

JOHN EATON'S ALMSHOUSES

England & Wales · Charity number 228490

Details

Status Registered

Legal form Other

Registered 1963-12-06

Register [View on the Charity Commission register](#)

Contact

Address Office
Flat 1
31 John Eaton's Almshouses
Bunting Nook
Sheffield
S8 8JU

Phone 07859760762

Email john.eatons.almshouses@gmail.com

Activities

Objects: ALMSHOUSES FOR POOR PERSONS OF NOT LESS THAN 60 YEARS OF AGE WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE COMMISSIONERS) HAVE RESIDED IN THE AREA OF THE CITY OF SHEFFIELD AS CONSTITUTED ON THE 31 JANUARY 1939 FOR NOT LESS THAN THREE YEARS NEXT PRECEDING THE TIME OF THEIR APPOINTMENT. IF SUITABLE PERSONS CANNOT BE FOUND WITHIN THE AREA DEFINED ABOVE THEN THE TRUSTEES MAY CONSIDER SUCH OTHER SUITABLY QUALIFIED PERSONS RESIDING WITHIN THE AREA OF THE CITY OF SHEFFIELD AS CONSTITUTED FROM TIME TO TIME.

Activities: Provision of Almshouses

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** SHEFFIELD
- Sheffield City

Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|----------|-------------|--------|-----------|
| 2025-01-31 | £143,466 | £147,346 | - | - |
| 2024-01-31 | £136,188 | £151,749 | - | - |
| 2023-01-31 | £140,224 | £177,630 | - | - |
| 2022-01-31 | £100,948 | £86,068 | - | - |
| 2021-01-31 | £121,558 | £103,875 | - | - |

Trustees

| Name | Role | Appointed |
|------------------------------|-------|------------|
| JAMES DAVID PRIESTLEY | Chair | |
| Clive Smallwood | | 2021-12-06 |
| Elizabeth Ann Mooney | | 2021-11-15 |
| James Peter Mooney | | 2021-12-06 |
| John Sanders | | 2022-11-14 |
| Kath Smallwood | | 2018-02-12 |
| Sarah Sanders | | 2018-02-12 |

JOHN EATON'S ALMSHOUSES

England & Wales - Charity number 228490

Accounts



Trustees' Annual Report for the period

| | | | | | | | |
|-------------|-------------------|----------|------|-----------|-----------------|---------|------|
| From | Period start date | | | To | Period end date | | |
| | 1st | February | 2024 | | 31st | January | 2025 |

Section A

Reference and administration details

Charity name

John Eaton's Almshouses

Other names charity is known by

Registered charity number (if any)

228490

Charity's principal address

OFFICE, Flat 1, 31 John Eaton's Almshouses

Bunting Nook, Sheffield

Postcode

S8 8JU

Names of the charity trustees who manage the charity

| | Trustee name | Office (if any) | Dates acted if not for whole year | Name of person (or body) entitled to appoint trustee (if any) |
|----|-----------------------|-----------------|--|---|
| 1 | James David Priestley | Chair | | Trustees |
| 2 | Patricia Robson | | Passed away 2 nd August 2024. | Trustees |
| 3 | Sarah Sanders | Secretary | | Trustees |
| 4 | Kathleen Smallwood | | | Trustees |
| 5 | Elizabeth Mooney | | | Trustees |
| 6 | James Mooney | | | Trustees |
| 7 | Clive Smallwood | | | Trustees |
| 8 | John Sanders | | | Trustees |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
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| 20 | | | | |

Names of the trustees for the charity, if any, (for example, any custodian trustees)

| Name | Dates acted if not for whole year |
|-----------------------|-----------------------------------|
| James David Priestley | |

| | |
|------------------|--|
| Sarah Sanders | |
| Elizabeth Mooney | |

Names and addresses of advisers (Optional information)

| Type of adviser | Name | Address |
|-----------------|------------------|---|
| Stockbrokers | Investec | 61 Napier Street ,Sheffield ,S11 8HA |
| Accountants | R & L Associates | CFC House, Woodseats Close, Sheffield ,S8 0TD |
| | | |
| | | |

Name of chief executive or names of senior staff members (Optional information)

| |
|--|
| |
|--|

Section B Structure, governance and management

Description of the charity's trusts

| | |
|--|---|
| Type of governing document <i>(eg. trust deed, constitution)</i> | Scheme of 13 th April 1978 as amended 14 th December 1994 |
| How the charity is constituted <i>(eg. trust, association, company)</i> | In accordance with the scheme & legislation |
| Trustee selection methods <i>(eg. appointed by, elected by)</i> | In accordance with the scheme |

Additional governance issues (Optional information)

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

| |
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| |
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Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Almshouses for needy persons not less than 60 years of age who have lived in Sheffield for the last three years.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

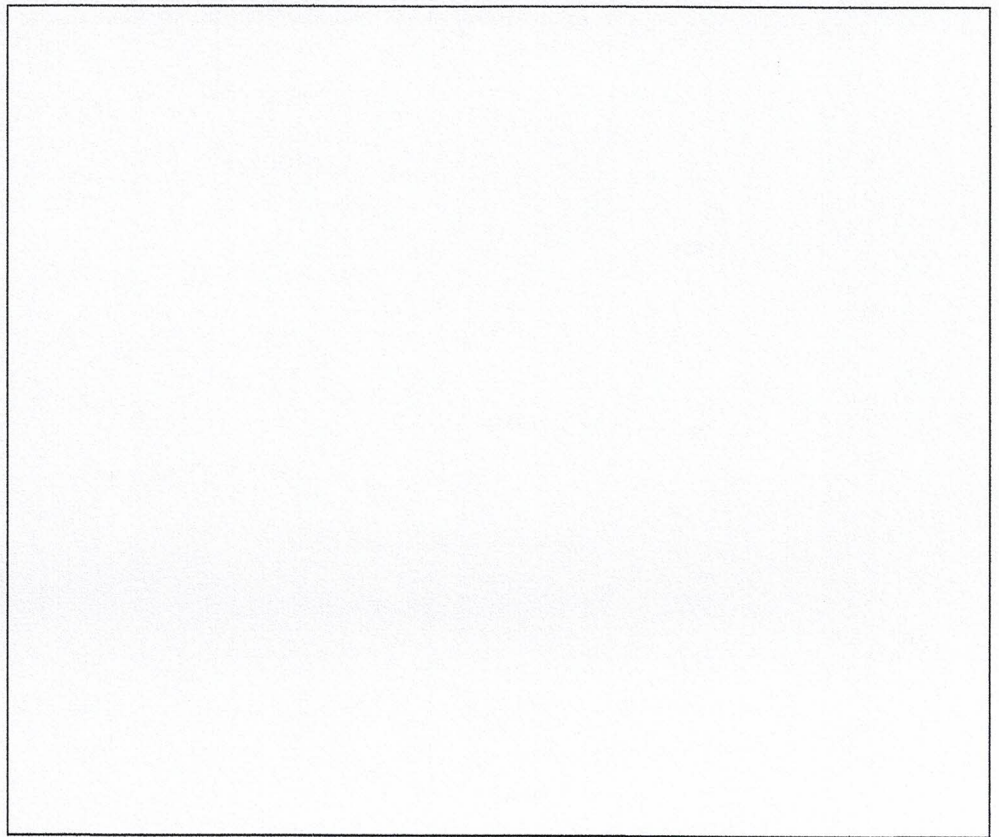
Provision of and maintenance of sheltered accommodation with warden assistance for persons over 60 whose low income and other circumstances qualify them to fit the description of needy persons. The proposed residents must have lived in the City of Sheffield for upwards of three years but there is provision in the trust scheme with the Charity commissions consent to vary these requirements as to the length and area of residence. This is a non-profit making organisation.

The trustees are aware of and have had regard to the guidance issued by the Charity Commission on public benefit.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.



Section D

Achievements and performance

Summary of the main achievements of the charity during the year

The trust has continued to maintain the accommodation to a high standard. Most repairs and improvements are met from income although the recent rise in costs has meant that using reserves from investments to cover the costs of site improvements has been necessary this year. The site is usually fully occupied, and we continue to have more applicants than vacancies. We have 35 units 8 single bungalows 25 double bungalows 2 first floor flats and 1 ground floor flat for the resident warden. Major refurbishments are usually only carried out when a unit is vacant to minimise disruption for the residents.

Section E

Financial review

Brief statement of the charity's policy on reserves

Our investment reserves were £644,812 at the year-end which was up circa £34,419 from last year. The increase is due to a small rise in the stock market at the time. Our cash reserves were £5237 at the year end. It is intended to use part of the reserves this year for maintenance and other improvements.

