Charity registration number: 1187063

DORCHESTER ALMSHOUSES

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

DORCHESTER ALMSHOUSES

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DORCHESTER ALMSHOUSES

TRUSTEES AND ADMINISTRATIVE DETAILS

Trustees and officers

The trustees and officers serving during the year and since the year end were as follows:

Trustees:	M E Rennie - Chairman
	J Christmas - Vice Chairman
	T Loasby - Vice Chairman
	N Bundy - Treasurer (ceased 23/04/2025)
	R Biggs
	Cllr S Biles
	S Goss
	J Hewitt
	S Hosford
	F Kent-Ledger
	V Lloyd-Jones (appointed 22/05/2025)
General Manager and Clerk to the trustees:	V Gottesman
Financial Clerk:	S Wood

Reference and Administrative Details

Charity Registration Number:	1187063
Principal Office:	The Clerks Office Whetstones West Walks Dorchester Dorset DT1 1AW
Independent Examiner:	S J Hough FCA Edwards and Keeping Limited Chartered Accountants Unity Chambers 34 High East Street Dorchester Dorset DT1 1HA

TRUSTEES' REPORT

The Trustees of Dorchester Almshouses present their annual report and unaudited financial statements for the year ended 31st March, 2026.

The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS 102) in preparing the annual report and financial statements of the Charity. This is the treatment required by the Housing SORP 2018 for registered social landlords which are also almshouses.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts 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.

Objectives and activities for public benefit

Dorchester Almshouses is an amalgamation of 3 almshouse charities, Chubb, Whetstone and Napper's Almshouses, founded in the early 17th century to provide accommodation for the elderly, poor and needy of Dorchester.

The objects of Dorchester Almshouses are the relief of financial hardship by the provision of social housing in the form of almshouse accommodation and ancillary equipment, services and financial relief for almspersons from the class of beneficiaries. Vacancies are filled from the class of beneficiaries being people in financial hardship who are inhabitants of the town of Dorchester or elsewhere in the county of Dorset. The Trustees' policy is to deliver these objects by means of a harmonious community.

These objects are met through the provision of accommodation in 27 flats providing supported housing in 2 almshouses, Whetstones and Napper's House. Residents should be fit enough to live an independent life, though possibly with care support. The almshouses are overseen by a Resident Warden.

Residents contribute towards the overall costs of the charity and these contributions are increased each year in line with guidance from the Regulator of Social Housing. Their contributions are such that overall costs are balanced.

The charity formerly owned a property known as Chubbs, which comprised 4 bedsits used as accommodation in the furtherance of the charity's objectives. The property was sold because it did not meet relevant regulations at the time and has not been replaced. Since that time, the Trustees have been waiting for a suitable replacement opportunity to arise and took the decision to investigate the development of the Napper's site. They have applied for and received 8 grants from Dorset Council (formerly West Dorset District Council) towards feasibility study and design work up to submission of planning application, which continued in 2025-2026. The charity submitted a formal planning application in early 2022, approved on 28 March 2025, following a period of delay due to issues of nutrient neutrality which affected many new developments in Dorset. A formal tender process has been completed and discussions are ongoing with the prospective contractor who is likely to be appointed. This contractor is carrying out some pre-contract enabling works to satisfy planning conditions and simplify the later reconstruction. Funding for the work is being sought from Homes England, if the application is successful work could start in the summer of 2026 and complete in 2027. Otherwise, the Trustees will need to source different funding which may delay the start date.

The Trustees decided to lease vacant flats at Nappers House to Dorset Council to prevent the property from remaining empty before demolition, provide short-term temporary accommodation for local people on the Housing Register who meet the CIO's appointment criteria, and generate valuable income for the CIO. Six flats were leased to the Council in 2023–2024, one further flat in 2024–2025, and the final flat in the 2025-26 financial year. Dorset Council assumed most landlord responsibilities, while the CIO retained ownership.

