Warmington Almshouses Charitable Trust
14 Long Lane
Warmington
Peterborough
PE8 6TD
clerk@warmingtonalmshouses.org

Trustees' Annual Report for the period from 1 Jan 2025 to 31 Dec 2025

Section A Reference and administration details

Charity Name	Warmington Almshouses Charitable Trust
Other names the charity is known by	Warmington Almshouses
Registered Charity Number	204023
Charity's principal address	14 Long Lane Warmington Peterborough PE8 6TD

Names of the trustees who manage the charity

Trustee name	Office	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
David Short	-	-	Warmington Parish Council
Amy Lindley	-	-	Warmington Parish Council
Stephen Cheeseman	Clerk, Treasurer, Chair	-	Co-opted
Elizabeth Davey	-	-	Co-opted
Amanda Owen	-	-	Co-opted
Lee Williams	-	-	Co-opted
Andrew Harland	-	-	Co-opted
Michael Griffin	-	-	Co-opted

Names of the trustees for the charity, if any (for example, any custodian trustees)

Name	Dates acted if not for whole year
The Official Custodian for Charities holds Title to the property	

Names and addresses of advisers (optional information)

Type of adviser	Name	Address
The charity has no advisers		

Name of chief executive or names of senior staff members (optional information)

The charity has no staff

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg trust deed, constitution)	Charity Commissioners Scheme of 1995 as amended in 2010 and 2025
How the charity is constituted (eg trust, association, company)	Trust
Trustee selection methods (eg appointed by, elected by)	2 trustees are appointed by Warmington Parish Council 6 trustees co-opted from within the village and appointed by the existing trustees

Additional governance issues (optional information)

- The charity has one ex-officio trustee (the Lord of the Manor of Elton) who has never taken any roles in the charity or appointed a representative to act on his behalf.
- Co-opted trustees generally volunteer during recruitment campaigns by existing trustees and are often already known by a number of trustees as Warmington is a small village (pop c1100). New trustees are inducted through a gradual process of being given the Charity Commission information for new trustees and then guided within meetings and within dedicated email and messaging groups.
- The charity has traditionally had a flat organisational structure where the most experienced trustee has formally performed most of the 'officer' functions with the help of all trustees. This is changing with the recent expansion of the trustee numbers in anticipation of increased regulation of the housing sector which has meant there is now a broader range of trustee expertise to manage the charity.
- The charity is an almshouses charity within the social housing sector and relies significantly on the expertise and support of The Almshouse Association
- The major risk to the charity this year has been the sudden increase in workload due to the gift of a house to be converted into more (and much needed) almshouse accommodation - the increase in trustee numbers and expertise before this unexpected event has proved extremely helpful.

Section C Objectives and activities .

Summary of the objects of the charity set out in its governing document	The objective of the charity is to provide accommodation for poor and needy persons within the village of Warmington and the associated benefice area and exceptionally from elsewhere. There is no age limitation on beneficiaries
Summary of the main activities undertaken for public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)	The activities of the charity are mainly the day to day management of 3 almshouses in the village of Warmington which were endowed for this purpose in 1862. This year an additional (old) house has been gifted to the charity and trustees are managing (and working on) the conversion of this property into two new energy efficient almshouses. These activities are carried out in accordance with the approved SCHEME and as regulated by the Charity Commission having regard to the guidance issued by the Charity Commission on public benefit.

Additional details of objectives and activities (optional information)

Trustee activities are wholly in support of the aim to provide enough housing for the poor and needy of this area which increasingly includes younger villagers. The need for more housing of this type is well evidenced by the number of applications from all ages received by the charity even when there is no vacancy advertised.

Section D Achievements and performance .

Summary of the main achievements of the charity during the year

At the end of 2024 trustees had still not found a replacement for a trustee who had resigned in October 2024 but a renewed effort attracted three candidates offering a range of skills. The existing trustees agreed that an increase in the number of co-opted trustees was warranted to help progress the long term plan to build more almshouses and manage the existing ones. In April a revised Scheme was approved by trustees and by the Charity Commission. The three new trustees were then formally appointed.

