Financial Statements
St John's Home

For the year ended 31 December 2025

Registered Charity No. 1155324

Reference and administrative information

Charity registration number: 1155324

Address:
Wellingborough Road
Weston Favell
NORTHAMPTON
NN3 3JF

Trustees:
Mr J C Fazackerley
Mr D Harding
Mrs L Kilshaw
Mr P H Mair
Mrs A Sawford
Dr A Sutton
Mr A Woods (appointed 16 June 2025)

Senior Management Team:

Matron:	Mrs J Elliott
Facilities Manager:	Mr R Gibbons
Deputy Manager:	Miss C Zydonik
Finance Manager	Mr N Cooke[1]

[1] Until 28 October 2025

Bankers:
Lloyds Bank plc
George Row
NORTHAMPTON
NN1 1DJ

Investment managers:
Brewin Dolphin Limited
12 Smithfield Street
LONDON
EC1A 9BD

Reference and administrative information

Auditor:	Hawsons Chartered Accountants Statutory Auditor Jubilee House 32 Duncan Close Moulton Park Northampton NN3 6WL

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Report of the Trustees

The Trustees present their report together with financial statements for the year ended 31 December 2025.

Structure, governance and management

Structure

St John's Home is a Charitable Incorporated Organisation (CIO) which was incorporated on 14 January 2014 in the UK to continue the charitable activities formerly undertaken by the registered charity also known as St John's Home which was established in 1138 and subsequently granted a Royal Charter. The principal activity is the running of a residential care home. The former charity has no assets or liabilities and remains dormant.

Recruitment and appointment of Trustees

The trustees who served during the year are listed on page 1. The governing document allows for a minimum of 5 and a maximum of 15 Trustees. Trustees are recruited through various channels.

Training of Trustees

The Charity has produced an induction pack for new Trustees and arranges appropriate in-house or external training courses to meet other Trustees' needs.

Organisational structure

The Trustees meet regularly and are responsible for the strategic direction and policy of the Home. They specifically consider applications from prospective residents and matters concerning the wellbeing of residents and staff. The Matron and the Operations Manager also attend these meetings.

Responsibility for the day to day running of the Home rests with the Matron, the Operations Manager, the Deputy Manager and the Finance Manager. The Trustees are responsible for setting their pay, which is reviewed annually.

Objectives and activities

The objects of the Charity are:

i the provision of housing accommodation for beneficiaries
ii such charitable purposes for the benefit of the residents of the Home as the Trustees decide, and
iii the provision of extra-care accommodation and facilities for beneficiaries, with a preference for residents in the Home.

The principal activity of the Charity is running a residential care home in Northampton. The Home is in a building of character set in its own attractive grounds and provides a happy and caring environment for elderly people who are no longer able to live independently in their own homes. Because the land and buildings are owned outright and the Home is a not-for-profit organisation, the Trustees are able to keep fees to a relatively modest level whilst maintaining a very high standard of care. If residents are no longer able to pay their fees from their own resources, the trustees' aim remains to maintain a place for them, financed by such funding as may be available from both public and the Home's own resources. However, this has become more difficult to achieve due to the trustees' duty to take account of their public benefit responsibilities as a Charity and the effect of substantial increased costs suffered by residential care homes.

Report of the Trustees (continued)

Public benefit

The Trustees are cognisant of their obligation to provide public benefit. The Trustees regard all the residents as being worthy of charitable support by virtue of their age and varying degrees of infirmity. The Trustees therefore aim to keep fees for all residents as low as possible so that admission to the Home is not dependent on ability to pay. Fees are further subsidised by accepting residents who are funded by local authorities and by reverting to local authority funding for residents who find themselves no longer able to pay. In these circumstances top up fees are sometimes available from residents' families, but this is not always the case.

From initial admission residents may have many future years living in the Home and the Trustees are mindful of their aim where possible to provide a home for life regardless of future financial circumstances. Judgements are therefore made from time to time as to the level and nature of fee subsidies which can be offered. During the year fee subsidies of £107,756 (2024 - £66,760) were given. The average number of funded residents during the year was 9 (2024 - 9).

