

THE DAVID TAYLOR HOUSING TRUST
FOR ELDERLY AND RETIRED PERSONS
REGISTERED CHARITY NUMBER 236102

FINANCIAL STATEMENTS FOR THE YEAR
ENDED 5TH APRIL 2025

JERVIS & PARTNERS
CHARTERED ACCOUNTANTS
135/137 WELLINGBOROUGH ROAD
RUSHDEN
NORTHANTS
NN10 9TE

THE DAVID TAYLOR HOUSING TRUST FOR ELDERLY AND RETIRED PERSONS

REGISTERED CHARITY NUMBER: 236102

LEGAL AND ADMINISTRATIVE INFORMATION

TRUSTEES

Mrs C. E. Allmark (Chairman)
M. J. Percival (Retired 11 July 2024)
A. D. Miles
F. T. G. Bird (Retired 11 July 2024)
J. N. Perkins (Retired 11 July 2024)
J. B. Brown
S. V. Billings
Mrs G. R. Evans (Appointed 11 July 2024)
Mrs M. Kneeshaw (Appointed 11 July 2024)

PRINCIPAL ADDRESS

HCR Law
Lancaster House
Nunn Mills Road
Northampton
NN1 5GE

BANKERS

Cater Allen
9 Nelson Street
Bradford
BD1 5AN

ACCOUNTANTS

Jervis & Partners
Chartered Accountants
135/137 Wellingborough Road
Rushden
Northants
NN10 9TE

SOLICITORS

HCR Law
Lancaster House
Nunn Mills Road
Northampton
NN1 5GE

THE DAVID TAYLOR HOUSING TRUST FOR ELDERLY AND RETIRED PERSONS**REGISTERED CHARITY NUMBER: 236102****FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2025****CONTENTS**

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THE DAVID TAYLOR HOUSING TRUST FOR ELDERLY AND RETIRED PERSONS**REGISTERED CHARITY NUMBER: 236102****REPORT OF THE TRUSTEES**

The Trustees present their annual report and unaudited financial statements for the year ended 5th April 2025.

The financial statements have been prepared on the accounting policies set out in Note 1 of the financial statements and comply with the Charity's Trust Deed, applicable law and the requirement of the SORP "Accounting and Reporting by Charities" (FRS 102) issued in 2015 and the Charities Act 2011.

The Charity has taken advantage of the concessions afforded to smaller charities in respect of presentation and disclosure in those financial statements.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Charity is governed by a Trust Deed dated 4th July 1964 which authorises the Board of Trustees to perform the objects of the Trust.

The recruitment, appointment and training of new Trustees are conducted by existing Trustees.

OBJECTIVES OF THE CHARITY

The David Taylor Housing Trust for Elderly and Retired Persons was established in 1964 to maintain Abington Lodge and the land around it as a residential homestead for elderly and retired and the provision of homes for such people.

PUBLIC BENEFIT

All of the Charity's activities are undertaken to further our charitable purpose for the benefit of the public. The Trustees have had regard to the Charity Commission guidance on public benefit in section four of the Charities Act 2011. The main benefits which have arisen during the year from the organisation's aims and activities are detailed in the following sections and in the financial review.

REVIEW OF THE DEVELOPMENT, ACTIVITIES AND ACHIEVEMENTS DURING THE YEAR

Mr. David Norman Taylor in his lifetime established two Charitable Trusts. He was an unmarried man and had no children. His wish was to ensure that his land and property at Abington Lodge, Northampton be utilised after his death through Charitable Trusts for the benefit of elderly and retired people.

Mr. Taylor's second Trust, The Norman Taylor Educational and Aid for the Elderly Trust, holds investments, with the income from this being partially used to provide donations to The David Taylor Housing Trust for Elderly and Retired Persons.

To aid the administration over the years since Mr. Taylor's death, the two Charitable Trusts have been run effectively as one. As per a Charity Commission instruction, separate annual accounts are prepared for each Charity.

The Trust has continued to hold the land and property and to work with East Midlands Housing Association and South Court Environmental to ensure that this is available and maintained for the benefit of the residents of Abington Lodge in accordance with the instructions left by Mr. D. N. Taylor.

FINANCIAL RESULTS FOR THE YEAR

The financial statements for the year ended 5th April 2025 show a surplus of £644 (2024 - £683) on unrestricted funds bringing the total funds to a surplus of £182,893 (2024 - £182,249).

POLICY ON RESERVES

The Trustees consider that the unrestricted general fund £32,893 at 5th April 2025 (2024 - £32,249) is sufficient to sustain its operations should income generating activities be curtailed unexpectedly over the forthcoming year.

RISK ASSESSMENT POLICY

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and are satisfied that systems are in place to mitigate their exposure to the major risks.

