PARSON LATHAMS HOSPITAL IN BARNWELL
Registered Charity no. 200953

ANNUAL REPORT AND STATEMENT OF ACCOUNTS
YEAR ENDED 6 APRIL 2026

PARSON LATHAMS HOSPITAL IN BARNWELL

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PARSON LATHAMS HOSPITAL IN BARNWELL
REPORT OF THE TRUSTEES
YEAR ENDED 6 APRIL 2026

Reference and administrative information

The Trustees of the Charity are:

Mrs C Forrest	(Chair)
Mr S Berridge	
Mrs S Jennings-Brown	
Mr R Marriot	(resigned 20th July 2025)
Mrs C Whight	
Mrs H Hanlon	
Ms D Langley	
Mr N Bould	
Mr D Marriott	(appointed 11th September 2025)
The Duke of Buccleuch	
The Martyrs Memorial & Church of England Trust	

The Clerk to the Trustees and Prinicpal address are:

Mrs N Phillips
54 High Street
Ringstead
Kettering
NN14 4DA

The Charity's Bank is:

Santander UK PLC

The Independent Examiner is:

K Hilliard ACA FCCA CTA
Price Bailey LLP
36 Tyndall Court
Commerce Road
Lynchwood
Peterborough, PE2 6LR

The Charity's solicitors are:

Lamb & Holmes
West Street
Kettering
NN15 0AZ

Charity Registration Number:

200953

Regulator of Social Housing (formerly Homes and Communities Agency) Registration Number:

A2759

PARSON LATHAMS HOSPITAL IN BARNWELL
REPORT OF THE TRUSTEES (CONTINUED)
YEAR ENDED 6 APRIL 2026

The Trustees present their report and accounts for the year ended 6 April 2025.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's governing instructions, 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 (FRS 102).

Organisation
The purpose of the Charity is to provide and maintain accommodation for the welfare of elderly and needy people in eight almshouse cottages at Church Hill, Barnwell, East Northamptonshire, UK.

The governing document is the Charity scheme dated 2 February 1923 as amended by an amending Scheme of 23 October 1980.

Trustees are appointed in accordance with the Scheme as follows:-

3 by Barnwell Parish Council (appointments renewable after 4 years)
1 by Old Weston Parish Council (appointments renewable after 4 years)
1 by the Vicar and Churchwardens of Barnwell (appointments renewable after 4 years)
3 by the Trustees (described in the Scheme as "co-optive") (appointments renewable after 10 years)
There is also two nominated ex-officio Trustees; The Duke of Buccleuch and The Martyrs Memorial and Church of England Trust

Trustee appointments are made either by nomination from the external body concerned, proposal or by local advertisement for co-optive Trustees if a vacancy arises from the departure of an existing Trustee. The Trustees elect a Chair each year at their January meeting.

The Trustees of the Charity have given due regard and adhere to the Charity Commission's guidance on public benefit.

Review of Activities
Weekly Maintenance Contributions from residents were increased to £57.00, heating charges increased to £23.00 per week for unrenovated cottages with the charge for an end (smaller) renovated cottage being set at £62.00 maintenance, and for a renovated inner (larger) cottage being set at £67.00. Heating and personal energy use remaining at the same rate for all cottages. These charges to be applied when new residents move in.

Electricity charges for domestic lighting were set at 32p per unit rising to 35p on November 21st 2025. Electricity costs and payments remained within budget.

The collection of maintenance contributions, heating and electricity payments by standing order proceeded smoothly with residents mainly changing their standing order before the date of increase.

We refurbished two further cottages (making six refurbished in total) and welcomed three new residents in 2025/26.

A Christmas Dinner was held in December for residents and trustees Soup and Sandwiches Lunches were held monthly and Cream Teas on Sundays in August as community, and fund raising events. Char & Chat took place monthly and 10 'Warm Space' sessions were held for residents from both the Alms Houses and the wider community.

Results for the year	2026	2025
	£	£
Net movement in funds	7,397	(7,632)
Funds brought forward	297,655	305,287
Funds carried forward	305,052	297,655

Reserves
At the year end the total unrestricted funds held by the charity were £94,103 (2025: £107,563). Of these, £87,083 were designated for the following particular purposes:

Major repairs reserve – the charity designates a reserve to cover unusual or major items of expenditure on its properties.

Cyclical maintenance reserve – the charity designates a reserve to cover the costs of periodic repairs to its properties.

The balance of general unrestricted funds amounted to £7,020. These reserves are available for the general purposes of the charity and the trustees believe that this level of reserves is both necessary and sufficient to support the working capital of the charity.

At the year end the total restricted funds held by the charity were £210,949 (2025: £190,092). These funds are held as tangible fixed assets.

