Charity registration number 204548 (England and Wales)

RAMSEY WELFARE CHARITIES

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

RAMSEY WELFARE CHARITIES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr J Clarke	
	Mrs P Taylor	
	Mr A Johnston	
	Mrs M Chapman	
	Mrs S Tingey	
	Ms M Clarke	
	Mrs C Johnson	(Appointed 16 January 2025)
	Mr P Rose	(Appointed 15 May 2025)
Clerk to the Trustees	Mrs Roxanne Johnson	
Charity number (England and Wales)	204548	
Principal address	Jones Court Great Whyte Ramsey Huntingdon Cambridgeshire PE26 1HW	
Independent examiner	A Newman FCA Whitings LLP 108 High Street Ramsey Cambridgeshire PE26 1BS	
Bankers	Barclays Bank PLC Market Hill Huntingdon Cambridgeshire	
Solicitors	Serjeant & Son 5 Great Whyte Ramsey Huntingdon PE26 1HE	

RAMSEY WELFARE CHARITIES

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RAMSEY WELFARE CHARITIES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

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

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

Objectives and activities

After meeting expenses of management and almshouse maintenance, the trustees shall apply yearly income of the Almshouse Charity as follows:

- for the benefit of the almspeople of the charity or any of them in such manner as the trustees think fit from time to time.
- to defray the costs of erecting buildings for appropriation for use as almshouses, upon such terms with regard to the recoupment of capital as the Charity Commissioners provide

After meeting expenses of management and the cost of repairs, insurance and outgoings in respect of the property of the charity, the trustees shall apply income of the Relief in Need Charity as follows:

- in relieving either generally or individually persons resident in the area of benefit who are in conditions of need, hardship or distress by making grants of money or providing or paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons
- to pay for such items, services or faciclities by way of donations or subscriptions to institutions or organisations which provide or whuch undertake in return to provide such items, services or facilities for such persons
- in exceptional cases to grant relief to persons otherwise eligible therefore who are resident outside the said area but in the opinion of the trustees ought nevertheless for sufficient reasons to be treated as if resident therein or who are located for the time being within that area

The principal activity of the charity is the provision of subsidised housing throughout the sheltered accommodation units within Jones Court complex

Public benefit

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

Achievements and performance

Significant activities and achievements against objectives

Land owned by the charity is agricultural and tenanted. An area of this land is available as small allotments which are fully occupied.

The charity manages and maintains 41 (2024 - 41) units of sheltered accommodation within its Jones court complex and 3 (2024 - 3) Almshouse in New Road, Ramsey. The contribution towards utility costs paid by the occupants of the Almshouse are not subsidised.

Under the Cyclical Maintenance scheme for Jones Court , some units were refurbished. This includes new kitchens & new boilers, replacing flooring, new electrical fittings and redecorating. New paving and handrails were completed by Mr J Croft. A new automated back door feature was also added.

Financial review

The operational results and financial position of the charity are set out within this report.
The Trustees report a surplus on the General Find this year, resulting in a closing balance of unrestricted reserves of £353,119 (2024 £41,599). It is the trustee' policy to maintain a prudent level of reserves on the General Fund to meet the cyclical repairs to the properties and any unplanned works required from time to time.
The Trustees plan to maintain a reserves of approximately £30,000, to include the Cyclical Maintenance Fund referred to in the notes to the accounts. Reserves at the year end were £213,035 (2024 £211,763) in the Relief in Need & Almshouse General Fund and £57,411 (2024 £45,519) in the Almshouse Cyclical Maintenance Fund.

In addition, investments are held in the form of COIF Accumulation Shares which are designed as an Extraordinary Repair Fund, with a value at the year end of £82,673 (2024 £84,317)
The Trustees plan to use these surplus reserves to invest further in housing stock to continue to meet the objectives of the charity. The Trustees report a surplus reverse to invest further in housing stock to continue to meet the objectives of the charity.

The Trustee report a surplus on the Jones Court restricted fund of £46,816 (2024 £48,310) before funding for cyclical repairs.

No funds were released from the Cyclical maintenance Fund during the year toward repair works incurred and that fund stood at £142.728,(2024 £180,983) at the year end with an amount of £384,772 (2024 £395,539) remaining due to the Jones Court Ordinary Fund.

