CHARITABLE INCORPORATED ORGANISATION
REGISTERED CHARITY NUMBER: 1158167

WINNOCKS AND KENDALLS ALMSHOUSE CHARITY

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 MAY 2026

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FOR THE YEAR ENDED 31 MAY 2026

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MAY 2026

The Trustees present their report along with the financial statements of the charity for the year ended 31 May 2026. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts on pages 12 to 14 and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The object of the Charity is the provision of social housing in the form of almshouse accommodation and associated amenities for poor persons who shall be resident in Colchester at the time of their appointment.

Application of income

The net income shall be applied first to repair, insure and meet all other outgoings in respect of the Charity's properties and all proper costs of the Charity's administration and management. Thereafter net income shall be applied for the benefit of the almspeople of the Charity.

Significant activities

The Charity aims to provide almshouses to a Decent Homes Standard for its beneficial class.

The Charity currently provides forty three almshouses and its aim is to utilise these as far as possible to meet the objectives of the Charity.

Public benefit

These activities are considered to be for the public benefit and in running the Charity the Trustees have regard for the Charity Commission guidance on public benefit.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The Trustees were sad to note the retirement of Mrs Patricia Sharman from the Trustee body. Pat had been an invaluable member of the Finance Committee and she would be missed.

The Trustees continue to be concerned for the welfare of residents and the maintenance of the housing stock. The House Committee continued to visit residents in their almshouses. This year has been one of consolidation with only 3 voids.

There were redecorations undertaken at three almshouses before they were allocated to new residents. The Trustees were delighted to be able to cooperate with Colchester Engagement and Next Steps – a Nightshelter/Homeless Charity - to house one of their clients. It is hoped the Winnocks and Kendalls can help more people who are homeless as vacancies allow.

The Charity has complied with the Housing Ombudsman's Complaints Handling Code throughout the year and has submitted a self-assessment report covering the period 1st June 2025 to 31st May 2026, a copy of which is available on request. During the year ended we received no formal complaints, and no cases were referred to the Independent Housing Ombudsman

FINANCIAL REVIEW

Financial position

The Charity's financial position is as set out in the Balance Sheet on page 11 and is considered satisfactory.

Reserves policy

The Charity's policy on reserves is to maintain sufficient reserves to enable the Charity to continue to achieve its principal objectives.

FUTURE PLANS

The Trustees are mindful of the Charity's loan with Charity Bank and the increasing interest rates. The mortgage was renewed at an increased interest rate but fixed again for a five year period in May 2024. The Trustees are mindful of their reserves and are planning to make a substantial payment towards this loan when the terms of the mortgage are renewed in 2029.

As properties become vacant, Trustees are commissioning refurbishments to ensure the almshouses are of a high standard when occupied. The Trustees hope to replace gutters and downpipes with powder coated rainwater goods at the Kendalls bungalows in 2026.

The Trustees have increased the weekly maintenance contributions to allow for investments in ERF and CMF. The weekly maintenance contribution remains at the Local Housing Allowance level to ensure it is affordable to everyone.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is governed in accordance with a constitution dated 19 June 2014 as amended by resolutions of the trustees on 7 March 2016 and 25 July 2016.

Recruitment and appointment of new trustees

As vacancies for Trustees arise applications are sought from potential candidates known to the Trustees and other suitable local people. Applicants are then considered by the Trustees and appointments made by resolution of the Trustees.

Organisational structure

Day to day administration of the Charity is carried out by the Clerk who reports to the Trustees. The Trustee body is divided into sub-committees to deal with Finance of the Charity, Fabric of the Charity and House (resident matters) of the Charity. These sub-committees meet as required between meetings of the full Trustee body. The Chairman of the sub-committees report their discussions to the full Trustee meetings.

Induction and training of new trustees

New Trustees are briefed by the Clerk and the existing Trustees on the history and activities of the Charity. They are provided with a copy of the Charity Commission publication "The Essential Trustee" detailing their responsibilities and providing guidance on being a Trustee. New Trustees are provided with a copy of the Charity Scheme and the latest accounts.