Policies & Practice
The Trustees primary concern is the welfare and comfort of the residents and, where necessary, and as funds allow, improvements are carried out to ensure all accommodation is of high order and meets the required standards. The Trustees agreed a budget, received regular financial reports at their bi-monthly meetings and undertook reviews of the Charity's investments. An appropriate proportion of the free reserves was committed to the funds established for both routine maintenance and unexpected repairs.

The policy of individual allocation of a nominated Trustee to each Resident has continued.

The policies and practices of the Charity were followed and financial and other affairs were efficiently administered.

The Trustees have considered the need to mitigate and manage financial and physical risks under their control and have regularly reviewed these. Budget reviews of spending against forecasts were undertaken before year-end.

The average payment period for the settlement of creditors remains at 10 days and there is a firm commitment to the use of online banking to speed up payment and avoid postal costs. The primary communication route to all Trustees is now by email.

Statement of Trustees' Responsibilities

The Charity is governed by a body of Trustees appointed in accordance with the Trust Scheme. The Trustees are as listed above.

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

The law applicable to Charities in England and Wales together with the obligations on registered social housing providers require the Trustees to prepare the financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and its income and expenditure for that period.

In preparing these financial statements the Trustees are required to:

1. Select suitable accounting policies and apply them consistently;
2. Observe the methods and principles in the Charities SORP (FRS 102);
3. Make judgements and estimates that are reasonable and prudent;
4. State whether applicable accounting standards have been followed, and
5. Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the accounts comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the governing instruments. 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.

Preparation of Accounts with Independent Examination will be undertaken in accordance with Section 145 of the Charities Act 2011.

Signed on behalf of the trustees by:

Catriona Forrest

C Forrest (Chair)

Date: 9th July 26

PARSON LATHAMS HOSPITAL IN BARNWELL
STATEMENT OF FINANCIAL ACTIVIES
YEAR ENDED 6 APRIL 2026

	Notes	Unrestricted Funds (£)	Endowment Funds (£)	Total 2026 (£)	Total 2025 (£)
Income and endowments from:	1 (d)				
Charitable activities:					
Housing - Resident's contributions for:					
Maintenance and Heating		31,986	-	**31,986**	29,046
Electricity		5,545	-	**5,545**	7,075
		37,531	-	**37,531**	36,121
Other income:					
Miscellaneous income		5,431	-	**5,431**	3,778
Grants received		800	-	**800**	100
		6,231	-	**6,231**	3,878
Donations and legacies		114	-	**114**	-
Investment income	4	2,616	-	**2,616**	2,604
Total income and endowments		**46,492**	-	**46,492**	42,603
Expenditure on:					
Charitable activites:					
Services					
Telephone alarm system		1,311	-	**1,311**	1,261
Electricity		10,624	-	**10,624**	15,728
Insurance		1,997	-	**1,997**	1,849
Water rates		1,447	-	**1,447**	1,250
		15,379	-	**15,379**	20,088
Maintenance					
Major/cyclical repairs		8,800	-	**8,800**	6,811
Day-to-day repairs		3,477	-	**3,477**	6,040
		12,277	-	**12,277**	12,851
Management and other costs					
Charity scheme payments		39	-	**39**	39
Event costs		778	-	**778**	607
Subscriptions		1,111	-	**1,111**	980
Sundries		126	-	**126**	133
Depreciation		184	6,783	**6,967**	6,337
		2,238	6,783	**9,021**	8,096

PARSON LATHAMS HOSPITAL IN BARNWELL
STATEMENT OF FINANCIAL ACTIVIES (CONTINUED)
YEAR ENDED 6 APRIL 2026

	Notes	Unrestricted Funds (£)	Endowment Funds (£)	Total 2026 (£)	Total 2025 (£)
Governance costs					
Clerk's salary		5,779	-	**5,779**	4,929
Independent examiner's fees		1,552	-	**1,552**	1,478
Legal & Professional Fees		442	-	**442**	1,175
		7,773	-	**7,773**	7,582
Total resources expended		37,667	6,783	**44,450**	48,617
Net incoming resources before transfers and gains/(losses) on investments		8,825	(6,783)	**2,042**	(6,014)
Net gains/(losses) on investments		5,355	-	**5,355**	(1,618)
Net incoming resources before transfers		14,180	(6,783)	**7,397**	(7,632)
Gross transfers between funds		(27,640)	27,640	-	-
Net movement in funds		(13,460)	20,857	7,397	(7,632)
Fund balances at 7 April 2025		107,563	190,092	297,655	305,287
Fund balances at 6 April 2026	**12, 13**	**94,103**	**210,949**	**305,052**	**297,655**

