The Charity called The Almshouse of St John the Baptist and St John the Evangelist

in the Parish of Sherborne, in the County of Dorset

UNAUDITED FINANCIAL STATEMENTS

for the year ended

31 December 2025

Charity No.202499
Regulator of Social Housing No.A2569

The Almshouse of St John the Baptist and St John the Evangelist, Sherborne

LEGAL AND ADMINISTRATIVE DETAILS

GOVERNING DOCUMENTS

The charity is governed by the following documents:

William Dodill's Charter of 1406
Trust deed of 1418
Royal Charter of Henry VI of 1437
Scheme of 15 September 1953

TRUSTEES

The following persons are the Trustees and called the Master and Brethren, viz:
Timothy Maurice Cobden Higham Bartley, of Sherborne, chartered engineer
Laurence John Burke, of Milborne Port, retired medical practitioner
Michael David Burks, of Sherborne, horticulturalist
Karen Elizabeth Fisher, of Sherborne, Matron
Richard Hunt, of Sherborne, Businessman
Paul Jacobs, of Sherborne
Steven James Lusher, of Sherborne, Chief Operating Officer
Ian David Macfarlane, of Shepton Montague, Investment banker
Reverend Martin Lee, of Sherborne, Rector of Sherborne (from June 2025)

MASTER

Michael Burks

DIRECTOR

Fritha Aelise Cassels Costain (to 1 March 2025)

CLERK

Helen Rogerson (from 1 May 2025)

CHARITY REGISTRATION NUMBER

202499

REGULATOR OF SOCIAL HOUSING REGISTERED NUMBER

A2569

The Almshouse of St John the Baptist and St John the Evangelist, Sherborne

LEGAL AND ADMINISTRATIVE DETAILS

REGISTERED OFFICE

St Johns' House
Half Moon Street
Sherborne
Dorset
DT9 3LJ

SOLICITORS

Stone King
Upper Borough Walls
Bath
BA1 2HJ

Kitson & Trotman
The Champions
Beaminster
Dorset
DT8 3AN

INDEPENDENT EXAMINER

Robert Cadwallader
Milsted Langdon LLP
Chartered Accountants
Motivo House
Alvington
Yeovil
Somerset
BA20 2FG

BANKERS

Barclays Bank Plc
King George Street
Yeovil
Somerset
BA20 1PX

REPORT OF THE TRUSTEES

The trustees present their report and unaudited financial statements of the Almshouse for the year ended 31 December 2025.

OBJECTIVES AND ACTIVITIES

The Almshouse is registered as a charitable housing association and it is registered with the Regulator of Social Housing (R. S. H No. A2569) and the Charity Commission (Charity No. 202499).

After paying the cost of repairs and insurance and all other charges and outgoings relating to their property, and all the property costs, charges and expenses of and incidentals to the administration and management of The Almshouse of St John the Baptist and St John the Evangelist, the Master and Brethren are required by the scheme established by the Charity Commission on 15 September 1953 to apply the remainder of their income in providing food, clothing and other necessaries for the residents of the Almshouse and in providing for their welfare and comfort in health and sickness in such way as the Master and Brethren think fit from time to time.

The trustees confirm that they have complied with their duties to have due regard to the guidance on public benefit published by the Charity Commission (on their website at Charities and Public Benefit) in exercising their powers and duties.

This guidance has directly influenced the setting of objectives and outcomes. In particular, the trustees have considered how planned activities will contribute to set objectives.

REVIEW OF FINANCIAL PERFORMANCE

Turnover in the year from rent and contributions received was £157,301 (2024 - £132,210). The actual deficit for the year before extraordinary items was £38,782 (2024 - £80,384). The profit on disposal of the Triptych (after costs) was £4,472,800 giving an overall surplus of £4,434,018. The net assets at the end of the year were £6,278,414 (2024 - £1,844,396).

Repairs and renewals for the year were relatively high, the charity needing to meet costs associated with roof repairs on the almshouse and one of the commercial properties, tree and shrub removal the growth from which was damaging one of the almshouse properties, urgent bathroom refurbishment at an almshouse property and a new gas boiler in a second one, and legal fees and increased PR support connected to the sale of the Triptych.

Rental income showed an increase for the year due to the charity leasing one wing of the almshouse footprint to the Sherborne Abbey Tea Rooms & Community Projects. This initiative is in its infancy but the arrangement is a positive one for the charity: because part of the almshouse is now occupied the charity has been able to secure improved insurance terms.

