BARTON & ROYLE HOMES

FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2025

THE BARTON AND ROYLE HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Charity Registered Number	200097
Trustees	Mrs Rosemary Gentry The Reverend Josephine Spray (Chair) Mr Mike Marshall Mrs Glen de Ville Mr Andrew Barr Mrs Gillian Bishop (Resigned 10/07/25) Mrs Alex Jermyn Mr Mark Upex Mr David Hargrave (Appointed 11/09/25)
Contact	Mrs S Newman 4, The Furlong Putnoe Bedford Beds MK41 8EE
Bankers	CAF Bank
Independent Examiner	David Nightingale

THE BARTON AND ROYLE HOMES – TRUSTEES' REPORT FOR THE YEAR ENDED 31ST DECEMBER 2025

The Trustees present their Annual Report together with the independently examined accounts for the year ended 31st December 2025

Governing Document
The Charity was registered on 26th September 1962 and its governing document is a scheme of the Charity Commissioners dated 27th September 1963, as amended by schemes dated 4th May 1966, 18th February 2003 and 14th November 2024.

Objects
The objective of the Charity is the provision of 26 Almshouses for poor, aged and deserving persons. Properties are refurbished as they become vacant and - with the exception of periods of refurbishment and during the appointment of a new resident- the Almshouse properties were 100% occupied during the year.

The principal funds of the charity during the year were derived from the weekly maintenance charges paid by the charity's beneficiaries and income from a rental property.

The Trustees meet no less than six times a year to review management accounts and investments, to discuss property management issues and to consider reports from the Warden and Trustee visits. The meetings are not quorate unless 4 Trustees are present, and all decisions must be resolved by a majority decision.

Activities
Following a number of years of significant investment in the site and bungalows, this year has focused on day-to-day maintenance of our bungalows, some works to further improve the overall site and some improvements to our rented property. The year started with one vacant property, which was occupied by a new resident during the course of the year.

Trustees
During the course of the year one Trustee resigned and one new Trustee was appointed.

Financial Review
The major expenditure during the year was in relation to the improvement of our rented property, the refurbishment, improvement and general maintenance of our bungalows and site (including the 5 year electrical installation condition checks and linked works) and the provision of a part time Clerk and Warden. The receipts and payments account for the year showed a surplus of £37,964 (surplus of £32,469 last year). This included making an investment of £16,952 into a Common investment Fund held with M&G Investments. Total net assets excluding the value of the properties amounted to £859,496 (£748,619 in 2024). However, the Trustees are mindful that significant expenditure may be required within the next few years to improve the energy efficiency of the properties to meet the requirements of the new reforms to the energy performance of buildings regime. Trustees receive no remuneration or other benefits in relation to their involvement.

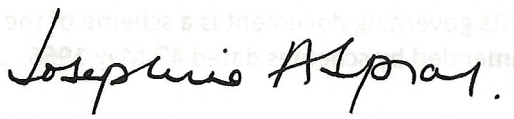
Reserves
The charity continues to manage a healthy financial position. Trustees consider that the level of reserves held is appropriate in order to protect the future operations of the charity, having regard to future maintenance and refurbishment costs.

Policies
The Trustees have appropriate policies in place for Safeguarding, Financial Controls and Investments (including Reserves), Conflict of Interests, Equality and Diversity and Risk Management.

Public Benefit

The Trustees are aware of the Charity Commissions guidance on public benefit and consider that the charitable objects fall well within the public benefit guidelines.

Signed on behalf of the Trustees,



Reverend Josephine Spray
Chairperson

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE BARTON AND ROYLE HOMES

I report on the accounts for the Charity for the year ended 31 December 2025.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the annual accounts; you do consider that the audit requirement of section 142 of the Charities Act 2011 (the Act) does not apply. As independent examiner it is my responsibility to examine the accounts in accordance with the Directions of section 145 of the Act and the guidance given in "Independent examination of charity accounts: Directions and guidance for examiners (CC32)" and to state whether any particular matters have come to my attention.