In setting and reviewing its aims and activities, the Board has given careful consideration to the charity Commission's guidance on public benefit.

Review of activities – achievements and performance

There was 1 new resident in 2025-2026, following a death.

Expenditure on major works amounted to £6,198 (April 2024 – March 2025 £142,399). This included refurbishment projects of 3 flats and a replacement key suite at Whetstones. A new external stairlift was capitalised (Note 9).

TRUSTEES' REPORT

A further £25,874 (April 2024 – March 2025 £24,767) was spent on routine maintenance for this period.

New almshouse condition checks were implemented this year, to formalise the annual checks undertaken in flats.

Financial review – assessment of how the charity is achieving value for money

The Trustees consider economy, efficiency and effectiveness in delivering the charity's objectives at operational and strategic levels. They meet regularly to review the annual budget and agree expenditure. They aim to balance the level of maintenance and updating with a policy of careful budgeting and value for money. As shown in note 16, total income was £248,051 (April 2024 - March 2025 £360,202), arising from income from residents, donations, and the amortisation of the social housing grant. Admin costs are also shown and totalled £161,691 (April 2024 – March 2025 £292,820)

Barclays Wealth continues to run the investment portfolio and report to the Trustees on a regular basis. The market value of the portfolio of investments was £1,009,391 at 31 March 2026 compared with £971,623 at 31 March 2025. Income arising on investments was £30,178, compared with £27,862 in the previous financial year. Bank interest receivable was £27,226 (2024-2025 £13,511).

After deducting interest payable on the housing loan of £5,539 (£5,614 in 2024-2025), the surplus for the year was £138,225 (£103,141 in 2024-2025), but £26,348 gains on the revaluation of investments resulted in total comprehensive income of £164,573 (2024-2025 - £106,075) for the period. Total reserves at 31 March 2026 stand at £1,721,882 (31 March 2025 - £1,557,309).

Reserves policy

The charity wishes to maintain free reserves at a sufficient level to:

- Provide a designated operating reserve, or contingency fund, at a level to provide sufficient funds to ensure the proper functioning of the charity and to cover anticipated costs in the short to medium term. This level is entirely at the discretion of the trustees and is currently set at £78,000, representing 50% of annual administrative expenditure or 6 months day-to-day expenditure, excluding depreciation and major works and included as a designated reserve within the income and expenditure reserve.
- Ensure the proper functioning of the charity over the medium term and to meet long term and unexpected needs.
- Provide stability for the charity in the long term and ensure financial solvency
- Provide funding to undertake and complete repair or refurbishment of the almshouses. The level of this restricted reserve or Extraordinary Repair Fund is at the discretion of the Trustees and currently stands at £50,000.
- Provide funding for larger maintenance items such as balconies plus temporary resident accommodation costs in the events of work eg to balconies.
- The level of this designated reserve or Cyclical Maintenance Fund is at the discretion of the Trustees and currently stands at £200,000.
- Provide funding for the current project being undertaken by trustees into staffing resilience to include funding for the cost of hiring a staff member this financial year and related building costs.
- The level of this designated reserve or Staffing Resilience Fund is at the discretion of the Trustees and currently stands at £100,000.
- Expand current services and facilities in the long term.
- Generate sufficient capital reserves for the redevelopment of the Nappers site to replace Chubbs (sold in 2007) and increase the number of almshouses available.
- The trustees may invest any of the reserves listed as long as resources are available in the short to medium term if required.
- Reserves are currently held in 4 savings accounts following the decision to move them from the investment portfolio to protect the CIO's financial reserves. It is hoped this change will mitigate against future losses from the portfolio due to instability in financial markets.

