THE METHODIST HOMESTEAD

(A company limited by guarantee)

REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st DECEMBER 2025

COMPANY NO 8295082
REGISTERED CHARITY NO. 1150018

THE METHODIST HOMESTEAD
(A company limited by guarantee)

REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st DECEMBER 2025

COMPANY NO 8295082
REGISTERED CHARITY NO. 1150018

CONTENTS

1.	Legal and Administrative Details
2 – 3	Report of the Directors
4	Independent Examiners' Report
5.	Statement of Financial Activities
6.	Balance Sheet
7 – 12	Notes to the Financial Statements

THE METHODIST HOMESTEAD
(A company limited by guarantee)

REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st DECEMBER 2025

COMPANY NO 8295082
REGISTERED CHARITY NO. 1150018

LEGAL AND ADMINISTRATIVE DETAILS

LEGAL STATUS	A Company limited by guarantee incorporated 15 November 2012. A Registered Charity Number 1150018 appointed the sole Corporate Trustee of The Methodist Homestead (1929) Registered Charity Number 1150018-1
DIRECTORS	S R Edmonds Chair Mrs E McAteer Vice chair Mrs K Brown Mrs S Dorman A Robinson J A Smith Mrs C Baldwin Mrs H Davis
COMPANY SECRETARY	Mrs J Talarek
REGISTERED OFFICE	14 The Methodist Homestead Homestead Way Northampton NN2 6JH
BANKERS	Barclays Bank plc Northampton Group P O Box 23 Northampton NN1 4YD
INDEPENDENT EXAMINERS	CVS Northamptonshire 32-36 Hazelwood Road Northampton NN1 1LN
SOLICITORS	Shoosmiths The Lakes Northampton NN4 7SH

REPORT OF THE DIRECTORS

The Directors present their annual report and financial statements of the Company for the year ended 31st December 2025

OBJECTIVES OF THE CHARITY

To relieve poverty and advance the Christian Faith by providing homes in a caring, Christian environment primarily for:-
Members of Methodist Churches in the Northampton Circuit
Retired Methodist Ministers and their Spouses
Persons of limited means who are Christians of any denomination

PUBLIC BENEFIT STATEMENT

Independent living accommodation is provided to elderly persons who have a financial or welfare need that can be met through occupancy of a single or double occupancy cottage at the Homestead.

REVIEW OF DEVELOPMENTS, ACTIVITIES AND ACHIEVEMENTS DURING THE YEAR

The Directors continued to run the Homestead in accordance with the objectives of the Charity, providing independent living accommodation for its residents. Necessary decoration, refurbishment and improvement works have continued to be carried out during the year. The capital improvement programme of extending the older type of homes has continued during the year.

REVIEW OF THE CHARITY'S FINANCIAL ACTIVITIES

Residents' contributions remained stable in comparison to the previous year.
The Directors continued the policy of focussing expenditure on necessary repairs, refurbishments and improvements including security to the homes and the estate. This is reflected in the level of expenditure on repairs and renewals and continued capital improvements. Other expenditure continued to be well controlled with Total Net Incoming Resources amounting to £58,831 (2024 - £11,231).
The Directors are satisfied with the level of net income generated for the year and are of the opinion that adequate funds are being maintained for the continued satisfactory operation of the Homestead.

DIRECTORS

Directors are recruited from time to time taking into account the profile of the Board and elected on the approval of Board members. No Directors are in receipt of any benefits from the charity.

The following Directors retire by rotation and seek re-election at the Annual General Meeting to be held on 18nd August 2026.

J A Smith
Mrs S Dorman
Mrs K Brown

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Legislation requires the directors 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 its financial activities for that period. In preparing those financial statements the directors are required to:

a select suitable accounting policies and then apply them consistently;

b make judgements and estimates that are reasonable and prudent;

c state where the policies adopted are in accordance with the Charities Act 2011 Statements of Recommended Practice and with applicable accounting standards, subject to any material departures disclosed and explained in those financial statements.

d prepare the financial statements on the going concern basis unless it is inappropriate to assume that the charity will continue to operate.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time, the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

POLICY ON RESERVES

The directors consider that the unrestricted fund of £307,297 at 31st December, 2025 is sufficient to sustain its operations should income generating activities be curtailed unexpectedly over the forthcoming year.

RISK MANAGEMENT

The directors 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 our exposure to the major risks.

TRAINING OF DIRECTORS

Directors undergo an induction when they are first appointed to the Board. Directors are kept up to date throughout the year with notifications from the Charity Commission by the Company Secretary

INDEPENDENT EXAMINERS

A resolution in accordance with Section 144 of the Charities Act 2011 to appoint CVS Northamptonshire will be put to the directors at the Annual General Meeting.