GOVERNANCE AND MANAGEMENT

The Charity is governed by a Board of Trustees, The Brethren, who regularly meet, usually six times a year but more frequently during the year and for the foreseeable future because of the specific challenges which the Charity faces, to consider the affairs of the Charity and make decisions concerning its strategy.

The day-to-day operations of the Charity are managed by the Steward or Director, with guidance from the Master.

BRETHREN

A list of the current trustees is set out on page 1.

REVIEW OF ACTIVITIES AND FUTURE PLANS

The Triptych, which had been in the Charity's possession since before the Reformation, was an extremely valuable and treasured asset. The decision to dispose of it was not taken lightly by the Brethren but the proceeds were very much needed to continue the charitable objects and invest in the properties the charity owns. The Charity entered into extensive consultation with the Charity Commission and sought expert legal advice prior to the artwork proceeding to auction.

Proceeds from the sale of the Triptych will transform the Charity's ability to pursue its objects. The Charity now has the resources to:-

- re-configure some of the existing rooms into self-contained affordable accommodation units that can be allocated to local people in financial need. Work on achieving this has already begun.
- meet the costs of urgent repairs to the almshouse building including guttering replacements and window refurbishment.
- meet the costs of urgent repairs to the commercial properties it owns, so that the rental income can support the Charity's aims and objectives.
- create an investment portfolio which in due course may be used to provide additional almshouse accommodation.

RESERVES POLICY

The Trustees reviewed the policy at the start of the year.

At 31 December 2025 the capital and endowment reserve and revaluation reserve were unchanged from 2024 at £78,552 and £1,614,999 respectively. The income and expenditure reserve had increased to £4,584,862 at 31 December 2025 (2024: £150,844), primarily due to the sale of the Triptych.

INVESTMENT POLICY

The Trustees have a policy of mixed investment, comprising of three elements.

1. A few architecturally important listed commercial buildings in Sherborne, which the Trustees have acquired over many years, and which are all subject to commercial lettings, managed by a professional agent and subject to regular rent reviews.
2. Cash deposits invested in banks, which are for use in cyclical repairs and are readily accessible.
3. An investment portfolio which will be managed by a professional fund manager in pursuit of medium and long term capital growth to support the financial stability of the Charity and to provide additional almshouse accommodation.

RISK ASSESSMENT

The Brethren regularly conduct reviews of the major risks to which the charity is exposed and systems have been established to mitigate those risks. Internal risks are minimised by the implementation of procedures of authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the charity. These procedures are periodically reviewed in order to ensure that they still meet the needs of the charity.

On behalf of the Trustees

Mr M Burks, Master (Chair of Trustees)

Date: 29 June 2026

The trustees are required to prepare accounts for each financial year which give a true and fair view of the state of affairs of The Almshouse of St John the Baptist and St John the Evangelist and of the surplus or deficit of The Almshouse of St John the Baptist and St John the Evangelist for that period. In preparing those accounts, the trustees are required to:

a. select suitable accounting policies and then apply them consistently;

b. make judgements and estimates that are reasonable and prudent;

c. state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;

d. prepare the accounts on the going concern basis unless it is inappropriate to presume that the Charity will continue.

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 accounts comply with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008, and the Accounting Direction for Private Registered Providers of Social Housing 2022. 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.

The trustees are responsible for the maintenance and integrity of the Charity and financial information included in the Charity's website in accordance with the legislation in the United Kingdom governing the preparation and dissemination of financial statements.

The Almshouse of St John the Baptist and St John the Evangelist, Sherborne

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE ALMSHOUSE OF ST JOHN THE BAPTIST AND ST JOHN THE EVANGELIST, SHERBORNE

I report on the accounts of the Almshouse of St John the Baptist and St John the Evangelist for the year ended 31 December 2025.

Responsibilities and basis of report

As the trustees of the Charity, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act"). The trustees consider that an audit is not required for the year specified in section 136(6) to the Housing and Regeneration Act 2008 and that an independent examination is needed.

