</u>

There were no investment assets outside the UK.

# RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

### 7. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 30 June 2025 is represented by:

Valuation in 2024	Listed investments £ 201,563
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Investments are valued at market value as at the year end.

### 8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Amount due from restricted fund	21,316	21,316
Prepayments	5,191	5,191
	<u>26,507</u>	<u>26,507</u>

### 9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade creditors	-	396
Amounts due to unrestricted funds	21,316	21,316
	<u>21,316</u>	<u>21,712</u>

### 10. ACCRUALS AND DEFERRED INCOME

	2025 £	2024 £
Accruals and deferred income	6,076	5,926

### 11. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted funds £	Endowment fund £	2025 Total funds £	2024 Total funds £
Fixed assets	400,000	-	-	400,000	400,000
Investments	174,028	27,221	314	201,563	199,884
Current assets	102,882	-	-	102,882	102,333
Current liabilities	-	(21,316)	-	(21,316)	(21,712)
Accruals and deferred income	(6,076)	-	-	(6,076)	(5,926)
	<u>670,834</u>	<u>5,905</u>	<u>314</u>	<u>677,053</u>	<u>674,579</u>



# RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

### 12. MOVEMENT IN FUNDS

	At 1/7/24 £	Net movement in funds £	At 30/6/25 £
<b>Unrestricted funds</b>			
General fund	633,544	(416)	633,128
Cyclical repair fund	36,235	1,471	37,706
	669,779	1,055	670,834
<b>Restricted funds</b>			
Extraordinary repair fund	4,494	1,411	5,905
<b>Endowment funds</b>			
Lady Jessie Turner Bequest	306	8	314
<b>TOTAL FUNDS</b>	<u>674,579</u>	<u>2,474</u>	<u>677,053</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	122,306	(122,982)	260	(416)
Cyclical repair fund	1,471	-	-	1,471
	123,777	(122,982)	260	1,055
<b>Restricted funds</b>				
Extraordinary repair fund	-	-	1,411	1,411
<b>Endowment funds</b>				
Lady Jessie Turner Bequest	-	-	8	8
<b>TOTAL FUNDS</b>	<u>123,777</u>	<u>(122,982)</u>	<u>1,679</u>	<u>2,474</u>

# **RAVENSTONE HOSPITAL ALMSHOUSE CHARITY**

## **NOTES TO THE FINANCIAL STATEMENTS - continued** **FOR THE YEAR ENDED 30 JUNE 2025**

### **12. MOVEMENT IN FUNDS - continued**

#### **Comparatives for movement in funds**

	At 1/7/23 £	Net movement in funds £	Transfers between funds £	At 30/6/24 £
<b>Unrestricted funds</b>				
General fund	609,017	26,402	(1,875)	633,544
Cyclical repair fund	35,570	665	-	36,235
	644,587	27,067	(1,875)	669,779
<b>Restricted funds</b>				
Extraordinary repair fund	-	2,619	1,875	4,494
<b>Endowment funds</b>				
Lady Jessie Turner Bequest	287	19	-	306
<b>TOTAL FUNDS</b>	<u>644,874</u>	<u>29,705</u>	<u>-</u>	<u>674,579</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	109,076	(93,622)	10,948	26,402
Cyclical repair fund	665	-	-	665
	109,741	(93,622)	10,948	27,067
<b>Restricted funds</b>				
Extraordinary repair fund	-	-	2,619	2,619
<b>Endowment funds</b>				
Lady Jessie Turner Bequest	-	-	19	19
<b>TOTAL FUNDS</b>	<u>109,741</u>	<u>(93,622)</u>	<u>13,586</u>	<u>29,705</u>

# RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

### 12. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/7/23 £	Net movement in funds £	Transfers between funds £	At 30/6/25 £
<b>Unrestricted funds</b>				
General fund	609,017	25,986	(1,875)	633,128
Cyclical repair fund	35,570	2,136	-	37,706
	644,587	28,122	(1,875)	670,834
<b>Restricted funds</b>				
Extraordinary repair fund	-	4,030	1,875	5,905
<b>Endowment funds</b>				
Lady Jessie Turner Bequest	287	27	-	314
<b>TOTAL FUNDS</b>	<u>644,874</u>	<u>32,179</u>	<u>-</u>	<u>677,053</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	231,382	(216,604)	11,208	25,986
Cyclical repair fund	2,136	-	-	2,136
	233,518	(216,604)	11,208	28,122
<b>Restricted funds</b>				
Extraordinary repair fund	-	-	4,030	4,030
<b>Endowment funds</b>				
Lady Jessie Turner Bequest	-	-	27	27
<b>TOTAL FUNDS</b>	<u>233,518</u>	<u>(216,604)</u>	<u>15,265</u>	<u>32,179</u>

#### Restricted funds -

Extraordinary repair fund - these funds are allocated to meet the cost of exceptional items of maintenance of the Charity's property.



**RAVENSTONE HOSPITAL ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
***FOR THE YEAR ENDED 30 JUNE 2025***

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**13. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 30 June 2025.

**RAVENSTONE HOSPITAL ALMSHOUSE CHARITY****DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 JUNE 2025**

	2025 £	2024 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Income from investments	7,242	7,146
Deposit account interest	2,157	2,097
	<u>9,399</u>	<u>9,243</u>
<b>Charitable activities</b>		
Rents receivable, including heating	114,228	100,486
<b>Other income</b>		
Sale of books	150	12
	<u>123,777</u>	<u>109,741</u>
<b>Total incoming resources</b>		
	123,777	109,741
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Wages and salaries	17,029	16,260
Rates	9,921	8,332
Insurance	3,723	3,593
Electricity	2,372	3,368
Telephone	4,851	4,601
Miscellaneous expenses	1,346	959
Repairs and maintenance	35,898	29,060
Alarm system	4,148	2,074
Fuel oil	25,607	15,903
	<u>104,895</u>	<u>84,150</u>
<b>Support costs</b>		
<b>Finance</b>		
Bank charges	67	71
<b>Governance costs</b>		
Accountancy	1,320	1,245
Independent examiner's charges	1,320	1,245
Clerk's salary and expenses	15,380	6,911
	<u>18,020</u>	<u>9,401</u>
<b>Total resources expended</b>	<u>122,982</u>	<u>93,622</u>
<b>Net income before gains and losses</b>	795	16,119

This page does not form part of the statutory financial statements

**RAVENSTONE HOSPITAL ALMSHOUSE CHARITY**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 JUNE 2025**

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	2025 £	2024 £
<b>Realised recognised gains and losses</b>		
Unrealised gains/losses on fixed assets investments	1,679	13,586
<b>Net income</b>	<u>2,474</u>	<u>29,705</u>

This page does not form part of the statutory financial statements