Details of any funds materially in deficit

Further financial review details (Optional information)

You may choose to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

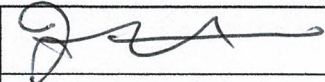
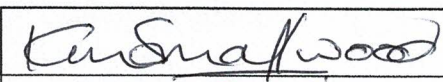
Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

| | | |
|-------------------------------------|---|--|
| Signature(s) |  |  |
| Full name(s) | ELIZABETH MOONEY | Kathleen Smallwood |
| Position (eg Secretary, Chair, etc) | TRUSTEE | Trustee |
| Date | 11/11/25 | |

John Eaton's Almshouses

**Registered Charity
228490**

**Accounts for the
Year Ended 31 January 2025**

John Eaton's Almshouses

Year Ended 31 January 2025

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| Accounting policies | 7 |
| Independent examiner's report | 8 |

John Eaton's Almshouses
Year Ended 31 January 2025

Receipts & Payments account

| | Notes | Unrestricted funds 2025 £ | Unrestricted funds 2024 £ |
|--|-------|---------------------------------|---------------------------------|
| Receipts | | | |
| Maintenance charges | | 108,826 | 97,063 |
| Ground rents | | 194 | 126 |
| Dividend income from shares held | | 14,290 | 13,783 |
| Income from pension fund | | 0 | 0 |
| Other income | | 0 | 0 |
| Bank interest received | | 156 | 216 |
| | | <u>123,466</u> | <u>111,188</u> |
| Income from investment sales not reinvested | | 20,000 | 25,000 |
| Total receipts | | <u><u>143,466</u></u> | <u><u>136,188</u></u> |
| Payments | | | |
| Rates & water rates | | 9,680 | 8,524 |
| Insurance | | 0 | 4,048 |
| Property repairs, tools & maintenance | | 57,191 | 65,247 |
| Maintenance of grounds | | 17,264 | 16,430 |
| Gas & Electricity | | 12,342 | 7,957 |
| Telephone | | 2,266 | 3,094 |
| Wages | | 20,092 | 18,932 |
| Pension | | 920 | 847 |
| Secretary charges | | 20,000 | 20,277 |
| Sundry expenses | 1 | 7,591 | 6,394 |
| | | <u>147,346</u> | <u>151,749</u> |
| Asset and investment purchases & sales | | (1,660) | 0 |
| Total payments | | <u><u>145,686</u></u> | <u><u>151,749</u></u> |
| Net of receipts/(payments) | | <u><u>(2,220)</u></u> | <u><u>(15,561)</u></u> |
| Transfers between funds | | 0 | 0 |
| Cash funds last year end | | <u>7,457</u> | <u>23,018</u> |
| Cash funds this year end | | <u><u>5,237</u></u> | <u><u>7,457</u></u> |

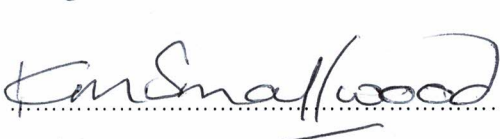
**John Eaton's Almshouses
Year Ended 31 January 2025**

Statements of Assets & Liabilities

| | | Unrestricted funds 2025 | Unrestricted funds 2024 |
|------------------------------|---|-------------------------------|-------------------------------|
| Cash funds | | | |
| Bank accounts | 2 | 5,237 | 7,457 |
| | | <u>5,237</u> | <u>7,457</u> |
| Other monetary assets | | | |
| | | <u>0</u> | <u>0</u> |
| Investments assets | | | |
| Shares | 3 | 644,812 | 610,393 |
| | | <u>644,812</u> | <u>610,393</u> |
| Fixed assets | | | |
| Land & buildings | | 4,500,000 | 4,500,000 |
| Fixtures & fittings | | 12,460 | 12,460 |
| Plant & machinery | | 13,048 | 18,208 |
| Computer equipment | | 468 | 468 |
| | | <u>4,525,976</u> | <u>4,531,136</u> |
| Total Assets | | <u><u>5,176,025</u></u> | <u><u>5,148,986</u></u> |
| Liabilities | | | |
| | | 0 | 0 |
| | | <u><u>5,176,025</u></u> | <u><u>5,148,986</u></u> |

Signed on behalf of the trustees

 Date 11/11/25

 Date 11/11/25

John Eaton's Almshouses
Year Ended 31 January 2025

Notes to financial statements

| | 2025 | 2024 |
|-----------------------------|---------------------|---------------------|
| 1. Sundry expenses | | |
| Accountancy | 1,290 | 1,290 |
| Subscriptions | 40 | 797 |
| TV License | 30 | 30 |
| Advertising | 0 | 0 |
| General expenses | 1,160 | 1,313 |
| Professional fees | 2,842 | 1,023 |
| Postage & stationery | 160 | 26 |
| Xmas gifts & expenses | 1,706 | 1,600 |
| Donations & gifts | 20 | 0 |
| Bank charges | 343 | 315 |
| Contributions to residents | 0 | 0 |
| | <u><u>7,591</u></u> | <u><u>6,394</u></u> |
| 2. Cash funds | | |
| Main Fund - Current Account | 580 | 566 |
| Main Fund - Deposit Account | 3,030 | 4,683 |
| ERF Fund - Current Account | 504 | 564 |
| ERF Fund - Deposit Account | 1,049 | 1,340 |
| Petty cash | 74 | 304 |
| | <u><u>5,237</u></u> | <u><u>7,457</u></u> |

John Eaton's Almshouses

Year Ended 31 January 2025

Notes to financial statements

| | 2025 | 2024 |
|---|----------------|----------------|
| 3. Shares | | |
| Market value of investments brought forward | 610,393 | 642,383 |
| Profit / (loss) on share disposals during the year | 10,828 | (7,972) |
| Movement in market value of shares held at year end | 52,978 | 9,489 |
| Share disposal proceeds not re-invested | (20,000) | (25,000) |
| Charges / fees | (9,386) | (8,507) |
| Market value of investments carried forward | <u>644,812</u> | <u>610,393</u> |
| ERF Fund | | |
| Diageo ord 28p | 6,410 | 7,580 |
| Halma Ord 10p | 0 | 7,783 |
| Warehouse Reit Plc Ord 1p | 0 | 5,809 |
| Vanguard Funds | 48,450 | 37,877 |
| Lazard Global | 20,482 | 16,017 |
| Hermes Global Emerging Markets | 9,303 | 8,169 |
| Hipgnosis Songs | 0 | 8,286 |
| Anglo American \$0.54945 | 0 | 8,307 |
| Polar Cap Funds | 18,966 | 15,988 |
| M&G Investment Fund | 17,610 | 15,821 |
| Hermes Global Far East Markets | 11,568 | 9,278 |
| Legal & General Unit Trusts | 23,845 | 24,702 |
| Abrdn Oeic | 17,462 | 17,643 |
| Fidelity Investment Funds | 30,125 | 30,773 |
| Schroder Unit Trusts | 11,052 | 10,219 |
| JP Morgan ETFS - UK equity | 19,673 | 0 |
| JP Morgan ETFS - US Rei Equity | 17,752 | 0 |
| Cash held with investors | 7,024 | 2,898 |
| | <u>259,722</u> | <u>227,150</u> |

John Eaton's Almshouses

Year Ended 31 January 2025

Notes to financial statements

| | 2025 | 2024 |
|-------------------------------------|----------------|----------------|
| 3. Shares (cont) | | |
| Main Fund | | |
| Prudential Corporation ord 5p | 0 | 4,093 |
| HSBC Holdings \$0.50 | 7,950 | 11,166 |
| Unilever Ord 3.1111p | 0 | 5,964 |
| Rio Tinto ord 10p | 7,435 | 8,365 |
| Bbgi Sicav ord Npv | 11,749 | 12,681 |
| Astrazeneca ord \$0.25 | 5,673 | 5,251 |
| Blackrock Fm Ltd | 16,632 | 14,985 |
| AXA Investment Man US | 0 | 12,074 |
| Polar Capital Fund Healthcare | 11,648 | 10,848 |
| JP Morgan Am UK Ltd - Emerg markets | 13,205 | 12,307 |
| BMO Commercial Ord 1p | 0 | 6,914 |
| Reix 14.44p | 11,473 | 9,298 |
| Schroder Unit Trust Asian | 18,386 | 16,210 |
| Premier Portfolio US Opportunities | 0 | 15,503 |
| Target Healthcare Ord GBP1 | 8,660 | 8,395 |
| Royal London | 25,513 | 25,178 |
| Columbia Threadneedle | 21,403 | 27,901 |
| Gemcap Investment | 30,616 | 28,536 |
| Compass Group Ord 11.05p | 11,026 | 8,605 |
| Brown Advisory Funds | 17,648 | 14,658 |
| Pantheon Infrastru Ord 1p | 5,461 | 5,242 |
| Muzinech Funds | 0 | 13,752 |
| Invesco European | 18,851 | 18,826 |
| Ishares | 5,791 | 6,125 |
| BA Beutel Goodman | 16,425 | 14,627 |
| Findley Park | 13,215 | 11,240 |
| Legal & General Unit Trusts | 7,734 | 8,012 |
| UK Govt 0.125% | 18,540 | 17,816 |
| BH Macro | 7,805 | 15,267 |
| UK Govt 3.25% | 27,954 | 0 |
| JP Morgan ETFS - US Rei Equity | 11,152 | 0 |
| Premier Miton Investment Funds | 18,161 | 0 |
| International Public Partnership | 6,249 | 0 |
| Cash held with investors | 8,735 | 13,404 |
| | <u>385,090</u> | <u>383,243</u> |
| | <u>644,812</u> | <u>610,393</u> |

Independent examiner's report on the accounts

Report to the trustees / members of John Eaton's Almshouses, registered charity 228490.
On accounts for the year ended 31 January 2025.
Set out on pages 2 – 7.