The Jones Court Ordinary Fund stood at £126,662 (2024 £96,985) at the year end.

The Trustees aim to keep sufficient general restricted reserves for running costs to cover any late payment of tenants contributions, or exceptional costs. The Jones Court tenants contributions were increased by 6% (2024 4%) in the year.

The Trustees hold two houses at 97 & 99 Great Whyte, Ramsey which are held as investment properties in the General Fund and partly within the Endowment Fund. The properties are located within an area which the Trustees consider may be capable of being incorporated into the Jones Court development at a future date.
Part of the land attaching to those properties has been incorporated in to the car parking area for Jones Court and the sum of £10,000 was paid from the Jones Court Fund to the General Fund for this land in 2019, with a correlating reduction in the value of the property held in the General Fund.

Reserves policy

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month’s expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity’s current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

Major risks

The trustees have now fulfilled legislative requirements and have introduced the following written policies:

- Needs and Risk Assessment
- Health and Safety
- Complaints
- Equality and Diversity
- Lone Working
- Anti Social behaviour
- Gifts and legacies
- Safeguarding
- Data protection
- CCTV policy
- Independent Living policy
- Whistleblowing
- Mobility scooters
- Smoking
- Sudden death

Structure, governance and management

The charities are administered under a scheme dated 18th October 1978 relating to the Ramsey Almshouse Charity regulated by a scheme of the Charity Commissioners of the 28th July 1965 and the Town Stock and Poor's Estate Charity regulated by a scheme if the Charity Commissioners of the 8th January 1905 as varied by a scheme of the Commissioners of the 30th March 1962 and administered under the title of the Ramsey Relief in Need Charity. Following representations by the Trustees, the Charity Commissioners altered the 1978 scheme on 16th February 2001, in effect extending the area of benefit. The area of benefit now means the civil parishes of Ramsey, Bury and Upwood and the Raveleys.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr J Clarke	
Mrs P Taylor	
Mr A Johnston	
Mr W Cade	(Resigned 5 December 2025)
Mrs M Chapman	
Mrs S Tingey	
Ms G Rayment	(Resigned 17 April 2025)
Ms M Clarke	
Mrs C Johnson	(Appointed 16 January 2025)
Mr P Rose	(Appointed 15 May 2025)

Recruitment and appointment of trustees

In accordance with the trust scheme, the body of trustees shall consist, when complete of nine competent persons being:

- one ex-officio Trustee
- four Nominative Trustees and
- four Co-Optative Trustees

The ex-officio trustee shall be the Vicar for the time being of the Ecclesiastical Parish of St Thomas a Beckett, Ramsey. This requirement has lapsed due to parochial re-organisation whereby there is presently a team Rector and no Vicar of the Ecclesiastical parish.

The nominative trustees are persons appointed, who are known to the trustees and who through residence, occupation, employment or otherwise have special knowledge of the area of benefit of the charity. They are appointed for a term of five years by a resolution of the trustees passed at a special meeting of which not less than 21 days notice has been given.

The trustees must hold at least two ordinary meetings in each year. A special meeting may be called at any time by the chairman or any two trustees upon not less than four days notice being given to the other trustees of the matters to be discussed.

Relationship with related parties

The trustees of this charity are also appointed as trustees of the Poor's Land Charity (otherwise the Apprenticing Charity), a charity managing and letting farm land. One third of the income, after management expenses, of the Poor's Land Charity is paid to the trustees of the Ramsey Abbey Foundation (previously named Ramsey Abbey School Foundation). The residue is applied to provide financial assistance to young persons under the age of 25 for vocational or educational purposes. The scheme for the Poor's Land charity, dated 20th August 1980 provides that in so far as income of the charity in any year is not required as above, it may be paid to the trustees of the Ramsey Welfare Charities. No funds were received by this charity from the Poor's Land Charity during the year (2024 - £Nil)

Reference and Administrative Details

In respect of its housing activities, the Charity is a Registered Social Landlord, reference number A2945.
Day to day responsibility for the finances of the Charity is in the hands of the Clerk, in consultation with the Trustees.
Daily management of the sheltered housing accommodation is the responsibility of the House Manager employed by the Charity.

