REGISTERED CHARITY NUMBER: 203787

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

FOR

ST CHRISTOPHER'S HOME

Shaw Gibbs (Audit) Limited
Chartered Certified Accountants
Statutory Auditor
Eagle House
28 Billing Road
Northampton
Northamptonshire
NN1 5AJ

ST CHRISTOPHER'S HOME

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FOR THE YEAR ENDED 31 DECEMBER 2025

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REFERENCE AND ADMINISTRATIVE DETAILS FOR THE YEAR ENDED 31 DECEMBER 2025

TRUSTEES		
CHAIRMAN	Mr. Donald Loe	
VICE CHAIRMAN	Mrs. Eileen Clinton	
TREASURER	Mr. Ashley Dunkley	
EX OFFICIO	Father Oliver Coss	
NOMINATED	Rev'd Byung Jun Kim	
ELECTED	Mr. Michael Clarke	
	Mrs. Elizabeth Loe	
	Mr. Martin Sharman	
	Major Michael Crouch	
	Mr. Timothy Dolan	Resigned January 2025
PATRON	Lord Bishop of Peterborough (President)	
MANAGER	Miss S. Clarke	
PRINCIPAL ADDRESS	Abington Park Crescent Northampton Northamptonshire NN3 3AD	
REGISTERED CHARITY NUMBER	203787	
AUDITORS	Shaw Gibbs (Audit) Limited Chartered Certified Accountants Statutory Auditor Eagle House 28 Billing Road Northampton Northamptonshire NN1 5AJ	
SOLICITORS	EMW Law 8 Spencer Parade Northampton NN1 5AA	

BANKERS	National Westminster Bank plc 41 The Drapery Northampton NN1 2EU
	INVESTMENT MANAGERS Cave & Sons Lockgates House Rushmills Bedford Road Northampton NN4 7YB

Area of Activity
The ecclesiastical parishes of:

Area	**Church**
Abington	St Peter and Paul
Billing	St Andrew and All Saints
Boughton	St John the Baptist
Dallington	St James
Duston	St Luke and St Francis
Far Cotton	St Mary
Grange Park	Collingtree, St Columba and Grange Park
Hardingstone	St Edmund
Kingsthorpe	St John the Baptist, St David and St Mark
Moulton	St Peter and St Paul
Northampton	All Saints with St Katherine and St Peter
	Christ Church
	Emmanuel
	Holy Sepulchre with St Andrew and St Lawrence
	St Alban the Martyr
	St Giles
	St Benedict
	St James
	St Matthew
	St Michael and All Angels with St Edmund
	Holy Trinity and St Paul
	St Augustine
Piddington with Horton	St John the Baptist
Quinton and Preston Deanery	St John the Baptist
Weston Favell	St Peter
Wootton	St George the Martyr

The trustees present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions 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 Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objective of the Charity is the provision of homes for the welfare, comfort and relief in sickness of persons in need who are aged or infirm. Such homes are intended primarily but not exclusively for the accommodation of members of the Church of England. The Trustees do not believe that the range of beneficiaries is unreasonably restricted by the Charity's constitution.

To this end, the Charity provides a range of different types of accommodation;
- 34 flats and bungalows within the perimeter of the estate for those residents who live independently but value the support of St. Christopher's community and its good neighbourly services.
- 54 en-suite rooms in the main Home for those requiring fully supported living. The Home's kitchen, laundry and communal areas, as well as the Home's chapels, are situated within the main Home.

The Trustees' aim is to provide the best possible living environment for those who have chosen to come to live at St. Christopher's. The Home is not registered to provide dementia care, but does support those in residential accommodation with a high level of physical dependency, wherever possible. The Home's aim remains to provide a caring and spiritually sustaining environment for those who wish to avail themselves of the Charity's facilities.

Public benefit

While the Charity charges fees for the services it provides, these are often less than those in the private sector. In addition, the Charity tries to ensure that, regardless of their financial position, no resident will be forced to leave the Home for financial reasons alone. A number of residents are in receipt of local authority funding which cover a proportion of the fees charged. If there are no further contributions, the Trustees use the Charity's own resources; the cost of such support in 2025 was £119,993 (2024 £91,544). The Trustees have had regard to the public benefit guidance published by the Charity Commission and the Trustees continue to maintain the Home's admission procedures to try to ensure that an affordable balance between those able to pay the Home's normal fees and those unable to do so would be maintained.

