Charity No: 201092

Dame Mary Yate Charity
Financial Statements
For the year ended 2 February 2026

The Richards Sandy Partnership
Chartered Certified Accountants
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

Dame Mary Yate Charity
Trustees Annual Report
For the year ended 2 February 2026

The Trustees present their report with the accounts for the year ended 2 February 2026.

REFERENCE AND ADMINISTRATIVE INFORMATION

Charity Registration: 201092 (England & Wales)

Registered Office: Sundrift
Victoria Road
Dodford
Bromsgrove
Worcestershire
B61 9BZ

Trustees: Dr I Reed
J Charuk
Rt Rev Canon J Moran
S Breeden
T Crane

The trustees present the annual report together with the financial statements of the charity for the year ended 2 February 2026. The trustees have adopted the provision of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objects and aims

The object of the charity is to provide almshouses to almspeople, in accordance with the provisions of the scheme sealed in June 1970 (amended September 2023).

The qualifications for an almshouse are that the almspeople should be poor single women, resident in the parish of Chaddesley Corbett, in the County of Worcestershire, or in default of suitable applicants, poor single women resident in parishes adjacent to Chaddesley Corbett. In default of suitable applicants under the aforesaid provisions, almspeople to be poor single women resident within the County of Worcestershire or its adjacent counties. In this case, preference being given to those with a familial or other connection to Chaddesley Corbett or adjacent parishes.

Public Benefit

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales by carrying out its normal activities.

ACHIEVEMENTS AND PERFORMANCE

During the year 2025/26 there were no major repairs required to the Almshouses. The Weekly Maintenance Contribution (WMC) was calculated using Local Housing Allowance (LHA) rates and maximum rate for voids.

The trustees determined that, following the depletion of finances necessary to complete the recent renovations and refurbishments, it was appropriate to continue rebuilding financial reserves in the ERF and CM funds, and so have allocated amounts using the recommended Almshouse Association guidelines.

Dame Mary Yate Charity
Trustees Annual Report (continued)
For the year ended 2 February 2026

Investment policy
The trustees adopt a cautious approach towards investment by investing only in The National Association of Almshouses Common Investment Fund units (primarily M&G Investments) to provide a balance between income and capital growth. Details of the investments are shown in the notes to the accounts. However, to year ended 2 February 2026, M&G Investments have not performed well due to the volatility of the markets because of national and international issues. Despite this, the trustees have decided to maintain their cautious approach and continue to invest in M&G; at the same time ensuring these funds remain consistent with the ethics and doctrines of the Catholic faith.

STRUCTURE, GOVERNANCE AND MANAGEMENT
The Dame Mary Yate Charity is an unincorporated charity registered with the Charity Commission, and governed by its governing document Scheme of 10th June 1970, as amended 26 September 2023.

FINANCIAL REVIEW
As at 2 February 2026 the charity's unrestricted funds amounted to £31,990 (2025: £23,097), which comprises the cash at bank balance. The trustees have reviewed the reserves policy, the reserve held at the year end is considered adequate.

Recruitment and appointment of new trustees
Trustees are recruited and appointed at the discretion of the existing trustees. Each trustee is appointed for a renewable term of 5 years.

Custodian of freehold property
The freehold property of the charity is vested in the Official Custodian of Charities.

Clerk
The clerk to the charity is Mrs Christine Starling.

The annual report was approved by the trustees of the charity on ...04.../..Jun.../2026...
and signed on its behalf by:



.....
Dr I A Reed
Chair of Trustees

Independent examiner's report to the trustees' of Dame Mary Yate Charity

Independent examiner's report to the trustees' of Dame Mary Yate Charity

I report on my examination of the Statement of Financial Activities of Dame Mary Yate Charity for the year ended 2 February 2026.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1 accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2 the accounts do not accord with those records

I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

Melissa Godwin ACA ACCA
The Richards Sandy Partnership
Chartered Certified Accountants
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

Date: 07-07-26

Dame Mary Yate Charity
Receipts and Payments Account
For the year ended 2 February 2026

	2026 Unrestricted Fund £	2026 Restricted Fund £	2026 Total Funds £	2025 Total Funds £
INCOME AND ENDOWMENTS FROM				
Charitable Activities				
- Residents' contributions and utilities recharged	**27,757**	**-**	**27,757**	27,848
- Misc. income	**-**	**-**	**-**	495
Investment income				
- Bank interest	**132**	**-**	**132**	-
Total	**27,890**	**-**	**27,890**	28,343
EXPENDITURE ON				
Charitable Activities				
- Water rates	**833**	**-**	**833**	699
- Light, heat and power	**1,394**	**-**	**1,394**	3,690
- Insurance	**895**	**-**	**895**	860
- Repairs and Maintenance	**7,399**	**-**	**7,399**	8,612
- Grounds Maintenance	**1,175**	**-**	**1,175**	1,555
- Professional fees	**-**	**-**	**-**	1,404
- Subscriptions	**303**	**-**	**303**	275
- Gifts	**148**	**-**	**148**	293
Support Costs				
- Independent Examiner's fee	**1,500**	**-**	**1,500**	1,386
- Clerk fees	**2,200**	**-**	**2,200**	2,120
- Honorarium	**-**	**-**	**-**	1,000
Other				
- Loan repayments	**3,150**	**-**	**3,150**	3,150
Total	**18,997**	**-**	**18,997**	25,044
NET INCREASE/ (DECREASE) IN CASH	**8,892**	**-**	**8,892**	3,299
Cash Balance B/Fwd	**23,097**	**-**	**23,097**	19,798
Cash Balance C/Fwd	**31,990**	**-**	**31,990**	23,097

Dame Mary Yate Charity
Statement of Assets and Liabilities
For the year ended 2 February 2026

	2026 Unrestricted Fund £	2026 Restricted Fund £	2025 Total Fund £
Cash Funds			
Bank Accounts	**31,990**	-	23,097

Investment assets	**Fund to which asset belongs**	**Cost or Valuation**	**£**
Freehold property	Unrestricted	Cost	10,619
Other listed investments held	Unrestricted	Valuation	101,254
Liabilities			
Other loans	Unrestricted	Cost	15,750

Approved by the Trustees and signed on their behalf:

Signed: _____

Dr I Reed - Chair

Dated: 12/6/26

Dame Mary Yate Charity
Notes to the Financial Statements
For the year ended 2 February 2026

Note 1:
Accounting Policies
The accounts have been prepared under the receipts and payments basis in accordance with Charities Act 2011. The comparatives have been restated in line with the change of presentation policy.

Note 2:
Trustees Remuneration, Expenses and Benefits
There were no trustees' remuneration, expenses or other benefits for the year ended 2 February 2026 nor for the year ended 2 February 2025.

Note 3:
Related Party Transactions
There were no related party transactions for the year ended 2 February 2026 nor for the year ended 2 February 2025.

Note 4:
Designated Funds
The charity's governing document requires that a sum of £80 be transferred each year to the Extraordinary Repair Fund. As such funds are held in listed investments, and the Receipts and Payments Account only shows cash movements, the value held in the Extraordinary Repair Fund and reallocation of values held in investments between the general fund and the Extraordinary Repair Fund undertaken in the year, is not reflected in these accounts.

Note 5:
Freehold Property
The historical cost of the freehold property is £10,619. In April 2023, a rebuild valuation was obtained which suggested that the rebuild costs of the property would be £657,872.