The trustees' report was approved by the Board of Trustees.

.....
Mr J Clarke
Trustee

Date: .....

RAMSEY WELFARE CHARITIES

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

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

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

In preparing these 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 2019 (FRS 102);
- 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

RAMSEY WELFARE CHARITIES

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF RAMSEY WELFARE CHARITIES

I report to the trustees on my examination of the financial statements of Ramsey Welfare Charities (the charity) 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 financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

Since the charity's gross income exceeded £250,000, the independent examiner must be a member of a body listed in section 145 of the Charities Act 2011. I confirm that I am qualified to undertake the examination because I am a member of the Institue of Chartered Accountants in England and Wales, which is one of the listed bodies.

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

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

1 accounting records were not kept in respect of the charity as required by section 130 of the Charities Act 2011.
2 the financial statements do not accord with those records; or
3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

A Newman
Whitings LLP
Fenland House
15B Hostmoor Avenue
March
Cambridgeshire
PE15 0AX
Date: .....

RAMSEY WELFARE CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds 2025 £	Endowment funds 2025 £	Restricted funds (Jones Court) 2025 £	Total 2025 £	Unrestricted funds 2024 £	Endowment funds 2024 £	Restricted funds (Jones Court) 2024 £	Total 2024 £
Income from:									
Charitable activities	**2**	14,342	-	272,949	287,291	13,524	-	257,873	271,397
Investments	**3**	21,104	-	1,860	22,964	20,334	-	1,818	22,152
Total income		35,446	-	274,809	310,255	33,858	-	259,691	293,549
Expenditure on:									
Charitable activities	**4**	22,282	-	285,576	307,858	22,706	-	247,469	270,175
Total expenditure		22,282	-	285,576	307,858	22,706	-	247,469	270,175
Net gains/(losses) on investments		(1,644)	(1,694)	-	(3,338)	4,081	23,545	-	27,626
Net income/(expenditure) and movement in funds		11,520	(1,694)	(10,767)	(941)	15,233	23,545	12,222	51,000
Reconciliation of funds:									
Fund balances at 1 January 2025		341,599	188,167	395,539	925,305	326,366	164,622	383,317	874,305
Fund balances at 31 December 2025		353,119	186,473	384,772	924,364	341,599	188,167	395,539	925,305

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED)
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2025

The notes on pages 10 to 19 form part of these financial statements.

RAMSEY WELFARE CHARITIES

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Property, plant and equipment	**9**		421,617		377,885
Investment property	**10**		414,633		414,633
Investments	**11**		116,367		119,705
			952,617		912,223
Current assets					
Trade and other receivables	**12**	1,698		1,698	
Cash at bank and in hand		242,949		292,111	
		244,647		293,809	
Current liabilities	**13**	(22,305)		(20,730)	
Net current assets			222,342		273,079
Total assets less current liabilities			1,174,959		1,185,302
Non-current liabilities	**14**		(250,595)		(259,997)
Net assets			924,364		925,305
The funds of the charity					
Endowment fund	**17**		186,473		188,167
Restricted funds- Jones Court	**15**		384,772		395,539
Unrestricted funds	**16**		353,119		341,599
			924,364		925,305

The financial statements were approved by the trustees on .....

.....
Mr J Clarke
Trustee

1 Accounting policies

1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a statement of cash flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

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

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value and in accordance with the Charities Act 2011. The principal accounting policies adopted are set out below.

1.2 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.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

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.

1 Accounting policies **(Continued)**

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Property, plant and equipment

Property, plant and equipment are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Buildings depreciation is provided on a straight line baisis over a period of sixty years, or where relevant, an amount equivalent to the loan principle repayments made in the year. Land- nil.
Fixtures and fittings	20% on cost

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

1.7 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in SOFA.

1.8 Non-current investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in the SOFA for the year. Transaction costs are expensed as incurred.

1.9 Impairment of non-current assets

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

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies **(Continued)**

1.11 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including trade and other payables and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.14 Cyclical Maintenance Funds

Provision for future cyclical repairs and maintenance is made by annual transfer of £488 (2024 £1,044) per housing unit in Jones Court and £488 (2024 £1,044) per unit for other properties from the retained surpluses to the designated reserves. Accumulated funds are released from these reserves upon the charity undertaking cyclical repairs.