Related parties

There are no other charities related to Winnocks and Kendalls Almshouse Charity. The Clerk to the Charity is also Clerk to other almshouse charities in Essex and Suffolk.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Through the employment of professional advisors the Trustees seek to ensure that all of the Charity's management and decision making processes take full account of, and comply with, relevant legislation and regulatory controls. Insurance including property ownership and public liability is reassessed annually.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1158167

Principal address

18 Newbridge Hill
West Bergholt
Colchester
Essex
CO6 3ER

Trustees

J Enfield – Chairman
Mrs W Allen
Mrs S Leng
Mrs P Sharman (resigned 10/10/25)
Ms A Daniell
C Andrews
B Taylor – Vice Chairman
A Ellis
Mrs C Munson

Auditors

TC Group
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

Solicitors

Messrs John Fowlers LLP
Town Hall Chambers
St Runwald Street
Colchester
Essex
CO1 1DS

REFERENCE AND ADMINISTRATIVE DETAILS

Bankers
Barclays Bank Plc
9 High Street
Colchester
Essex
CO1 1DA

CAF Bank Ltd
25 Kings Hill Avenue
West Malling
Kent
ME19 4JQ

Clerk to the Charity
Mrs Clare Heyes
18 Newbridge Hill
West Bergholt
Essex
CO6 3ER

Consultant Surveyors
Messrs Daniel Connal Partnership
780 The Crescent
Colchester Business Park
Colchester
CO4 9YQ

Consultant Architects
Purcells
St Mary's Hall
Rawstorn Road
Colchester
Essex
CO3 3JH

TRUSTEES' RESPONSIBILITY STATEMENT

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

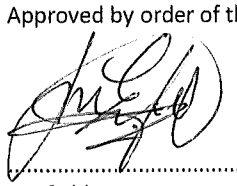
Charity law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under charity law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those 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;
- 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 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 and The Charity (Accounts and Reports) Regulations 2008. 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.

Approved by order of the board of trustees on 9th Oct 2026 and signed on its behalf by:



J Enfield - Trustee

Opinion
We have audited the financial statements of Winnocks and Kendalls Almshouse Charity (the 'charity') for the year ended 31 May 2026 which comprise the Statement of Financial Activities, the Balance Sheet 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 (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:
- give a true and fair view of the state of the charity's affairs as at 31 May 2026 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; 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 Auditors' 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 or 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.

Other information
The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors 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 this gives rise to a material misstatement in the financial statements themselves. 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

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

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; 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, the trustees are responsible for the preparation of the financial statements which 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.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Independent Auditors 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.

Extent to which the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit, in respect to fraud, are: to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses; and to respond appropriately to fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and its management.

Our responsibilities for the audit of the financial statements - continued
Our approach was as follows:

- We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with the trustees and other management (as required by auditing standards), and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations;
- We considered the legal and regulatory frameworks directly applicable to the financial statements reporting framework (FRS 102, the Companies Act 2006, The Charities Act 2011, UK GAAP Including Charities SORP (FRS 102)) and the relevant tax compliance regulations in the UK;
- We considered the risk of fraud through management override and in response, we incorporated testing of manual journal entries into our audit approach throughout the financial year;
- We considered the risk of fraud through assumptions and judgements used within the accounting estimates and in response, reviewed and scrutinised these estimates in order to detect possible management bias;
- We considered the risk of fraud associated with the preparation of the financial statements and in response, tested the disclosures prepared against relevant supporting documentation.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Where the risk was considered to be higher, we performed audit procedures to address each identified fraud risk. These procedures included: testing manual journals; reviewing the financial statement disclosures and testing to supporting documentation; performing analytical procedures; and enquiring of management, and were designed to provide reasonable assurance that the financial statements were free from fraud or error.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

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 auditors' 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.