The freehold properties are shown on the balance sheet at their deemed cost. The reconstruction cost for insurance purposes in June 2017 was £3,161,126. The trustees have discussed the level of reserves held generally following the sale in 2007 of Chubbs which comprised four bedsits which were used as accommodation in the furtherance of the charity's objectives. The Trustees sought professional advice from a local land agent who advised that a replacement property fit for purpose, including conversion costs, would cost in the region of £650,000). The level of this designated reserve is entirely at the discretion of the trustees and currently stands at £654,800, included within the income and expenditure reserve.

TRUSTEES' REPORT

Structure, governance and management

Dorchester Almshouses (charity number 1187063), is a Charitable Incorporated Organisation (CIO), registered with the Charity Commission and the Regulator of Social Housing. The charity is a member of the Housing Ombudsman Service and The Almshouse Association. The affairs of the charity are governed by a Charity Commission Foundation Model Constitution dated 9 December 2019 and amended on 20 March 2020.

The trustees of the former charity, Chubb, Whetstone & Napper's Almshouses (charity number 201387), known as Dorchester Municipal Charities, considered the risks of continuing to run the charity as a Charitable Trust and took the decision to convert the legal status of the charity to a CIO, which the trustees considered the most suitable structure for the charity. They took the opportunity to change the name at the same time to better reflect the nature of the charity. The charity's permanent endowment property continues to be held upon the terms of the original trusts.

Dorchester Almshouses was first constituted in 2019 and became operational in April 2022 after the effective date of the transfer of assets and liabilities to the new charity at midnight on 31 March 2022. The merger of Dorchester Municipal Charities with Dorchester Almshouses was completed later and the unincorporated charity deregistered by the Charity Commission.

The governing body is the Board of Trustees. The trustees are the only members of the CIO and their powers are included within the Constitution. The Board of Trustees normally meets 4 times a year and operates through the General Manager and Clerk to the Trustees, who undertakes day to day management of the charity and its staff team as necessary.

The charity is run by the Trustee Board which consists of:

- a minimum of 4 and a maximum of 11 appointed trustees, who serve for a period of 3 years and are eligible for reappointment. Appointed trustees are recruited according to the current Trustee Recruitment and Induction Policy & Procedures.
- a maximum of 2 Town Council nominated trustees who serve for a maximum of 5 years.

The Trustee Board have approved a scheme of delegations whereby two Vice Chairs working alongside the Chairman of Trustees form a Management Team. Those Vice Chairmen lead separate Working Groups of trustees in Property and Welfare, to which the Chairman has an invitation. A Nappers Development Group has been created to manage the build of the new Nappers development. Other trustees may attend any Working Group meeting if they so wish, with agreement of the group's Chair.

No trustees have received any remuneration, payments or benefits from the CIO during the financial year April 2025 – March 2026.

The Mayor of Dorchester is ex-officio an honorary member of the CIO, without voting rights, in recognition of the historical relationship between the charity and the Corporation of Dorchester.

The CIO has adopted the National Housing Federation Code of Governance 2020 and is satisfied that it complies with the spirit of the code and the principles set out in it, and reviews this annually.

However, the Code states that each trustee's maximum tenure is normally 6 years, extending to a maximum of 9 years if this is in the organisations' best interests, and not be reappointed for at least 3 years. The CIO's governing document takes precedence over this and allows the Board of Trustees to reappoint appointed trustees who have served two consecutive terms of 3 years if a period of twelve months has elapsed since the expiry of the second term, or it is in the best interests of the charity to do so, taking into account the level of relevant experience within the charity trustees or the difficulty of recruiting new trustees.

The trustees have given consideration to the major risks to which the CIO is exposed and satisfied themselves that systems are established in order to manage those risks. Regular discussions concerning risks to the organisation, health and safety, finances and compliance with the charity's legal and regulatory duties, feed into the organisation's policies and procedures and risk assessments are in place.

Value for money

The regulator for Social Housing (RSH) issued a new Value for Money Standard in April 2018. This introduced a requirement for registered providers of social housing to publish performance metrics against their own Value for Money targets and seven common metrics to capture performance across the sector.

