

**MARY PEASE ALMSHOUSES  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2025**



Total Tax Solutions  
2 Peel Court  
St. Cuthberts Way  
Darlington  
DL1 1GB

## Mary Pease Almshouses Contents

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**Mary Pease Almshouses  
Company Information  
For The Year Ended 30 November 2025**

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**Trustees'**

Mrs G Sanderson  
Miss U Collie  
Mrs M Gibson  
Mr P Law  
Mrs D Milburn  
Mr T Sanderson  
Mrs A Saxby  
Miss S Stubbs

**Charity Registered Number**

225036

**Registered Office**

School House  
Chapel Street  
Middleton St George  
DL2 1DA

**Accountants**

Total Tax Solutions  
2 Peel Court  
St. Cuthberts Way  
Darlington  
DL1 1GB

**Mary Pease Almshouses**  
**Charity Registration No. 225036**  
**Trustees' Report For The Year Ended 30 November 2025**

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The trustees' present their report and the financial statements for the year ended 30 November 2025.

**Trustees'**

The trustees' who held office during the year were as follows:

Mrs G Sanderson  
Miss U Collie  
Mrs M Gibson  
Mr P Law  
Mrs D Milburn  
Mr T Sanderson  
Mrs A Saxby  
Miss S Stubbs

**Statement of Trustees' Responsibilities**

The trustees are responsible for preparing the trustees' Report and the financial statements in accordance with applicable law and regulations.

Law requires the trustees to prepare financial statements for each financial year. Under that law the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the trustees' must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period. In preparing the financial statements the trustees' are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

As the charity's trustees 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 2011 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.

Mrs G Sanderson  
Trustee  
31/03/2026

**Mary Pease Almshouses**  
**Accountant's Report**  
**For The Year Ended 30 November 2025**

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Accountant's Report

The charity's gross income exceeded £25000 and I am qualified to undertake the examination. I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination. I have no concerns and I 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

31/03/2026  
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**Mary Pease Almshouses**  
**Income and Expenditure Account**  
**For The Year Ended 30 November 2025**

	Notes	2025 £	2024 £
<b>TURNOVER</b>		<b>31,450</b>	<b>32,283</b>
<b>GROSS SURPLUS</b>		<b>31,450</b>	<b>32,283</b>
Administrative expenses		(17,143 )	(18,433 )
<b>OPERATING SURPLUS</b>		<b>14,307</b>	<b>13,850</b>
Income from other current asset investments		14,725	6,666
Other interest receivable and similar income		929	846
<b>SURPLUS FOR THE FINANCIAL YEAR</b>		<b>29,961</b>	<b>21,362</b>

The notes on pages 6 to 7 form part of these financial statements.

**Mary Pease Almshouses**  
**Balance Sheet**  
**As At 30 November 2025**

		<b>2025</b>		<b>2024</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>					
Tangible Assets	<b>4</b>		1,144,435		675,730
Investments	<b>5</b>		192,174		177,523
			<b>1,336,609</b>		<b>853,253</b>
<b>CURRENT ASSETS</b>					
Debtors	<b>6</b>	4,849		2,540	
Cash at bank and in hand		58,977		47,202	
		<b>63,826</b>		<b>49,742</b>	
<b>Creditors: Amounts Falling Due Within One Year</b>	<b>7</b>	<b>(719 )</b>		<b>(2,990 )</b>	
<b>NET CURRENT ASSETS (LIABILITIES)</b>			<b>63,107</b>		<b>46,752</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>1,399,716</b>		<b>900,005</b>
<b>NET ASSETS</b>			<b>1,399,716</b>		<b>900,005</b>
<b>CAPITAL &amp; RESERVES</b>					
Revaluation Reserve	<b>8</b>		1,197,750		728,000
Income and Expenditure Account			201,966		172,005
			<b>1,399,716</b>		<b>900,005</b>

The financial statements were approved by the Trustee on 31 March 2026 and signed on its behalf by:

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**Trustee Council Members**

The notes on pages 6 to 7 form part of these financial statements.

**Mary Pease Almshouses**  
**Notes to the Financial Statements**  
**For The Year Ended 30 November 2025**

Notes to the Financial Statements

1. Principal Accounting Policies

(a) Basis of Accounting The Financial Statements have been prepared on the basis of the historic cost convention, in accordance with the requirements of the Charities Act 2011, and the Statement of Recommended Practice – Accounting and Reporting by Charities (SORPS FRS 102) issued October 2023.

(b) Turnover Turnover represents maintenance contributions receivable.