TC Group

TC Group
Statutory Auditor
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

Date: 15.10.2026

TC Group is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

WINNOCKS AND KENDALLS ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MAY 2026

	Notes	Unrestricted funds £	Restricted funds £	Endowment funds £	2026 Total funds £	2025 Total funds £
INCOME AND ENDOWMENTS FROM						
Charitable activities	4					
Almshouse activity		**305,814**	-	-	**305,814**	296,189
Investment income	3	**13,788**	-	-	**13,788**	12,607
Total		**319,602**	-	-	**319,602**	308,796
EXPENDITURE ON						
Charitable activities	5					
Almshouse activity		**226,949**	-	-	**226,949**	255,542
		92,653	-	-	**92,653**	53,254
Net gains on investments		**21,169**	-	-	**21,169**	2,846
NET INCOME/(EXPENDITURE)		**113,822**	-	-	**113,822**	56,100
Transfers between funds	18	**(18,766)**	-	**18,766**	-	-
Other recognised gains/(losses)						
Gains on revaluation of fixed assets		-	-	**311,216**	**311,216**	257,915
Net movement in funds		**95,056**	-	**329,982**	**425,038**	314,015
RECONCILIATION OF FUNDS						
Total funds brought forward		**391,621**	**830,942**	**6,626,046**	**7,848,609**	7,534,594
TOTAL FUNDS CARRIED FORWARD		**486,677**	**830,942**	**6,956,028**	**8,273,647**	7,848,609

CONTINUING OPERATIONS
All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

WINNOCKS AND KENDALLS ALMSHOUSE CHARITY

BALANCE SHEET
31 MAY 2026

	Notes	Unrestricted funds £	Restricted funds £	Endowment funds £	**2026 Total funds £**	2025 Total funds £
FIXED ASSETS						
Tangible assets	11	-	**830,942**	**7,660,076**	**8,491,018**	8,179,802
Investments	12	**166,705**	-	-	**166,705**	140,669
		166,705	**830,942**	**7,660,076**	**8,657,723**	8,320,471
CURRENT ASSETS						
Debtors	13	**15,727**	-	-	**15,727**	12,723
Cash at bank		**327,850**	-	-	**327,850**	264,202
		343,577	-	-	**343,577**	276,925
CREDITORS						
Amounts falling due within one year	14	**(23,605)**	-	**(20,143)**	**(43,748)**	(44,745)
NET CURRENT ASSETS		**319,972**	-	**(20,143)**	**299,829**	232,180
TOTAL ASSETS LESS CURRENT LIABILITIES		**486,677**	**830,942**	**7,639,933**	**8,957,552**	8,552,651
CREDITORS						
Amounts falling due due after more than one year	15	-	-	**(683,905)**	**(683,905)**	(704,042)
NET ASSETS		**486,677**	**830,942**	**6,956,028**	**8,273,647**	7,848,609
FUNDS	18					
Unrestricted funds					**486,677**	391,621
Restricted funds					**830,942**	830,942
Endowment funds					**6,956,028**	6,626,046
TOTAL FUNDS					**8,273,647**	7,848,609

The financial statements were approved by the Board of Trustees and authorised for issue on 9th Oct 2026 and were signed on its behalf by:

J Enfield - Trustee

Mrs S Leng - Trustee

The notes form part of these financial statements

1. LEGISLATIVE PROVISIONS

The Charity is registered with the Charity Commission as a Charitable Incorporated Organisation, the Regulator of Social Housing as a Registered Provider of Social Housing and with the National Association of Almshouses as a Registered Almshouse Charity.

2. 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, with the exception that housing properties are included at valuation and investments which are included at market value.

For the purposes of presentation the financial statements are rounded to the nearest pound sterling (£) and are inclusive of Value Added Tax.

