REGISTERED CHARITY NUMBER: 1155724

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

FOR

PLAXTON FAMILY HOUSING TRUST CIO

Fortus Limited
Business Advisors & Accountants
5 & 6 Manor Court
Manor Garth
Scarborough
North Yorkshire
YO11 3TU

PLAXTON FAMILY HOUSING TRUST CIO

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For The Year Ended 31 December 2025

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REPORT OF THE TRUSTEES
For The Year Ended 31 December 2025

The trustees present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of 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 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity's objective is to relieve elderly people born or resident within the Borough of Scarborough who are in need, in particular but not exclusively by reason of financial hardship or disability, by providing housing for rent and items, services or facilities calculated to reduce the needs of such persons.

The Charity operates 45 letting units in the Scarborough area. The properties are let on standard Assured Shorthold tenancies, managed by CPH Estate Agents Ltd on our behalf.

To achieve its objects the Charity's policies are:

- to find suitable tenants who fulfil the criteria laid down in our objects clause;
- to manage the charging below market rents;
- to safely invest surplus monies seeking a good rate of interest with a mind to minimising risk;
- to consider future developments as finance and market conditions allow.

Public benefit

The trustees consider that they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers and duties.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The portfolio continues to enjoy almost 100% occupancy. There are occasional tenant changes, but void periods are minimised through judicious management of a waiting list of potential tenants maintained by CPH Estate Agents Ltd in conjunction with Mrs J Smith and Mr M Trotter, the trustees appointed to undertake potential tenant interviews prior to vacancies being filled.

FINANCIAL REVIEW

Future plans

In 2020 the Charity had acquired St Saviour's Church Hall in Gladstone Road, Scarborough with a view to redeveloping the site when sufficient funds are available, to provide further accommodation. Following the reduction in the number of trustees (due to the death of three trustees and three resignations), the remaining trustees have reviewed the strategy in respect of this property, and have decided not to proceed with this project. St Saviour's Church Hall was therefore put up for sale in October 2022.

At the date of this report, heads of terms are agreed with a potential purchaser who have continued to develop their plans and have applied for Planning Permission to North Yorkshire Council, and exchange of contract is now not expected in 2026.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Board of Trustees during 2024 comprised Mr M Trotter, Mrs J Smith, Mrs J Jefferson, Mrs J Laybourn (resigned 1 January 2025) and Mr J M N Asquith.

Recruitment and appointment of new trustees

Our Constitution provides that there must be at least three trustees and appointments have been made to provide a suitable range of skills to fulfil the charity's objects, i.e. legal, financial, secretarial and property management. The first trustees were appointed for a term of 5 years, thereafter future trustees must be appointed for a term of three years by a resolution of the trustees passed at a properly convened meeting. Trustees are eligible for re-appointment at the end of their term.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The trustees, who meet regularly and delegate tasks as appropriate, manage the charity. Two trustees, Mrs J Smith and Mr M Trotter have delegated authority to interview prospective tenants and agree to their being offered tenancies where appropriate. Mrs J Smith and Mr M Trotter are authorised to meet with CPH Property Services, who are our managing agents for the Trust's properties, to deal with practical matters.

Restrictions imposed

The income and property of the charity has to be applied solely towards the promotion of its objects. No trustee may receive any remuneration for any service provided to the charity and no trustee may acquire any interest in property belonging to the charity or be interested in any contract entered into by the trustees otherwise that as a trustee of the charity except within the terms expressly set out in the Foundation Constitution.

Investment powers

Permission is given for the trustees to open and keep the charity's monies in one or more bank accounts. During the year all our income was paid into our account with Handelsbanken who pay interest on the balance.

Risk management

To minimise the risk of taking on unsuitable tenants, an Application Form has been agreed. CPH Property Services is contracted to obtain references, make a credit check on all prospective tenants and deal with the documentation. Rents have to be paid in advance on the 1st of each month directly to CPH who then transfer the balance to our account after deduction of costs of maintenance which have already been approved or delegated by the trustees.