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Fundraising

The Charity raises some funds from the public. It does not use professional or commercial participators but relies on Trustees, Staff and Volunteers to carry out any fund raising activities.

It follows the Charity Commission Guidance "Charity fundraising: a guide to Trustee duties (CC20)" when undertaking fundraising.

The Trustees are not aware of any failures to comply with this standard and monitor all fundraising activities undertaken by the Charity.

When undertaking fund raising the Charity has to protect vulnerable people and other members of the public from the following behaviours:
- Unreasonable intrusion on a person's privacy;
- Unreasonable persistent approaches for the purpose of soliciting or otherwise procuring money or other property on behalf of the Charity;
- Placing undue pressure on a person to give money or other property;

The Trustees have ensured that the Charity's fundraising activities are undertaken without resorting to such behaviours.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

Sarah Clarke, Manager, writes:-

During 2025, we have continued to focus on developing and enhancing all areas of the Home for the benefit and wellbeing of our residents. Building on the progress made in 2024, the activity provision has gone from strength to strength. The introduction of our Activity Coordinators on a job-share basis has now fully embedded, enabling a consistently varied, engaging, and inclusive programme of events for both residents and those living independently.

A notable highlight of the year has been the increased use of the minibus, which has significantly expanded opportunities for meaningful outings. Residents have enjoyed a wider range of trips to local attractions, shopping centres, and entertainment venues, as well as group excursions tailored to individual interests. The enhanced level of use highlighted the need to invest in a replacement vehicle, as the previous minibus had become tired and dated. A new minibus has now been purchased, significantly improving the overall travel experience for residents. Importantly, it provides three additional wheelchair spaces, greatly enhancing accessibility and offering increased opportunities for those who are unable to transfer to a standard seat to participate in outings. This investment has supported greater inclusivity and ensured more residents can benefit from regular trips into the community.

The annual summer fête once again proved to be a great success, with strong community involvement and continued fundraising achievements to support residents' recreational activities. The creativity and dedication of the Activity Team ensured the event was both enjoyable and accessible to people of all ages.

A Local Authority inspection in 2025 identified some areas for improvement. These have been promptly addressed through a structured action plan, with clear evidence of actions completed. Focus has now shifted towards embedding these improvements into everyday practice, ensuring sustained compliance and continual enhancement of service quality going forward.

A key development during 2025 has been the appointment of a Training and Health & Safety Manager. This role has supported a fresh and comprehensive review of the Home's overall risk profile, strengthening oversight of health and safety practices across all departments. Working closely with the Estates and Maintenance Team, this has led to improved structure, clearer procedures, and a more proactive approach to identifying and mitigating risks within the environment.

In addition, the role has contributed to developing staff knowledge and competence, with a coordinated and more structured training approach implemented across all departments. This is still an emerging practice hoped to improve knowledge and confidence among staff, and to reinforce a culture of safety and continuous professional development.

The kitchen has continued to go from strength to strength under Chris's leadership. The focus on quality, nutrition, and presentation has been sustained, with consistently positive feedback from residents regarding meal choices, variety, and dining experience. Specialised IDDSI training was undertaken by the Kitchen team to ensure that the provision of specialist diets for resident's quality is enhanced. Close collaboration with the Activity Team has further enhanced themed dining experiences, making mealtimes an important and enjoyable part of daily life within the Home.

Staffing has remained stable overall, although recruitment into senior roles continues to present some challenges. However, investment in staff development has remained a priority, further strengthened by the oversight of the Training Manager, with ongoing mandatory and enhanced training and continued uptake of RQF qualifications across the team. The revised sickness policy introduced previously has continued to support improved attendance and workforce stability.

The Maintenance Team, led by Stephen Coombs, has maintained a high standard across the Home despite ongoing pressures, ensuring both internal and external environments are welcoming and well cared for. The gardens and outdoor areas remain a valued feature, providing residents with pleasant spaces to relax and engage in light activity.