This report was approved by the directors on 18th August 2026 and signed on their behalf by:-



S R Edmonds Director



J A Smith Director

THE METHODIST HOMESTEAD

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31st DECEMBER 2025

	General Fund	Building and Equipment Fund Restricted	Capital Fund Designated	2025 total	General Fund	Building and Equipment Fund Restricted	Capital Fund Designated	2024 total
	£	£	£	£	£	£	£	£
Income & Expenditure								
Income from:								
Donations and legacies	629			629	2,811			2,811
Charitable activities	192,962			192,962	176,520			176,520
Investments	7,755			7,755	8,400			8,400
Other	-			-	3			3
Total income	201,346	-	-	201,346	187,734	-	-	187,734
Expenditure on:								
Raising funds	-			-	-			-
Charitable activities	142,515			142,515	176,503			176,503
Other	-			-	-			-
Total expenditure	142,515	-	-	142,515	176,503	-	-	176,503
Net income/(expenditure)	**58,831**	**-**	**-**	**58,831**	**11,231**	**-**	**-**	**11,231**
Net gains/(losses) on investments			1,795	1,795			10,730	10,730
Transfer between funds	748	(748)		-	748	(748)		-
Net movement of funds	**59,579**	**(748)**	**1,795**	**60,626**	**11,979**	**(748)**	**10,730**	**21,961**
Reconciliation of funds				-				-
Total funds b/fwd	247,718	2,039,660	203,990	2,491,368	235,739	2,040,408	193,260	2,469,407
Total funds c/fwd	**307,297**	**2,038,912**	**205,785**	**2,551,994**	**247,718**	**2,039,660**	**203,990**	**2,491,368**

All income and expenditure derives from continuing activities.
The statement of financial activities includes all gains and losses recognised during the year.

THE METHODIST HOMESTEAD

BALANCE SHEET AT 31ST DECEMBER 2025

	Note	2025 £	2025 £	2024 £	2024 £
Fixed Assets					
Tangible assets	2		2,038,912		2,039,660
Investments	3		205,785		203,990
			2,244,697		2,243,650
Current Assets					
Debtors & Accrued income	4	6,565		5,368	
Money on short notice	5	78,941		75,959	
Cash at bank and in hand	6	251,971		195,424	
		337,477		276,751	
Creditors: Amounts falling due within 1 year	7	(30,180)		(29,033)	
Net current assets			307,297		247,718
Net assets			2,551,994		2,491,368
Represented by:					
Unrestricted funds:					
General Fund	8		307,297		247,718
Designated funds:					
Capital Fund	8		205,785		203,990
Restricted funds:					
Permanent endowment	8		2,038,912		2,039,660
			2,551,994		2,491,368

For the Financial Year ended 31st December 2025 the Company was entitled to exemption from Audit under Section 477 of the Companies Act 2006 . The members have not required the Company to obtain an Audit in accordance with Section 476 of the Companies Act 2006 .
These financial statements were approved by the Directors on 18th August 2026.
and signed on their behalf by:-



- S R Edmonds – Director



- J A Smith – Director

The notes on pages 7 to 12 form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st DECEMBER 2025

1. ACCOUNTING POLICIES

Accounting convention
The financial statements of the Charitable Company, which is a public benefit entity under FRS102, have been prepared under the historical cost convention and in accordance with the Companies Act 2006, and the Statement of Recommended Practice SORP (FRS102) issued on 1st October 2019, applicable UK Accounting Standards and the Charities Act 2011.

Linked Charity
The Methodist Homestead is the Sole Corporate Trustee of the Methodist Homestead (1929) charity registered number 1150018-1. The Charity Commission have confirmed that the two charities can be treated as Linked Charities for accounting purposes. The Methodist Homestead (1929) is dormant and its sole purpose is to hold the Permanent Endowment represented by the Freehold Land and Buildings for the benefit of the activities of the Methodist Homestead.

Depreciation
Depreciation is provided on tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset over its expected useful life as follows:-

Freehold land and buildings	Depreciation is not charged because the assets have a very long useful life and the estimated residual value is not materially different from the carrying value.
Equipment	25% straight line per annum
Furniture and utensils	20% straight line per annum
Bungalow fixtures	6.67% straight line per annum
Call care system	12.5% straight line per annum

Expenditure is capitalised when it is truly of a capital nature and only if it exceeds £5,000.

Incoming Resources
All incoming resources are included in the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Donations and legacies
Donations, legacies and voluntary income are included in the Statement of Financial Activities as they are received. The value of voluntary help is not included in the financial statements.

Investment Income
Interest on investment funds and cash on deposit is included in the Statement of Financial Activities when received, at an amount which includes any tax credits recoverable from the Inland Revenue.

Cashflow Statement
The financial statements do not include a cashflow statement because the Charity, as a small reporting entity is exempt from the requirement to prepare such a statement under Financial Reporting Standard 1.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2025

1. ACCOUNTING POLICIES (cont.)

Pensions
Current members of staff are enrolled in a Workplace Pension Scheme, with an employer's contribution of 5%.

Investments
These are included in the balance sheet at the value ruling on the balance sheet date and are stated at the average of the bid and offer price as at that date.

General Fund
Sums of cash at any time belonging to the charity and not needed for immediately working purposes shall be invested in the name of the charity, whilst the general fund consists of all the working capital used for the day to day running of the charity.

Designated Funds
These are amounts which have been set aside at the discretion of the directors for specific, but not legally binding purposes.