To minimise the risk of problems with tenants and in order to comply with legal requirements a formal Assured Tenancy Agreement has been prepared and has to be signed by all tenants before taking up residence.

To minimise fire risk a consultant reported on the fire risks, what equipment should be provided and what fire policy and checks should be instituted.

To minimise the risk of deterioration of the property and meet landlord's legal requirements, CPH Property Services have been appointed Managing Agents as mentioned above. They have provided a Schedule of Compliance which they manage.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1155724

Principal address

Box 7, Eric Court
72 Commercial Street
Scarborough
North Yorkshire
YO12 5EW

Trustees

Mrs J A Smith (Hon Secretary)
Mrs J H Jefferson
Mr M L Trotter
Mrs J Laybourn (resigned 1.1.25)
Mr J M N Asquith

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner
Fortus Limited
Business Advisors & Accountants
5 & 6 Manor Court
Manor Garth
Scarborough
North Yorkshire
YO11 3TU

Bankers and other advisers
Handelsbanken
2 Manor Court
Manor Garth
Eastfield
Scarborough
YO11 3TU

Solicitors
Birdsall & Snowball
12 West Avenue
Filey
YO14 9AA

Valuers and Managing Agents
CPH Estate Agents Limited t/a CPH Property Services
19 St Thomas Street
Scarborough
YO11 1DY

Approved by order of the board of trustees on 28th Sept 2026 and signed on its behalf by:

Mrs J A Smith - Trustee

Independent examiner's report to the trustees of Plaxton Family Housing Trust CIO
I report to the charity trustees on my examination of the accounts of Plaxton Family Housing Trust CIO (the Trust) for the year ended 31 December 2025.

Responsibilities and basis of report
As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement
I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust 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 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.

Paul Dixon

Paul Dixon FCA

Fortus Limited
Business Advisors & Accountants
5 & 6 Manor Court
Manor Garth
Scarborough
North Yorkshire
YO11 3TU

Date: 6 OCTOBER 2026

PLAXTON FAMILY HOUSING TRUST CIO

STATEMENT OF FINANCIAL ACTIVITIES
For The Year Ended 31 December 2025

	Notes	Unrestricted fund £	Restricted fund £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities	3				
Eric, Evelyn and Gladys Courts		70,356	-	70,356	59,638
Bethany House		73,972	-	73,972	72,636
Eric Plaxton House		50,209	-	50,209	50,809
55-57 Commercial Street		36,810	-	36,810	31,350
Investment income	2	62	-	62	622
Total		231,409	-	231,409	215,055
EXPENDITURE ON					
Charitable activities					
Eric, Evelyn and Gladys Courts		28,405	-	28,405	29,275
Bethany House		32,120	-	32,120	19,995
Eric Plaxton House		97,608	-	97,608	87,711
St Saviour's Church Hall		13,443	-	13,443	3,907
55-57 Commercial Street		17,748	-	17,748	6,014
Other		108	-	108	134
Total		189,432	-	189,432	147,036
NET INCOME		41,977	-	41,977	68,019
RECONCILIATION OF FUNDS					
Total funds brought forward		1,472,650	3,255,000	4,727,650	4,659,631
TOTAL FUNDS CARRIED FORWARD		1,514,627	3,255,000	4,769,627	4,727,650

The notes form part of these financial statements

PLAXTON FAMILY HOUSING TRUST CIO

BALANCE SHEET
31 December 2025

	Notes	2025 £	2024 £
FIXED ASSETS			
Tangible assets	5	5,332,860	5,182,700
CURRENT ASSETS			
Debtors	6	25,779	16,872
Cash at bank		-	142,721
		25,779	159,593
CREDITORS			
Amounts falling due within one year	7	(17,762)	(43,392)
NET CURRENT ASSETS		8,017	116,201
TOTAL ASSETS LESS CURRENT LIABILITIES		5,340,877	5,298,901
CREDITORS			
Amounts falling due after more than one year		(571,250)	(571,251)
NET ASSETS		4,769,627	4,727,650
FUNDS	10		
Unrestricted funds		1,514,627	1,472,650
Restricted funds		3,255,000	3,255,000
TOTAL FUNDS		4,769,627	4,727,650