The seven metrics are as follows with commentary to explain any variations:

	Value For Money Metric	2026	2025
1	Reinvestment	44%	65%
2a	New supply (Social Housing Units) %	0%	0%
2b	New supply (Non-Social Housing Units) %	0%	0%
3	Gearing %	0%	0%
4	EBITDA MRI Interest Cover %	2128%	1489%
5	Headline Social Housing Cost £	5,571	10,585
6a	Operating Margin (social housing lettings) %	40%	34%
6b	Operating Margin (Overall) %	35%	20%
7	Return on Capital Employed %	5%	4%

Commentary:

1 The investment properties- The decrease is due to the capitalisation of the Nappers development costs whereas in previous years this has been treated as an expenditure (Note 5).

2a & b. The number of new social and non-social housing units divided equally by the total units- There has been no deveopment of new social or non-social housing units nor any acquisitions in the period.

3 The net debt as a percentage of the total value of properties- cash and cash equivalents exceeded debt in the period.

4 The increase is a result of the decrease in reveunue expenditure, as a result of the Nappers development costs being capitalised in the 2026 financial statements whereas they were treated as revenue expenditure in the 2025 financial statements (Note 5).

5 Social housing costs divided by total units owned - The decrease is due to the capitalisation of the Nappers development costs whereas in previous years this has been treated as an expenditure (Note 5).

6a. Operating surplus/(deficit) from social housing lettings divided by turnover from social housing lettings- the increase is attributable to a 2.5% increase in social housing letterings turnover combined with a 15% increase in operating surplus from socia housing.

6b. Operating (deficit)/ surplus overall divided by overall turnover- the increase is attributable to a a 20% increase in operating surplus with a 31% decrease in overall turnover.

7 Comparison of the overall operating (deficit) / surplus to total assets less current liabilities- a result of a decrease in operating costs being greater than the decrease in operating income.

TRUSTEES' REPORT

Statement of Trustee's responsibilities

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

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. 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.

The annual report was approved by the trustees of the charity on 29 July 2026 and signed on its behalf by:

M E Rennie- Chairman
Trustee

T Loasby-Vice Chairman
Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF DORCHESTER ALMSHOUSES

I report to the trustees on my examination of the accounts of Dorchester Almshouses for the year ended 31 March 2026.

Responsibilities and basis of report

As the charity trustees of Dorchester Almshouses 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 Dorchester Almshouses' accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

Since Dorchester Almshouses's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the ICAEW which is one of the listed bodies.

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 Dorchester Almshouses 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 accounting 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.

29 July 2026

S J Hough FCA
Edwards and Keeping Ltd
Chartered Accountants
Unity Chambers
34 High East Street
Dorchester, Dorset
DT1 1HA

DORCHESTER ALMSHOUSES
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2026

	Note	Unrestricted funds £	Restricted funds £	Total 2026 £	Total 2025 £
Income from:					
Charitable activities	2	240,118	-	240,118	234,120
Donations and grants	2	7,933	-	7,933	126,082
Investment income	3	57,404	-	57,404	41,373
Total income		305,455	-	305,455	401,575
Expenditure on:					
Charitable activities	4	(167,230)	-	(167,230)	(298,434)
Total expenditure		(167,230)	-	(167,230)	(298,434)
Gains/(losses) on investment assets	10	26,348	-	26,348	2,934
Net income		164,573	-	164,573	106,075
Net movement in funds		164,573	-	164,573	106,075
Reconcilation of funds					
Total funds brought forward		1,507,309	50,000	1,557,309	1,451,234
Total funds carried forward	16	1,671,882	50,000	1,721,882	1,557,309

All of the charity's activities derive from continuting operations during the above two periods.
The funds breakdown for 2025 is shown in note 16.