Restricted Fund
The restricted fund is the permanent endowment of the linked charity the Methodist Homestead (1929) Registered Charity Number 110018-1 and is only available for the specific use as defined by the permanent endowment.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st DECEMBER 2025
(CONTINUED)

2. FIXED ASSETS

	Freehold Land and Buildings £	Equipment £	Furniture and utensils £	Bungalow Fixtures £	Call Care System £	Garage/ workshop £	Total £
Cost or valuation							
At 1st January 2025	2,030,684	22,077	8,194	3,289	13,587	11,220	2,089,051
Additions	-	-	-	-	-	-	-
At 31 December 2025	2,030,684	22,077	8,194	3,289	13,587	11,220	2,089,051
Depreciation:							
At 1st January 2025	-	22,077	8,194	3,289	13,587	2,244	49,391
Charged for the year	-	-	-	-	-	748	748
At 31 December 2025	-	22,077	8,194	3,289	13,587	2,992	50,139
Net book amount:							
At 31 December 2025	2,030,684	-	-	-	-	8,228	2,038,912
At 31st December 2024	2,030,684	-	-	-	-	8,976	2,039,660

The freehold land and buildings are a permanent endowment of the linked charity the Methodist Homestead (1929) Registered Charity Number 1150018-1, and as a restricted fund are therefore only available for the specific use as defined by the permanent endowment.

3. INVESTMENTS

	2025			2024		
	No.Shares	Cost £	Valuation £	No.Shares	Cost £	Valuation £
At commencement of year						
At 1st January 2025	36,623	41,514	203,990	36,623	41,514	193,260
Disposals	-	-	-	-	-	-
Realised gain	-	-	-	-	-	-
Unrealised (loss)/gain	-	-	1,795	-	-	10,730
At 31 December 2025	36,623	41,514	205,785	36,623	41,514	203,990

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st DECEMBER 2025
(CONTINUED)

4. DEBTORS

	2025 £	2024 £
Trade debtors	-	-
Prepayments	5,097	4,395
Accrued income	1,468	973
	6,565	5,368

5. MONEY ON SHORT NOTICE

	2025 £	2024 £
Methodist Church Fund deposit		
CFB No. 1 account	1,116	1,074
CFB No. 2 account	65,384	62,914
CFB Building Fund account	12,441	11,971
	78,941	75,959

6. CASH AT BANK AND IN HAND

	2025 £	2024 £
Current Account	251,871	195,324
Cash in hand	100	100
	251,971	195,424

7. CREDITORS:

Amounts falling due within one year	2025 £	2024 £
Trade creditors	1,630	2,000
Accruals	28,550	27,033
	30,180	29,033

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st DECEMBER 2025 (CONTINUED)

8. FUNDS MOVEMENT

	General Fund	Building and Equipment Fund Restricted	Capital Fund Designated	Total
	£	£	£	£
Funds brought forward at 1st January 2024	235,739	2,040,408	193,260	2,469,407
Additions in year	748	(748)		-
Net incoming/(outgoing) resources for the year	11,231			11,231
Net investment gains				
Realised				-
Unrealised			10,730	10,730
Funds carried forward at 31st December 2024	247,718	2,039,660	203,990	2,491,368
Funds brought forward at 1st January 2025	247,718	2,039,660	203,990	2,491,368
Additions in year	748	(748)		-
Net incoming/(outgoing) resources for the year	58,831			58,831
Net investment gains				
Realised				-
Unrealised			1,795	1,795
Funds carried forward at 31st December 2025	307,297	2,038,912	205,785	2,551,994

The general fund represents the free funds of the charity which are not designated for particular purposes.

The Building and Equipment Fund has been set up to assist in identifying the restricted fund of the permanent endowment of the linked Charity, and it represents the net book value of the tangible fixed assets.

9. VALUE OF FUNDS BY CATEGORY

	General Fund	Building and Equipment Fund Restricted	Capital Fund Designated	2025	2024
	£	£	£	£	£
Value held in:-					
Tangible fixed assets		2,038,912		2,038,912	2,040,408
Fixed asset investment			205,785	205,785	193,260
Current assets	337,477			337,477	265,516
Current liability	(30,180)			(30,180)	(29,777)
Total value of funds	307,297	2,038,912	205,785	2,551,994	2,469,407

10 DIRECTORS REMUNERATION AND REIMBURSED EXPENSES

The Directors were not paid any remuneration from the charity during the year. No expenses were reimbursed to the Directors during the year. The charity paid Directors indemnity insurance being £484 (2024 - £484)

11 WAGES AND SALARIES

	2025 £	2024 £
Wages and salaries	57,943	52,423
Pension contributions	1,961	1,704
	59,904	54,127

The average number of employees during the year was:-

	No.	No.
Warden	1	1
Gardener	1	1
Clerk	1	1

12 INDEPENDENT EXAMINERS REMUNERATION

A provision for remuneration has been made within these financial statements amounting to £650 (2024 - £650)

13 CONTROLLING PARTY

The charity is controlled by the Directors of the charity.

14 PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other charities of our size and nature, we use our auditor to assist us with the preparation of the final statements.