(c) Housing Properties and Depreciation The housing properties are included at last valuation figure. The properties are subject to a high level of maintenance such that the useful economic life of the asset is greater than 50 years. No charge for depreciation is therefore made. The Property was revalued in 2024 and the trustees are of the opinion that the value is not materially different to that stated on the Balance Sheet.

(d) Other Fixed Assets Tangible Fixed Assets other than housing properties are stated at cost less accumulated depreciation of 10% per annum.

(e) Cyclical Repairs and Maintenance Mary Pease Almshouses has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

(f) Extraordinary Repairs Costs of Extraordinary Repairs, unless representing improvements to the properties are charged to the Revenue Account in the year in which they are incurred.

(g) Cyclical Repairs and Maintenance Reserve This reserve represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any one year.

(h) Extraordinary Repairs Reserve This Revenue Reserve represents amounts set aside to carry out major repairs on Housing Properties, and Equipment.

(i) Charitable Fund Property Reserve This represents that proportion of the cost of the properties which was financed by Mary Pease Almshouses' own resources. The Charitable Fund Property Reserve also included depreciation equal to loan repayments made in previous years.

(j) Value Added Tax Mary Pease Almshouses is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of Value Added Tax.

(k) Cash Flow Statement The trustees are exempt from preparing a cash flow statement under Section 7 for FRS 102.

(l) Taxation No provision has been made for Corporation Tax as the Trust is a registered charity and therefore exempt.

**4. Tangible Assets**

	<b>Land &amp; Property</b>			
	<b>Freehold Land</b>	<b>Freehold Buildings</b>	<b>Fixtures &amp; Fittings</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>				
As at 1 December 2024	141,120	530,880	10,453	682,453
Revaluation Reserves	-	469,750	-	469,750
As at 30 November 2025	141,120	1,000,630	10,453	1,152,203
<b>Depreciation</b>				
As at 1 December 2024	-	-	6,723	6,723
Provided during the period	-	-	1,045	1,045
As at 30 November 2025	-	-	7,768	7,768
<b>Net Book Value</b>				
As at 30 November 2025	141,120	1,000,630	2,685	1,144,435
As at 1 December 2024	141,120	530,880	3,730	675,730



**Mary Pease Almshouses**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 30 November 2025**

**5. Investments**

	<b>£</b>
<b>Cost or Valuation</b>	
As at 1 December 2024	177,523
Additions	14,651
As at 30 November 2025	<u>192,174</u>
<b>Provision</b>	
As at 1 December 2024	-
As at 30 November 2025	<u>-</u>
<b>Net Book Value</b>	
As at 30 November 2025	<u>192,174</u>
As at 1 December 2024	<u>177,523</u>

**6. Debtors**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Due within one year</b>		
Trade debtors	2,309	-
Other debtors	2,540	2,540
	<u>4,849</u>	<u>2,540</u>

**7. Creditors: Amounts Falling Due Within One Year**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Other creditors	719	2,990

**8. Reserves**

	<b>Revaluation reserve</b>	<b>Income and Expenditure Account</b>
	<b>£</b>	<b>£</b>
As at 1 December 2024	728,000	172,005
Revaluation	469,750	-
Profit for the year and total comprehensive income	-	29,961
As at 30 November 2025	1,197,750	201,966

**Mary Pease Almshouses**  
**Detailed Income and Expenditure Account**  
**For The Year Ended 30 November 2025**

	<b>2025</b>		<b>2024</b>	
	£	£	£	£
<b>TURNOVER</b>				
Sales		31,450		32,841
Rent Losses from Voids		-		(558)
		<u>31,450</u>		<u>32,283</u>
GROSS SURPLUS		31,450		32,283
<b>Administrative Expenses</b>				
Council Tax	308		366	
Light and heat	1,030		615	
Cleaning	-		121	
Repairs, renewals and maintenance	8,279		8,835	
Insurance	1,027		1,063	
Accountancy fees	720		420	
Management fees	4,734		5,668	
Depreciation	1,045		1,045	
Sundry expenses	-		200	
Independent Examination	-		100	
		<u>(17,143 )</u>		<u>(18,433 )</u>
<b>OPERATING SURPLUS</b>		<b>14,307</b>		<b>13,850</b>
Interest on investments	14,725		6,666	
		<u>14,725</u>		<u>6,666</u>
<b>Other interest receivable and similar income</b>				
Bank interest receivable	929		846	
		<u>929</u>		<u>846</u>
		<u>29,961</u>		<u>21,362</u>