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 January 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 2011 Act and in carrying out my examination, I have followed 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 material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act; or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: *R L & Associates Ltd*

Date: *6/11/25*

Name: R L & Associates Limited
Chartered Accountants

Address: CFC House
Woodseats Close
Sheffield, S8 0TB

JOHN EATON'S ALMSHOUSES

England & Wales - Charity number 228490

Accounts



Trustees' Annual Report for the period

| | | | | | | | |
|------|-------------------|----------|------|----|-----------------|---------|------|
| From | Period start date | | | To | Period end date | | |
| | 1st | February | 2023 | | 31st | January | 2024 |

Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

| | |
|--|---------------|
| OFFICE, Flat 1, 31 John Eaton's Almshouses | |
| Bunting Nook, Sheffield | |
| | |
| Postcode | S8 8JU |

Names of the charity trustees who manage the charity

| | Trustee name | Office (if any) | Dates acted if not for whole year | Name of person (or body) entitled to appoint trustee (if any) |
|----|-----------------------|-----------------|-----------------------------------|---|
| 1 | James David Priestley | Chair | | Trustees |
| 2 | Patricia Robson | | | Trustees |
| 3 | | | | |
| 4 | Sarah Sanders | Secretary | | Trustees |
| 5 | Kathleen Smallwood | | | Trustees |
| 6 | Elizabeth Mooney | | | Trustees |
| 7 | James Mooney | | | Trustees |
| 8 | Clive Smallwood | | | Trustees |
| 9 | John Sanders | | | Trustees |
| 10 | | | | |
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| 18 | | | | |
| 19 | | | | |
| 20 | | | | |

Names of the trustees for the charity, if any, (for example, any custodian trustees)

| Name | Dates acted if not for whole year |
|-----------------------|-----------------------------------|
| James David Priestley | |
| Sarah Sanders | |

Elizabeth Mooney

Names and addresses of advisers (Optional information)

| Type of adviser | Name | Address |
|-----------------|------------------|---|
| Stockbrokers | Investec | 61 Napier Street ,Sheffield ,S11 8HA |
| Accountants | R & L Associates | CFC House, Woodseats Close, Sheffield ,S8 0TD |
| | | |
| | | |

Name of chief executive or names of senior staff members (Optional information)

| |
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| |
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Section B Structure, governance and management

Description of the charity's trusts

| | |
|--|---|
| Type of governing document <small>(eg. trust deed, constitution)</small> | Scheme of 13 th April 1978 as amended 14 th December 1994 |
| How the charity is constituted <small>(eg. trust, association, company)</small> | In accordance with the scheme & legislation |
| Trustee selection methods <small>(eg. appointed by, elected by)</small> | In accordance with the scheme |

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

| |
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Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Almshouses for needy persons not less than 60 years of age who have lived in Sheffield for the last three years.

Provision of and maintenance of sheltered accommodation with warden assistance for persons over 60 whose low income and other circumstances qualify them to fit the description of needy persons. The proposed residents must have lived in the City of Sheffield for upwards of three years but there is provision in the trust scheme with the Charity commissions consent to vary these requirements as to the length and area of residence. This is a non-profit making organisation.

The trustees are aware of and have had regard to the guidance issued by the Charity Commission on public benefit.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

The trust has continued to maintain the accommodation to a high standard. Most repairs and improvements are met from income although the recent rise in costs has meant that using reserves from investments to cover the costs of site improvements has been necessary this year. The site is always fully occupied, and we continue to have more applicants than vacancies. We have 35 units 8 single bungalows 25 double bungalows 2 first floor flats and 1 ground floor flat for the resident warden. Major refurbishments are usually only carried out when a unit is vacant to minimise disruption for the residents.

Section E

Financial review

Brief statement of the charity's policy on reserves

Our investment reserves were £610,393 at the year-end which was down circa £31,990 from last year. The decrease is partly due to trustees using reserves to cover the cost of site improvements and also due to a fall in the stock market at the time. Our cash reserves were £7,457 at the year end. It is intended to use part of the reserves this year for maintenance and other improvements.

Details of any funds materially in deficit

Further financial review details (Optional information)

You may choose to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

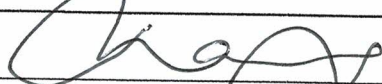
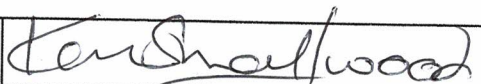
Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

| | | |
|-------------------------------------|---|--|
| Signature(s) |  |  |
| Full name(s) | JAMES MOONEY | KATHLEEN SMALLWOOD |
| Position (eg Secretary, Chair, etc) | TRUSTEE | TRUSTEE |
| Date | 15/11/24 | |

John Eaton's Almshouses

**Registered Charity
228490**

**Accounts for the
Year Ended 31 January 2024**

John Eaton's Almshouses

Year Ended 31 January 2024

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John Eaton's Almshouses
Year Ended 31 January 2024

Receipts & Payments account


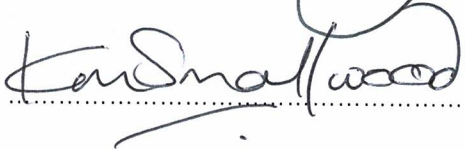
| | Notes | Unrestricted funds 2024 £ | Unrestricted funds 2023 £ |
|--|-------|---------------------------------|---------------------------------|
| Receipts | | | |
| Maintenance charges | | 97,063 | 86,011 |
| Ground rents | | 126 | 130 |
| Dividend income from shares held | | 13,783 | 13,882 |
| Income from pension fund | | 0 | 0 |
| Other income | | 0 | 200 |
| Bank interest received | | 216 | 101 |
| | | <u>111,188</u> | <u>100,324</u> |
| Income from investment sales not reinvested | | 25,000 | 39,900 |
| Total receipts | | <u><u>136,188</u></u> | <u><u>140,224</u></u> |
| Payments | | | |
| Rates & water rates | | 8,524 | 4,929 |
| Insurance | | 4,048 | 4,437 |
| Property repairs, tools & maintenance | | 65,247 | 77,793 |
| Maintenance of grounds | | 16,430 | 17,671 |
| Gas & Electricity | | 7,957 | 6,523 |
| Telephone | | 3,094 | 1,516 |
| Wages | | 18,932 | 19,593 |
| Pension | | 847 | 0 |
| Secretary charges | | 20,277 | 16,333 |
| Sundry expenses | 1 | 6,394 | 23,659 |
| | | <u>151,749</u> | <u>172,454</u> |
| Asset and investment purchases | | 0 | 5,176 |
| Total payments | | <u><u>151,749</u></u> | <u><u>177,630</u></u> |
| Net of receipts/(payments) | | <u><u>(15,561)</u></u> | <u><u>(37,406)</u></u> |
| Transfers between funds | | 0 | 0 |
| Cash funds last year end | | <u>23,018</u> | <u>60,424</u> |
| Cash funds this year end | | <u><u>7,457</u></u> | <u><u>23,018</u></u> |

**John Eaton's Almshouses
Year Ended 31 January 2024**

Statements of Assets & Liabilities

| | | Unrestricted funds 2024 | Unrestricted funds 2023 |
|------------------------------|---|-------------------------------|-------------------------------|
| Cash funds | | | |
| Bank accounts | 2 | 7,457 | 23,018 |
| | | <u>7,457</u> | <u>23,018</u> |
| Other monetary assets | | | |
| | | <u>0</u> | <u>0</u> |
| Investments assets | | | |
| Shares | 3 | 610,393 | 642,383 |
| | | <u>610,393</u> | <u>642,383</u> |
| Fixed assets | | | |
| Land & buildings | | 4,500,000 | 4,500,000 |
| Fixtures & fittings | | 12,460 | 12,460 |
| Plant & machinery | | 18,208 | 18,208 |
| Computer equipment | | 468 | 468 |
| | | <u>4,531,136</u> | <u>4,531,136</u> |
| Total Assets | | <u><u>5,148,986</u></u> | <u><u>5,196,538</u></u> |
| Liabilities | | | |
| | | 0 | 0 |
| | | <u><u>5,148,986</u></u> | <u><u>5,196,538</u></u> |

Signed on behalf of the trustees


Date 15/11/24

Date 15/11/24

John Eaton's Almshouses
Year Ended 31 January 2024

Notes to financial statements

| | 2024 | 2023 |
|-----------------------------|---------------------|----------------------|
| 1. Sundry expenses | | |
| Accountancy | 1,290 | 1,290 |
| Subscriptions | 797 | 448 |
| TV License | 30 | 38 |
| Advertising | 0 | 0 |
| General expenses | 1,313 | 1,452 |
| Professional fees | 1,023 | 11,238 |
| Postage & stationery | 26 | 599 |
| Xmas gifts & expenses | 1,600 | 2,050 |
| Donations & gifts | 0 | 0 |
| Bank charges | 315 | 345 |
| Contributions to residents | 0 | 6,200 |
| | <u><u>6,394</u></u> | <u><u>23,659</u></u> |
| 2. Cash funds | | |
| Main Fund - Current Account | 566 | (2,392) |
| Main Fund - Deposit Account | 4,683 | 13,518 |
| ERF Fund - Current Account | 564 | 532 |
| ERF Fund - Deposit Account | 1,340 | 11,089 |
| Petty cash | 304 | 270 |
| | <u><u>7,457</u></u> | <u><u>23,018</u></u> |