Having satisfied myself that the registered social landlord is not subject to audit under housing law and is eligible for independent examination I report in respect of my examination of the Charity's accounts carried out under Section 145 of the 2011 Act and under paragraph 18 of Schedule 1 of the Housing Act 1996. By 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;

- Accounting records were not kept in respect of the charity as required by Section 130 of the Act nor in accordance with section 135(2)(b) of the Housing and Regeneration Act 2008; or
- The accounts do not accord with those records; or
- The accounts do not comply with the applicable 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 the examination.
- The accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities.

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.

Robert Cadwallader
Milsted Langdon LLP
Chartered Accountants
Motivo House
Alvington
Yeovil
Somerset
BA20 2FG

Date: 30 June 2026

The Almshouse of St John the Baptist and St John the Evangelist, Sherborne

UNAUDITED STATEMENT OF COMPREHENSIVE INCOME
(INCORPORATING AN UNAUDITED INCOME STATEMENT)
for the year ended 31 December 2025

	Notes	2025 £	2024 £
Turnover			
Rent and contributions receivable	1	157,301	132,210
Operating costs	1	(198,522)	(215,453)
Operating profit/(deficit)		(41,221)	(83,243)
Donations and legacies	1	2,175	2,000
Finance and investment income	2	264	1,506
Investment management costs	4	-	(647)
Profit/(deficit) for the year	1	(38,782)	(80,384)
Profit on disposal of assets	17	4,472,800	-
Total profit/(loss) recognised in the year		4,434,018	(80,384)

The financial statements were approved on behalf of the Trustees and authorised for issue on 29 June 2026. and signed on their behalf by:-

Mr R Hunt - Trustee

Mr M D Burks - Master

The Almshouse of St John the Baptist and St John the Evangelist, Sherborne

BALANCE SHEET

As at 31 December 2025

	Notes	2025 £	2024 £
FIXED ASSETS			
Tangible assets			
Housing properties plant and equipment		322,748	318,349
Investment properties		1,615,000	1,615,000
	3	1,937,748	1,933,349
CURRENT ASSETS			
Debtors	4	4,541,443	24,176
Cash at bank and in hand	5	34,930	64,321
		4,576,373	88,497
CREDITORS: Amounts falling due within one year	6	(81,882)	(42,879)
NET CURRENT ASSETS		4,494,491	45,618
TOTAL ASSETS LESS CURRENT LIABILITIES		6,432,239	1,978,967
CREDITORS: Amounts falling due after one year	7	(153,825)	(134,571)
		6,278,414	1,844,396
FINANCED BY:			
HOUSING PROPERTY FINANCE	8	1	1
EQUITY			
Capital and endowment reserves		78,552	78,552
Income and expenditure reserve	11	4,584,862	150,844
Revaluation reserve	12	1,614,999	1,614,999
		6,278,414	1,844,396

The Almshouse of St John the Baptist and St John the Evangelist, Sherborne

BALANCE SHEET

As at 31 December 2025

The trustees are satisfied that the Charity is entitled to exemption from the provisions of the Housing Act 1996 (the Act) relating to the audit of the financial statements for the year by virtue of paragraph 18 (4A) of Schedule 1 of the Act.

The trustees acknowledge their responsibilities for:

(i) ensuring that the Charity keeps proper accounting records under paragraph 18 (2) of Schedule 1 of the Act, and

(ii) preparing financial statements in accordance with the accounting records and comply with the requirements of paragraph 16 of Schedule 1 of the Act and the Accounting Direction for Private Registered Providers of Social Housing 2022

The financial statements were approved on behalf of the Trustees and authorised for issue on 29 June 2026 and signed on their behalf by: -

Mr R Hunt - Trustee

Mr M D Burks – Master

The Almshouse of St John the Baptist and St John the Evangelist, Sherborne

CASH FLOW STATEMENT

For the year ended 31 December 2025

	Notes	2025 £	2024 £
Cash flow from operating activities	14a	(41,303)	(14,140)
Cash flow from financing activities	14b	29,036	-
Cash flow from investing activities	14c	(17,124)	(54,929)
INCREASE/(DECREASE) IN CASH IN THE YEAR		(29,391)	(69,069)
RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET FUNDS			
Decrease in cash in the year		(29,391)	(69,069)
Increase in debt		(29,036)	-
Change in net debt resulting in cash flows		(58,427)	(69,069)
Non cash flow from decrease in net debt		6,878	6,878
MOVEMENT IN NET FUNDS IN THE YEAR		(51,549)	(62,191)
NET (DEBT) AT 1 JANUARY 2025		(77,128)	(14,937)
NET (DEBT) AT 31 DECEMBER 2025	14d	(128,677)	(77,128)

Introduction and accounting basis

The principal accounting policies of The Almshouse of St John the Baptist and St John the Evangelist are set out below. The financial statements of the Charity, which is a public entity under FRS 102, have been prepared under the historical cost convention, modified by the inclusion of investments and investment properties at market value, in accordance with the Accounting and Reporting by Charities: Statement of recommended Practice applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)), the Housing Statement of Recommended Practice 2018, the Accounting Direction for Private Registered Providers of Social Housing 2022 and the Charities Act 2011.