PLANS FOR FUTURE PERIODS

The Charity's future plans include the continued provision of housing and associated amenities for persons of limited means being either the elderly or retired.

THE DAVID TAYLOR HOUSING TRUST FOR ELDERLY AND RETIRED PERSONS**REGISTERED CHARITY NUMBER: 236102****REPORT OF THE TRUSTEES - CONTINUED****TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to Charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that period. In preparing these financial statements, the Trustees are required to:-

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy, at any time, the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed. 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.

This report was approved for and on behalf of the Trustees on 17 November 2025 and were signed on their behalf by:-

.....
Mrs C E Allmark
Chairman

THE DAVID TAYLOR HOUSING TRUST FOR ELDERLY AND RETIRED PERSONS**REGISTERED CHARITY NUMBER: 236102****INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE DAVID TAYLOR HOUSING TRUST FOR ELDERLY AND RETIRED PERSONS
IN RESPECT OF THE YEAR ENDED 5TH APRIL 2025**

We report on the financial statements of the Charity for the year ended 5th April 2025 which are set out on pages 5 to 10.

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').

We report in respect of our examination of the charity's accounts carried out under section 145 of the Act and in carrying out our examination we have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

We have completed our examination. We confirm that no material matters have come to our attention in connection with the examination giving us cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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 requirements that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

We 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.



**Jervis & Partners
Chartered Accountants**

**135/137 Wellingborough Road
Rushden
Northants
NN10 9TE**

Date: 4 December 2025

THE DAVID TAYLOR HOUSING TRUST FOR ELDERLY AND RETIRED PERSONS**REGISTERED CHARITY NUMBER: 236102****STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 5TH APRIL 2025**

	Note	Unrestricted Funds £	2025 Restricted Funds £	Total Funds £	2024 Total Funds £
Income					
Voluntary income	2	39,000	-	39,000	39,000
Interest received		-	-	-	-
		<hr/>	<hr/>	<hr/>	<hr/>
Total income		39,000	-	39,000	39,000
		<hr/>	<hr/>	<hr/>	<hr/>
Expenditure					
Charitable activities					
Grants paid	3	37,000	-	37,000	37,000
Other costs					
	4	1,356	-	1,356	1,317
		<hr/>	<hr/>	<hr/>	<hr/>
Total expenditure		38,356	-	38,356	38,317
		<hr/>	<hr/>	<hr/>	<hr/>
Net gains(losses) on fixed assets:					
Unrealised gain on property revaluation		-	-	-	-
		<hr/>	<hr/>	<hr/>	<hr/>
Net movement in funds		644	-	644	683
Reconciliation of funds:-					
Funds brought forward		32,249	150,000	182,249	181,566
		<hr/>	<hr/>	<hr/>	<hr/>
Total funds carried forward	8	32,893	150,000	182,893	182,249
		<hr/>	<hr/>	<hr/>	<hr/>

There are no other recognised gains or losses for the year other than those contained in the statement of financial activities.

The notes on pages 7 to 9 form part of these financial statements

THE DAVID TAYLOR HOUSING TRUST FOR ELDERLY AND RETIRED PERSONS**REGISTERED CHARITY NUMBER: 236102****BALANCE SHEET AT 5TH APRIL 2025**

	<u>Note</u>	£	<u>2025</u>	£	£	<u>2024</u>	£
Fixed assets							
Tangible fixed assets	5			150,000			150,000
Current assets							
Debtors	6		20,649			17,787	
Bank and cash			13,600			15,782	
Total current assets			34,249			33,569	
Liabilities							
Creditors: amounts falling due within one year	7		1,356			1,320	
Net current assets				32,893			32,249
Total assets less current liabilities				182,893			182,249
The funds of the Charity:-							
Unrestricted funds	8						
Accumulated fund				32,893			32,249
Restricted funds	8			150,000			150,000
				182,893			182,249

These financial statements were approved for and on behalf of the Trustees on 17 November 2025 and were signed on their behalf by:-

.....
Mrs C E Allmark
Chairman

The notes on pages 7 to 9 form part of these financial statements

THE DAVID TAYLOR HOUSING TRUST FOR ELDERLY AND RETIRED PERSONS**REGISTERED CHARITY NUMBER: 236102****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2025****1. ACCOUNTING POLICIES****(a) General Information**

The David Taylor Housing Trust for Elderly and Retired Persons is a charity registered in the United Kingdom. The address of the Charity is given in the Legal and Administrative Information. The nature of the Charity's operations and principal activities are fully detailed in the Report of the Trustees on pages 2 and 3. The Charity constitutes a public benefit entity as defined by FRS102.