John Eaton's Almshouses

Year Ended 31 January 2024

Notes to financial statements

| | 2024 | 2023 |
|---|----------------|----------------|
| 3. Shares | | |
| Market value of investments brought forward | 642,383 | 714,100 |
| Profit / (loss) on share disposals during the year | (7,972) | (3,864) |
| Movement in market value of shares held at year end | 9,489 | (18,964) |
| Share disposal proceeds not re-invested | (25,000) | (39,900) |
| Charges / fees | (8,507) | (8,988) |
| Market value of investments carried forward | <u>610,393</u> | <u>642,383</u> |
| ERF Fund | | |
| Diageo ord 28p | 7,580 | 9,327 |
| Vodafone ord \$0.21 | 0 | 1,697 |
| Treasury stock 2.50% 07/2024 | 0 | 16,449 |
| Halma Ord 10p | 7,783 | 10,630 |
| Warehouse Reit Plc Ord 1p | 5,809 | 7,103 |
| Vanguard Funds | 37,877 | 37,977 |
| FIL Inv Svcs UK Fidelity Asia | 0 | 14,263 |
| Lazard Global | 16,017 | 22,244 |
| Hermes Global Emerging Markets | 8,169 | 9,416 |
| Hipgnosis Songs | 8,286 | 9,984 |
| Treasury stock 1.25% 03/2026 | 0 | 12,621 |
| Premier Portfolio European | 0 | 6,925 |
| Premier Portfolio US smaller companies | 0 | 13,464 |
| Baillie Gifford Japanese | 0 | 16,432 |
| FIL Inv Svcs UK Spec Situations | 0 | 30,222 |
| Anglo American \$0.54945 | 8,307 | 4,957 |
| Polar Cap Funds | 15,988 | 15,225 |
| M&G Investment Fund | 15,821 | 0 |
| Hermes Global Far East Markets | 9,278 | 0 |
| Legal & General Unit Trusts | 24,702 | 0 |
| Abrdn Oeic | 17,643 | 0 |
| Fidelity Investment Funds | 30,773 | 0 |
| Schroder Unit Trusts | 10,219 | 0 |
| Cash held with investors | 2,898 | 360 |
| | <u>227,150</u> | <u>239,296</u> |

John Eaton's Almshouses

Year Ended 31 January 2024

Notes to financial statements

| | 2024 | 2023 |
|-------------------------------------|----------------|----------------|
| 3. Shares (cont) | | |
| Main Fund | | |
| Prudential Corporation ord 5p | 4,093 | 6,699 |
| HSBC Holdings \$0.50 | 11,166 | 10,772 |
| BHP Billiton \$0.50 | 0 | 12,722 |
| Unilever Ord 3.1111p | 5,964 | 6,369 |
| Rio Tinto ord 10p | 8,365 | 9,606 |
| Bbgi Sicav ord Npv | 12,681 | 14,847 |
| Astrazeneca ord \$0.25 | 5,251 | 5,296 |
| Blackrock Fm Ltd | 14,985 | 18,373 |
| AXA Investment Man US | 12,074 | 11,910 |
| Polar Capital Fund Healthcare | 10,848 | 9,968 |
| JP Morgan Am UK Ltd - Emerg markets | 12,307 | 12,900 |
| Polar Capital Global Ord 5p | 0 | 4,076 |
| Vodafone ord \$0.21 | 0 | 2,540 |
| BMO Commercial Ord 1p | 6,914 | 7,232 |
| Reix 14.44p | 9,298 | 6,844 |
| Schroder Unit Trust European | 0 | 20,161 |
| Schroder Unit Trust Asian | 16,210 | 17,963 |
| Valu-Trac Investments | 0 | 18,603 |
| Trojan Invs | 0 | 16,196 |
| Premier Portfolio US Opportunities | 15,503 | 29,021 |
| Target Healthcare Ord GBP1 | 8,395 | 8,105 |
| Royal London | 25,178 | 16,253 |
| CT (Lux) | 27,901 | 33,101 |
| Gemcap Investment | 28,536 | 31,841 |
| Compass Group Ord 11.05p | 8,605 | 7,628 |
| Brown Advisory Funds | 14,658 | 23,946 |
| Pantheon Infrastru Ord 1p | 5,242 | 5,748 |
| Jupiter Bonds | 0 | 13,011 |
| Muzinech Funds | 13,752 | 13,657 |
| Schroders £0.20 | 0 | 7,306 |
| Invesco European | 18,826 | 0 |
| Ishares | 6,125 | 0 |
| BA Beutel Goodman | 14,627 | 0 |
| Findley Park | 11,240 | 0 |
| Legal & General Unit Trusts | 8,012 | 0 |
| UK Govt 0.125% | 17,816 | 0 |
| BH Macro | 15,267 | 0 |
| Cash held with investors | 13,404 | 393 |
| | 383,243 | 403,087 |
| | 610,393 | 642,383 |

John Eaton's Almshouses

Year Ended 31 January 2024

Accounting policies

1. Accounting convention

The accounts have been prepared using the receipts and payments basis.

2. Investments

Shares are included in the statement of assets and liabilities at their market value at 31 January 2024.

3. Land and Buildings

The land and buildings is included at the Market Value of £4,500,000 as valued by MBA Lettings & Property Management in January 2022

Independent examiner's report on the accounts

Report to the trustees / members of John Eaton's Almshouses, registered charity 228490.
On accounts for the year ended 31 January 2024.
Set out on pages 2 – 7.

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 January 2024.

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 2011 Act and in carrying out my examination, I have followed 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 material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act; or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: *R L + Associates Ltd*

Date: *31/10/24*

Name: R L & Associates Limited
Chartered Accountants

Address: CFC House
Woodseats Close
Sheffield, S8 0TB

JOHN EATON'S ALMSHOUSES

England & Wales - Charity number 228490

Accounts



Trustees' Annual Report for the period

| | | | | | | | |
|-------------|-------------------|----------|------|-----------|-----------------|---------|------|
| From | Period start date | | | To | Period end date | | |
| | 1st | February | 2022 | | 31st | January | 2023 |

Section A Reference and administration details

Charity name

John Eaton's Almshouses

Other names charity is known by

Registered charity number (if any)

228490

Charity's principal address

OFFICE, Flat 1, 31 John Eaton's Almshouses
 Bunting Nook, Sheffield

Postcode S8 8JU

Names of the charity trustees who manage the charity

| | Trustee name | Office (if any) | Dates acted if not for whole year | Name of person (or body) entitled to appoint trustee (if any) |
|----|-----------------------|-----------------|-----------------------------------|---|
| 1 | James David Priestley | Chair | | Trustees |
| 2 | Patricia Robson | | | Trustees |
| 3 | | | | |
| 4 | Sarah Sanders | Secretary | | Trustees |
| 5 | Kathleen Smallwood | | | Trustees |
| 6 | Elizabeth Mooney | | | Trustees |
| 7 | James Mooney | | | Trustees |
| 8 | Clive Smallwood | | | Trustees |
| 9 | John Sanders | | 14.11.22- present | |
| 10 | | | | |
| 11 | | | | |
| 12 | | | | |
| 13 | | | | |
| 14 | | | | |
| 15 | | | | |
| 16 | | | | |
| 17 | | | | |
| 18 | | | | |
| 19 | | | | |
| 20 | | | | |

Names of the trustees for the charity, if any, (for example, any custodian trustees)

| Name | Dates acted if not for whole year |
|-----------------------|-----------------------------------|
| James David Priestley | |
| Sarah Sanders | |

Elizabeth Mooney

Names and addresses of advisers (Optional information)

| Type of adviser | Name | Address |
|-----------------|------------------|---|
| Stockbrokers | Investec | 61 Napier Street ,Sheffield ,S11 8HA |
| Accountants | R & L Associates | CFC House, Woodseats Close, Sheffield ,S8 0TD |
| | | |
| | | |

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

| | |
|--|---|
| Type of governing document <i>(eg. trust deed, constitution)</i> | Scheme of 13 th April 1978 as amended 14 th December 1994 |
| How the charity is constituted <i>(eg. trust, association, company)</i> | In accordance with the scheme & legislation |
| Trustee selection methods <i>(eg. appointed by, elected by)</i> | In accordance with the scheme |

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Almshouses for needy persons not less than 60 years of age who have lived in Sheffield for the last three years.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Provision of and maintenance of sheltered accommodation with warden assistance for persons over 60 whose low income and other circumstances qualify them to fit the description of needy persons. The proposed residents must have lived in the City of Sheffield for upwards of three years but there is provision in the trust scheme with the Charity commissions consent to vary these requirements as to the length and area of residence. This is a non-profit making organisation.

The trustees are aware of and have had regard to the guidance issued by the Charity Commission on public benefit.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

The trust has continued to maintain the accommodation to a high standard. Most repairs and improvements are met from income although the steep, sudden rise in costs has meant that using reserves from investments to cover the costs of two refurbishments has been necessary this year. The site is always fully occupied, and we continue to have more applicants than vacancies. We have 35 units 8 single bungalows 25 double bungalows 2 first floor flats and 1 ground floor flat for the resident warden. Major refurbishments are usually only carried out when a unit is vacant to minimise disruption for the residents.

Section E

Financial review

Brief statement of the charity's policy on reserves

Our investment reserves were £642,383 at the year-end which was down circa £71,717 from last year. The decrease is partly due to trustees using reserves to cover the cost of two refurbishments and also due to a fall in the stock market at the time. Our cash reserves were £23,018 at the year end. It is intended to use part of the reserves this year for work on the grounds and other improvements.