The Charity meets the definition of a public benefit entity under FRS 102.

Going concern

The trustees assess whether the use of the going concern is appropriate i.e. whether there any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The trustees make this assessment in respect for a period of at least one year from the date of the authorisation for issue of the financial statements and have concluded that the Charity has adequate resources to continue in operational existence for the foreseeable future and there are no material uncertainties about the Charity's ability to continue as a going concern, thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

Income recognition

Rent receivable is credited in the income and expenditure account in the period to which it relates.

Income from legacies and donations are included as income when received or when the charity becomes entitled to the monies, if earlier, the receipt is probable and the amount can be measured reliably. Income from commercial letting of properties is stated net of Value Added Tax.

Designated funds

Where monies are set aside by the trustees for specific purpose these are shown in the accounts as specifically designated funds.

Investments

Monies held as investments are included in the accounts at market value. All gains and losses are taken to the Statement of Comprehensive Income as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Comprehensive Income.

Stocks

Stocks are stated at the lower of cost and net realisable value.

Mortgages

The mortgage loan advanced by the Homes & Communities Agency has now been repaid bar £1.

Pension

The Charity operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the charity. Any annual contributions payable are charged to the profit and loss account.

Housing Association grants

Under the Housing SORP 2018 this grant is classified as deferred income and is released to the income and expenditure account over the expected useful life of the asset on a straight line basis.

Revenue grants

Grants in respect of revenue expenditure are recognised when the charity has an entitlement to the funds, any conditions linked to the grants have been met and the funds are received.

Fixed Assets – land and buildings

Housing properties are stated at nominal valuation of £1 plus the cost of housing property renovations. Non housing properties are stated at an estimated valuation of £1,615,000. The Almshouse of St John the Baptist and St John the Evangelist and 2 Trendle Street are insured for £18,785,593 and other let properties are insured for £8,269,905. The Housing properties have been included at nominal valuations as they were originally gifted to The Almshouse of St John the Baptist and St John the Evangelist and therefore had no cost.

Depreciation

The company depreciates housing properties on a straight line basis over their estimated useful economic life of 50 years.

Furniture and fittings are written off over the period of their expected useful lives at 20% on a reducing balance basis.

Items of a capital nature are charged to the income and expenditure account unless they result in an enhancement of economic benefits of the property or where they replace a component which has been treated separately for depreciation purposes.

Liabilities

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Financial instruments

The Charity only holds basic financial instruments as defined in FRS 102. The financial assets and financial liabilities of the Charity and their measurement basis are as follows:

Financial assets – trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost as detailed in note 4. Prepayments are not financial instruments.

Cash at bank – is classified as a basic financial instrument and is measured at face value.

Financial liabilities – trade creditors, accruals and other creditors are financial instruments, and are measured at amortised cost as detailed in note 6. Taxation and social security are not included in the financial instruments disclosure definition. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

Taxation

The Charity is exempt from taxation in respect of income or capital gains to the extent that such income or gains are applied exclusively to charitable purposes.

Irrecoverable VAT

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

1 PARTICULARS OF TURNOVER AND OPERATING SURPLUS BY CLASS OF BUSINESS

	Income	*Operating costs 2025*	*Income*	*Operating costs 2024*
	£	£	£	£
Income and expenditure from lettings				
Housing accommodation	24,198	177,589	14,526	145,130
Other income and expenditure				
Non housing property lettings	133,103	20,933	117,684	70,323
	157,301	198,522	132,210	215,453
Finance and investment income	264	-	1,506	-
Donations and legacies	2,175	-	2,000	-
Investment management costs	-	-	-	647
	159,740	198,522	135,716	216,100
Profit/(deficit) for the year before extraordinary items	(38,782)		(80,384)	