(b) Basis of preparation

The financial statements have been prepared under the historical cost convention, with the exception that investments are included at market rate value. The financial statements are prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (FRS 102) and applicable Accounting Standards and the Charities Act 2011. The Charity has applied Update Bulletin 1 published in February 2016 and does not include a cash flow statement on the grounds that it is applying FRS102 1A.

(c) Fixed assets and depreciation

Fixed assets are reflected at fair value. Any movement in valuation is taken to the restricted fund.

It is the Trustees' policy to maintain all buildings to such a standard that their estimated residual value is not less than their cost at any given time, therefore no depreciation is necessary.

(d) Income

All incoming resources are recognised once the Charity has entitlement to the resources, it is certain that the resources will be received and the monetary value of incoming resources can be measured with sufficient reliability.

(e) Expenditure

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the Charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

(f) Irrecoverable VAT

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

(g) Governance costs

Governance costs comprise all costs involving the public accountability of the Charity and its compliance with regulation and good practice. These costs include costs relating to accountants fees, the independent examination and legal fees.

(h) Unrestricted funds

The Charity's unrestricted funds consist of general reserves which the Charity may use for its purposes at its discretion.

(i) Restricted funds

The Charity's restricted funds are those funds which may only be applied to purposes specified by the Trust Deed.

2. INCOME

	2025	2024
	£	£
Voluntary income		
The Norman Taylor Educational and Aid for the Elderly Trust	<u>39,000</u>	<u>39,000</u>

THE DAVID TAYLOR HOUSING TRUST FOR ELDERLY AND RETIRED PERSONS**REGISTERED CHARITY NUMBER: 236102****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2025****3. GRANTS PAID**

	2025	2024
	£	£
East Midlands Housing Association	33,000	33,000
South Court Environmental	4,000	4,000
	<hr/>	<hr/>
	37,000	37,000
	<hr/>	<hr/>

Donations and grants made are in accordance with the Charity's objectives and activities as described in the Report of the Trustees.

4. OTHER COSTS

	2025	2024
	£	£
Governance costs		
Accountants and examiner's fees	1,356	1,320
	<hr/>	<hr/>
	1,356	1,320
	<hr/>	<hr/>

The Charity has no employees and the Trustees have no remuneration or expenses.

5. TANGIBLE FIXED ASSETS - all used for charitable purposes

	Freehold land and buildings £
Cost/Valuation	
At 6th April 2024	150,000
Revaluation in year	-
	<hr/>
At 5th April 2025	150,000
	<hr/>
Depreciation	
At 6th April 2024 and 5th April 2025	-
	<hr/>
Net book amount	
At 5th April 2025	<u>150,000</u>
At 5th April 2024	<u>150,000</u>

The freehold land and buildings were independently valued by an appropriately qualified Chartered Surveyor on the basis of open market value for existing use and tenants on 11 February 2020. The Trustees have reviewed the current market and condition of the property and consider the valuation to be the fair value as at 5 April 2025.

6. DEBTORS**Amounts falling due within one year**

	2025	2024
	£	£
The Norman Taylor Educational and Aid for the Elderly Trust	<u>20,649</u>	<u>17,787</u>

THE DAVID TAYLOR HOUSING TRUST FOR ELDERLY AND RETIRED PERSONS**REGISTERED CHARITY NUMBER: 236102****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5TH APRIL 2025****7. CREDITORS**

Amounts falling due within one year

	2025 £	2024 £
Accruals	<u>1,356</u>	<u>1,317</u>

8. ANALYSIS OF CHARITABLE FUNDS

	At 6th April 2024	Income	Expenditure	Gains/ (losses)	At 5th April 2025
Unrestricted funds	<u>32,229</u>	<u>39,000</u>	<u>(38,356)</u>	=	<u>32,893</u>
Restricted funds	<u>150,000</u>	=	=	=	<u>150,000</u>

In accordance with the objectives of the Charity, the restricted funds relate to the land and property at Abington Lodge.

9. NET ASSETS BETWEEN FUNDS

	General Unrestricted £	Restricted £	Total £
Fixed assets	-	150,000	150,000
Current assets	34,249	-	34,249
Current liabilities	(1,356)	-	(1,356)
	<u>32,893</u>	<u>150,000</u>	<u>182,893</u>

10. RELATED PARTIES

The Trustees regard The Norman Taylor Educational and Aid for the Elderly Trust as a related party due to it having identical Trustees and the same founder.

During the year, The David Taylor Educational and Aid for the Elderly Trust paid net expenses of £2,862 on behalf of The Norman Taylor Housing Trust and received donations from them of £39,000.

At the year end The Norman Taylor Educational and Aid for the Elderly Trust owed a net amount of £20,649 to The David Taylor Housing Trust for the Elderly and Retired Persons.