Lisa Dowdy has continued to effectively manage occupancy within the Home, maintaining consistently high levels through efficient management of vacancies and proactive use of respite placements. Her oversight of the Independent Living properties, including the granting and surrender process, has ensured minimal void periods and a smooth transition for incoming residents.

Importantly, 2025 has seen strengthened positive feedback from residents and families, particularly following the now embedded unit split. This change has improved consistency and continuity of care, allowing staff teams to develop stronger relationships with residents and deliver more personalised support. This has been reflected in both informal feedback and overall satisfaction levels.

Overall, 2025 has been a year of consolidation, growth, and continued improvement. The dedication of staff and Trustees remains clear, with a strong and ongoing commitment to enhancing the quality of care, environment, and lived experience for all residents at St Christopher's, both within the Home and across the Independent Living properties.

ACHIEVEMENTS AND PERFORMANCE

Overall, in 2025 we continued with our objective of growth and improvement. The Home's team of staff and Trustees has a clear focus on areas for improvement going forwards and, are committed to making positive changes to enhance the quality and wellbeing of all whom reside at St Christopher's inside the Home and within the Independent Living properties.

Plans and Developments

A programme of planned maintenance and refurbishment ensures that the facilities are kept at a high standard, and the grounds continue to be maintained in an excellent way, an amenity which is valued by all. The estate staff are to be commended for this.

The programme has been guided by our new Estates Manager Mr Stephen Coombs who joined us in March 2025.

Visitors will have noticed continual improvements to the public areas and corridors in the main part of the home. We wish to provide an environment that meets the expectations of residents and relatives in the 21st century, as rooms become vacant, it is the policy of the Home to modernise, improve, and redecorate to meet this standard.

Externally we have been doing restoration on the boundary garden walls. More is planned for 2026 including chimneys and roofing.

Since the sad passing of Stephen Clamp in February 2025, as a mark of respect to him an arbour has been built in the centre of the south lawn with a pergola, paving and new seating. Stephen's ashes were interred there and a tree planted in his memory. It has become a place to sit and remember and enjoy.

During 2025 we had a new water main connection and valves fitted to make our system easier to isolate and repair.

The CCTV has been upgraded and is regularly reviewed for improvement.

St Martin's Court had some windows repaired on the west face due to ingress of rain.

The Hollies boiler house hot water system has been replaced with a face plate heat exchanger.

The gas meter house has been refurbished internally, and the gas isolation been made more accessible and easier. At the same time the gas supply volume to the tumble driers was increased.

Rectory Cottage has undergone a complete revamp in the garden with new fences, shrubs cleared and trees removed. The lawns were extended and the borders planted by volunteers from the Home and Rotary.

On the west boundary, part of the fence to the bowling green has been replaced. The remainder is still to be done.

Damp penetration on the east side of the Hollies building has been attended to and the stone repairs to the chimneys is now scheduled for 2026.

The formal fire risk assessment identified a requirement to improve the external egress from the main dining room. Plans have been drawn up and tenders received for work in 2026.

Gutters, soffits and fascias were replaced on bungalows 9 and 10 on St Christopher's Walk.

Alterations to No 4 St Christopher's Walk have been carried out to improve the kitchen floor levels and the provision of an external set of steps.

Planning permission has been obtained for the provision of rooms in the roof to No 7 St Christopher's Walk funded by the purchaser.

ACHIEVEMENTS AND PERFORMANCE

The stone outer garden walls of the Coach House have been repointed.

The hedge to the eastern boundary is being thinned out and further works planned for tree and shrub maintenance.

FINANCIAL REVIEW

Financial position

St Christopher's is reliant on the incoming resources provided by the activities in the furtherance of the Charity's objectives. The continued reliance on agency support staff along with the levels of care and support staffing and the further impact following the introduction of the National Living Wage, the net incoming resources for unrestricted funds before investment revaluations reflected a surplus of £229,606 (2024 £94,614). The Charity received in the year £74,876 (2024 £71,972) from its investment portfolio. This investment portfolio year end revaluation resulted in a surplus on unrestricted and restricted funds of £53,754 (2024 £23,740). Overall, the net surplus for the year was £294,746 (2024 £124,137).