The resident of No7 gave notice in April to leave in June as she'd been offered a two bedroomed flat in a nearby village. The vacancy was advertised locally and there were 6 new applications in addition to three already registered from the last vacancy.

There were two applicants who were qualified in the top category of the selection criteria and the one with the longest connection to the village (>50 years) was offered the house but then withdrew so the second of these two was appointed. Trustees contacted Parson Latham's almshouses in Oundle to refer one of the other applicants who had significant needs but less connection to the village but who seemed to be qualified under their terms of appointment.

In late April a villager approached the Chair with an offer to buy No1 Church Lane for the charity to use as an extra almshouse. This was a complete surprise but the villager had noticed the house (which they were familiar with) was up for sale and was also aware of the desire of the charity to increase the almshouse offer in Warmington to meet a need well evidenced by the numbers of applications whenever a vacancy was advertised. Trustees met to consider if the charity could cope with such an addition as it would carry significant overhead costs before it could be used as an almshouse and so represented some financial risk however the long term benefit was clear to all and the extraordinarily generous offer was accepted.

A local solicitor was contacted to start the necessary legal process including getting another independent solicitor to interview the donor to ensure the gift was being made completely free of any influence from any trustee. It became apparent that the best use of the house would be to split it into two apartments of 1/2 bedrooms each and that significant work would be needed to make the property fit to use.

Trustees elected to pause all planned overpayments to the Charity Bank (to reduce ongoing liabilities) whilst the purchase progressed (very slowly) and planning took place.

The purchase was eventually completed in mid October and cost the Trust over £4000 in fees and extra costs.

The donation was eligible for Gift Aid and the Trust benefitted from successful applications amounting to £10000 in 2025 and an additional sum of £5000 in early 2026. The applications coincided with the staging of funds to support the purchase of the property. The application in January 2026 was made after the donors tax position for the tax year 2025/26 was more certain

The Trustees are aware of the possibility that more gift aid may be available when the tax position is finalised.

However in the intervening period the donor has passed away creating uncertainty as to whether a further amount can be claimed

The costs of renovation were initially estimated to be around £100000 but further surveys and planning suggested that a phased approach could allow immediate improvements to be made to one part of the house to allow one resident to move in to half of the house whilst the other half underwent a more in depth renovation and this could be initially funded from within the Trust's resources provided that some assurance could be obtained that grant or loan funding could be available for the full renovation at a later date. A grant application was made to The Almshouse Association on this basis and trustees decided to initiate a local fundraising campaign early in 2026

to help raise the required funds.

Section E Financial review

Brief statement of the charity's policy on reserves

The charity has a reserve policy to maintain a minimum bank balance of 6 months of Charity Bank loan repayments or £4000 whichever is the higher. In 2025 the loan repayments were £559.55 per month (£3357.30 for 6 months) and the reserve remained set at £4000

Details of any funds materially in deficit

The Scheme requires trustees to establish and maintain an Extraordinary Repair Fund and optionally establish and maintain a Cyclical Maintenance Fund. Both funds were already established but then both were exhausted in 2009 when the charity incurred £140000 debt to renovate the almshouses to a minimum acceptable standard and neither fund has been re-established since then as all excess income has in the first instance been used to maintain and improve the almshouses to achieve the required energy efficiency standards (not achieved in the renovations). Any remainder above the necessary administrative costs and the normal reserve level has then been used to reduce the loan debt by making overpayments to reduce the ongoing (and total) service costs of the debt to ensure that the charity remains a going concern in the long term.

Further financial review details (optional information)

Since 2009 all the charity's income has been used to service the loan debt, then pay for planned and unplanned maintenance and improvements to insulation and heating to meet improved standards. An EPC C standard was achieved in all three houses by 2024.