The Trustees confirm that they have referred to the guidance in the Charity Commission's guidance on public benefit when reviewing the Charity's aims and objectives and in planning future activities.

Achievements and performance

The main aim is the on-going provision of quality care for our residents.

Financial review

There was a surplus of net deficit of £41,698 (2024: net income of £207,959) for the year. This includes gains on investments of £83,322 (2024: gains of £69,839). In 2024 a significant legacy of £92,500 was received. In general, the Trustees plan to generate a reasonable level of surplus to give the Charity the ability to invest further in the facilities of the home as the increasing age profile of residents requires.

St John's has benefited from increased occupancy in 2025, but the increasing needs of the residents require additional staff to deal with their needs. In addition, the impact of the increases in the national living wage continues to increase pressure on costs, and in common with many charities St Johns was significantly impacted by the increase in National Insurance in 2025.

Further increases in fees are also inevitable but these are kept to a minimum and we continue to offer subsidies in line with our public benefit responsibilities.

Principal funding sources

The principal sources of funding have continued to be fees charged to residents and investment income.

Report of the Trustees (continued)

Risk management

The Trustees have conducted a review of the major risks to which the Home is exposed. A risk register has been established and is updated at least annually. Major risks identified are:

- Failure to comply with CQC high level standards of care
- The inability to recruit and retain appropriate levels of staff
- Health and safety requirements
- Premises and infrastructure no longer fit for purpose

Where appropriate, systems or procedures have been established to mitigate the risks the Charity faces. Procedures are in place to ensure compliance with CQC standards and health and safety requirements for residents, staff and visitors. These procedures are regularly subjected to both internal and external review by way of external consultants, a Health & Safety Committee and regular visits by Trustees. Infrastructure and premises requirements are reviewed annually. Internal control risks are minimised by the implementation of procedures for authorisation of all transactions and regular review of income and expenditure by Trustees.

The main risk to the Charity from financial instruments lies in the combination of uncertain investment markets and volatility in yield. Liquidity risk is anticipated to be low as the Charity's investments are mainly traded in markets with good liquidity and high trading volumes. The Charity manages these investment risks by retaining expert advisors and operating an investment policy that provides for a high degree of diversification of holdings within investment asset classes that are quoted on recognised stock exchanges. The Charity does not make use of derivatives and similar complex financial instruments.

Investment policy, objectives and performance

The Charity seeks to produce the best financial return within an acceptable level of risk. The investment objective is to generate a return in excess of inflation over the long term whilst generating an income to support the ongoing activities of the Charity. The Trustees rely on the investment managers in selecting the individual investments held but the results are monitored by the investment committee. The total return on endowment investments was 10.6% (2024: 9.3%) compared to a benchmark of 9.8% (2024: 7.9%). For current investments, the return was 9.6% (2024: 11.0%) compared with a benchmark of 9.2% (2024: 6.4%).

Reserves policy

The Trustees consider that there are two principal areas of financial risk. The first of these is the possibility of a loss of revenue or additional costs due a particularly severe epidemic or pandemic. The second is the possibility of major expenditure being incurred on unforeseen repairs to buildings or equipment.

The Trustees believe that it would be appropriate to hold reserves of approximately £350,000 for these eventualities. The free reserves at the end of the year amounted to £416,871 (2024: £562,352). Reserves are monitored by Trustees on a regular basis.

Report of the Trustees (continued)

Plans for future periods

In 2026 we are planning to improve the office facilities as the demands of legislation, funders and inspection regimes have had led to increased levels of administration and management.
The Home continues to strive to give the best experience possible for our residents and to be a positive place to work for our staff.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and regulations.

The Charities Act 2011 and regulations made thereunder requires the trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of the resources, including the income and expenditure, 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 set out in the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland ('Charities SORP (FRS 102)')
- make judgments and accounting estimates that are reasonable and prudent
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 and regulations made thereunder and the provisions of the trust deed. The Trustees 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.

