CHRIS EDWARDS
chartered accountants

REGISTERED CHARITY NUMBER: 221552

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 December 2025

for

Barlborough Hospital (Almshouses)

Chris Edwards
Chartered Accountants
Clamarpen 17 Napier Court
Gander Lane
Barlborough
Chesterfield
Derbyshire
S43 4PZ

Barlborough Hospital (Almshouses)

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for the year ended 31 December 2025

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Barlborough Hospital (Almshouses)

Report of the Trustees
for the year ended 31 December 2025

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. 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).

Structure, governance and management
Governing document
The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Reference and administrative details

Registered Charity number
221552

Registered office
32 West View
Barlborough
Chesterfield
Derbyshire
S43 4HT

Trustees
A G Doolan
Rev B R Taylor
G Stables
Mrs O Lawrence
M Wainman

Independent Examiner
Chris Edwards
Chartered Accountants
Clamarpen 17 Napier Court
Gander Lane
Barlborough
Chesterfield
Derbyshire
S43 4PZ

Approved by order of the board of trustees on 21/10/26 and signed on its behalf by:

A. Doolan

A G Doolan - Trustee

Independent Examiner's Report to the Trustees of Barlborough Hospital (Almshouses)

Independent examiner's report to the trustees of Barlborough Hospital (Almshouses)
I report to the charity trustees on my examination of the accounts of the Charity for the year ended 31 December 2024.

Responsibilities and basis of report
As the charity's trustees of the Charity 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 your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 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:

1. accounting records were not kept in respect of the Charity as required by Section 30 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.

Chris Edwards

Chris Edwards Chartered Accountants

Chris Edwards
Chartered Accountants
Clamarpen 17 Napier Court
Gander Lane
Barlborough
Chesterfield
Derbyshire
S43 4PZ

Date: .....

Barlborough Hospital (Almshouses)

Statement of Financial Activities
for the year ended 31 December 2025

	Notes	2025 Unrestricted fund £	2024 Unrestricted fund £
Income and endowments from			
Other trading activities	2	**10,145**	10,761
Investment income	3	**41,325**	19,207
Other income		**-**	4,982
Total		**51,470**	34,950
Expenditure on			
Administrative expenses		**10,426**	11,423
NET INCOME		**41,044**	23,527
Reconciliation of funds			
Total funds brought forward		**299,902**	276,375
Total funds carried forward		**340,946**	299,902

The notes form part of these financial statements

Barlborough Hospital (Almshouses)

Balance Sheet
31 December 2025

	Notes	2025 Unrestricted fund £	2024 Unrestricted fund £
Fixed assets			
Tangible assets	6	**296,525**	257,236
Investments	7		
Current assets			
Cash at bank		**45,421**	43,166
Creditors			
Amounts falling due within one year	8	**(1,000)**	(500)
Net current assets		**44,421**	42,666
Total assets less current liabilities		**340,946**	299,902
NET ASSETS		**340,946**	299,902
Funds	9		
Unrestricted funds		**340,946**	299,902
Total funds		**340,946**	299,902

The financial statements were approved by the Board of Trustees and authorised for issue on 21/10/26 and were signed on its behalf by:

A. Doolan

A G Doolan - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charitable company, 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.

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.

Tangible fixed assets
Depreciation has been calculated so as to write off the cost of Alterations and Improvements to the freehold property by equal instalments over the Housing Corporation Loan which was repaid in 2013.

Valuation of investments
All investments are valued at their market value at 31 December 2024 determined as follows:

Unite trust or managed fund investments are stated at the mid-point of the latest prices quoted by the managers prior to 31 December 2024.

2. OTHER TRADING ACTIVITIES

	2025	2024
	£	£
Housing rents	**8,245**	8,861
Fishing rights, River Derwent	**1,900**	1,900
	10,145	10,761

3. INVESTMENT INCOME

	2025	2024
	£	£
Dividends received NAACIF	**41,301**	19,176
Deposit account interest	**24**	31
	41,325	19,207

continued...

4. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2025	2024
	£	£
Surplus on disposal of fixed assets	-	(4,982)

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

6. TANGIBLE FIXED ASSETS

(a) The following are bequeathed assets owned by the Charity.

Freehold land and building, Barlborough Hospital
Land, Barlborough High Common
Fishing Rights, River Derwent, Froggatt
Income shares in the National Association of Almshouses Common Investment Fund (NAACIF)

(b) Alterations and Improvements to property known as Barlborough Hospital

	Alterations to property
	£
Cost	
At 1 January 2025 and 31 December 2025	**81,896**
Depreciation	
At 1 January 2025 and 31 December 2025	**81,896**
Net book value	
At 31 December 2025	-
At 31 December 2024	-

7. FIXED ASSET INVESTMENTS

	Listed investments
	£
Market value	
At 1 January 2025	**257,236**
Additions	**39,289**
At 31 December 2025	**296,525**
Net book value	
At 31 December 2025	**296,525**
At 31 December 2024	257,236

There were no investment assets outside the UK.

continued...

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Accrued expenses	1,000	500

9. MOVEMENT IN FUNDS

	At 1/1/25	Net movement in funds	At 31/12/25
	£	£	£
Unrestricted funds			
General fund	**299,902**	**41,044**	**340,946**
TOTAL FUNDS	**299,902**	**41,044**	**340,946**

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	**51,470**	**(10,426)**	**41,044**
TOTAL FUNDS	**51,470**	**(10,426)**	**41,044**

Comparatives for movement in funds

	At 1/1/24	Net movement in funds	At 31/12/24
	£	£	£
Unrestricted fund	276,375	23,527	299,902
TOTAL FUNDS	276,375	23,527	299,902

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted fund	34,950	(11,423)	23,527
TOTAL FUNDS	34,950	(11,423)	23,527

continued...

9. MOVEMENT IN FUNDS - continued

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

	At 1/1/24	Net movement in funds	At 31/12/25
	£	£	£
Unrestricted fund	276,375	64,571	340,946
TOTAL FUNDS	276,375	64,571	340,946

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted fund	86,420	(21,849)	64,571
TOTAL FUNDS	86,420	(21,849)	64,571

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2025.

Barlborough Hospital (Almshouses)

Detailed Statement of Financial Activities
for the year ended 31 December 2025

	2025 £	2024 £
Income and endowments		
Other trading activities		
Housing rents	**8,245**	8,861
Fishing rights, River Derwent	**1,900**	1,900
	10,145	10,761
Investment income		
Dividends received NAACIF	**41,301**	19,176
Deposit account interest	**24**	31
	41,325	19,207
Other income		
Sale of tangible fixed assets	**-**	4,982
Total incoming resources	**51,470**	34,950
Expenditure		
Other		
Rates and utilities	**4,431**	5,562
Repairs and renewals	**3,963**	3,742
Insurance	**1,232**	1,195
Subscriptions	**292**	298
Accountancy	**500**	500
Sundry expenses	**8**	126
	10,426	11,423
Total resources expended	**10,426**	11,423
Net income	**41,044**	23,527