Basis of examiner's report

My examination was carried out in accordance with the Guidance, cc32, given by the Charity commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations concerning any such matters.

Independent Examiner's statement

Based on my examination no matter has come to my attention:

- which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with the Charities Act,
  - to prepare accounts which accord with the accounting records and
  - to comply with the accounting requirements of the Act

have not been met, or

- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

David Nightingale

10 Barncroft, Turvey
Bedford, MK43 8DN

Dated: 23/7/26.

BARTON & ROYLE HOMES

RECEIPTS AND PAYMENTS ACCOUNT
YEAR ENDED 31ST DECEMBER 2025

	2025	2025	2024	2024	2023	2023
	(£)	(£)	(£)	(£)	(£)	(£)
RECEIPTS						
Weekly Maintenance Charge		143,519		128,973		114,126
Share Income		2,302		2,309		2,166
Sale of shares / investments				-		100,000
Investment Income		3,959		3,790		3,595
Rental Income		15,100		13,300		12,190
Bank Interest		1,034		764		939
Other Income (including Guest Bungalow)		830		1,040		755
Donations		926		555		
TOTAL RECEIPTS		167,670		150,732		233,771
PAYMENTS						
BPHA Carelink / Mobile Warden	7,584		5,633		7,063	
Repairs and Maintenance	38,187		22,424		23,084	
Salaries and staff costs	35,473		33,646		31,177	
Council Tax	460		-		66	
Electricity	2,714		2,272		2,568	
General Expenses	2,812		2,493		1,475	
Insurance	14,463		13,684		15,036	
Investments	16,952		16,614			
Refurbishment - Bungalows	-		8,595		145,778	
Lydstep - Maintenance & Management Fees	8,897		3,943		2,803	
Surveyors / Solicitors Fees	494		6,600			
Water Rates	1,671		2,359		1,651	
TOTAL PAYMENTS	129,707		118,263		230,701	
EXCESS OF RECEIPTS OVER PAYMENTS		37,964		32,469		3,071
Bank reconciliation						
Balances at beginning of year		95,626		63,157		60,086
Bank balance at Year End		133,590		95,626		63,157
Less un-presented cheques		-		-		-
Balance at Year End		133,590		95,626		63,157
Represented by funds at:						
CAF Bank Current Account		46,053		68,993		37,170
CAF Bank Reserve Account		87,537		26,633		25,987
		133,590		95,626		63,157
Comprising of:						
GENERAL FUND		127,418		89,454		56,985
CAPITAL FUND		6,172		6,172		6,172
		133,590		95,626		63,157

BARTON & ROYLE HOMES

STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST DECEMBER 2025

ASSETS

		2025 (£)	2024 (£)	2023 (£)
Bank Balances				
CAF Bank Current Account		46,053	68,993	37,170
CAF Bank Reserve Account		87,537	26,633	25,987
Total Bank Balances		133,590	95,626	63,157
Investments	Units / shares			
CCLA Investment Management Ltd - Charities Investment Fund				
Accumulation Units	937	239,561	244,325	232,498
Income Units	1471	28,420	29,849	29,190
		267,981	274,174	261,687
M&G Investments The National Association of Almshouses Common Investment Fund (NAACIF)				
Extraordinary Repair Fund - Income	33745	34,899	31,325	30,310
Extraordinary Repair Fund - Accumulation	1196	168,570		
Extraordinary Repair Fund - Accumulation	1074		130,084	104,926
Income Units	11533	11,927	10,706	10,359
Recoupment Account	1083	152,626	131,120	121,385
Income Account	28247	29,213	26,222	25,371
		397,235	329,458	292,351
Shares				
Astra Zeneca	110	15,169	11,515	11,660
BP PLC	3,827	16,563	15,040	17,840
GlaxoSmithKline	740	13,501	9,964	10,731
Haleon PLC	926	3,471	3,495	2,978
HBOS / Lloyds Banking Group	425	418	233	203
RioTinto	193	11,568	9,115	11,275
		60,690	49,362	54,687
Total Value of Investments		725,906	652,993	608,725
Total Assets		859,496	748,619	671,883