Details of any funds materially in deficit

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

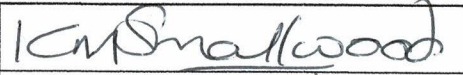
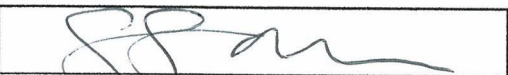
Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

| | | |
|-------------------------------------|---|--|
| Signature(s) |  |  |
| Full name(s) | KATHLEEN MARGARET SMALLWOOD. | SARAH ANN SANDERS |
| Position (eg Secretary, Chair, etc) | TRUSTEE | SECRETARY |
| Date | 28/11/23. | |

John Eaton's Almshouses

**Registered Charity
228490**

**Accounts for the
Year Ended 31 January 2023**

**John Eaton's Almshouses
Year Ended 31 January 2023**

Contents

| | Page |
|-----------------------------------|--------------|
| Receipts & payments account | 2 |
| Statement of assets & liabilities | 3 |
| Notes | 4 - 6 |
| Accounting policies | 7 |
| Independent examiner's report | 8 |

John Eaton's Almshouses
Year Ended 31 January 2023

Receipts & Payments account

| | Notes | Unrestricted funds 2023 £ | Unrestricted funds 2022 £ |
|--|-------|---------------------------------|---------------------------------|
| Receipts | | | |
| Maintenance charges | | 86,011 | 87,779 |
| Ground rents | | 130 | 406 |
| Dividend income from shares held | | 13,882 | 12,757 |
| Income from pension fund | | 0 | 0 |
| Other income | | 200 | 0 |
| Bank interest received | | 101 | 6 |
| | | <u>100,324</u> | <u>100,948</u> |
| Income from investment sales not reinvested | | 39,900 | 0 |
| | | <u>140,224</u> | <u>100,948</u> |
| Payments | | | |
| Rates & water rates | | 4,929 | 11,038 |
| Insurance | | 4,437 | 2,831 |
| Property repairs, tools & maintenance | | 77,793 | 18,564 |
| Maintenance of grounds | | 17,671 | 14,572 |
| Gas & Electricity | | 6,523 | 4,534 |
| Telephone | | 1,516 | 1,236 |
| Wages | | 19,593 | 15,434 |
| Secretary charges | | 16,333 | 13,742 |
| Sundry expenses | 1 | 23,659 | 4,118 |
| | | <u>172,454</u> | <u>86,068</u> |
| Asset and investment purchases | | 5,176 | 0 |
| | | <u>177,630</u> | <u>86,068</u> |
| Net of receipts/(payments) | | <u>(37,406)</u> | <u>14,879</u> |
| Transfers between funds | | 0 | 0 |
| Cash funds last year end | | 60,424 | 45,544 |
| Cash funds this year end | | <u>23,018</u> | <u>60,424</u> |

**John Eaton's Almshouses
Year Ended 31 January 2023**

Statements of Assets & Liabilities

| | | Unrestricted funds 2023 | Unrestricted funds 2022 |
|------------------------------|---|-------------------------------|-------------------------------|
| Cash funds | | | |
| Bank accounts | 2 | 23,018 | 60,424 |
| | | <u>23,018</u> | <u>60,424</u> |
| Other monetary assets | | | |
| | | <u>0</u> | <u>0</u> |
| Investments assets | | | |
| Shares | 3 | 642,383 | 714,100 |
| | | <u>642,383</u> | <u>714,100</u> |
| Fixed assets | | | |
| Land & buildings | | 4,500,000 | 4,500,000 |
| Fixtures & fittings | | 12,460 | 12,460 |
| Plant & machinery | | 18,208 | 13,500 |
| Computer equipment | | 468 | 0 |
| | | <u>4,531,136</u> | <u>4,525,960</u> |
| Total Assets | | <u><u>5,196,538</u></u> | <u><u>5,300,484</u></u> |
| Liabilities | | | |
| | | 0 | 0 |
| | | <u><u>5,196,538</u></u> | <u><u>5,300,484</u></u> |

Signed on behalf of the trustees

.....  Date 28/11/23

.....  Date 28/11/23

**John Eaton's Almshouses
Year Ended 31 January 2023**

Notes to financial statements

| | 2023 | 2022 |
|-----------------------------|----------------------|----------------------|
| 1. Sundry expenses | | |
| Accountancy | 1,290 | 1,290 |
| Subscriptions | 448 | 349 |
| TV License | 38 | 23 |
| Advertising | 0 | 0 |
| General expenses | 1,452 | 0 |
| Professional fees | 11,238 | 12 |
| Postage & stationery | 599 | 360 |
| Xmas gifts & expenses | 2,050 | 1,750 |
| Donations & gifts | 0 | 0 |
| Bank charges | 345 | 335 |
| Contributions to residents | 6,200 | 0 |
| | <u><u>23,659</u></u> | <u><u>4,118</u></u> |
| 2. Cash funds | | |
| Main Fund - Current Account | (2,392) | (1,154) |
| Main Fund - Deposit Account | 13,518 | 52,869 |
| ERF Fund - Current Account | 532 | 586 |
| ERF Fund - Deposit Account | 11,089 | 7,859 |
| Petty cash | 270 | 263 |
| | <u><u>23,018</u></u> | <u><u>60,424</u></u> |

**John Eaton's Almshouses
Year Ended 31 January 2023**

Notes to financial statements

| | 2023 | 2022 |
|---|----------------|----------------|
| 3. Shares | | |
| Market value of investments brought forward | 714,100 | 692,185 |
| Profit / (loss) on share disposals during the year | (3,864) | 2,600 |
| Movement in market value of shares held at year end | (18,964) | 28,333 |
| Share disposal proceeds not re-invested | (39,900) | 0 |
| Charges / fees | (8,988) | (9,018) |
| Market value of investments carried forward | <u>642,383</u> | <u>714,100</u> |
| ERF Fund | | |
| Diageo ord 28p | 9,327 | 9,868 |
| Merian Investment Management | 0 | 31,530 |
| Vodafone ord \$0.21 | 1,697 | 2,369 |
| Treasury stock 2.50% 07/2024 | 16,449 | 16,268 |
| Halma Ord 10p | 10,630 | 12,358 |
| Wharehouse Reit Plc Ord 1p | 7,103 | 11,142 |
| Vanguard Funds | 37,977 | 38,483 |
| FIL Inv Svcs UK Fidelity Asia | 14,263 | 14,910 |
| Lazard Global | 22,244 | 22,032 |
| Hermes Global Emerging Markets | 9,416 | 10,104 |
| Hipgnosis Songs | 9,984 | 14,172 |
| Treasury stock 1.25% 03/2026 | 12,621 | 12,739 |
| Premier Portfolio European | 6,925 | 7,324 |
| Premier Portfolio US smaller companies | 13,464 | 20,304 |
| Baillie Gifford Japanese | 16,432 | 17,233 |
| FIL Inv Svcs UK Spec Situations | 30,222 | 15,239 |
| Anglo American \$0.54945 | 4,957 | 0 |
| Polar Cap Funds | 15,225 | 0 |
| Cash held with investors | 360 | 18,273 |
| | <u>239,296</u> | <u>274,348</u> |

John Eaton's Almshouses

Year Ended 31 January 2023

Notes to financial statements

| | 2023 | 2022 |
|-------------------------------------|-----------------------|-----------------------|
| 3. Shares (cont) | | |
| Main Fund | | |
| Glaxosmithkline ord 25p | 0 | 5,832 |
| Prudential Corporation ord 5p | 6,699 | 6,179 |
| HSBC Holdings \$0.50 | 10,772 | 9,528 |
| BHP Billiton \$0.50 | 12,722 | 10,564 |
| Unilever Ord 3.1111p | 6,369 | 5,871 |
| Rio Tinto ord 10p | 9,606 | 7,882 |
| Bbgi Sicav ord Npv | 14,847 | 16,769 |
| Astrazeneca ord \$0.25 | 5,296 | 20,249 |
| Schroders £1 | 0 | 8,780 |
| Blackrock Fm Ltd | 18,373 | 18,088 |
| Treasury stock 1.875% 22/11/2022 | 0 | 10,787 |
| AXA Investment Man US | 11,910 | 12,827 |
| Polar Capital Fund Healthcare | 9,968 | 8,412 |
| JP Morgan Am UK Ltd - Emerg markets | 12,900 | 13,794 |
| GCP Infrastructure Ord shares 1p | 0 | 6,644 |
| Polar Capital Global Ord 5p | 4,076 | 12,600 |
| Vodafone ord \$0.21 | 2,540 | 3,546 |
| BMO Commercial Ord 1p | 7,232 | 10,441 |
| Reix 14.44p | 6,844 | 6,467 |
| Schroder Unit Trust European | 20,161 | 20,281 |
| Reckitt Benck Ord 10p | 0 | 6,311 |
| Schroder Unit Trust Asian | 17,963 | 17,839 |
| Valu-Trac Investments | 18,603 | 18,521 |
| Trojan Invs | 16,196 | 16,268 |
| Premier Portfolio US Opportunities | 29,021 | 27,787 |
| Target Healthcare Ord GBP1 | 8,105 | 11,490 |
| Royal London | 16,253 | 19,144 |
| Threadneedle | 33,101 | 18,468 |
| Gemcap Investment | 31,841 | 30,038 |
| Compass Group Ord 11.05p | 7,628 | 6,592 |
| Brown Advisory Funds | 23,946 | 25,358 |
| Pantheon Infrastru Ord 1p | 5,748 | 5,416 |
| Pantheon Infrastru Sub 1p | 0 | 56 |
| H2O Am LLP | 0 | 14,491 |
| Jupiter Bonds | 13,011 | 0 |
| Muzinech Funds | 13,657 | 0 |
| Schroders £0.20 | 7,306 | 0 |
| Cash held with investors | 393 | 6,432 |
| | <u>403,087</u> | <u>439,752</u> |
| | <u><u>642,383</u></u> | <u><u>714,100</u></u> |

John Eaton's Almshouses

Year Ended 31 January 2023

Accounting policies

1. Accounting convention

The accounts have been prepared using the receipts and payments basis.

2. Investments

Shares are included in the statement of assets and liabilities at their market value at 31 January 2023.

3. Land and Buildings

The land and buildings is included at the Market Value of £4,500,000 as valued by MBA Lettings & Property Management in January 2022

Independent examiner's report on the accounts

Report to the trustees / members of John Eaton's Almshouses, registered charity 228490.
On accounts for the year ended 31 January 2023.
Set out on pages 2 – 7.

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 January 2023.