The first half of 2025 resulted in no major unplanned expenses and it was planned to make an overpayment of up to £6500 towards paying off the Charity Bank loan debt to further reduce the ongoing liabilities of the charity. The donation of a house to be converted into two more almshouses meant that trustees had to reassess the charity's finances and decided to withhold this planned overpayment.

The Charity Bank loan of £120,000 is secured against the existing property (3,5,7 Church Lane) by a legal charge with the remaining debt at the end of the period being £40788.

The Trust made its first Gift Aid submission to HMRC and received £10000, this together with the money reserved for the loan overpayment meant that at the end of the year some £16000 had been reserved to spend on the essential works to the purchased house in early 2026 to enable a resident to move in to part of it as soon as possible in order to start generating an income from the house to cover the annual overheads which will be of the order of £5000pa even if left empty.

The Weekly Maintenance Contribution (WMC) income paid by residents (akin to rent) and the Gift Aid cumulatively exceeded £25000 which requires an Independent Inspection of the accounts and trustees are taking this opportunity to do a complete audit of the charity's structure and funding going forward. It is expected that the income from the two new almshouses (when converted) will increase the regular income to over £25000 and require an Independent Inspection every year in future unless the threshold level rises.

Section F Other optional information

The valuation of the properties uses the 2007 valuation of £300000 for the existing properties based on the plans for the 2008/9 refurbishment, plus the £350000 paid for the new property, as an estimate of their combined value, this may be revised in future when the new property is fully converted and the adjacent plots are united into one single large plot with development potential. The land and buildings at 1 Church Lane are unencumbered by any debt and will be vested in the Official Custodian for Charities after initial registration. (Land Registry delays to the initial registration have prevented any progress on this during the reporting period)

Section G Declaration

The trustees declare that they have approved the trustees' report above

Signed on behalf of the charity's trustees

Signature	Full name and position (eg Trustee, Secretary, Chair)
	STEPHEN CHEESEMAN CHAIR
	AMY LINDLEY

Date	2	0	0	8	2	6

CHARITY COMMISSION FOR ENGLAND AND WALES

Warmington Almshouses Charitable Trust	204023

Receipts and payments accounts

CC16a

For the period from	1Jan2025	To	31Dec2025

v4 16/8/26

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donation to buy endowment property 1 Church Lane	-	-	350,000	350,000	-
Weekly Maintenance Contributions		16,690	-	16,690	16,200
Gift Aid on donation-Designated to renovation of 1 Church Lane		10,000	-	10,000	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total*(Gross income for AR)*	-	26,690	350,000	376,690	16,200
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	-	26,690	350,000	376,690	16,200
A3 Payments					
Costs incurred in purchase of 1 Church Lane (Leagl, insurance,taxes)	-	4,068	-	4,068	-
Costs for property improvements to 1 Church Lane	-	-	-	-	-
Repairs and Maintenance costs for 3,5,7 Church Lane	-	548	-	548	2,613
Repairs and Maintenance costs for 1 Church Lane	-	90	-	90	-
Running costs for 1 Church Lane (energy, council tax,)	-	692	-	692	-
Water rates for 1,3,5,7 Church Lane	-	722	-	722	573
Insurance for 1,3,5,7 Church Lane	-	1,099	-	1,099	618
Fees for Google Workspace	-	12	-	12	12
Interest Payments to Charity Bank	-	2,791	-	2,791	3,425
Capital Payments to Charity Bank	-	3,924	-	3,924	12,066
AA membership fees	-	284	-	284	275
Sub total	-	14,230	-	14,230	19,582
A4 Asset and investment purchases, (see table)					
Purchase of 1 Church Lane as endowed property	-	-	350,000	350,000	
	-	-	-	-	
Sub total	-	-	350,000	350,000	

Total payments	-	14,230	350,000	364,230	19,582
Net of receipts/(payments)	-	12,460	-	12,460	- 3,382
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	7,622	-	7,622	11,004
Cash funds this year end		20,082	-	20,082	7,622