As noted above, the Trustees use the Charity's resources to help those residents who are unable to pay the full fees. They budget, however, on the basis that full fees will be paid and regard the investment income as the chief source of support for those unable to pay in full. Existing residents do not therefore subsidise those who pay less than full fees. In general, budgets are framed to produce a broadly neutral financial position.

Investment policy and objectives

There are no restrictions on the Charity's power to invest however the Trustees have committed themselves to follow the ethical principles set out in the policy statement produced by the Church of England Advisory Group. A copy of this policy statement is available on request from the Home. The Charity's investment managers take account of this statement in their management of the Charity's portfolio.

These managers are tasked to produce a targeted level of income while trying to grow the real value of the portfolio. Performance in the year was in line with the benchmarks agreed by the Trustees with the investment manager.

Reserves policy

The Trustees consider that there are two principal areas of financial risk. The first of these is the possibility of a loss of revenue or additional costs due to a particularly severe epidemic or pandemic. The second is the possibility of major expenditure being incurred on unforeseen repairs to buildings or equipment.

The Trustees believe that it would be appropriate to hold free reserves of approximately £250,000 for these eventualities. The free reserves held at the end of the year amounted to £828,003 (2024 £766,305). Reserves are high at the year end, and are being held due to some improvement and repair work that will take place in 2026. After this, cash reserves will be returned to an appropriate level, or the trustees will look at increasing the reserves policy, to meet the rising ongoing costs of the charity. Reserves are monitored at Trustees' meeting on a regular basis.

The total funds held at the end of the reporting period was £4,527,796 (2024 £4,233,050) of which are restricted funds £178,023 (2024 £173,531) which are not available for general purposes. Designated funds at the year end amounted to £500,928 (2024 £488,144). Total funds after making allowances for restricted and designated funds amounted to £3,848,845 (2024 £3,571,375). Tangible fixed assets amounted to £1,966,193 (2024 £1,809,804). Investments were £1,054,649 (2024 £995,266) and current asset investments were £678,951 (2024 £661,675).

As noted in the Balance Sheet and in note 14, the Charity's investment portfolio amounted to £1,054,649 (2024 £995,266). As explained above, the income from this portfolio is dedicated to meeting the Home's charitable objectives. Cash balances are higher at the year end than in recent years because most of the independent living accommodation has been "bought" on long leases rather than rented, at the year end 1 is held for resale. Whether to "buy" or rent is a decision for the individual independent living resident. The Trustees are therefore committed to maintaining large cash balances in order to facilitate the management of the Charity's estate. The future expected cash flow is reviewed by the Trustees on a regular basis.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity was founded by and operated under a Trust Deed dated 15 February 1943 until 16 March 2005, when a new Scheme approved by the Charity Commission, came into effect. This Scheme, is the Charity's present governing instrument.

Recruitment and appointment of new trustees

The Trustees comprise:

- the Rural Dean of the Deanery of Northampton
- two members elected by the House of Clergy of the Deanery of Northampton
- up to fourteen people elected by the representatives of the Parishes covering the Charity's area of activity (see LEGAL AND ADMINISTRATIVE INFORMATION page)
- the Trustees may also co-opt up to six further people to act as Trustees
- a Chair is elected by the Trustees from among their number

The names of those elected by the Parish representatives are shown on LEGAL AND ADMINISTRATION INFORMATION page. These Trustees are elected for a 3-year term and one third of them will retire at each Annual General Meeting.

On appointment, new Trustees are provided with guidance documentation from the Charity Commission, and are made as fully aware as possible of the Charity's activities and are encouraged to develop their contributions as Trustees in those areas to which their individual expertise and experience calls them.

Organisational structure

The Trustees meet regularly and are responsible for the strategic direction and policy of the Home. They specifically consider applications from prospective residents and matters concerning the wellbeing of the residents and staff. The Finance Manager, Residential Manager and the PA/Secretary to the Residential Manager also attend these meetings.

Responsibility for the day to day running of the Home rests with the Residential Manager and her management team. The Trustees are responsible for setting their pay, which is reviewed annually.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Trustees have considered the main areas of risk which could affect the continuing operations of the Charity and have insurance policies in place to mitigate any damage such identified risks might cause.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

Charity law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under charity law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those 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;
- 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 which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011 and The Charity (Accounts and Reports) Regulations 2008. 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.