DORCHESTER ALMSHOUSES

(REGISTRATION NUMBER: 1187063)
BALANCE SHEET AS AT 31 MARCH 2026

	Note	2026 £	2025 £
Fixed assets			
Tangible assets	9	415,956	248,815
Investments	10	1,009,391	1,141,623
		1,425,347	1,390,438
Current assets			
Debtors	11	7,876	15,635
Investments	12	428,000	170,000
Cash at bank and in hand		85,229	220,479
		521,105	406,114
Creditors: Amounts falling due within one year	13	(26,297)	(32,211)
Net current assets		494,808	373,903
Total assets less current liabilities		1,920,155	1,764,341
Creditors: Amounts falling due after more than one year	14	(198,273)	(207,032)
		1,721,882	1,557,309
Funds of the charity:			
Restricted income funds			
Restriced funds		50,000	50,000
Unrestricted income funds			
Unrestricted general funds		1,293,882	1,429,309
Designated funds		378,000	78,000
Total funds	16	1,721,882	1,557,309

The financial statements on pages 8 to 22 were approved by the trustees, and authorised for issue on 29 July 2026 and signed on their behalf by:

M E Rennie- Chairman
Trustee

T Loasby-Vice Chairman
Trustee

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

1 Accounting policies

Statement of compliance

Dorchester Almshouses is a charitable incorporated organisation registered with the Charity Commission under a CIO - Foundation dated 19 December 2019, as amended on 20 March 2020, a member of the National Association of Almshouses and a private registered provider of social housing in the UK. The address of the registered office is given in the legal and administrative information section on page 1. The nature of the charity's operations and principal activities are to provide accommodation for independent persons, with financial and/or housing support needs, and live in Dorchester or Dorset.

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation

Dorchester Almshouses meets the definition of a public benefit entity under FRS102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. Previous accounts were prepared under the SORP for housing providers. There are no transitional matters or adjustments resulting from the change of basis from Housing SORP to charity SORP.

The accounts are presented in £ Sterling.

Reclassification of comparatives

The 2025 comparative figures for cash at bank and in hand, fixed asset investments and current asset investments have been reclassified. Cash at bank and in hand has been reduced by £340,000, with £170,000 reclassified to fixed asset investments and £170,000 reclassified to current asset investments. These reclassifications affect presentation only and have no impact on the charity's total net assets, total funds or net movement in funds.

Exemption from preparing a cash flow statement

The charity opted to adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments

Voluntary income including donations, gifts, legacies and grants that provide core funding or are of a general nature is recognised when the charity has entitlement to the income, it is probable that the income will be received and the amount can be measured with sufficient reliability.

Revenue recognition

Turnover comprises resident's contributions, income from other services supplied and revenue grants and donations receivable in the period. It also includes the amortised element of capital grants released during the period.

Government grants

Grants received as contributions towards the capital costs of a scheme are recognised at the fair value of the asset received or receivable using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees's meetings and reimbursed expenses.

Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Individual fixed assets are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Costs are capitalised if they result in an increase in the net rental income, a reduction in future maintenance costs or a significant extension to the life of the property.

Assets are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in expenditure.

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Social housing properties	Straight line over 50 years
Office equipment	Straight line over 4 years
Solar panels	Straight line over 25 years
External Stair Lift	Straight line over 10 years

Assets in the course of construction are not depreciated until they are brought into use.

Fixed investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

Trade debtors

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Current asset investments

Current asset investments comprise fixed term deposits with short-term maturities that are held to generate investment income and are expected to be realised within one year of the reporting date.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade creditors

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

The full costs of interest arising on housing property loans are shown in the statement of comprehensive income.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Leases

Rentals payable and receivable under operating leases are charged to expenses on a straight line basis over the period of the lease.

Restricted reserves

Restricted reserves are to be used for specific purposes as laid down by the funder or regulatory body. Expenditure cannot be directly set against restricted reserves but is taken through the statement of financial activities. A transfer from restricted reserves is then made as appropriate.

