

# SKINNERGATE ALMSHOUSES

England & Wales · Charity number 229186

## Details

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**Other names** DARLINGTON CHURCHES HOUSING ASSOCIATION LIMITED

**Status** Registered

**Legal form** Other

**Registered** 1964-10-07

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

## Contact

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**Address** School House  
Chapel Street  
Middleton St. George  
Darlington  
DL2 1DA

**Phone** 01325332986

## Activities

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**Objects:** THE BENEFIT OF TE RESIDENTS IN THE ALMSHOUSES OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEE THINKS FIT FROM TIME TO TIME.

**Activities:** The charity's main objectives are to continue to maintain the provision of high standard almshouses for the needy people of Darlington

## Classification

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

## Geography

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- Darlington

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-11-30	£26,258	£27,623	-	-
2024-11-30	£18,463	£5,013	-	-
2023-11-30	£12,888	£4,102	-	-
2022-11-30	£9,485	£3,834	-	-
2021-11-30	£9,176	£3,092	-	-
2020-11-30	£8,985	£3,957	-	-

## Trustees

Name	Role	Appointed
<b>PHILIP ENOCH LAW</b>	Chair	
ASTRID SAXBY		2013-03-08
DEREK MATHIESON		2013-03-08
GILLIAN SANDERSON		
MRS DEE MILBURN		
Margaret Patricia Gibson		2023-05-15
Susan Michelle Stubbs		2022-10-19
Thomas Peter Sanderson		2020-09-08
URSULA COLLIE		

**SKINNERGATE ALMSHOUSES**

England & Wales - Charity number 229186

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# Accounts

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**SKINNERGATE ALMSHOUSES  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2025**



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

## Skinnergate Almshouses Contents

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**Skinnergate Almshouses  
Charity Information  
For The Year Ended 30 November 2025**

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<b>Trustee</b>	Darlington Churches Housing Association Limited
<b>Charity Registered Number</b>	229186
<b>Registered Office</b>	School House Chapel Street Middleton St George DL2 1DA
<b>Accountants</b>	Total Tax Solutions 2 Peel Court St. Cuthberts Way Darlington DL1 1GB

**Skinnergate Almshouses**  
**Company No. 229186**  
**Director's Report For The Year Ended 30 November 2025**

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**Status**

Skinnergate Almshouses Trust is a registered charity number 229186 constituted by a Deed of Trust dated 28 June 1984.

**Principal Address**

Church House, Chapel Street, Middleton St George, DL2 1DA

**Trustee**

Darlington Churches Housing Association Limited

**Charity Objectives**

The charity's objectives are to continue to maintain the provision of high standard Almshouses for the needy people of Darlington.

**Reserves**

Reserves are held to enable the maintenance and updating of the flats to be continued and also to enable the trust to up date service installations. Also reserves are sufficient to cover more than five years operating expenditure.

**Trustee's Responsibilities**

The Trustees de-registered from the housing legislation, but continue to prepare a statement of account for each financial year which gives a true and fair view of the state of affairs of the trust at the end of the year and of its surplus or deficit in the year. In preparing the statement, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the statement of accounts;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the trust will continue its operations.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the trust at that time and to enable the trustees to ensure that any statement of account prepared by them complies with Schedule 1 to the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 2014. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The trustees also are expected to maintain sound systems of internal control and to review them annually.

Signed on behalf of the Trustees

**Date 31 March 2026**

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

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We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

31/03/2026  
Total Tax Solutions  
2 Peel Court  
St. Cuthberts Way  
Darlington  
DL1 1GB

**Skinnergate Almshouses  
Income and Expenditure Account  
For The Year Ended 30 November 2025**

	Notes	2025 £	2024 £
<b>TURNOVER</b>		<b>16,156</b>	<b>14,894</b>
<b>GROSS SURPLUS</b>		<b>16,156</b>	<b>14,894</b>
Administrative expenses		(27,623 )	(5,013 )
<b>OPERATING (DEFICIT)/SURPLUS</b>		<b>(11,467 )</b>	<b>9,881</b>
Income from other fixed asset investments		9,187	2,357
Other interest receivable and similar income		1,292	1,212
<b>(DEFICIT)/SURPLUS FOR THE FINANCIAL YEAR</b>		<b>(988 )</b>	<b>13,450</b>

The notes on pages 6 to 8 form part of these financial statements.