ON BEHALF OF THE TRUSTEES

J C Fazackerley
Trustee
17 August 2026

Report of the Independent Auditors Opinion to the Trustees of St John's Home

We have audited the financial statements of St John's Home (the charity) for the year ended 31 December 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2016) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2025, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually o collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Report of the Independent Auditors
Opinion to the Trustees of St John's Home (continued)

Other information

The trustees are responsible for the other information. The other information comprises the information included in the report of the trustees, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Report of the Independent Auditors Opinion to the Trustees of St John's Home (continued)

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The charity is subject to laws and regulations that directly and indirectly affect the financial statements. Based on our understanding of the charity and the environment it operates within, we determined that the laws and regulations which were most significant were the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Charities Act 2011, Employment Law, Health and Safety Law, GDPR and the regulatory oversight from the Care Quality Commission (CQC). We considered the extent to which non-compliance with these laws and regulations might have a material effect on the financial statements, including how fraud might occur. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to the posting of inappropriate journal entries to improve the charity's result for the period, management bias in key accounting estimates, income recognition, the overriding of controls in place by management to perpetrate fraud and the potential impact of breaches to the applicable CQC regulations.

Audit procedures performed by the engagement team included:

- Discussions with management and those responsible for legal compliance procedures within the charity to obtain an understanding of the legal and regulatory framework applicable to the charity and how the charity complies with that framework, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;

- Robustly challenging management's assessment of going concern;

- Challenging assumptions and judgements made by management in their significant accounting estimates;

- Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations;

Report of the Independent Auditors
Opinion to the Trustees of St John's Home (continued)

- Performing testing on a sample basis to validate the completeness of income;
- Performing income cut-off testing in order to establish that income is being recorded in the correct accounting period;
- Verifying investment income back to source documentation to ensure the completeness of investment income. Agreeing the investment valuations at the Balance Sheet date to the underlying 3rd party valuation reports;
- Reviewing minutes of trustees' meetings;
- Reviewing CQC reports to determine whether any breaches have occurred.

There are inherent limitations in the audit procedures described above and the more removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Hawsons

William Amos
Senior Statutory Auditor

For and on behalf of:
Hawsons Chartered Accountants
Statutory Auditors
Jubilee House
32 Duncan Close
Moulton Park
Northampton
NN3 6WL

16/09/2026

Principal accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

Basis of preparation

The financial statements have been prepared to give a "true and fair" view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to give a "true and fair" view. This departure has involved following Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2016) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and Charities Act 2011.

St John's Home meets the definition of a public benefit entity under FRS 102.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

Going concern

Based on improved levels of income, controls over costs and on cash flow projections, the trustees have a reasonable expectation that the Home has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing their report and the accounts.

Income

All income is recognised once the Charity has entitlement to the income, it is probable that income will be received, and the amount of the income receivable can be measured reliably.

Fees

Fee income is the total amount receivable for services provided during the period.

Donations and legacies

All monetary donations are included in full in the Statement of Financial Activities when receivable, provided that there are no donor-imposed restrictions as to the timing of the related expenditure, in which case recognition is deferred until the pre-condition has been met. For legacies, entitlement is taken as the earlier of the date on which either the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably, and the Charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the Charity or the Charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is a treated as a contingent asset and disclosed if material.

Investment income

Investment income is recognised when receivable. Dividends are recognised once the income has been declared and notification has been received of the dividend due.

Principal accounting policies (continued)

Resources expended
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Charity to the expenditure, it is probable that settlement will be required, and the amount of the obligation can be measured reliably.

Classification of expenditure
Expenditure, which is charged on an accruals basis, is allocated between:

- expenditure incurred directly in the effort to raise voluntary contributions if applicable (raising funds)
- expenditure incurred directly for the furtherance of the Charity's objectives including support, governance, management and administration costs of the Charity.

All expenditure is shown gross, inclusive of unrecoverable VAT, and has been classified under headings that aggregate all costs related to the specific activity.