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 2011 Act and in carrying out my examination, I have followed 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 material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act; or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: *R L & Associates Ltd*

Date: *26/1/23*

Name: R L & Associates Limited
Chartered Accountants

Address: CFC House
Woodseats Close
Sheffield, S8 0TB

JOHN EATON'S ALMSHOUSES

England & Wales - Charity number 228490

Accounts



Trustees' Annual Report for the period

| | | | | | | | |
|------|-------------------|----------|------|----|-----------------|---------|------|
| From | Period start date | | | To | Period end date | | |
| | 1st | February | 2021 | | 31st | January | 2022 |

Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

Names of the charity trustees who manage the charity

| | Trustee name | Office (if any) | Dates acted if not for whole year | Name of person (or body) entitled to appoint trustee (if any) |
|----|-----------------------|-----------------|-----------------------------------|---|
| 1 | James David Priestley | Chair | | Trustees |
| 2 | Patricia Robson | | | Trustees |
| 3 | Maureen Yates | | | Trustees |
| 4 | Sarah Sanders | Secretary | | Trustees |
| 5 | Kathleen Smallwood | | | Trustees |
| 6 | Elizabeth Mooney | | 15.11.21- present | Trustees |
| 7 | James Mooney | | 6.12.21- present | Trustees |
| 8 | Clive Smallwood | | 6.12.21- present | Trustees |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
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| 18 | | | | |
| 19 | | | | |
| 20 | | | | |

Names of the trustees for the charity, if any, (for example, any custodian trustees)

| Name | Dates acted if not for whole year |
|-----------------------|-----------------------------------|
| James David Priestley | |
| Sarah Sanders | |

Elizabeth Mooney

15.11.21- present

Names and addresses of advisers (Optional information)

| Type of adviser | Name | Address |
|-----------------|------------------|---|
| Stockbrokers | Investec | 61 Napier Street ,Sheffield ,S11 8HA |
| Accountants | R & L Associates | CFC House, Woodseats Close, Sheffield ,S8 0TD |
| | | |
| | | |

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

| | |
|--|---|
| Type of governing document <i>(eg. trust deed, constitution)</i> | Scheme of 13 th April 1978 as amended 14 th December 1994 |
| How the charity is constituted <i>(eg. trust, association, company)</i> | In accordance with the scheme & legislation |
| Trustee selection methods <i>(eg. appointed by, elected by)</i> | In accordance with the scheme |

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Almshouses for needy persons not less than 60 years of age who have lived in Sheffield for the last three years.

Provision of and maintenance of sheltered accommodation with warden assistance for persons over 60 whose low income and other circumstances qualify them to fit the description of needy persons. The proposed residents must have lived in the City of Sheffield for upwards of three years but there is provision in the trust scheme with the Charity commissions consent to vary these requirements as to the length and area of residence. This is a non-profit making organisation.

The trustees are aware of and have had regard to the guidance issued by the Charity Commission on public benefit.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

The trust has continued to maintain the accommodation to a high standard. Most repairs and improvements are met from income. The site is always fully occupied, and we continue to have more applicants than vacancies. We have 35 units 8 single bungalows 25 double bungalows 2 first floor flats and 1 ground floor flat for the resident warden. Major refurbishments are usually only carried out when a unit is vacant to minimise disruption for the residents.

Section E

Financial review

Brief statement of the charity's policy on reserves

Our investment reserves were £714,100 at the year-end which was up circa £21,915 from last year. The increase is due to a rise in the stock market at the time. Our cash reserves were £60,424 at the year end. An increase from £14,880 the previous year due to the COVID- 19 pandemic as we only attended to emergency repairs. It is intended to use part of the reserves this year for work on the grounds and other improvements.

Details of any funds materially in deficit

Further financial review details (Optional information)

You may choose to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F



Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

| | | |
|-------------------------------------|---|--|
| Signature(s) |  |  |
| Full name(s) | JAMES DAVID PRIESTLEY | ELIZABETH MOONEY |
| Position (eg Secretary, Chair, etc) | CHAIR OF TRUSTEES. | TRUSTEE |
| Date | 14/11/22 | |

John Eaton's Almshouses

**Registered Charity
228490**

**Accounts for the
Year Ended 31 January 2022**

John Eaton's Almshouses

Year Ended 31 January 2022

Contents

| | Page |
|-----------------------------------|-------|
| Receipts & payments account | 2 |
| Statement of assets & liabilities | 3 |
| Notes | 4 - 6 |
| Accounting policies | 7 |
| Independent examiner's report | 8 |

John Eaton's Almshouses
Year Ended 31 January 2022

Receipts & Payments account

| | Notes | Unrestricted funds 2022 £ | Unrestricted funds 2021 £ |
|--|-------|---------------------------------|---------------------------------|
| Receipts | | | |
| Maintenance charges | | 87,779 | 82,172 |
| Ground rents | | 406 | 78 |
| Dividend income from shares held | | 12,757 | 14,285 |
| Income from pension fund | | 0 | 0 |
| Other income | | 0 | 25,000 |
| Bank interest received | | 6 | 24 |
| | | 100,948 | 121,558 |
| Income from investment sales not reinvested | | 0 | 0 |
| | | 100,948 | 121,558 |
| Payments | | | |
| Rates & water rates | | 11,038 | 9,285 |
| Insurance | | 2,831 | 3,925 |
| Property repairs, tools & maintenance | | 18,564 | 22,254 |
| Maintenance of grounds | | 14,572 | 14,767 |
| Gas & Electricity | | 4,534 | 7,319 |
| Telephone | | 1,236 | 1,332 |
| Wages | | 15,434 | 15,015 |
| Secretary charges | | 13,742 | 12,600 |
| Sundry expenses | 1 | 4,118 | 3,877 |
| | | 86,068 | 90,375 |
| Asset and investment purchases | | 0 | 13,500 |
| | | 86,068 | 103,875 |
| Net of receipts/(payments) | | 14,879 | 17,683 |
| Transfers between funds | | 0 | 0 |
| Cash funds last year end | | 45,544 | 27,861 |
| Cash funds this year end | | 60,424 | 45,544 |

**John Eaton's Almshouses
Year Ended 31 January 2022**

Statements of Assets & Liabilities

| | | Unrestricted funds 2022 | Unrestricted funds 2021 |
|------------------------------|---|-------------------------------|-------------------------------|
| Cash funds | | | |
| Bank accounts | 2 | 60,424 | 45,544 |
| | | <u>60,424</u> | <u>45,544</u> |
| Other monetary assets | | | |
| | | <u>0</u> | <u>0</u> |
| Investments assets | | | |
| Shares | 3 | 714,100 | 692,185 |
| | | <u>714,100</u> | <u>692,185</u> |
| Fixed assets | | | |
| Land & buildings | | 4,500,000 | 3,700,000 |
| Fixtures & fittings | | 12,460 | 12,460 |
| Plant & machinery | | 13,500 | 13,500 |
| | | <u>4,525,960</u> | <u>3,725,960</u> |
| Total Assets | | <u><u>5,300,484</u></u> | <u><u>4,463,690</u></u> |
| Liabilities | | | |
| | | 0 | 0 |
| | | <u><u>5,300,484</u></u> | <u><u>4,463,690</u></u> |

Signed on behalf of the trustees

 Date 14/11/22

 Date 14/11/22

**John Eaton's Almshouses
Year Ended 31 January 2022**

Notes to financial statements

| | 2022 | 2021 |
|-----------------------------|---------------|---------------|
| 1. Sundry expenses | | |
| Accountancy | 1,290 | 1,290 |
| Subscriptions | 349 | 335 |
| TV License | 23 | 45 |
| Advertising | 0 | 0 |
| General expenses | 0 | 0 |
| Professional fees | 12 | 0 |
| Postage & stationery | 360 | 144 |
| Xmas gifts & expenses | 1,750 | 1,750 |
| Donations & gifts | 0 | 0 |
| Bank charges | 335 | 313 |
| | <u>4,118</u> | <u>3,877</u> |
| 2. Cash funds | | |
| Main Fund - Current Account | (1,154) | (2,490) |
| Main Fund - Deposit Account | 52,869 | 41,325 |
| ERF Fund - Current Account | 586 | 512 |
| ERF Fund - Deposit Account | 7,859 | 5,159 |
| Petty cash | 263 | 1,039 |
| | <u>60,424</u> | <u>45,544</u> |

John Eaton's Almshouses

Year Ended 31 January 2022

Notes to financial statements

| | 2022 | 2021 |
|---|----------------|----------------|
| 3. Shares | | |
| Market value of investments brought forward | 692,185 | 687,990 |
| Profit / (loss) on share disposals during the year | 2,600 | (26,469) |
| Movement in market value of shares held at year end | 28,333 | 39,987 |
| Share disposal proceeds not re-invested | 0 | 0 |
| Charges / fees | (9,018) | (9,323) |
| Market value of investments carried forward | <u>714,100</u> | <u>692,185</u> |
| ERF Fund | | |
| Diageo ord 28p | 9,868 | 7,814 |
| Merian Investment Management | 31,530 | 33,435 |
| Vodafone ord \$0.21 | 2,369 | 2,274 |
| Treasury stock 2.50% 07/2024 | 16,268 | 15,767 |
| Halma Ord 10p | 12,358 | 12,219 |
| Wharehouse Reit Plc Ord 1p | 11,142 | 8,343 |
| Vanguard Funds | 38,483 | 53,193 |
| FIL Inv Svcs UK Fidelity Asia | 14,910 | 17,045 |
| Lazard Global | 22,032 | 14,434 |
| Hermes Global Emerging Markets | 10,104 | 11,286 |
| Hipgnosis Songs | 14,172 | 14,400 |
| Treasury stock 1.25% 03/2026 | 12,739 | 12,150 |
| Burberry Group Ord .05p | 0 | 6,188 |
| Premier Portfolio European | 7,324 | 7,242 |
| Premier Portfolio US smaller companies | 20,304 | 28,224 |
| Baillie Gifford Japanese | 17,233 | 18,314 |
| FIL Inv Svcs UK Spec Situations | 15,239 | 0 |
| Cash held with investors | 18,273 | 12,188 |
| | <u>274,348</u> | <u>274,516</u> |