**Skinnergate Almshouses  
Balance Sheet  
As At 30 November 2025**

	Notes	2025		2024	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible Assets	4		662,477		270,000
Investments	5		71,226		62,160
			<u>733,703</u>		<u>332,160</u>
<b>CURRENT ASSETS</b>					
Debtors	6	1,270		1,270	
Cash at bank and in hand		58,976		69,027	
			<u>60,246</u>		<u>70,297</u>
<b>Creditors: Amounts Falling Due Within One Year</b>	<b>7</b>		<b>(720 )</b>		<b>(717 )</b>
<b>NET CURRENT ASSETS (LIABILITIES)</b>			<b>59,526</b>		<b>69,580</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>793,229</b>		<b>401,740</b>
<b>NET ASSETS</b>			<b>793,229</b>		<b>401,740</b>
<b>CAPITAL &amp; RESERVES</b>					
Revaluation Reserve	8		722,477		330,000
Income and Expenditure Account			70,752		71,740
			<u>793,229</u>		<u>401,740</u>

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

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**Trustee Council Members**

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

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

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Notes to the Financial Statements

**1. Legislative Framework**

The trust is registered under and regulated by the provisions of the Housing Act 1996. The trust is also registered as a charity under the provisions of the Charities Act 1993.

**2. Basis of Accounting**

The Financial Statements have been prepared in accordance with applicable Financial Reporting Standards, the Statement of Recommended Practice – Accounting by Registered Social Landlords and the Accounting Requirements for Registered Social Landlords General Determination 2014.

**3. Accounting Policies**

**(a) Turnover**

Turnover represents maintenance contributions receivable from tenants.

**(b) Housing Properties and Depreciation**

Housing properties are included at the valuation provided professionally. The trust's properties are maintained to a high level which effectively means that the estimated useful life of the properties is greater than 50 years and the estimated residual value of the properties is no less than their carrying value. No depreciation is therefore provided. The property was valued on 06 March 2024 and the trustees are of the opinion that the value of the property has not changed materially.

**(c) Other Fixed Assets**

There are no other tangible fixed assets.

**(d) Cyclical Repairs and Maintenance**

Skinnergate Almshouses has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

**(e) Extraordinary Repairs**

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

**(f) Cyclical Repairs and Maintenance Reserve**

This reserve represents amounts set aside for cyclical maintenance to meet unforeseen costs in excess of budgeted expenditure for any one year.

**(g) Property Revaluation Reserve**

This reserve represents the difference between net book cost and valuation placed on the properties on 26 May 2006

**(h) Extraordinary Repairs Reserve**

This Revenue Reserve represents amounts set aside to carry out major repairs on Housing Properties.

**(i) Charitable Fund Property Reserve**

This represents depreciation equal to loan repayments made in previous years.

**(j) Value Added Tax**

Skinnergate Almshouses is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of Value Added Tax.

**(k) Cash Flow Statement**

Under Financial Reporting Standard No. 1, the Trust is not required to produce a Cash Flow Statement.

**(l) Taxation**

The trust is a registered charity, and is, therefore, exempt from liability on its income and capital gains.

#### 4. Tangible Assets

	<b>Land &amp; Property Freehold £</b>
<b>Cost</b>	
As at 1 December 2024	270,000
Revaluation Reserve	392,477
As at 30 November 2025	<u>662,477</u>
<b>Net Book Value</b>	
As at 30 November 2025	<u>662,477</u>
As at 1 December 2024	<u>270,000</u>

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

**5. Investments**

	<b>Listed £</b>
<b>Cost or Valuation</b>	
As at 1 December 2024	62,160
Additions	9,066
As at 30 November 2025	71,226
<b>Provision</b>	
As at 1 December 2024	-
As at 30 November 2025	-
<b>Net Book Value</b>	
As at 30 November 2025	71,226
As at 1 December 2024	62,160

**6. Debtors**

	<b>2025 £</b>	<b>2024 £</b>
<b>Due within one year</b>		
Other debtors	1,270	1,270
	1,270	1,270

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

	<b>2025 £</b>	<b>2024 £</b>
Other creditors	720	717
	720	717

**8. Reserves**

	<b>Revaluation reserve £</b>	<b>Income and Expenditure Account £</b>
As at 1 December 2024	330,000	71,740
Revaluation	392,477	-
Loss for the year and total comprehensive income	-	(988 )
As at 30 November 2025	662,477	70,752

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

	<b>2025</b>		<b>2024</b>	
	£	£	£	£
<b>TURNOVER</b>				
Sales		16,156		15,042
Rent Losses from Voids		-		(148)
		16,156		14,894
<b>GROSS SURPLUS</b>		16,156		14,894
<b>Administrative Expenses</b>				
Rates	673		-	
Light and heat	874		734	
Cleaning	-		122	
Repairs, renewals and maintenance	21,620		746	
Insurance	842		805	
Accountancy fees	720		340	
Legal fees	-		76	
Management fees	2,810		2,090	
Sundry expenses	84		100	
		(27,623 )		(5,013 )
<b>OPERATING (DEFICIT)/SURPLUS</b>		<b>(11,467)</b>		<b>9,881</b>
Interest from investments	9,187		2,357	
		9,187		2,357
<b>Other interest receivable and similar income</b>				
Bank interest receivable	1,292		1,212	
		1,292		1,212
		(988 )		13,450