1 Accounting policies **(Continued)**

1.15 Extraordinary Repair Fund

Provision for extraordinary repairs, improvements or rebuilding of the almshouses has previously been made by annual transfers to a designated reserve, the funds of which are invested in Accumulation shares in The Charities Official Investment Fund. No further transfers are now being made to this fund and funds may be released upon the charity undertaking an extraordinary repair.

2 Income from charitable activities

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Contributions from Tenants	14,342	269,528	283,870	13,293	257,388	270,681
Letting of Guest rooms	-	3,421	3,421	-	485	485
Miscellaneous	-	-	-	231	-	231
	14,342	272,949	287,291	13,524	257,873	271,397

3 Income from investments

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Endowment land rents	2,080	-	2,080	2,018	-	2,018
Investment property rent	17,526	-	17,526	16,955	-	16,955
Dividends on investments	989	-	989	963	-	963
Interest receivable	509	1,860	2,369	398	1,818	2,216
	21,104	1,860	22,964	20,334	1,818	22,152

4 Expenditure on charitable activities

	Costs of activities 2025 £	Costs of activities 2024 £
Direct costs		
Staff costs	43,772	41,669
Depreciation and impairment	39,150	22,671
Repairs and renewals	28,655	45,430
Cleaning	2,064	2,845
Insurance	7,702	7,365
Cyclical repairs	64,406	41,540
Heating and lighting	52,117	40,337
Water rates	6,794	5,374
Interest on loan from housing corporation	16,345	14,759
Bank loan interest	8,863	10,336
Sundry payments	1,447	2,516
Provision of Clerk's salary	16,674	19,274
Garden maintenance	9,845	6,580
Telephone, Printing, stationery and adverts	2,357	3,400
Accountancy	4,446	4,242
Other charitable expenditure	3,221	1,837
	307,858	270,175
Analysis by fund		
Unrestricted funds	22,282	22,706
Restricted funds	285,576	247,469
	307,858	270,175

5 Support costs allocated to activities

	General Fund 2025 £	Total 2024 £
Proportion of Clerk's remuneration	1,190	1,331
Proportion of Clerk's remuneration	7,147	8,306
Telephone	2,357	3,400
Postage, printing and stationery	4,574	1,710
Council tax on units	88	127
Accountancy	702	638
Accountancy	3,744	3,604
	19,802	19,116

6 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

7 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
	3	3

Employment costs	2025 £	2024 £
Wages and salaries	31,350	29,479
Other pension costs	941	884
	43,772	41,669

There were no employees whose annual remuneration was more than £60,000.

8 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

9 Property, plant and equipment

	Freehold land and buildings £	Fixtures and fittings £	Total £
Cost			
At 1 January 2025	1,591,646	112,703	1,704,349
Additions	-	82,882	82,882
Less: Housing Association Grant	(1,196,568)	-	(1,196,568)
At 31 December 2025	395,078	195,585	590,663
Depreciation and impairment			
At 1 January 2025	76,998	52,898	129,896
Depreciation charged in the year	4,389	34,761	39,150
At 31 December 2025	81,387	87,659	169,046
Carrying amount			
At 31 December 2025	313,691	107,926	421,617
At 31 December 2024	318,080	59,805	377,885

9 Property, plant and equipment **(Continued)**

The above freehold land and buildings belong to the Jones Court sheltered housing development managed by the trustees. The Jones Court buildings were valued at £6,782,338 for insurance purposes at December 2025.

The charity owns, in addition to the above, three bungalows occupied as almshouses which were built many years ago and have now been fully depreciated. No value is included within these accounts for the bungalows which were valued in total for insurance purposes at £443.766 (2024 £429,423) .

Other freehold land and buildings owned by the trustees are held for investment purposes.

10 Investment property

	2025 £
Fair value	
At 1 January 2025 and 31 December 2025	414,633

The investment properties, house 99 & 97 belong to Almshouse and are managed by the trustees.
House at 97 has been included within the accounts at cost of £153,633. For insurance purposes the property was valued at £210,000 in December 2025.
House 99 has been included within the accounts at a revalued amount of £160,000 from December 2019. For insurance purposes the property was valued at £200,000 in December 2025.