The operating deficit is stated after charging:

Depreciation – land and buildings	11,791	11,449
Depreciation – fixtures and fittings	934	1,167
Independent examiner's fee		
Independent examination fee	2,520	2,400
Other	4,298	5,375

2 FINANCE AND INVESTMENT

	2025	2024
	£	£
Deposit account interest	264	1,383
Dividends received	-	123
	264	1,506

3 FIXED ASSETS

	Property, plant and equipment £	*Investment properties* £	*Fixtures and fittings* £	*Total* £
Cost or nominal valuation:				
1 January 2025	572,433	1,615,000	74,747	2,262,180
Additions	17,124	-	-	17,124
31 December 2025	589,557	1,615,000	74,747	2,279,304
Depreciation:				
1 January 2025	258,752	-	70,079	328,831
Charge for the year	11,791	-	934	12,725
31 December 2025	270,543	-	71,013	341,556
Net book value:				
31 December 2025	319,014	1,615,000	3,734	1,937,748
31 December 2024	313,681	1,615,000	4,668	1,933,349

The investment properties were valued in 2019 by Nigel Jones of Chesters Commercial Limited. The Brethren do not believe that the value of the property is materially different as at 31 December 2025.

	2025 No.	2024 No.
Almshouse accommodation, owned		
- for older people, owned	20	19
Staff units	-	1
	20	20

Currently there are 3 units occupied (2024: 3 units occupied).

4 DEBTORS	2025 £	2024 £
Trade debtors	5,770	7,902
Prepayments & accrued income	60,958	16,274
VAT debtor	1,915	-
Other debtors	4,472,800	-
	4,541,443	24,176

5 CASH AT BANK AND IN HAND	2025 £	2024 £
Cash in hand	-	-
Bank – current account	31,786	51,065
United Trust 3 Month Bond	-	10,112
Deposit accounts	3,144	3,144
	34,930	64,321

6 CREDITORS: Amount due within one year	2025 £	2024 £
Trade creditors	65,691	10,277
Taxation & social security	735	791
Accruals & deferred income	12,552	12,282
VAT liability	-	19,529
Almshouse Association Loan	2,904	-
	81,882	42,879

7 CREDITORS: Amount due after more than one year	2025 £	2024 £
Almshouse Association Loan	26,132	-
Accruals & deferred income – housing grant	127,693	134,571
	153,825	134,571

8	LOANS	2025 £	2024 £
	Homes & Communities Agency	1	1
	Almshouse Association Loan	29,036	-
		29,037	1

9	OPERATING COSTS FROM LETTINGS	*Operating costs* 2025 £	*Operating costs* 2024 £
	Housing accommodation (20 units – (2024: 19 units))		
	Services	115,227	83,400
	Management	46,193	45,518
	Maintenance	16,169	16,212
		177,589	145,130

Currently there are 3 units occupied (2024: 3 units).

10 TURNOVER FROM LETTINGS

Rents receivable are stated net of rent losses from voids.

11	ACCUMULATED GENERAL FUND	2025 £	2024 £
	As at 1 January	150,844	231,228
	Surplus/(Deficit) for the year (note 1)	(38,782)	(80,384)
	Surplus/(Deficit) on asset disposals	4,472,800	-
	As at 31 December	4,584,862	150,844

12	REVALUATION RESERVE	Total 2025 £	Total 2024 £
	As at 1 January 2025 and as at 31 December 2025	1,614,999	1,614,999

13	EMPLOYEES	2025 £	2024 £
	Staff costs during the year		
	Wages and salaries	13,169	34,000
	Steward's salary	-	-
	Social security costs	91	3,437
	Pension contributions	408	1,889
	Redundancy costs	-	-
		13,668	39,326

	2025 No.	2024 No.
The average number of persons employed was:	1	1

During the year, no trustees (2024 - nil) were reimbursed expenses.

Neither the Brethren nor persons connected with them received any remuneration or other benefits from the Charity in the year (2024 - £Nil).