Contributions to pension funds
The pension costs charged in the year represent the amount of the contributions payable to the schemes in respect of the accounting period. The assets of the schemes are held separately from those of the Charity.

Outstanding future contractually due contributions to closed multi-employer schemes are included as provisions for liabilities in the balance sheet.

Property, plant and equipment and depreciation
Property, plant and equipment costing more than £500 are capitalised. Depreciation is calculated to write down the cost less estimated residual value of all tangible fixed assets (excluding freehold land) held for Charity use by equal annual instalments over their expected useful lives on a straight-line basis.

The periods generally applicable are:

Freehold buildings	50 years
Fixtures and fittings	3 - 20 years
Property improvements	3 - 20 years
Computer equipment	3 years

Investments
Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year.

The Charity does not acquire put options, derivatives or other complex financial instruments.

Principal accounting policies (continued)

Debtors
Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any trade discounts.

Cash at bank and in hand
Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Leased assets
All leases are regarded as operating leases and the payments made under them are charged to the Statement of Financial Activities on a straight-line basis over the lease term.

Fund accounting
Endowment funds are funds which are held as capital. They represent investments, tangible fixed assets and net current assets.

Restricted funds are to be used for specified purposes laid down by the donor. Expenditure for those purposes is charged to the fund. They are held in current assets.

Unrestricted funds are fees and other incoming resources received or generated for expenditure on the general objectives of the Charity and which have not been designated for other purposes.

Statement of Financial Activities

	Note	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Endowment Funds 2025 £	Total 2025 £	Total 2024 £
Income and endowments from:						
Donations and legacies	1	**17,198**	**3,000**	**-**	**20,198**	95,091
Charitable activities – fees from residents		**2,238,623**	**-**	**-**	**2,238,623**	2,248,729
Investments	1	**7,313**	**-**	**17,222**	**24,535**	23,282
Total income		**2,263,134**	**3,000**	**17,222**	**2,283,356**	2,367,102
Expenditure on:						
Raising funds		**1,765**	**-**	**5,196**	**6,961**	8,558
Charitable activities		**2,401,415**	**-**	**-**	**2,401,415**	2,220,424
Total expenditure	2	**2,403,180**	**-**	**5,196**	**2,408,376**	2,228,982
Net gains on investments		**19,033**	**-**	**64,289**	**83,322**	69,839
Net income/(deficit)		**(121,013)**	**3,000**	**76,315**	**(41,698)**	207,959
Transfers between funds	9	**6,038**	**-**	**(6,038)**	**-**	-
Net movement in funds		**(114,975)**	**3,000**	**70,277**	**(41,698)**	207,959
Reconciliation of funds						
Total funds brought forward		**1,778,180**	**9,657**	**1,046,931**	**2,834,768**	2,626,809
Total funds carried forward		**1,663,205**	**12,657**	**1,117,208**	**2,793,070**	2,834,768

All the above amounts are derived from continuing activities.

The accompanying accounting policies and notes form part of these financial statements.

Statement of Financial Activities (continued)

Analysis of 2024 comparatives

	Note	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Endowment Funds 2024 £	Total 2024 £
Income and endowments from:					
Donations and legacies	1	93,699	1,392	-	95,091
Charitable activities – fees from residents		2,248,729	-	-	2,248,729
Investments	1	6,750	-	16,532	23,282
Total income		2,349,178	1,392	16,532	2,367,102
Expenditure on:					
Raising funds		2,220	-	6,338	8,558
Charitable activities		2,220,010	414	-	2,220,424
Total expenditure	2	2,222,230	414	6,338	2,228,982
Net gains on investments		20,201	-	49,638	69,839
Net (deficit)/income		147,149	978	59,832	207,959
Transfers between funds	9	5,348	-	(5,348)	-
Net movement in funds		152,497	978	54,484	207,959
Reconciliation of funds					
Total funds brought forward		1,625,683	8,679	992,447	2,626,809
Total funds carried forward		1,778,180	9,657	1,046,931	2,834,768

The accompanying accounting policies and notes form part of these financial statements.

