

**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

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Skinnergate Almshouses
Charity Information
For The Year Ended 30 November 2025

Trustee	Darlington Churches Housing Association Limited
Charity Registered Number	229186
Registered Office	School House Chapel Street Middleton St George DL2 1DA
Accountants	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

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

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

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

Skinnergate Almshouses
Balance Sheet
As At 30 November 2025

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

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

.....
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

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

	Land & Property Freehold £
Cost	
As at 1 December 2024	270,000
Revaluation Reserve	392,477
As at 30 November 2025	662,477
Net Book Value	
As at 30 November 2025	662,477
As at 1 December 2024	270,000

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

5. Investments

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

6. Debtors

	2025 £	2024 £
Due within one year		
Other debtors	1,270	1,270

7. Creditors: Amounts Falling Due Within One Year

	2025 £	2024 £
Other creditors	720	717

8. Reserves

	Revaluation reserve £	Income and Expenditure Account £
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	<u>662,477</u>	<u>70,752</u>

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

	2025		2024	
	£	£	£	£
TURNOVER				
Sales		16,156		15,042
Rent Losses from Voids		-		(148)
		<u>16,156</u>		<u>14,894</u>
GROSS SURPLUS		16,156		14,894
Administrative Expenses				
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	
	<u>84</u>		<u>100</u>	
		(27,623)		(5,013)
OPERATING (DEFICIT)/SURPLUS		(11,467)		9,881
Interest from investments	9,187		2,357	
	<u>9,187</u>		<u>2,357</u>	
		9,187		2,357
Other interest receivable and similar income				
Bank interest receivable	1,292		1,212	
	<u>1,292</u>		<u>1,212</u>	
		1,292		1,212
		(988)		13,450
		<u><u>(988)</u></u>		<u><u>13,450</u></u>