2 Income

	Unrestricted funds General	Restricted funds	Total 2026	Total 2025
	£	£	£	£
Income from charitable activities;				
Residents contributions	177,541	-	177,541	186,930
Dorset Council - Nappers House Flats	62,577	-	62,577	47,190
Income from donations and grants;				
Grants, including capital grants;				
Amortised social housing grants	7,933	-	7,933	7,933
Napper's development revenue grant				
(Dorset Council)	-	-	-	100,000
Solar Panel grant (Dorset Council)	-	-	-	18,149
	248,051	-	248,051	360,202

Income from charitable activities is net of void losses of £4,548 (2025 £3,890). The charity provides 27 units of housing, 1 unit is a staff unit.

All income from charitable activities in 2025 was unrestricted. Income from donations and grants 2025: unrestricted £7,933, restricted £118,149.

3 Investment income

	Unrestricted funds General	Restricted funds	Total 2026	Total 2025
	£	£	£	£
Interest receivable and similar income;				
Interest on cash deposits	27,226	-	27,226	13,511
Income from listed investments	30,178	-	30,178	27,862
	57,404	-	57,404	41,373

All investment income in the 2025 comparative related to unrestricted funds.

4 Expenditure on charitable activites

	Unrestricted funds General	Restricted Funds	Total 2026	Total 2025
	£	£	£	£
Staff costs	52,300	-	52,300	50,625
Council tax	1,071	-	1,071	1,022
Water rates	6,203	-	6,203	6,536
Light, heat and power	22,707	-	22,707	21,099
Insurance	3,607	-	3,607	3,597
Major works - flat refurbishment	6,198	-	6,198	5,157
Major works - Napper's building development	-	-	-	137,242
Routine maintenance	25,874	-	25,874	24,767
Telephone and fax	5,451	-	5,451	5,341
Printing, postage and stationery	1,837	-	1,837	2,104
Residents' support	797	-	797	1,029
Sundry expenses	5,488	-	5,488	3,198
Cleaning and gardening	3,076	-	3,076	3,704
Advertising	632	-	632	83
Professional fees	1,058	-	1,058	1,132
Investment managers fees	9,196	-	9,196	10,463
Depreciation	12,194	-	12,194	11,041
Accountancy fees	4,002	-	4,002	4,680
Loan interest	5,539	-	5,539	5,614
	167,230		167,230	298,434

Expenditure on charitable activities 2025: unrestricted £198,434, restricted £100,000.

Governance costs include independent examination fees of £4,002 (2025 £4,680)

5 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses from the charity during the year.

6 Staff costs

The aggregate payroll costs were as follows:

	2026	2025
	£	£
Staff costs during the year were:		
Wages and salaries	49,935	48,328
Employer pension contributions	2,365	2,297
	52,300	50,625

The monthly average number of persons employed by the charity during the year expressed as full time (35 hours per week) equivalents was as follows:

	2026	2025
	No	No
Office staff (three part-time employees)	1.1	1.1
Warden (one part-time employee)	0.8	0.8
	1.9	1.9

No employee received emoluments of more than £60,000 during the year

7 Independent examiner's remuneration

	2026	2025
	£	£
All services	4,002	4,680

8 Taxation

The charity is a registered charity and is therefore exempt from taxation.

9 Tangible fixed assets- other

	External Stair Lift	Solar Panels at Whetstones	Office equipment	Total
	£	£	£	£
Cost				
At 1 April 2025	-	36,297	5,126	41,423
Additions	3,420	-	560	3,980
At 31 March 2026	3,420	36,297	5,686	45,403
Depreciation				
At 1 April 2025	-	363	5,126	5,489
Charge for the year	342	1,452	140	1,934
At 31 March 2026	342	1,815	5,266	7,423
Net book value				
At 31 March 2026	3,078	34,482	420	37,980
At 31 March 2025	-	35,934	-	35,934

