

Trustees' annual report for the period



CHARITY COMMISSION
FOR ENGLAND AND WALES

Period start date Period end date

Charity name

Charity No
(if any)

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To further the relief of poverty by the provision of homes with a maximum 2no residents per property, no less than 50 years of age.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	We currently have 8 residents who benefit from the work of the trust. New kitchens have been installed in Nos 86 & 90 Broadgate Lane. The requisite safety inspections continue to be carried out and we have commissioned property maintenance company '26 Letters' to carry out and issue property maintenance reports on all the homes, this has been done and any items requiring attendance have been actioned...these being only minor.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	In planning our activities for the year we have kept in mind the Charity Commissions guidance on public benefit at our regular trustee meetings.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>Whilst taking into account the age of the properties and the nature of their construction, we continue to maintain the dwellings to a high standard and in doing so provide comfortable living conditions for those beneficiaries.</p> <p>Trustees continue to make regular planned visits to all the properties for the purposes of maintenance. We ensure that all residents have a Trustee contact number as well as that of our appointed maintenance agency.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

	SORP reference	
Review of the charity's financial position at the end of the period	Para 1.21	Satisfactory, including a £14,450.00 bank balance held in Barclays Bank community account as of 30/06/2025.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The balance held is available for future improvement works as well as ad-hoc maintenance and repair works that may become necessary. The Trustees remain mindful that in the event of a property becoming vacant, refurbishment will be necessary prior to the re-let.
Amount of reserves held	Para 1.22	£14,450.00 as of 30/06/2025
Reasons for holding zero reserves	Para 1.22	Not applicable
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:	SORP reference	
Type of governing document (trust deed, royal charter)	Para 1.25	Declaration of Trust dated 1 st July 1985; Supplementary Deed of Trust dated 4 th January 1961; amendment 6 th September 2013.
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Unincorporated association.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are appointed for life unless they are in breach of the Declaration of Trust as amended.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Providence Homes
Other name the charity uses	
Registered charity number	234752
Charity's principal address	41B Eastgate, Deeping St. James, Peterborough PE6 8HH

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	Graham George Charity	Chairman		
2	John Phillip David Blessett			
3	David Anthony Ledger			
4	Martin John Blessett			
5	Fiona Charity	(Was Fiona Marvel)		
6	Stephen John Holland			
7	Jill Thomas			
8	Wendy Asher			
9	Chris Sampson	Resigned		
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Reference and Administrative details

(cont)

Corporate trustees - names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

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Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
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Full name(s)	GRAHAM GEORGE CHARITY	DAVID ANTHONY LEDGER
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Position (eg Secretary, Chair, etc)	CHAIR	TRUSTEE
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Date	23-2-2026
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Section A

Independent Examiner's Report

Report to the trustees

Providence Homes

On accounts for the year
ended

30/06/2025

Charity no
(if any)

234752

Set out on pages

1 & 2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. ~~Delete [] if not applicable.~~

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (~~other than that disclosed below~~ *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

* Please delete the words in the brackets if they do not apply.

Signed:

Eric George Hooper

Date:

24/03/26

Name:

Eric George Hooper

Relevant professional
qualification(s) or body

Chartered Accountant, FCA (Retired).

(if any):

--

Address:

14 Holywell Way

Longthorpe

Peterborough PE3 6SS

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

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CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Providence Homes

No (if any)
234752

CC16a

Receipts and payments accounts

For the period from	Period start date 01/07/2024	To	Period end date 30/06/2025
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Maintenance Income	33,500	-	-	33,500	30,020
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	33,500	-	-	33,500	30,020
A2 Asset and investment sales, (see table).					
CCLA	-	-	-	-	25,000
	-	-	-	-	-
Sub total	-	-	-	-	25,000
Total receipts	33,500	-	-	33,500	55,020
A3 Payments					
No 86 - New Kitchen	15,814	-	-	15,814	37,963
No 90 - New Kitchen	16,795	-	-	16,795	14,795
General Reps and Maintenance	14,375	-	-	14,375	10,206
Sundries	-	-	-	-	50
Affiliation Subs.	353	-	-	353	340
Insurance	925	-	-	925	1,153
Utilities	615	-	-	615	910
Staff remuneration	-	-	-	-	2,500
Advertising	-	-	-	-	120
Sub total	48,877	-	-	48,877	68,037
A4 Asset and investment purchases, (see table)					
CCLA	-	-	-	-	390
	-	-	-	-	-
Sub total	-	-	-	-	390
Total payments	48,877	-	-	48,877	68,427
Net of receipts/(payments)	- 15,377	-	-	- 15,377	- 13,407
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	29,828	-	-	29,828	43,235
Cash funds this year end	14,451	-	-	14,451	29,828

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	BARCLAYS COMMUNITY	14,451	-	-
	ACCOUNT	-	-	-
		-	-	-
	Total cash funds	14,451	-	-
	(agree balances with receipts and payments account(s))			

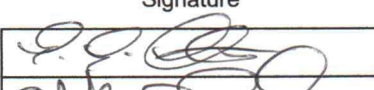

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	COIF/CCLA SHARES		-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	LAND AND BUILDINGS IN		-	-
	BROADGATE LANE,		-	-
	DEEPING ST, JAMES,		-	-
	LINCOLNSHIRE		-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	G.G. CHARITY	23.2.2026
	S.J. HOWARD	23.2.2026

Trustees' annual report for the period



CHARITY COMMISSION
FOR ENGLAND AND WALES

Period start date

01	07	2	0	2	4
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 Period end date

30	06	2	0	2	5
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Charity name

PROVIDENCE HOMES																			
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Charity No
(if any)

2	3	4	7	5	2	
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Reference and Administrative details

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Director name		

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Trustee name	Dates acted if not for whole year	

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Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

--

Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

Other optional information

--

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)

--	--

Full name(s)

--	--

Position (eg Secretary,
Chair, etc)

--	--

Date

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Section A

Independent Examiner's Report

Report to the trustees

Providence Homes

On accounts for the year
ended

30/06/2025

Charity no
(if any)

234752

Set out on pages

1 & 2

(remember to include the page numbers of additional sheets)

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

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

Name:

Eric George Hooper

Relevant professional
qualification(s) or body

Chartered Accountant, FCA (Retired).

(if any):

Address:

14 Holywell Way
Longthorpe
Peterborough PE3 6SS

Section B	Disclosure
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Give here brief details of any items that the examiner wishes to disclose.

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