Balance sheet

	Note	£	2025 £	£	2024 £
Fixed assets					
Property, plant and equipment	5		1,588,816		1,557,910
Investments	6		735,851		659,188
			2,324,667		2,217,098
Current assets					
Investments	6	254,429		230,278	
Debtors	7	64,723		42,020	
Cash at bank and in hand	12	347,058		495,502	
		666,210		767,800	
Creditors: amounts falling due within one year	8	197,807		150,130	
Net current assets			468,403		617,670
Total net assets			2,793,070		2,834,768
Funds					
Endowment fund	9		1,117,208		1,046,931
Restricted funds	10		12,657		9,657
Unrestricted income fund			1,663,205		1,778,180
			2,793,070		2,834,768

The financial statements were approved by the Board of Trustees on 17 August 2026.

J C Fazackerley
Trustee

Cash flow statement

	Note	2024 £	2024 £
Cash flows from operating activities:			
Net cash generated from operating activities	11	**(34,093)**	193,369
Cash flow from investing activities:			
Dividends, interest and rent from investments		**17,574**	14,724
Purchase of property, plant and equipment		**(114,433)**	(30,345)
Proceeds from sale of investments		**75,678**	106,973
Purchase of investments		**(93,170)**	(70,097)
Net cash utilised by investing activities		**(114,351)**	21,255
Change in cash and cash equivalents in period		**(148,444)**	214,624
Cash and cash equivalents at beginning of period		**495,502**	280,878
Cash and cash equivalents and end of period	12	**347,058**	495,502

Notes to the financial statements

1. Income

Donations and legacies	2025	2024
	£	£
Legacies	**15,094**	92,500
Donations	**5,104**	2,591
	20,198	95,091

Investment income	2025	2024
	£	£
Listed investments	**24,535**	23,282
Bank and other deposits	**-**	-
	24,535	23,282

2. Analysis of total expenditure

	Investment income	Residential care	Support costs	Gover-nance	Total 2025	Total 2024
	£	£	£	£	£	£
Salaries	**-**	**1,752,472**	**20,651**	**9,199**	**1,782,322**	1,618,938
Depreciation and loss on disposal	**-**	**83,527**	**-**	**-**	**83,527**	81,896
Maintenance and repairs	**-**	**84,804**	**-**	**-**	**84,804**	73,589
Food	**-**	**97,641**	**-**	**-**	**97,641**	100,060
Heat and light	**-**	**96,230**	**-**	**-**	**96,230**	85,425
Professional fees	**6,961**	**37,321**	**-**	**11,472**	**55,754**	61,894
Cleaning materials	**-**	**24,482**	**-**	**-**	**24,482**	26,677
Rates and water	**-**	**53,279**	**-**	**-**	**53,279**	47,761
Insurance	**-**	**26,730**	**-**	**2,969**	**29,699**	27,325
Other	**-**	**95,815**	**3,215**	**1,608**	**100,638**	105,416
Total	**6,961**	**2,352,301**	**23,866**	**25,248**	**2,408,376**	2,228,982
2024	8,558	2,176,256	20,232	23,396	2,228,982	

Included in professional fees are audit fees of £11,472 (2024: £11,087).

The lease expense was £15,743 (2024: £26,216).

Notes to the financial statements (continued)

3. Commitment to replace endowment fund capital

The Charity has a commitment to replace endowment capital as follows:

	2025 £	2024 £
Capital to be replaced at 1 January	**492,147**	503,331
Less: Repayment during the year	**(11,184)**	(11,184)
Balance to be replaced at 31 December	**480,963**	492,147

The total to be replaced comprises amounts expended out of capital under three schemes approved by the Charity Commission for St John's Home (unincorporated charity) dated 9 June 1992, 26 September 1997 and 23 October 2006.

These schemes respectively were for the refurbishment of bedrooms and kitchens, the construction of two bungalows and the construction of the Courtyard extension.