	2025 £	2024 £
Freehold Investment Property		
House at 99 Great Whyte, Ramsey - at valuation 31 December 2019	160,000	160,000
House at 97 Great Whyte, Ramsey - cost 29 October 2018	153,633	153,633
	313,633	313,633
Tenanted Land held for Investment		
3.475 acred land, Stocking Fen, Ramsey	15,000	15,000
4.104 acres land, Ramsey, Forty Foot	20,000	20,000
5.500 acres land, Ramsey Forty Foot	27,000	27,000
6.000 acres land, The Hollow, Ramsey	39,000	39,000
Market value 31 December 2025	101,000	101,000

11 Fixed asset investments

	COIF-Income Shares (Endowment Fund)	Accumulation Shares (General Fund)	Total
	£	£	£
Cost or valuation			
At 1 January 2025	35,388	84,317	119,705
Valuation changes	(1,694)	(1,644)	(3,338)
At 31 December 2025	33,694	82,673	116,367
Carrying amount			
At 31 December 2025	33,694	82,673	116,367
At 31 December 2024	35,388	84,317	119,705

12 Trade and other receivables

	2025	2024
Amounts falling due within one year:	£	£
Other receivables	1,698	1,698

13 Current liabilities

	Notes	2025	2024
		£	£
Bank loans		6,134	5,067
Trade payables		3,626	3,594
Accruals and deferred income		12,545	12,069
		22,305	20,730

14 Non-current liabilities

	Notes	2025	2024
		£	£
Bank loans		250,595	259,997

The long term creditor includes £155,874 (2024 £158,704) outstanding on the mortgage for the building of Jones Court now operated by Orchardbrook Ltd. The mortgage is for a term of 60 years to 31.01.2046 and the current interest rate is 10.375%. This mortgage is secured by a first legal charge on the Charity's freehold property at Jones Court, Great Whyte, Ramsey. The balance relates to bank loans for the purchase of the investment properties at 97 and 99 Great Whyte, Ramsey.

15 Restricted funds- Jones Court

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 January 2025	Incoming resources	Resources expended	Transfers	At 31 December 2025
	£	£	£	£	£
Jones Court - General	96,985	272,949	(283,387)	40,115	126,662
Jones Court - New Building	117,571	-	(2,189)	-	115,382
Jones Court - CMF	180,983	1,860	-	(40,115)	142,728
	395,539	274,809	(285,576)	-	384,772

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Transfers	At 31 December 2024
	£	£	£	£	£
Jones Court - General	74,448	257,873	(245,280)	9,944	96,985
Jones Court - New Building	119,760	-	(2,189)	-	117,571
Jones Court - CMF	189,109	1,818	-	(9,944)	180,983
	383,317	259,691	(247,469)	-	395,539

16 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2025	Incoming resources	Resources expended	Gains and losses	At 31 December 2025
	£	£	£	£	£
Relief in Need & Almshouse General Funds	211,763	3,578	(2,306)	-	213,035
Almshouse Cyclical Maintenance Fund	45,519	31,868	(19,976)	-	57,411
Almshouse Extraordinary Repair Fund	84,317	-	-	(1,644)	82,673
	341,599	35,446	(22,282)	(1,644)	353,119

16 Unrestricted funds **(Continued)**

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
Relief in Need & Almshouse General Funds	210,608	3,611	(2,456)	-	211,763
Almshouse Cyclical Maintenance Fund	35,522	30,247	(20,250)	-	45,519
Almshouse Extraordinary Repair Fund	80,236	-	-	4,081	84,317
	326,366	33,858	(22,706)	4,081	341,599

17 Endowment funds

These are endowment funds which are material to the charity's activities.

	At 1 January 2025	Gains and losses	At 31 December 2025
	£	£	£
Endowment Fund	188,167	(1,694)	186,473

Previous year:	At 1 January 2024	Gains and losses	At 31 December 2024
	£	£	£
Endowment Fund	164,622	23,545	188,167

18 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).