Approved by order of the board of trustees on 30 June 2026 and signed on its behalf by:

Donald J. Loe

D Loe - Trustee

Opinion
We have audited the financial statements of St Christopher's Home (the 'charity') for the year ended 31 December 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:
- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion
We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern
In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information
The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:
- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees
As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements
We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Charities Act 2011, United Kingdom Generally Accepted Accounting Practice and relevant Taxation legislation.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be the override of controls by management and the understatement of revenue. Our audit procedures to respond to these risks included enquiries of management about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing meeting minutes,
regulatory correspondence and professional fees, detailed substantive testing on the completeness of income, and reviewing accounting estimates for biases.

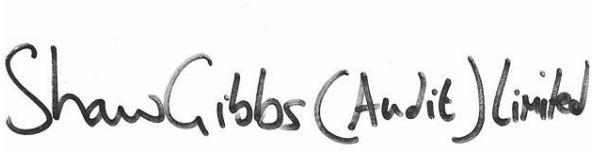
Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some
material misstatements in the financial statements, even though we have properly planned and performed our
audit in accordance with auditing standards. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

These inherent limitations are particularly significant in the case of misstatement resulting from fraud as this may involve sophisticated schemes designed to avoid detection, including deliberate failure to record transactions, collusion or the provision of intentional misrepresentations.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Shaw Gibbs (Audit) Limited
Chartered Certified Accountants
Statutory Auditor
Eagle House
28 Billing Road
Northampton
Northamptonshire
NN1 5AJ

Date: 01/07/2026

ST CHRISTOPHER'S HOME

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	24,627	-	24,627	101,141
Charitable activities	4				
Coach House and other properties		47,914	-	47,914	49,428
St Martins Court		36,805	-	36,805	28,443
Sinking Fund		18,696	6,624	25,320	24,405
Care Home		3,270,588	-	3,270,588	2,902,724
Investment income	3	70,116	4,762	74,878	71,974
Other income	5	166,118	-	166,118	87,506
Total		3,634,864	11,386	3,646,250	3,265,621
EXPENDITURE ON					
Charitable activities	6				
Care Home		3,405,258	-	3,405,258	3,165,224
Net gains/(losses) on investments		60,648	(6,894)	53,754	23,740
NET INCOME		290,254	4,492	294,746	124,137
RECONCILIATION OF FUNDS					
Total funds brought forward		4,059,519	173,531	4,233,050	4,108,913
TOTAL FUNDS CARRIED FORWARD		4,349,773	178,023	4,527,796	4,233,050

CONTINUING OPERATIONS
All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

BALANCE SHEET
31 DECEMBER 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	13	1,966,193	-	1,966,193	1,809,804
Investments	14	1,054,649	-	1,054,649	995,266
		3,020,842	-	3,020,842	2,805,070
CURRENT ASSETS					
Debtors	15	276,551	-	276,551	210,407
Investments	16	500,928	178,023	678,951	661,675
Cash at bank and in hand		891,379	-	891,379	864,295
		1,668,858	178,023	1,846,881	1,736,377
CREDITORS					
Amounts falling due within one year	17	(339,927)	-	(339,927)	(308,397)
NET CURRENT ASSETS		1,328,931	178,023	1,506,954	1,427,980
TOTAL ASSETS LESS CURRENT LIABILITIES		4,349,773	178,023	4,527,796	4,233,050
NET ASSETS		4,349,773	178,023	4,527,796	4,233,050
FUNDS	19				
Unrestricted funds				4,349,773	4,059,519
Restricted funds				178,023	173,531
TOTAL FUNDS				4,527,796	4,233,050

The financial statements were approved by the Board of Trustees and authorised for issue on 30 June 2026. and were signed on its behalf by:

A Dunkley - Trustee

D Loe - Trustee

The notes form part of these financial statements

ST CHRISTOPHER'S HOME

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 £	2024 £
Cash flows from operating activities			
Cash generated from operations	1	46,687	1,273
Finance costs paid		(2,236)	(2,019)
Net cash provided by/(used in) operating activities		44,451	(746)
Cash flows from investing activities			
Purchase of tangible fixed assets		(914,340)	-
Purchase of fixed asset investments		(46,947)	(55,643)
Purchase of current asset investments		(43,282)	(50,971)
Sale of tangible fixed assets		845,000	514,000
Sale of fixed asset investments		67,324	222,116
Dividends received		74,878	71,974
Net cash (used in)/provided by investing activities		(17,367)	701,476
Change in cash and cash equivalents in the reporting period		27,084	700,730
Cash and cash equivalents at the beginning of the reporting period		864,295	163,565
Cash and cash equivalents at the end of the reporting period		891,379	864,295

The notes form part of these financial statements

NOTES TO THE CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2025

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2025 £	2024 £
Net income for the reporting period (as per the Statement of Financial Activities)	294,746	124,137
Adjustments for:		
Depreciation charges	17,951	18,570
Gain on investments	(53,754)	(23,740)
Profit on disposal of fixed assets	(105,000)	(38,500)
Finance costs	2,236	2,019
Dividends received	(74,878)	(71,974)
Increase in debtors	(66,144)	(12,947)
Increase in creditors	31,530	3,708
Net cash provided by operations	46,687	1,273

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1/1/25 £	Cash flow £	At 31/12/25 £
Net cash			
Cash at bank and in hand	864,295	27,084	891,379
	864,295	27,084	891,379
Liquid resources			
Deposits included in cash	-	-	-
Current asset investments	661,675	17,276	678,951
	661,675	17,276	678,951
Total	1,525,970	44,360	1,570,330

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements are prepared on a going concern. At the time of approving the financial statements, 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 financial statements.

The financial statements are presented in sterling which is the functional currency of the Charity and rounded to the nearest £.

Critical accounting judgements and key sources of estimation uncertainty
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.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 20% on reducing balance

continued...

1. ACCOUNTING POLICIES - continued

Tangible fixed assets
Motor vehicles - 25% on reducing balance

Fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses, excluding freehold property which is accounted for at cost. The property value is not depreciated as the property is maintained to an acceptable standard, so as to hold its cost value. Where parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items of property, plant and equipment.

Depreciation methods, useful lives and residual values are reviewed at each balance sheet date. The selection of these residual values and estimated lives requires the exercise of judgement. The trustees are required to assess whether there is an indication of impairment to the carrying value of assets. In making that assessment, judgements are made in estimating value in use. The trustees consider that the individual carrying values of assets are supportable by their value in use.

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits
The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Financial instruments
Cash and cash equivalents in the balance sheet comprise cash at banks and in hand and short term deposits with an original maturity date of three months or less.

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income under administrative expenses.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

continued...

2. DONATIONS AND LEGACIES

	2025	2024
	£	£
Chapel collections	260	612
Donations and gifts	21,240	96,057
Donations from fundraising	3,127	4,472
	24,627	101,141

3. INVESTMENT INCOME

	2025	2024
	£	£
Income from listed investments	56,914	56,504
Income from unlisted investments	17,964	15,470
	74,878	71,974

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2025	2024
		£	£
Rents received	Coach House and other properties	14,318	17,062
Service charges	Coach House and other properties	33,596	32,366
Rents received	St Martins Court	-	1,360
Service charges	St Martins Court	36,805	27,083
Service charges	Sinking Fund	6,624	6,402
Tenants/contribution to sinking fund	Sinking Fund	18,696	18,003
Fees receivable	Care Home	3,194,708	2,902,724
Grants	Care Home	75,880	-
		3,380,627	3,005,000

Grants received, included in the above, are as follows:

	2025	2024
	£	£
WNC - Covid funding	75,880	-

5. OTHER INCOME

	2025	2024
	£	£
Gain on sale of tangible fixed assets	105,000	38,500
Sundry income	61,118	49,006
	166,118	87,506

continued...