9 Tangible fixed assets- housing properties

	Assets in the course of Construction	Housing properties for letting	Total
	£	£	£
Cost			
At 1 April 2025	-	512,986	512,986
Additions	175,355	-	175,355
At 31 March 2026	175,355	512,986	688,341
Depreciation			
At 1 April 2025	-	300,105	300,105
Charge for the year	-	10,260	10,260
At 31 March 2026	-	310,365	310,365
Net book value			
At 31 March 2026	175,355	202,621	377,976
At 31 March 2025	-	212,881	212,881

Included within the net book value of land and buildings above is £377,976 (2025 £212,881) in respect of freehold land and buildings.

The almshouses date back to the 17th century and were independently valued in 1979 for inclusion in the accounts, no historic cost being available. This valuation and the cost of subsequent capital improvements were recognised as a deemed cost on the transition to FRS 102.

The asset in the course of construction costs relate to the costs incurred at the Nappers redevelopment since planning permission was granted on the 28 March 2025. Previously costs were charged to the Statement of Financial Activities as incurred.

10 Fixed investments

	Listed Invest-ments
	£
Non-current financial assets	
Cost	
As at 1 April 2025 (restated)	1,141,623
Revaluation	25,895
Additions	387,296
Movement in sterling liquidity funds	10,859
Fixed term bond maturities	(170,000)
Disposals	(386,282)
As at 31 March 2026	1,009,391
Carrying amount	
As at 31 March 2026	1,009,391
As at 31 March 2025 (restated)	1,141,623

Investments are UK listed. Fair value is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

Included witihn investments is £684,318 (2025 £657,408) listed investments at market value, £325,073 (2025 £314,215) cash and cash equivalents held in the investment portfolio and fixed term deposits £nil (2025 £170,000).

The cost price of the total investments held at the 31 March 2026 is £922,589 (2025 £918,019).

The fixed investments balance at 1 April 2025 includes a reclassification. Fixed-term deposits of £170,000 have been reclassified from cash at bank and in hand to fixed asset investments to reflect their nature and intended long-term holding. This reclassification has no effect on the charity's net assets, net movement in funds or total funds.

11 Debtors

	2026	2025
	£	£
Trade debtors	-	70
Prepayments	2,634	2,089
Accrued income	5,018	-
Other debtors	224	13,476
	7,876	15,635

12 Current investments

	2026	2025
	£	£
Fixed term cash deposits	428,000	170,000

The comparative current investments balance for 2025 includes a reclassification. Fixed-term deposits of £170,000 have been reclassified from cash at bank and in hand to current asset investments. This reclassification has no effect on the charity's net assets, net movement in funds or total funds.

13 Creditors: amounts falling due within one year

	2026	2025
	£	£
Bank loan- current instalment due on housing loan	826	743
Trade creditors	8,783	15,207
Deferred income- social housing grant	7,933	7,933
Receipts in advance	193	-
Accruals and deferred income	8,562	8,328
	26,297	32,211

14 Creditors: amounts falling due after one year

	2026	2025
	£	£
Housing loan due 1-2 yrs	918	826
Housing loan due 2-5 yrs	3,417	3,074
Housing loan due over 5 yrs	45,209	46,470
Social housing grant	148,729	156,662
	198,273	207,032

15 Social Housing Operating Result

	2026		2025	
	£	£	£	£
Income from Residents & Dorset Council (Note 2)		240,118		234,120
Donations and grants (Note 2)		-		118,149
Amortised social housing grants (Note 2)		7,933		7,933
Less: admin costs (Note 4)	(167,230)		(298,434)	
Exclude finance costs- loan interest	5,539		5,614	
		(161,691)		(292,820)
Social Housing Operating Result		86,360		67,382