The financial statements were approved by the Board of Trustees and authorised for issue on 23/09/2026 and were signed on its behalf by:

.....
Mr J M N Asquith - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Financial Reporting Standard 102 - reduced disclosure exemptions
The charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- Buildings 5% Straight Line

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

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2. INVESTMENT INCOME

	2025	2024
	£	£
Deposit account interest	62	622

3. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2025	2024
		£	£
Rent received	Eric, Evelyn and Gladys Courts	70,356	59,638
Rent received	Bethany House	73,972	72,636
Rent received	Eric Plaxton House	50,209	50,809
Rent received	55-57 Commercial Street	36,810	31,350
		231,347	214,433

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

	2025	2024
	£	£
Trustees' expenses	5,000	5,000

5. TANGIBLE FIXED ASSETS

	Freehold property	Fixtures and fittings	Totals
	£	£	£
COST			
At 1 January 2025	5,182,162	840	5,183,002
Additions	166,409	-	166,409
Impairments	(16,141)	-	(16,141)
At 31 December 2025	5,332,430	840	5,333,270
DEPRECIATION			
At 1 January 2025	-	302	302
Charge for year	-	108	108
At 31 December 2025	-	410	410
NET BOOK VALUE			
At 31 December 2025	5,332,430	430	5,332,860
At 31 December 2024	5,182,162	538	5,182,700

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6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other debtors	5,000	5,000
Prepayments	20,779	11,872
	25,779	16,872

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Bank loan (see note 8)	6,694	35,000
Accrued expenses	11,068	8,392
	17,762	43,392

8. LOANS

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due within one year on demand:		
Bank overdrafts	6,694	-
Bank loan under 1 year	-	35,000
	6,694	35,000
Amounts falling between one and two years:		
Bank loan between 1 - 2 years	-	35,000
Amounts falling due between two and five years:		
Bank loan between 2 - 5 years	-	105,000
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more than 5 years	571,250	431,251

9. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted fund	Restricted fund	2025 Total funds	2024 Total funds
	£	£	£	£
Fixed assets	2,077,860	3,255,000	5,332,860	5,182,700
Current assets	25,779	-	25,779	159,593
Current liabilities	(17,762)	-	(17,762)	(43,392)
Long term liabilities	(571,250)	-	(571,250)	(571,251)
	1,514,627	3,255,000	4,769,627	4,727,650

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10. MOVEMENT IN FUNDS

	At 1.1.25 £	Net movement in funds £	At 31.12.25 £
Unrestricted funds			
General fund	1,472,650	41,977	1,514,627
Restricted funds			
Building fund	3,255,000	-	3,255,000
TOTAL FUNDS	4,727,650	41,977	4,769,627

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	231,409	(189,432)	41,977
TOTAL FUNDS	231,409	(189,432)	41,977

Comparatives for movement in funds

	At 1.1.24 £	Net movement in funds £	At 31.12.24 £
Unrestricted fund	1,404,631	68,019	1,472,650
Restricted fund			
Building fund	3,255,000	-	3,255,000
TOTAL FUNDS	4,659,631	68,019	4,727,650

Comparative net movement in funds included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted fund	215,055	(147,036)	68,019
TOTAL FUNDS	215,055	(147,036)	68,019

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10. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.24	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted fund	1,404,631	109,996	1,514,627
Restricted fund			
Building fund	3,255,000	-	3,255,000
TOTAL FUNDS	4,659,631	109,996	4,769,627

Net movement in funds included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted fund	446,464	(336,468)	109,996
TOTAL FUNDS	446,464	(336,468)	109,996

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2025.