14 CASH FLOWS

	2025 £	2024 £
a Reconciliation of operating result to net cash inflow from operating activities		
Total profit/(loss) recognised in the year	4,434,018	(80,384)
Depreciation	12,725	12,616
(Gain)/Loss on sale of fixed asset	(4,472,800)	-
Release of capital housing grant	(6,878)	(6,878)
(Increase)/Decrease in debtors	(44,467)	61,465
Increase/(Decrease) in creditors	36,099	(959)
Net cash outflow from operating activities	(41,303)	(14,140)
b Cashflows from financing activities		
New loans	29,036	-
Net cash inflow from financing activities	29,036	-
c Cash flows from investing activities		
Fixed asset additions	(17,124)	(60,106)
Investment income	-	(123)
Investment management costs	-	647
Drawn from investment	-	4,653
Net cash inflow from investment activities	(17,124)	(54,929)

d Analysis of net funds/(debt)

	At 1 January 2025 £	Cash flow £	Other non cash change £	At 31 December 2025 £
Bank	64,321	(29,391)	-	34,930
Debt due after one year	(134,571)	(26,132)	6,878	(153,825)
Debt due within one year	(6,878)	(2,904)	-	(9,782)
	(77,128)	(58,427)	6,878	(128,677)

15 RELATED PARTY TRANSACTIONS

In April 2025 the charity entered into a lease to rent space to Sherborne Abbey Tea Rooms Limited of which the trustee Reverend Martin Lee is director and shareholder. The income is £22,000 per annum until 1 April 2030 and £18,333 was received in the year. Post year end a rent holiday has been agreed. A donation of £2,500 was also made to the Tea Rooms in the year. In future, the operations, assets and liabilities of this company will be transferred to Sherborne Abbey Tea Rooms and Community Project CIO. Trustee Mr R Hunt and trustee Reverend Martin Lee are also trustees of this charity. In addition, Hunts Foodservice Ltd provides supplies to the tea rooms.

16 RESIDENTS

	2025 No.	2024 No.
The average number of residents was:	3	3

17 EXTRAORDINARY ITEM

On 3 December 2025 the charity sold a piece of artwork for £5,200,000 which, after costs of £727,200, resulted in a profit on disposal of £4,472,800. The proceeds were received by the charity in January 2026.

The Almshouse of St John the Baptist and St John the Evangelist, Sherborne

INCOME AND EXPENDITURE ACCOUNT

For the year ended 31 December 2025

	2025 £	2024 £
Net income from non housing property		
Rents receivable	133,103	117,684
Less: Repairs	(3,963)	(2,016)
Insurance	(16,044)	(65,707)
Utilities	-	-
Bad debts	(232)	800
Professional fees	(694)	(3,400)
	112,170	47,361
Dividends received	-	123
Deposit account interest	264	1,383
Investment management costs	-	(647)
Donations	2,175	2,000
	114,609	50,220
Deduct: Net expenditure on Charity per property revenue account	(153,391)	(130,604)
Surplus/(Deficit) for the year – general funds	(38,782)	(80,384)
Profit on disposal of asset	4,472,800	-
Surplus/(Deficit) for the year – all funds	4,434,018	(80,384)

The Almshouse of St John the Baptist and St John the Evangelist, Sherborne

PROPERTY REVENUE ACCOUNT – ALMSHOUSE OPERATING ACCOUNT

For the year ended 31 December 2025

		2025		2024
	£	£	£	£
INCOME				
Contributions received from residents		24,198		14,526
EXPENDITURE				
Provisions	-		(70)	
Laundry	-		8,795	
		-		8,725
Salaries, wages, and national insurance	13,668		39,326	
Staff training	-		204	
Recruitment costs	-		-	
		13,668		39,530
Heating and lighting:				
Gas	15,208		13,208	
Electricity	21,607		7,052	
		36,815		20,260
Council tax and water	25,167		7,771	
Insurance	33,430		4,961	
Telephone	2,060		1,477	
Miscellaneous expenses	4,087		676	
		64,744		14,885
		115,227		83,400
MANAGEMENT AND FINANCIAL EXPENSES				
Salary of steward	-		-	
Stationery, advertising, including website	8,608		3,294	
Computer costs and equipment hire	494		(3,009)	
Accountancy	9,304		13,241	
Professional fees	21,784		26,062	
Bank charges	4		192	
Bank and other interest	152		-	
Management charges	-		-	
Depreciation of furniture and fittings	934		1,167	
Depreciation of housing properties	11,791		11,449	
Release of Housing capital grant	(6,878)		(6,878)	
		46,193		45,518
Current repairs and renewals		16,169		16,212
		177,589		145,130
DEFICIT FOR THE YEAR		(153,391)		(130,604)