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Barclays BankA/C20922269		10,002	-
	Cooperative Bank A/C0892996726881400		10,080	-
		-	-	-
	Total cash funds	-	20,082	-
	(agree balances with receipts and payments account (s))	OK	OK	OK

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Nil	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Nil		-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Land and Property at 3,5,7 Church Lane – the endowed assets of the Trust	Endowment funds	-	300,000
	Land and Property at 1 Church Lane – the endowed assets of the Trust	Endowment funds	350,000	350,000
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
6.5% fixed rate 25 year £120000 Mortgage from Charity Bank on almshouses to raise cash for re-building	Endowment funds	**40,788**	**Sep 2033 by regular monthly repayments**
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	S B CHEESEMAN	20/8/2026
	AMY LINDLEY	20/8/2026

NOTES TO 2025 ACCOUNTS

The charity was donated a property at a purchase cost of £350000, this money passed through the charity's account and is recorded as Endowment Income, which produces a subtotal (Gross Income for AR) of £376690. This was a one off event with funds being used to buy the property as permanent endowment and the accounts are presented as R&P accounts* .The significant Gift Aid sum that accrued from this donation meant that the other income exceeded £25000 and so an Independent Inspection is required which is being taken as an opportunity to fully revise the structure of the accounts to better reflect the position of the charity going forwards as it is expected that the income from the two new almshouses (when converted) will increase the regular income to over £25000 and require an Independent Inspection every year in future unless the threshold level rises.

The overhead costs of the purchase resulting from the one off donation together with the costs for essential works to the donated property have meant that the planned overpayments to The Charity Bank to reduce the existing loan debt have not been made and all excess income has been reserved to pay for the initial renovation costs in order to get a resident into the property as soon as possible to cover the overhead costs which would be a significant drain on income for 2026.

The donation was eligible for Gift Aid and the Trust benefitted from successful applications amounting to £10000 in 2025 and an additional sum of £5000 in early 2026. The applications coincided with the staging of funds to support the purchase of the property. The application in January 2026 was made after the donors tax position for the tax year 2025/26 was more certain

The Trustees are aware of the possibility that more gift aid may be available when the tax position is finalised.

However in the intervening period the donor has passed away creating uncertainty as to whether a further amount can be claimed

The valuation of the properties uses the 2007 valuation of £300000 for the existing properties based on the plans for the 2008/9 refurbishment, plus the £350000 paid for the new property, as an estimate of their combined value, this may be revised in future when the new property is fully converted and the adjacent plots are united into one single large plot with development potential.

The Charity Bank loan of £120000 is secured against the existing property (3,5,7 Church Lane) by a legal charge with a remaining debt at the end of the period of £40788.

The Trust's governing SCHEME requires that all the land and buildings are vested in the Official Custodian for Charities and held in trust for the Charity and the almshouses at 3, 5 and 7 Church Lane are vested.

The land and buildings at 1 Church Lane are unencumbered by any debt and will be vested in the Official Custodian for Charities after initial registration. (Land Registry delays to the initial registration have prevented any progress on this during the reporting period)

*CC32 Appendix 2 states:
The definition of gross income for a charity depends on the form of accounts prepared:
a) ‘For receipts and payments accounts’ - gross income is the total receipts recorded in the statement of accounts from all sources excluding the receipt of any endowment, loans and proceeds from the sale of investments or fixed assets.

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees	Warmington Almshouses Charitable Trust		
On accounts for the year ended	31st December 2025	**Charity no (if any)**	204023
Set out on pages	1,2 & 3 of the Receipts and payment accounts and pages 1 to 6 of the Trustees Annual Report, both signed and approved on 20th August 2026.		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2025

Responsibilities and basis of report

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 Trust's accounts carried out under section 145 of the 2011 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records.

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.

Signed:	AW Richards	**Date:**	8th September 2026
Name:	Anthony William Richards		
Relevant professional qualification(s) or body (if any):	Retired Fellow of the Institute of Chartered Accountants in England and Wales		
Address:	Thistleholme House, Taylors Green, Warmington Peterborough PE8 6TG		