The total to be replaced is repayable over 60 years from December 2009.

4. Staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2024 £	2024 £
Wages, salaries and medical insurance	**1,563,755**	1,474,467
Social security costs	**161,464**	96,961
Pension scheme	**57,103**	47,510
	1,782,322	1,618,938

The average number of employees of the Charity during the year was 71 (2024 - 68).

One employee had employee benefits in excess of £60,000 per annum in the current year (2024: none).

The key management personnel of the Charity comprise the Trustees, the Matron, the Facilities Manager, the Deputy Matron and the Finance Manager. The total employee benefits of the key management personnel of the Charity were £173,987 (2024: £156,735).

In both 2024 and 2025 the Charity Trustees were not paid or in receipt of any other benefits from employment with the Charity in the year, neither were they reimbursed expenses during the year, nor did they receive payment for professional or other services supplied to the Charity.

Pension costs are allocated wholly to unrestricted funds.

Notes to the financial statements (continued)

5. Property, plant and equipment

	Total	Freehold land and buildings	Freehold property improvements	Fixtures and fittings	Computer equipment
	£	£	£	£	£
Cost					
At 1 January 2025	3,428,254	1,551,943	1,256,863	610,663	8,785
Additions	114,433	-	87,402	26,015	1,016
Disposals	-	-	-	-	-
At 31 December 2025	3,542,687	1,551,943	1,344,265	636,678	9,801
Depreciation					
At 1 January 2025	1,870,344	225,000	1,094,804	542,772	7,768
Disposals	-	-	-	-	-
Provided in the year	83,527	25,000	26,933	30,154	1,440
At 31 December 2025	1,953,871	250,000	1,121,737	572,926	9,208
Cost					
At 1 January 2024	3,397,909	1,551,943	1,251,523	586,674	7,769
Additions	30,345	-	5,340	23,989	1,016
Disposals	-	-	-	-	-
At 31 December 2024	3,428,254	1,551,943	1,256,863	610,663	8,785
Depreciation					
At 1 January 2024	1,788,448	200,000	1,067,812	513,117	7,519
Disposals	-	-	-	-	-
Provided in the year	81,896	25,000	26,992	29,655	249
At 31 December 2024	1,870,344	225,000	1,094,804	542,772	7,768
Net book amount at:					
31 December 2025	1,588,816	1,301,943	222,528	63,752	593
31 December 2024	1,557,910	1,326,943	162,059	67,891	1,017
31 December 2023	1,609,461	1,351,943	183,711	73,557	250

All the above assets are used for direct charitable purposes.

Notes to the financial statements (continued)

6. Investments

Fixed asset investments

	Listed investments	
	2025 Total	2024 Total
	£	£
Cost or valuation		
At 1 January	659,188	630,760
Additions at cost	69,992	61,951
Surplus on revaluation	58,138	49,638
Disposals	(51,467)	(83,161)
At 31 December	735,851	659,188

All listed investments are stated at their mid-market value as at the balance sheet date.

If the investments had not been revalued, they would have been included on the historical cost basis at the following amounts:

	£
At 31 December 2025	678,904
At 31 December 2024	524,865
At 31 December 2023	533,209

An analysis of the location of investments is as follows:

	2025	2024
	£	£
UK	**175,381**	232,520
Non-UK	**560,470**	426,668
	735,851	659,188

The Trustees consider that there are no individually significant holdings.

Notes to the financial statements (continued)

Investments (continued)

Current asset investments

	2025	2024
	£	£
Cost or valuation		
At 1 January	230,278	225,743
Additions	23,177	8,146
Surplus on revaluation	18,476	20,201
Disposals	(17,502)	(23,812)
At 31 December	254,429	230,278

All listed investments are stated at their mid-market value as at the balance sheet date.