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 7)	Support costs (see note 8)	Totals
	£	£	£
Care Home	3,038,692	366,566	3,405,258

7. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025	2024
	£	£
Staff costs	2,170,044	2,087,565
Rates and water	8,798	23,454
Insurance	58,757	51,244
Light and heat	113,753	81,813
Telephone	10,951	10,988
General expenses	1,662	1,122
Training and other staff costs	27,378	25,904
Cleaning materials & contracts	142,244	136,015
Sinking fund contribution	18,696	18,003
Property improvements	75,168	79,706
Advertising & marketing	1,736	1,712
Garden and grounds expenses	28,892	28,855
Travelling inc motor expenses	9,792	7,671
Registration fee's	8,084	8,071
Advertising and recruitment	-	4,738
Recreational expenses	17,672	17,649
Provisions	138,751	137,724
Chapel expenses	2,436	1,935
Building and general maintenance	183,691	68,603
Depreciation	17,951	18,570
Interest payable and similar charges	2,236	2,019
	3,038,692	2,813,361

8. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Care Home	326,930	39,636	366,566

continued...

8. SUPPORT COSTS - continued

Support costs, included in the above, are as follows:

	2025	2024
	Care Home	Total activities
	£	£
Wages	272,058	251,289
Social security	33,761	25,766
Pensions	11,010	9,375
Postage and stationery	10,101	9,712
Auditors' remuneration	5,820	12,642
Auditors' remuneration for non audit work	3,000	6,000
Professional fees	16,592	25,309
Accountancy costs	14,224	11,770
	366,566	351,863

9. AUDITORS' REMUNERATION

	2025	2024
	£	£
Fees payable to the charity's auditors for the audit of the charity's financial statements	5,820	12,642
Fees payable to the charity's auditors for other services:		
Preparation of accounts	3,000	6,000

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

During the year expenses of £134 were paid to 1 Trustee (2024: £177 to 1 Trustee).

11. STAFF COSTS

	2025	2024
	£	£
Wages and salaries	2,204,431	2,157,965
Social security costs	232,789	169,922
Other pension costs	49,653	46,108
	2,486,873	2,373,995

The average monthly number of employees during the year was as follows:

	2025	2024
Direct care & support	99	103
Administration	7	8
Voluntary workers and Trustees	14	14
	120	125

continued...

11. STAFF COSTS - continued

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2025	2024
£60,001 - £70,000	1	-

Key management comprise of the home manager, deputy manager, estates manager and finance manager. Key management remuneration totalled £197,632 (2024: £191,142) for the year.

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	101,141	-	101,141
Charitable activities			
Coach House and other properties	49,428	-	49,428
St Martins Court	28,443	-	28,443
Sinking Fund	18,003	6,402	24,405
Care Home	2,902,724	-	2,902,724
Investment income	67,673	4,301	71,974
Other income	87,506	-	87,506
Total	3,254,918	10,703	3,265,621
EXPENDITURE ON			
Charitable activities			
Care Home	3,160,304	4,920	3,165,224
Net gains on investments	20,366	3,374	23,740
NET INCOME	114,980	9,157	124,137
Transfers between funds	5,080	(5,080)	-
Net movement in funds	120,060	4,077	124,137
RECONCILIATION OF FUNDS			
Total funds brought forward	3,939,459	169,454	4,108,913
TOTAL FUNDS CARRIED FORWARD	4,059,519	173,531	4,233,050

continued...

13. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Motor vehicles £	Totals £
COST				
At 1 January 2025	1,739,361	475,937	54,453	2,269,751
Additions	867,500	-	46,840	914,340
Disposals	(740,000)	-	-	(740,000)
At 31 December 2025	1,866,861	475,937	101,293	2,444,091
DEPRECIATION				
At 1 January 2025	-	414,854	45,093	459,947
Charge for year	-	12,361	5,590	17,951
At 31 December 2025	-	427,215	50,683	477,898
NET BOOK VALUE				
At 31 December 2025	1,866,861	48,722	50,610	1,966,193
At 31 December 2024	1,739,361	61,083	9,360	1,809,804

Depreciation on freehold property is not charged within the accounts as the ongoing maintenance costs that are required to maintain the high standard of repair mean that the property does not actually depreciate in value. This is assessed each year by the Trustees.

14. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2025	995,266
Additions	46,947
Disposals	(67,324)
Revaluations	79,760
At 31 December 2025	1,054,649
NET BOOK VALUE	
At 31 December 2025	1,054,649
At 31 December 2024	995,266

There were no investment assets outside the UK.