John Eaton's Almshouses

Year Ended 31 January 2022

Notes to financial statements

| | 2022 | 2021 |
|-------------------------------------|----------------|----------------|
| 3. Shares (cont) | | |
| Main Fund | | |
| Glaxosmithkline ord 25p | 5,832 | 4,817 |
| Prudential Corporation ord 5p | 6,179 | 5,866 |
| HSBC Holdings \$0.50 | 9,528 | 6,913 |
| BHP Billiton \$0.50 | 10,564 | 9,053 |
| Unilever Ord 3.1111p | 5,871 | 6,573 |
| Rio Tinto ord 10p | 7,882 | 8,495 |
| Bbgi Sicav ord Npv | 16,769 | 16,779 |
| Astrazeneca ord \$0.25 | 20,249 | 17,605 |
| Schroders £1 | 8,780 | 8,886 |
| Blackrock Fm Ltd | 18,088 | 17,218 |
| Treasury stock 1.875% 22/11/2022 | 10,787 | 10,386 |
| AXA Investment Man US | 12,827 | 13,114 |
| BNY Mellon Fund Mgr | 0 | 14,688 |
| Polar Capital Fund Healthcare | 8,412 | 8,841 |
| JP Morgan Am UK Ltd - Emerg markets | 13,794 | 13,508 |
| GCP Infrastructure Ord shares 1p | 6,644 | 6,784 |
| Polar Capital Global Ord 5p | 12,600 | 9,936 |
| Vodafone ord \$0.21 | 3,546 | 3,404 |
| BMO Commercial Ord 1p | 10,441 | 7,091 |
| Reix 14.44p | 6,467 | 5,167 |
| Schroder Unit Trust European | 20,281 | 19,000 |
| Reckitt Benck Ord 10p | 6,311 | 6,507 |
| Schroder Unit Trust Asian | 17,839 | 17,653 |
| Valu-Trac Investments | 18,521 | 18,027 |
| Link Fund Sol Ltd | 16,268 | 14,811 |
| Premier Portfolio US Opportunities | 27,787 | 23,631 |
| Target Healthcare Ord GBP1 | 11,490 | 11,530 |
| Royal London | 19,144 | 20,193 |
| Threadneedle | 18,468 | 19,554 |
| Gemcap Investment | 30,038 | 27,063 |
| Compass Group Ord 11.05p | 6,592 | 5,175 |
| Brown Advisory Funds | 25,358 | 22,335 |
| Pantheon Infrastru Ord 1p | 5,416 | 0 |
| Pantheon Infrastru Sub 1p | 56 | 0 |
| H2O Am LLP | 14,491 | 0 |
| Cash held with investors | 6,432 | 17,066 |
| | 439,752 | 417,669 |
| | 714,100 | 692,185 |

John Eaton's Almshouses

Year Ended 31 January 2022

Accounting policies

1. Accounting convention

The accounts have been prepared using the receipts and payments basis.

2. Investments

Shares are included in the statement of assets and liabilities at their market value at 31 January 2022.

3. Land and Buildings

The land and buildings is included at the Market Value of £4,500,000 as valued by MBA Lettings & Property Management in January 2022

Independent examiner's report on the accounts

Report to the trustees / members of John Eaton's Almshouses, registered charity 228490.
On accounts for the year ended 31 January 2022.
Set out on pages 2 – 7.

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 January 2022.

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 2011 Act and in carrying out my examination, I have followed 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 material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act; or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: *R L + Associates Ltd*

Date: *31/01/22*

Name: R L & Associates Limited
Chartered Accountants

Address: CFC House
Woodseats Close
Sheffield, S8 0TB

JOHN EATON'S ALMSHOUSES

England & Wales - Charity number 228490

Accounts



Trustees' Annual Report for the period

| | | | | | | |
|------|-------------------|----------|------|-----------------|---------|------|
| From | Period start date | | | Period end date | | |
| | 1st | February | 2020 | 31st | January | 2021 |

Section A Reference and administration details

Charity name

John Eaton's Almshouses

Other names charity is known by

Registered charity number (if any)

228490

Charity's principal address

Owl Tree Cottage, The Green,
Whiston, Rotherham

Postcode **S60 4JD**

Names of the charity trustees who manage the charity

| | Trustee name | Office (if any) | Dates acted if not for whole year | Name of person (or body) entitled to appoint trustee (if any) |
|----|-----------------------|-----------------|-----------------------------------|---|
| 1 | Michael Sanders | Chair | | Trustees |
| 2 | James David Priestley | | | Trustees |
| 3 | Patricia Robson | | | Trustees |
| 4 | Maureen Yates | | | Trustees |
| 5 | Sarah Sanders | Secretary | | Trustees |
| 6 | Kathleen Smallwood | | | Trustees |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
| 12 | | | | |
| 13 | | | | |
| 14 | | | | |
| 15 | | | | |
| 16 | | | | |
| 17 | | | | |
| 18 | | | | |
| 19 | | | | |
| 20 | | | | |

Names of the trustees for the charity, if any, (for example, any custodian trustees)

| Name | Dates acted if not for whole year |
|-----------------------|-----------------------------------|
| James David Priestley | |
| | |

Names and addresses of advisers (Optional information)

| Type of adviser | Name | Address |
|-----------------|------------------|---|
| Stockbrokers | Investec | 61 Napier Street ,Sheffield ,S11 8HA |
| Accountants | R & L Associates | CFC House, Woodseats Close, Sheffield ,S8 0TD |
| | | |
| | | |

Name of chief executive or names of senior staff members (Optional information)

| |
|--|
| |
|--|

Section B Structure, governance and management

Description of the charity's trusts

| | |
|--|---|
| Type of governing document <i>(eg. trust deed, constitution)</i> | Scheme of 13 th April 1978 as amended 14 th December 1994 |
| How the charity is constituted <i>(eg. trust, association, company)</i> | In accordance with the scheme & legislation |
| Trustee selection methods <i>(eg. appointed by, elected by)</i> | In accordance with the scheme |

Additional governance issues (Optional information)

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

| |
|--|
| |
|--|

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

| |
|--|
| Almshouses for needy persons not less than 60 years of age who have lived in Sheffield for the last three years. |
|--|

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Provision of and maintenance of sheltered accommodation with warden assistance for persons over 60 whose low income and other circumstances qualify them to fit the description of needy persons. The proposed residents must have lived in the City of Sheffield for upwards of three years but there is provision in the trust scheme with the Charity commissions consent to vary these requirements as to the length and area of residence. This is a non-profit making organisation.

The trustees are aware of and have had regard to the guidance issued by the Charity Commission on public benefit.

Additional details of objectives and activities (Optional information)

You may choose to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

The trust has continued to maintain the accommodation to a high standard. Most repairs and improvements are met from income. The site is always fully occupied, and we continue to have more applicants than vacancies. We have 35 units 8 single bungalows 25 double bungalows 2 first floor flats and 1 ground floor flat for the resident warden. Major refurbishments are usually only carried out when a unit is vacant to minimise disruption for the residents.

Section E

Financial review

Brief statement of the charity's policy on reserves

Our investment reserves were £692,185 at the year-end which was up circa £4,000 from last year. The increase is due to a small rise in the stock market at the time. Our Trust received a £25,000 legacy in the will of a local person. £13,500 was spent replacing our ageing lawn mower. Our cash reserves were £45,544 at the year end. An increase from £27,861 the previous year, partly due to the legacy donation & partly due to the COVID- 19 pandemic as we only attended to emergency repairs. It is intended to use part of the reserves this year for work on the grounds and other improvements.

Details of any funds materially in deficit

Further financial review details (Optional information)

You may choose to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

| | | |
|-------------------------------------|--------------------|-----------------|
| Signature(s) | <i>J. D. Parry</i> | <i>M. Yates</i> |
| Full name(s) | JAMES DAVID PARRY | MAUREEN YATES |
| Position (eg Secretary, Chair, etc) | TRUSTEE | TRUSTEE |

Date

15-11-21

John Eaton's Almshouses

**Registered Charity
228490**

**Accounts for the
Year Ended 31 January 2021**

**John Eaton's Almshouses
Year Ended 31 January 2021**

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| Statement of assets & liabilities | 3 |
| Notes | 4 - 6 |
| Accounting policies | 7 |
| Independent examiner's report | 8 |

John Eaton's Almshouses
Year Ended 31 January 2021

Receipts & Payments account

| | Notes | Unrestricted funds 2021 £ | Unrestricted funds 2020 £ |
|--|-------|---------------------------------|---------------------------------|
| Receipts | | | |
| Maintenance charges | | 82,172 | 79,638 |
| Ground rents | | 78 | 324 |
| Dividend income from shares held | | 14,285 | 18,398 |
| Income from pension fund | | 0 | 0 |
| Other income | | 25,000 | 0 |
| Bank interest received | | 24 | 50 |
| | | <u>121,558</u> | <u>98,410</u> |
| Income from investment sales not reinvested | | 0 | 10,000 |
| Total receipts | | <u><u>121,558</u></u> | <u><u>108,410</u></u> |
| Payments | | | |
| Rates & water rates | | 9,285 | 7,686 |
| Insurance | | 3,925 | 2,214 |
| Property repairs, tools & maintenance | | 22,254 | 44,386 |
| Maintenance of grounds | | 14,767 | 14,758 |
| Gas & Electricity | | 7,319 | 5,664 |
| Telephone | | 1,332 | 1,251 |
| Wages | | 15,015 | 14,230 |
| Secretary charges | | 12,600 | 12,400 |
| Sundry expenses | 1 | 3,877 | 4,117 |
| | | <u>90,375</u> | <u>106,707</u> |
| Asset and investment purchases | | 13,500 | 0 |
| Total payments | | <u><u>103,875</u></u> | <u><u>106,707</u></u> |
| Net of receipts/(payments) | | <u><u>17,683</u></u> | <u><u>1,703</u></u> |
| Transfers between funds | | 0 | 0 |
| Cash funds last year end | | 27,861 | 26,159 |
| Cash funds this year end | | <u><u>45,544</u></u> | <u><u>27,861</u></u> |