If the investments had not been revalued, they would have been included on the historical cost basis at the following amounts:

	£
Historical cost values	
At 31 December 2025	190,990
At 31 December 2024	182,571
At 31 December 2023	198,242

An analysis of the location of investments is as follows:

	2025	2024
	£	£
UK	**64,445**	73,927
Non-UK	**189,984**	156,351
	254,429	230,728

7. Debtors

	2025	2024
	£	£
Fees outstanding	**19,104**	14,320
Other debtors and accrued income	**18,275**	20,757
Prepayments	**27,344**	6,943
	64,723	42,020

Notes to the financial statements (continued)

8. Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors and accruals	166,715	122,344
Taxation and social security	31,092	27,786
	197,807	150,130

9. Endowment fund

The purpose of the Endowment Fund is to provide income for the charitable activities of the Home. The transfer represents investment income transferred to general funds of £17,222 (2024: £16,532) net of the amount transferred from general funds to replace endowment fund capital of £11,184 (2024: £11,184) (see Note 3).

10. Restricted funds

	Balance at 1 January 2024	Income	Expenditure	Transfers	Balance at 31 December 2024
	£	£	£	£	£
Table Linen	25	-	-	-	25
Staff Benefit	4,897	1,000	-	-	5,897
Residents' Benefit	4,735	2,000	-	-	6,735
	9,657	3,000	-	-	12,657

	Balance at 1 January 2024	Income	Expenditure	Transfers	Balance at 31 December 2024
	£	£	£	£	£
Table Linen	25	-	-	-	25
Staff Benefit	3,897	1,000	-	-	4,897
Residents' Benefit	4,757	392	(414)	-	4,735
	8,679	1,392	(414)	-	9,657

The funds above are restricted by the donors for specific uses.

Notes to the financial statements (continued)

11. Reconciliation of net movement in funds to net cash flow from operating activities

	2025 £	2024 £
Net movement in funds	(41,698)	207,959
Depreciation	83,527	81,696
Loss on disposal of property, plant and equipment	-	-
Gains on investments	(83,322)	(69,839)
Dividends, interest and rent from investments	(17,574)	(14,724)
Increase in debtors	(22,703)	(7,649)
Increase/(decrease) in creditors	47,677	(4,274)
Net cash provided from operating activities	(34,093)	193,369

12. Analysis of cash and cash equivalents

	2025 £	2024 £
Cash in hand	347,058	495,502
Notice deposits	-	-
Total cash and cash equivalents	347,058	495,502

13. Capital commitments

There were no capital commitments as at 31 December 2025 (2024 - £nil).

14. Pensions

The Charity operates defined contribution pension schemes for the benefit of the employees. The assets of the schemes are administered by Trustees in funds independent from those of the Charity.

15. Leasing commitments

Total future minimum lease payments under non-cancellable operating leases were as follows:

	2025 Other £	2024 Other £
Within one year	17,874	15,609
One to five years	16,615	30,241
Later than five years		-
	34,489	45,850

Notes to the financial statements (continued)

16. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds £
2025				
Property, plant and equipment	**1,246,734**	**-**	**342,082**	**1,588,816**
Investments	**-**	**-**	**735,851**	**735,851**
Current asset investments	**254,429**	**-**	**-**	**254,429**
Other current assets	**359,849**	**12,657**	**39,275**	**411,781**
Current liabilities	**(197,807)**	**-**	**-**	**(197,807)**
	1,663,205	**12,657**	**1,117,208**	**2,793,070**
Total unrealised gains at 31 December 2025	**63,439**	**-**	**56,947**	**120,386**
2024				
Property, plant and equipment	1,215,828	-	342,082	1,557,910
Investments	-	-	659,188	659,188
Current asset investments	230,278	-	-	230,278
Other current assets	482,204	9,657	45,661	537,522
Current liabilities	(150,130)	-	-	(150,130)
	1,778,180	9,657	1,046,931	2,834,768
Total unrealised gains at 31 December 2024	47,527	-	134,322	181,849

As disclosed in note 3, there is a commitment to transfer amounts totalling £480,963 (2024: £492,147) from Unrestricted to Endowment Funds.