PARSON LATHAMS HOSPITAL IN BARNWELL
STATEMENT OF FINANCIAL ACTIVIES
YEAR ENDED 6 APRIL 2026

	Notes	2026		2025	
		£	£	£	£
Fixed assets					
Tangible assets	6	211,502		190,829	
Investments	7	92,055		109,001	
			303,557		299,830
Current assets					
Debtors	8	1,077		562	
Cash at bank		3,075		5,306	
			4,152		5,868
Creditors: Amounts falling due within one year	9		(2,657)		(8,043)
Net current assets			**1,495**		**(2,175)**
Total assets less current liabilites			**305,052**		**297,655**
Capital funds					
Unrestricted funds - general	12	7,020 *		11,680	
Unrestricted funds - designated	13	87,083		95,883	
Total unrestricted funds			94,103		107,563
including revaluation reserve of £70,666 (2025: £66,329)					
Endowment funds			210,949		190,092
Total Funds			**305,052**		**297,655**

The financial statements on pages 5 to 14 were approved by the Trustees and signed on their behalf by:

Catriona Forrest

C Forrest (Chair)

Date: 9 July 26

C Wright

Date: 9.7.26.

C. WRIGHT.

The accompanying notes form part of these financial statements.

PARSON LATHAMS HOSPITAL IN BARNWELL
NOTES TO THE ACCOUNTS
YEAR ENDED 6 APRIL 2026

1. PRINCIPAL ACCOUNTING POLICIES

Charity information
Parson Latham's Hospital in Barnwell is a Registered Charity and Registered Social Housing Provider that is primarily an Almshouse Charity.

(a) Accounting convention
The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the 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 issued in October 2019 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The accounts are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared on the historical cost convention with the exception of fixed asset investments that are stated at market value. The principal accounting policies adopted are set out below.

(b) Going concern
At the time of approving the accounts, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the accounts.

(c) Charitable funds
Unrestricted funds

General Funds
Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Designated funds
The following unrestricted funds have been designated at the discretion of the trustees for specific purposes as follows:

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Designated funds (continued)
i) Major repairs reserve – the charity designates a reserve to cover unusual or major items of expenditure on its properties.
ii) Cyclical maintenance reserve – the charity designates a reserve to cover the costs of periodic repairs to its properties.

Permanent endowment funds
Permanent endowment funds represent the capital of the Charity and are invested in operational properties including almshouse residential properties and the Chapel Hall. This capital is not expendable but the income generated represents unrestricted income.

(d) Incoming resources
Income is recognised when the Charity is legally entitled to it.

Incoming resources represent residents' contributions for maintenance, heating, electricity and other sundry income and donations.

(e) Resources expended
Expenditure is recognised when a legal or constructive obligation has fallen due.

All expenditure is accounted for on an accruals basis. All expenses including governance costs are allocated or apportioned to the applicable expenditure headings. Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

(f) Tangible fixed assets and depreciation
Tangible fixed assets, other than housing properties are stated at cost less accumulated depreciation. Depreciation is provided, on a straight line basis, to write off the cost of assets over their expected economic useful lives as follows:

Garden Equipment	- 20%
Computer Equipment	- 20%

Housing properties are stated at cost less depreciation. Major components are treated as separable assets and depreciated over their expected useful economic lives, or the lives of the structure to which they relate, if shorter, to their estimated residual value on a straight line basis at the following annual rates:

Structure	- 1.25%
Heating	- 3.33%
Roofing	- 2.00%
Bathrooms, Windows & Doors	- 2.50%
Lighting	- 3.33%

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

(f) Tangible fixed assets and depreciation (continued)

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities for the year.

(g) Social housing grant and other grants

Where developments have been financed wholly or partly by social housing grant, the amounts of the grants received are recognised as incoming resources using the performance model. On the sale of a property, or if another relevant event takes place, social housing grant may become repayable, although it is normally available to be recycled and used for a new social housing project approved by the Homes and Communities Agency.

(h) Investments

Investments listed on a recognised stock exchange are stated in the balance sheet at their market value.

(i) Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in income/(expenditure) for the year, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

(j) 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 with the exception of debt instruments which are subsequently measured at amortised cost using the effective interest method.

(k) Value added tax

The Charity is unable to reclaim any Value Added Tax (VAT) it incurs on its expenditure. This irrecoverable tax is a cost to the Charity and consequently all figures within these financial statements are stated inclusive of any VAT incurred (unless stated otherwise).

(l) Major repair costs

The Charity capitalises expenditure on housing properties which results in an enhancement of the economic benefit of the asset such as an increase in the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in net rental income, a reduction in future maintenance costs, or a significant extension of the useful life of the property.