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

16 Reserves

	Balance as 1 April 2025	Incoming resources	Resources expended	Transfers	Other recognised gains/ (losses)	Balance at 31 March 2026
	£	£	£	£	£	£
General						
Unrestricted reserves	1,429,309	305,455	(167,230)	(300,000)	26,348	1,293,882
Designated Operating reserve	78,000	-	-	-	-	78,000
Cyclical Maintenance Fund	-	-	-	200,000	-	200,000
Staffing Resilience Fund	-	-	-	100,000	-	100,000
	1,507,309	305,455	- 167,230	-	26,348	1,671,882
Restricted						
Napper's Development Fund	-	-	-	-	-	-
Extraordinary Repair Reserve Fund	50,000	-	-	-	-	50,000
	50,000	-	-	-	-	50,000
Total funds	1,557,309	305,455	(167,230)	-	26,348	1,721,882

	Balance as 1 April 2024	Incoming resources	Resources expended	Transfers	Other recognised gains/ (losses)	Balance at 31 March 2025
	£	£	£	£	£	£
General						
Unrestricted reserves	1,401,234	283,426	(198,434)	(59,851)	2,934	1,429,309
Designated Operating reserve	-	-	-	78,000	-	78,000
	1,401,234	283,426	- 198,434	18,149	2,934	1,507,309
Restricted						
Napper's Development Fund	-	100,000	(100,000)	-	-	-
Whetstones Solar Panel Grants		18,149	-	(18,149)		
Extraordinary Repair Reserve Fund	50,000	-	-	-		50,000
	50,000	118,149	(100,000)	(18,149)	-	50,000
Total funds	1,451,234	401,575	(298,434)	-	2,934	1,557,309

The specific purposes for which the funds are to be applied are as follows:

The income and expenditure reserve represents cumulative surpluses and deficits net of transfers and other adjustments. It includes amounts designated for capital projects at the trustees' discretion.

The Designated Operating Reserve is used to ensure sufficient funds are available for the proper functioning of the charity and to cover anticipated costs in the short to medium term.

The Cyclical Maintenance Fund is used to provide funding for larger maintenance items such as balconies plus temporary resident accommodation costs in the events of work eg to balconies.

The Staffing Resilience Fund is used to provide funding for the current project being undertaken by trustees into staffing resilience to include funding for the cost of hiring a staff member this financial year and related building costs.

The Napper's development restricted reserve reflects grants received which must only be applied towards the almshouse development costs.

The extraordinary repair reserve is a restricted reserve required under the charity scheme to be set aside out of income to provide for future extraordinary repair, improvement or rebuilding of the almshouses belonging to the charity. The amount to be set aside is at the discretion of the trustees.

17 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total funds at 31 March 2026
	£	£	£
Tangible fixed assets	240,601	-	240,601
Fixed asset investments	1,009,391	-	1,009,391
Current assets	471,105	50,000	521,105
Current liabilites	(26,297)	-	(26,297)
Creditors over 1 year	(198,273)	-	(198,273)
Total net assets	1,496,527	50,000	1,546,527

18 Related party transactions

Whilst five trustees are local authority councillors as stated in the Report of the Board, any transactions between the charity and those local authorities are at arms length, on normal commercial terms and trustees cannot use their position to their advantage.

During the year the charity made the following related party transactions:

M E Rennie - the trustee attended the christmas party at a cost of £44 (2025 £nil).

J Christmas - the trustee attended the christmas party at a cost of £44 (2025 £nil).

T Loasby - - the trustee attended the christmas party at a cost of £44 (2025 £nil).

Cllr S Biles- the trustee attended the christmas party at a cost of £44 (2025 £nil).

R Biggs - the trustee attended the christmas party at a cost of £44 (2025 £nil).

J Hewitt - the trustee attended the christmas party at a cost of £44 (2025 £nil).

S Hosford - the trustee attended the christmas party at a cost of £44 (2025 £nil).

F Kent- Ledger - the trustee attended the christmas party at a cost of £44 (2025 £nil).

V Lloyd-Jones - the trustee attended the christmas party at a cost of £44 (2025 £nil).