The historical cost of the listed investments at the year end is £932,226 (2024 £948,258).

Investments making up greater than 5% of the total portfolio at the year end include:

Trojan Investment Funds Trojan Global Income S Dis £63,225
Murray Intl Trust Ord GBP0.25 £60,300

continued...

15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Trade debtors	236,182	186,602
Prepayments and accrued income	40,369	23,805
	276,551	210,407

16. CURRENT ASSET INVESTMENTS

	2025	2024
	£	£
Sinking Fund Investment	678,951	661,675

Analysis of Sinking Fund Investment within respective areas of the Charity:

	2025	**2024**
	£	**£**
St Christopher's Home	500,929	488,144
St Martins Court	93,361	71,402
Other Properties	84,661	102,129
	678,951	661,675

Current asset investments are made up of:

	2025	**2024**
	£	**£**
Listed investments	631,653	639,697
Amounts held in cash waiting to be invested	47,298	21,978
	678,951	661,675

17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Trade creditors	26,034	30,554
Social security and other taxes	47,467	32,301
Other creditors	20,124	32,556
Accruals and deferred income	246,302	212,986
	339,927	308,397

continued...

18. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2025	2024
	£	£
Within one year	846	846
Between one and five years	635	1,481
	1,481	2,327

19. MOVEMENT IN FUNDS

	At 1/1/25	Net movement in funds	At 31/12/25
	£	£	£
Unrestricted funds			
General fund	3,571,375	277,470	3,848,845
Sinking fund - main home	488,144	12,784	500,928
	4,059,519	290,254	4,349,773
Restricted funds			
Sinking fund - St Martins Court	91,402	1,960	93,362
Sinking fund - other properties	82,129	2,532	84,661
	173,531	4,492	178,023
TOTAL FUNDS	4,233,050	294,746	4,527,796

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	3,602,967	(3,405,258)	79,761	277,470
Sinking fund - main home	31,897	-	(19,113)	12,784
	3,634,864	(3,405,258)	60,648	290,254
Restricted funds				
Sinking fund - St Martins Court	5,653	-	(3,693)	1,960
Sinking fund - other properties	5,733	-	(3,201)	2,532
	11,386	-	(6,894)	4,492
TOTAL FUNDS	3,646,250	(3,405,258)	53,754	294,746

continued...

19. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/1/24 £	Net movement in funds £	Transfers between funds £	At 31/12/24 £
Unrestricted funds				
General fund	3,488,809	77,486	5,080	3,571,375
Sinking fund - main home	450,650	37,494	-	488,144
	3,939,459	114,980	5,080	4,059,519
Restricted funds				
Sinking fund - St Martins Court	74,007	2,475	(5,080)	71,402
Sinking fund - other properties	95,447	6,682	-	102,129
	169,454	9,157	(5,080)	173,531
TOTAL FUNDS	4,108,913	124,137	-	4,233,050

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	3,225,747	(3,160,304)	12,043	77,486
Sinking fund - main home	29,171	-	8,323	37,494
	3,254,918	(3,160,304)	20,366	114,980
Restricted funds				
Sinking fund - St Martins Court	5,424	(4,920)	1,971	2,475
Sinking fund - other properties	5,279	-	1,403	6,682
	10,703	(4,920)	3,374	9,157
TOTAL FUNDS	3,265,621	(3,165,224)	23,740	124,137

The General Fund holds the reserves which provides the funding for all other activities which St Christopher's Home undertakes.

The Sinking Fund provides for the cost of future work in relation to dilapidations in the properties. The Sinking Fund is designated solely to St Christopher's Home.

The Sinking Funds provides for the cost of future work in relation to dilapidations in the properties. The Sinking Fund is split between St Martins Court and Other Properties.

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20. EMPLOYEE BENEFIT OBLIGATIONS

Defined contribution schemes
The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £49,653 (2024 - £46,108).

21. RELATED PARTY DISCLOSURES

During the year Cobley Desborough, a company in which Trustee Ashley Dunkley is a Partner, provided accountancy services to the charity amounting to £5,760 (2024: £5,760).

There were no further related party transactions for the year ended 31 December 2025, nor the year ended 31 December 2024.