Expenditure on works which does not meet this criteria is written off to the Statement of Financial Activities in the year in which it is incurred. This includes expenditure incurred to ensure that the property can maintain its existing level of net rental income or the standard of performance anticipated when the property was first acquired or constructed.

2. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

In the application of the Charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3. EMOLUMENTS OF TRUSTEES AND SENIOR EXECUTIVE

The trustees of the charity receive no remuneration.

There was 1 employee during the year (2025: 1). An honorarium was paid to the Clerk to the Trustees, amounting to £5,779 (2025: £4,929).

4. INTEREST RECEIVABLE AND SIMILAR INCOME

	2026	2025
	£	£
Income from Investments	2,616	2,604

5. SURPLUS FOR THE YEAR

	2026	2025
	£	£
Surplus for the year is stated after charging:		
Depreciation of owned tangible assets	6,967	6,337
Loss on disposal of owned tangible assets	-	-
	6,967	6,337

6. TANGIBLE FIXED ASSETS

	Computer Equipment	Housing Properties	Other Equipment	Total 2026
	£	£	£	£
Cost				
As at 7 April 2025	1,567	304,197	7,553	313,317
Additions	-	27,640		27,640
Disposals	-	-		-
As at 6 April 2026	1,567	331,837	7,553	340,957
Depreciation				
As at 7 April 2025	1,567	114,105	6,816	122,488
Charge for the year	-	6,783	184	6,967
Eliminated on disposals	-	-	-	-
As at 6 April 2026	1,567	120,888	7,000	129,455
Net book value				
As at 6 April 2026	-	210,949	553	211,502
As at 6 April 2025	-	190,092	737	190,829

7. FIXED ASSETS - INVESTMENTS

	2026	2025
	£	£
Listed investments	86,163	92,033
Cash and cash equivalents:		
COIF Deposit account	190	1,849
COIF Deposit account - cyclical maintenance fund	5,702	15,119
	92,055	109,001

Certain categories of investment owned by the charity have been designated by the trustees for particular uses (see note 14).

The listed investments are valued at market value.

Movements in fixed asset investments

	Cash	Listed Investments	Total
	£	£	£
Cost or valuation			
As at 7 April 2025	16,968	92,033	109,001
Additions	3,829	16,415	20,244
Valuation changes	-	4,337	4,337
Disposals	(14,905)	(26,621)	(41,526)
As at 6 April 2026	5,892	86,164	92,056

8. DEBTORS: AMOUNTS FALLIND DUE WITHIN ONE YEAR

	2026	2025
	£	£
Prepayments	472	419
Trade debtors	605	143
	1,077	562

9. CREDITORS: AMOUNTS FALLIND DUE WITHIN ONE YEAR

	2026	2025
	£	£
Accruals	1,550	4,719
Trade Creditors	1,107	3,324
	2,657	8,043

10. DWELLINGS

	2026	2025
	No.	No.
Almshouses under management at the year end	8	8

11. RELATED PARTY TRANSACTIONS

During the year there were payments made to four (2025: one) trustees which amounted to £1,436 (2025: £146) for reimbursement of expenses. These transactions took place under normal commercial terms.

12. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds	Designated funds	Endowment funds	Total
	£	£	£	£
Fund balances at 6 April 2026 are represented by:				
Tangible fixed assets	553	-	210,949	211,502
Investments	4,972	87,083	-	92,055
Current assets / (liabilities)	1,495	-	-	1,495
	7,020	87,083	210,949	305,052

13. DESIGNATED FUNDS

	Cyclical Maintenance fund	Major Repairs fund	Total Designated funds
	£	£	£
As at 7 April 2025	49,648	46,235	95,883
Transfers (to)/from general funds	-	(8,800)	(8,800)
As at 6 April 2026	49,648	37,435	87,083

14. ENDOWMENT FUNDS

	Permanent Endowment fund
	£
As at 7 April 2025	190,092
Transfers from general funds	27,640
Depreciation on freehold housing properties	(6,783)
As at 6 April 2026	210,949

PARSON LATHAMS HOSPITAL IN BARNWELL
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES
YEAR ENDED 6 APRIL 2026

I report to the Charity trustees on my examination of the accounts of the charity for the year ended 6 April 2026, which are set out on pages 5 to 14.

Respective responsibilites of trustees and examiner

As the Charity's trustees 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 charity's accounts carried out under section 145 of the 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

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

1. Accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of the accounts as 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.

20 July 2026

K Hilliard ACA FCCA CTA
Chartered Accountant
For and on behalf of Price Bailey LLP

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Lynchwood
Peterborough
PE2 6LR