Whilst this charity is a Registered Social Housing Provider following the issue of new SORPs for both charities and Registered Providers applicable for accounting periods commencing on or after 1 January 2015, these accounts are prepared in accordance with the applicable Charity SORP since its principal activities are not governed by the Landlord and Tenants Act 1985 and are for charitable purposes.

Fund accounting
Restricted funds are funds received by the Charity for a specific purpose and can only be used for that purpose. Unrestricted funds are available to spend on activities that further any of the purposes of Charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Endowment funds are non-expendable funds which are normally held indefinitely.

Going Concern
The accounts are prepared on a going concern basis as there are no material uncertainties about the Charity's ability to continue.

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.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the Charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred. If the Charity disposes of affordable housing acquired pursuant to the scheme during the grant period otherwise in accordance with the terms of the agreement, the amount of the grant received will be repayable in full back to the government.

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.

2. ACCOUNTING POLICIES - continued

Income
Donations and other voluntary income are reflected in the accounts for the period in which they are received. Donations in kind are recognised by the Charity when received except in the case of services provided free or undervalue by voluntary staff or others which are not reflected in the accounts.

Interest Receivable
Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the Bank.

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.

Repairs and Maintenance
The charges in the Statement of Financial Activities in respect of Cyclical Maintenance and Extraordinary Repairs reflect the Trustees' constant concern to keep the properties in good condition, and are in accordance with the Almshouse Associations' recommendation that Almshouse Charities should set aside each year specific sums in this respect. Transfers are made from the Revenue Reserve each year to the Extraordinary Repair Reserve to cover extraordinary repairs as they arise and to the Cyclical Maintenance Reserve to cover repairs which arise on a cyclical basis.

Support Costs
The Charity's governance costs are allocated entirely to the Almshouse Costs since support costs relating to other activities are considered immaterial.

Tangible fixed assets
Housing Properties
The housing properties are included in the accounts at their insurance reinstatement value. Additions after each revaluation are included at cost until a further revaluation.

The housing properties are not depreciated as revaluations are performed with sufficient regularity to ensure that the carrying amounts are not materially misstated.

The cost of refurbishment and improvements to the existing property are written off to the Revenue Reserve as incurred. Any major improvements or extensions to the property are capitalised.

Investments
Investments are shown on the Balance Sheet at their market value. Changes in market value during an accounting period are reflected in the accounts as unrealised gains and losses. Upon disposal of an investment the difference between the original cost and disposal proceeds is reflected in the accounts as a realised gain or loss and an adjustment is made to unrealised gains or losses to reverse unrealised movements in value in earlier years.

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

2. ACCOUNTING POLICIES - continued

Cash at Bank and in Hand
Cash at bank and cash 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.

Creditors and Provisions
Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Financial Instruments
The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

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

3. INVESTMENT INCOME

	2026	2025
	£	£
Dividends receivable	1,256	1,168
Accumulated share dividends receivable	4,867	4,107
Interest receivable	7,665	7,332
	13,788	12,607

4. INCOME FROM CHARITABLE ACTIVITIES

	2026 Almshouse activity	2025 Almshouse activity
	£	£
Contributions receivable	303,407	290,024
Losses from voids	(11,072)	(6,597)
	292,335	283,427
Gas contributions receivable	9,105	9,705
Water contributions receivable	3,994	3,017
Car park income receivable	380	40
	305,814	296,189

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6)	Support costs (see note 7)	Totals
	£	£	£
Almshouse activity	**186,329**	**40,620**	**226,949**

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2026	2025
	£	£
Staff costs	**-**	1,200
Vacant property costs	**557**	502
Water charges	**6,064**	4,485
Insurance	**5,259**	5,096
Light and heat	**14,331**	13,595
Repairs and maintenance	**24,963**	28,353
Cyclical maintenance	**9,415**	13,731
Extraordinary repairs	**53,881**	74,199
Gardening	**16,119**	13,916
Careline	**2,634**	3,462
Telephone	**2,273**	2,716
Bad debts	**(1,447)**	269
Sundry expenses	**1,749**	1,528
Housing loan interest	**50,531**	52,348
	186,329	215,400

