



Trustees' Annual Report for the period

	Period start date	Period end date
From	1st February 2024	To 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				
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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)

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Section B Structure, governance and management

Description of the charity's trusts

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

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

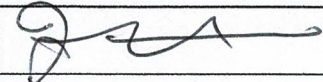
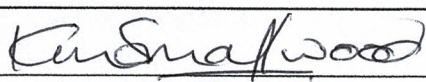
Other optional information

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

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 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>143,466</u>	<u>136,188</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>145,686</u>	<u>151,749</u>
Net of receipts/(payments)		<u>(2,220)</u>	<u>(15,561)</u>
Transfers between funds		0	0
Cash funds last year end		7,457	23,018
Cash funds this year end		<u>5,237</u>	<u>7,457</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>5,176,025</u>	<u>5,148,986</u>
Liabilities		0	0
		<u>5,176,025</u>	<u>5,148,986</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
	7,591	6,394
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
	5,237	7,457

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
Wharehouse 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
	385,090	383,243
	644,812	610,393

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