**John Eaton's Almshouses
Year Ended 31 January 2021**

Statements of Assets & Liabilities

| | | Unrestricted funds 2021 | Unrestricted funds 2020 |
|------------------------------|---|-------------------------------|-------------------------------|
| Cash funds | | | |
| Bank accounts | 2 | 45,544 | 27,861 |
| | | <u>45,544</u> | <u>27,861</u> |
| Other monetary assets | | | |
| | | <u>0</u> | <u>0</u> |
| Investments assets | | | |
| Shares | 3 | 692,185 | 687,990 |
| | | <u>692,185</u> | <u>687,990</u> |
| Fixed assets | | | |
| Land & buildings | | 3,700,000 | 3,700,000 |
| Fixtures & fittings | | 12,460 | 12,460 |
| Plant & machinery | | 13,500 | |
| | | <u>3,725,960</u> | <u>3,712,460</u> |
| Total Assets | | <u><u>4,463,690</u></u> | <u><u>4,428,312</u></u> |
| Liabilities | | | |
| | | 0 | 0 |
| | | <u><u>4,463,690</u></u> | <u><u>4,428,312</u></u> |

Signed on behalf of the trustees

J. D. Powell Date *15 11 21*

M. Yates Date *15-11-21*

**John Eaton's Almshouses
Year Ended 31 January 2021**

Notes to financial statements

| | 2021 | 2020 |
|-----------------------------|----------------------|----------------------|
| 1. Sundry expenses | | |
| Accountancy | 1,290 | 1,290 |
| Subscriptions | 335 | 321 |
| TV License | 45 | 45 |
| Advertising | 0 | 0 |
| General expenses | 0 | 132 |
| Professional fees | 0 | 0 |
| Postage & stationery | 144 | 145 |
| Xmas gifts & expenses | 1,750 | 1,803 |
| Donations & gifts | 0 | 20 |
| Bank charges | 313 | 361 |
| | <u><u>3,877</u></u> | <u><u>4,117</u></u> |
| 2. Cash funds | | |
| Main Fund - Current Account | (2,490) | 559 |
| Main Fund - Deposit Account | 41,325 | 15,603 |
| ERF Fund - Current Account | 512 | 559 |
| ERF Fund - Deposit Account | 5,159 | 10,749 |
| Petty cash | 1,039 | 391 |
| | <u><u>45,544</u></u> | <u><u>27,861</u></u> |

**John Eaton's Almshouses
Year Ended 31 January 2021**

Notes to financial statements

| | 2021 | 2020 |
|---|----------------|----------------|
| 3. Shares | | |
| Market value of investments brought forward | 687,990 | 661,341 |
| Profit / (loss) on share disposals during the year | (26,469) | 1,704 |
| Movement in market value of shares held at year end | 39,987 | 43,661 |
| Share disposal proceeds not re-invested | 0 | (10,000) |
| Charges / fees | (9,323) | (8,716) |
| Market value of investments carried forward | <u>692,185</u> | <u>687,990</u> |
| ERF Fund | | |
| Diageo ord 28p | 7,814 | 7,977 |
| B P Ord \$0.25 | 0 | 13,700 |
| Merian Investment Management | 33,435 | 31,570 |
| Treasury stock 4.75% 07/03/2020 | 0 | 15,341 |
| Treasury stock 2.50% 16/04/2020 | 0 | 14,855 |
| First State Investments Global Emerging Markets | 0 | 8,482 |
| Standard Charter Ord \$0.50 | 0 | 2,026 |
| Vodafone ord \$0.21 | 2,274 | 2,721 |
| Man Fd Mgmt UK Ltd | 0 | 12,802 |
| Treasury stock 2.50% 07/2024 | 15,767 | 16,006 |
| Halma Ord 10p | 12,219 | 10,427 |
| Brit Amer Tobacco Ord 25p | 0 | 3,525 |
| Wharehouse Reit Plc Ord 1p | 8,343 | 7,808 |
| Schroder Unit Trust Tokyo | 0 | 15,008 |
| Vanguard Funds | 53,193 | 48,007 |
| Schroder Unit Tst US | 0 | 22,794 |
| FIL Inv Svcs UK Fidelity | 17,045 | 12,583 |
| Lazard Global | 14,434 | 0 |
| Hermes Global Emerging Markets | 11,286 | 0 |
| Hipgnosis Songs | 14,400 | 0 |
| Treasury stock 1.25% 03/2026 | 12,150 | 0 |
| Burberry Group Ord .05p | 6,188 | 0 |
| Premier Portfolio European | 7,242 | 0 |
| Premier Portfolio US smaller companies | 28,224 | 0 |
| Baillie Gifford Japanese | 18,314 | 0 |
| Cash held with investors | 12,188 | 10,318 |
| | <u>274,516</u> | <u>255,950</u> |

**John Eaton's Almshouses
Year Ended 31 January 2021**

Notes to financial statements

| | 2021 | 2020 |
|--|----------------|----------------|
| 3. Shares (cont) | | |
| Main Fund | | |
| Glaxosmithkline ord 25p | 4,817 | 6,336 |
| Prudential Corporation ord 5p | 5,866 | 6,761 |
| HSBC Holdings \$0.50 | 6,913 | 9,965 |
| Royal Dutch Shell B shares Euros 0.07 | 0 | 20,628 |
| BHP Billiton \$0.50 | 9,053 | 7,467 |
| Unilever Ord 3.1111p | 6,573 | 7,027 |
| Rio Tinto ord 10p | 8,495 | 6,208 |
| M&G securities Optimum income | 0 | 12,523 |
| Imperial Tobacco ord 10p | 0 | 3,901 |
| FIL Inv Services UK Fid Strategic Bond | 0 | 23,343 |
| Bbgi Sicav ord Npv | 16,779 | 16,191 |
| Astrazeneca ord \$0.25 | 17,605 | 17,445 |
| Schroders £1 | 8,886 | 8,355 |
| Blackrock Fm Ltd | 17,218 | 13,287 |
| Treasury stock 1.875% 22/11/2022 | 10,386 | 10,570 |
| AXA Investment Man US | 13,114 | 13,529 |
| JP Morgan Am UK Ltd - US equity | 0 | 23,796 |
| BNY Mellon Fund Mgr | 14,688 | 14,660 |
| Polar Capital Fund Healthcare | 8,841 | 7,594 |
| JP Morgan Am UK Ltd - Emerg markets | 13,508 | 11,514 |
| GCP Infrastructure Ord shares 1p | 6,784 | 8,136 |
| Polar Capital Global Ord 5p | 9,936 | 10,260 |
| Vodafone ord \$0.21 | 3,404 | 4,073 |
| Barclays ord 25p | 0 | 3,654 |
| Polar Capital Fund N American | 0 | 22,951 |
| BMO Commercial Ord 1p | 7,091 | 10,041 |
| Reix 14.44p | 5,167 | 5,734 |
| Land Securities ord 10p | 0 | 4,224 |
| Schroder Unit Trust European | 19,000 | 17,763 |
| Reckitt Benck Ord 10p | 6,507 | 6,596 |
| Schroder Unit Trust Asian | 17,653 | 15,251 |
| Neuberger Ber | 0 | 17,050 |
| Valu-Trac Investments | 18,027 | 21,994 |
| Link Fund Sol Ltd | 14,811 | 14,078 |
| M&G Ord 5p | 0 | 1,202 |
| Premier Portfolio US Opportunities | 23,631 | 10,212 |
| Target Healthcare Ord GBP1 | 11,530 | 11,975 |
| Royal London | 20,193 | 0 |
| Threadneedle | 19,554 | 0 |
| Gemcap Investment | 27,063 | 0 |
| Compass Group Ord 11.05p | 5,175 | 0 |
| Brown Advisory Funds | 22,335 | 0 |
| Cash held with investors | 17,066 | 5,747 |
| | 417,669 | 432,041 |
| | 692,185 | 687,990 |

John Eaton's Almshouses

Year Ended 31 January 2021

Accounting policies

1. Accounting convention

The accounts have been prepared using the receipts and payments basis.

2. Investments

Shares are included in the statement of assets and liabilities at their market value at 31 January 2021.

3. Land and Buildings

The land and buildings is included at the Market Value of £3,700,000 as valued by Ellis, Willis & Beckett Chartered Surveyors on 6 October 2014.

Independent examiner's report on the accounts

Report to the trustees / members of John Eaton's Almshouses, registered charity 228490.
On accounts for the year ended 31 January 2021.
Set out on pages 2 – 7.

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 January 2021.

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 2011 Act and in carrying out my examination, I have followed 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 material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act; or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: *R L & Associates Ltd*

Date: *9/1/21*

Name: R L & Associates Limited
Chartered Accountants

Address: CFC House
Woodseats Close
Sheffield, S8 0TB