7. SUPPORT COSTS

	Management	Finance	Governance costs	Totals
	£	£	£	£
Almshouse activity	**29,401**	**239**	**10,980**	**40,620**

7. SUPPORT COSTS - continued

Support costs, included in the above, are as follows:

	2026 Almshouse activity £	2025 Almshouse activity £
Staff costs	-	1,200
Clerks fees	28,781	27,520
Subscriptions	620	599
Bank charges	239	263
Auditors' remuneration	7,498	7,212
Auditors' remuneration for non audit work	3,482	3,348
	40,620	40,142

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 May 2026 nor for the year ended 31 May 2025.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 May 2026 nor for the year ended 31 May 2025.

9. STAFF COSTS

	2026 £	2025 £
Wages and salaries	-	2,400
	-	2,400

The wages and salaries are in respect of the warden, the cost of which is allocated equally between the direct costs of charitable activities and management costs.

The average monthly number of employees during the year was as follows:

	2026	2025
Warden	-	1

No employees received emoluments in excess of £60,000.

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £
INCOME AND ENDOWMENTS FROM				
Charitable activities				
Almshouse activity	296,189	-	-	296,189
Investment income	12,607	-	-	12,607
Total	308,796	-	-	308,796
EXPENDITURE ON				
Charitable activities				
Almshouse activity	255,542	-	-	255,542
	53,254	-	-	53,254
Net gains on investments	2,846	-	-	2,846
NET INCOME	56,100	-	-	56,100
Transfers between funds	(17,634)	-	17,634	-
Other recognised gains/(losses)				
Gains on revaluation of fixed assets	-	-	257,915	257,915
Net movement in funds	38,466	-	275,549	314,015
RECONCILIATION OF FUNDS				
Total funds brought forward	353,155	830,942	6,350,497	7,534,594
TOTAL FUNDS CARRIED FORWARD	391,621	830,942	6,626,046	7,848,609

11. TANGIBLE FIXED ASSETS

	Land	Housing properties	Totals
	£	£	£
COST OR VALUATION			
At 1 June 2025	**200,000**	**7,979,802**	**8,179,802**
Revaluations	**-**	**311,216**	**311,216**
At 31 May 2026	**200,000**	**8,291,018**	**8,491,018**
NET BOOK VALUE			
At 31 May 2026	**200,000**	**8,291,018**	**8,491,018**
At 31 May 2025	200,000	7,979,802	8,179,802

The land is carried at the Trustees valuation of £200,000 as at 31 May 2019. The housing properties were revalued during the year ended 31 May 2026 at their insurance reinstatement value as at 30 June 2026 of £8,291,018.

Cost or valuation at 31 May 2026 is represented by:

	Land	**Housing properties**	**Totals**
	£	**£**	**£**
Accumulated revaluation gains	**200,000**	**4,498,902**	**4,698,902**
Cost	**-**	**3,792,116**	**3,792,116**
	200,000	**8,291,018**	**8,491,018**

12. FIXED ASSET INVESTMENTS

	Listed investments
	£
MARKET VALUE	
At 1 June 2025	**140,669**
Additions – accumulated share dividends	**4,867**
Revaluations	**21,169**
At 31 May 2026	**166,705**
NET BOOK VALUE	
At 31 May 2026	**166,705**
At 31 May 2025	140,669

There were no investment assets outside the UK.

12. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 31 May 2026 is represented by:

	Listed investments
	£
Accumulated revaluation gains	49,650
Cost	117,055
	166,705

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Contributions in arrears	11,827	10,020
Prepayments and accrued income	3,900	2,703
	15,727	12,723

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Bank loans (see note 16)	20,143	18,772
Contributions in advance	4,742	8,162
Other creditors	1,172	1,072
Accruals and deferred income	17,691	16,739
	43,748	44,745

15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2026	2025
	£	£
Bank loans (see note 16)	683,905	704,042

16. BANK LOANS

An analysis of the maturity of loans is given below:

	2026	2025
	£	£
Amounts falling due within one year on demand:		
Housing Loan	**20,143**	18,772
Amounts falling between one and two years:		
Housing loan 1-2 Years	**21,483**	20,143
Amounts falling due between two and five years:		
Housing Loan 2-5 Years	**74,753**	69,544
Amounts falling due in more than five years:		
Repayable by instalments:		
Housing Loan more than 5 Years	**587,669**	614,355

17. SECURED DEBTS

The following secured debts are included within creditors:

	2026	2025
	£	£
Bank loans	**704,048**	722,814

The housing loan is secured by a legal charge on the land and buildings at 1 - 7 Winnocks and 23, 23a and 23b Military Road, also known as George Rose House.

18. MOVEMENT IN FUNDS

	At 1.6.25 £	Net movement in funds £	Transfers between funds £	At 31.5.26 £
Unrestricted funds				
Cyclical Maintenance Reserve	79,737	(9,415)	42,931	113,253
Extraordinary Repair Reserve	45,356	(25,103)	33,950	54,203
Revenue Reserve	266,528	148,340	(95,647)	319,221
	391,621	113,822	(18,766)	486,677
Restricted funds				
Social Housing Grant Fund	378,777	-	-	378,777
Colchester BC Grant Fund	2,759	-	-	2,759
1 - 7 Winnocks Colchester BC Grant Fund	449,406	-	-	449,406
	830,942	-	-	830,942
Endowment funds				
Charitable Fund Property Reserve	2,238,360	-	18,766	2,257,126
Housing Properties Revaluation Reserve	4,387,686	311,216	-	4,698,902
	6,626,046	311,216	18,766	6,956,028
TOTAL FUNDS	7,848,609	425,038	-	8,273,647

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Cyclical Maintenance Reserve	-	(9,415)	-	(9,415)
Extraordinary Repair Reserve	1,954	(33,950)	6,893	(25,103)
Revenue Reserve	317,648	(183,584)	14,276	148,340
	319,602	(226,949)	21,169	113,822
Endowment funds				
Charitable Fund Property Reserve	-	-	-	-
Housing Properties Revaluation Reserve	-	-	311,216	311,216
	-	-	311,216	311,216
TOTAL FUNDS	319,602	(226,949)	332,385	425,038

18. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.6.24 £	Net movement in funds £	Transfers between funds £	At 31.5.25 £
Unrestricted funds				
Cyclical Maintenance Reserve	51,420	(13,731)	42,048	79,737
Extraordinary Repair Reserve	42,581	(24,513)	27,288	45,356
Revenue Reserve	259,154	94,344	(86,970)	266,528
	353,155	56,100	(17,634)	391,621
Restricted funds				
Social Housing Grant Fund	378,777	-	-	378,777
Colchester BC Grant Fund	2,759	-	-	2,759
1 - 7 Winnocks Colchester BC Grant Fund	449,406	-	-	449,406
	830,942	-	-	830,942
Endowment funds				
Charitable Fund Property Reserve	2,220,726	-	17,634	2,238,360
Housing Properties Revaluation Reserve	4,129,771	257,915	-	4,387,686
	6,350,497	257,915	17,634	6,626,046
TOTAL FUNDS	7,534,594	314,015	-	7,848,609

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Cyclical Maintenance Reserve	-	(13,731)	-	(13,731)
Extraordinary Repair Reserve	1,646	(27,288)	1,129	(24,513)
Revenue Reserve	307,150	(214,523)	1,717	94,344
	308,796	(255,542)	2,846	56,100
Endowment funds				
Housing Properties Revaluation Reserve	-	-	257,915	257,915
TOTAL FUNDS	308,796	(255,542)	260,761	314,015

18. MOVEMENT IN FUNDS - continued

Charitable Fund Property Reserve
This Reserve is part of the permanent endowment of the Charity and represents the cost of properties financed by the Charity's own resources, this being the cost of housing properties net of capital outstanding on the loan from The Charity Bank.

Housing Properties Revaluation Reserve
This Reserve is part of the permanent endowment of the Charity and represents the surplus on revaluation of the housing properties.

Social Housing Grant Fund
The Social Housing Grant Fund is a restricted fund and represents grants received from the Housing Corporation of £378,777 in connection with the housing property improvements. The charity would be required to repay the grant in full if the housing properties for which these grants were awarded are subsequently sold.

Colchester BC Grant Fund
The Colchester BC Grant Fund is a restricted fund and represents a grant received from Colchester Borough Council of £2,759 during the year ended 31 May 1999 in connection with the bathroom improvements at 10 Winnocks.

1-7 Winnocks Colchester BC Grant Fund
The 1-7 Winnocks Colchester BC Grant Fund is a restricted fund and represents grants received from Colchester Borough Council of £449,406 during the years ended 31 May 2019 and 31 May 2020 in connection with the housing property redevelopments at 1 to 7 Winnocks. The charity would be required to repay the grant in full if the housing properties for which these grants were awarded are subsequently sold.

Cyclical Maintenance Reserve
A transfer is made from the Revenue Reserve each year to the Cyclical Maintenance Reserve to cover cyclical repairs as they arise. The transfer is a specific amount as agreed by the Trustees each year.

Extraordinary Repair Reserve
A transfer is made from the Revenue Reserve each year to the Extraordinary Repair Reserve to cover extraordinary repairs and improvements to the housing properties if necessary. The transfer is a specific amount as agreed by the Trustees each year.

Revenue Reserve
The Revenue Reserve represents part of the accumulated surpluses of the Charity and is available for the general purposes of the Charity. In addition to this, any downward revaluation of the housing properties held where no previous revaluations can be offset of the same asset is recognised in the Revenue Reserve and any subsequent upward revaluations are recognised in the Revenue Reserve up to the value of the initial downward revaluation previously recognised.

19. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 May 2026.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MAY 2026

	2026 £	2025 £
INCOME AND ENDOWMENTS		
Investment income		
Dividends receivable	**1,256**	1,168
Accumulated income dividends receivable	**4,867**	4,107
Interest receivable	**7,665**	7,332
	13,788	12,607
Charitable activities		
Contributions receivable	**303,407**	290,024
Losses from voids	**(11,072)**	(6,597)
Gas contributions receivable	**9,105**	9,705
Water contributions receivable	**3,994**	3,017
Car park income receivable	**380**	40
	305,814	296,189
Total incoming resources	**319,602**	308,796
EXPENDITURE		
Charitable activities		
Staff costs	**-**	1,200
Vacant property costs	**557**	502
Water charges	**6,064**	4,485
Insurance	**5,259**	5,096
Light and heat	**14,331**	13,595
Repairs and maintenance	**24,963**	28,353
Cyclical maintenance	**9,415**	13,731
Extraordinary repairs	**53,881**	74,199
Gardening	**16,119**	13,916
Careline	**2,634**	3,462
Telephone	**2,273**	2,716
Bad debts	**(1,447)**	269
Sundry expenses	**1,749**	1,528
Housing loan interest	**50,531**	52,348
	186,329	215,400
Support costs		
Management		
Staff costs	**-**	1,200
Carried forward	**-**	1,200

This page does not form part of the statutory financial statements

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MAY 2026

	2026 £	2025 £
Management		
Brought forward	-	1,200
Clerks fees	**28,781**	27,520
Subscriptions	**620**	599
	29,401	29,319
Finance		
Bank charges	**239**	263
Governance costs		
Auditors' remuneration	**7,498**	7,212
Auditors' remuneration for non audit work	**3,482**	3,348
	10,980	10,560
Total resources expended	**226,949**	255,542
Net income	**92,653**	53,254