# Wisbech Charities

## Annual Report and Consolidated Financial Statements

**For the year ended 31st December 2025**

# Wisbech Charities

## Consolidated Financial Statements

## For the year ended 31st December 2025

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**Wisbech Charities**

**Trustees Report for the year ended 31st December 2025**

The Wisbech Charities have their origin in the medieval Guilds of Wisbech, who were responsible for the erection of the first Almshouses. The original houses of wood were destroyed by fire and new ones were built in the reign of King John, with whose name they have subsequently been associated. Through the ages, notable citizens of the town continued to contribute money for almshouses, the relief of poverty and for education. By the turn of the century, there were a large number of charities in the town. On 23rd November 1965, these charities were amalgamated and renamed Wisbech Charities. Registered Charity number 204879 and Housing Corporation number A2144.

The Charity's Trustees during the year ended 31st December 2025 were: -

K Aplin (Chairman)
R.S.G. Barnwell
I Stocks
Dr Nilesh Patel (Appointed 18.3.2025)& (Resigned 4.8.2026)
Sarah Jane Wheeler (Appointed 18.3.2025)
J A Boulton (Appointed 4.11.2025)
Mrs K Rosier (Resigned 3.3.2025)
Canon M Bradbury (Resigned 3.3.2025)
Mrs A.M. Elgood (Resigned 22.7.2025 )
T Peppercorn (Died 20.6.2025 )

The Trustees of the Wisbech Charities meet four times a year. There are three Sub- committees:

Finance: This sub-committee meets twice a year. Its main responsibility is to set the budget for the following year and monitor finances of the Charity.

Buildings: This sub-committee meets annually to inspect the premises and to recommend to the Trustees work that should be carried out to maintain or improve King John's House.

Residents: This sub-committee meets as required to look at applicants for residency and to appoint when vacancies exist.

The correspondence address for the Trustees is c/o The Office, King John House, Kings Walk, Wisbech, Cambs. PE13 1HU.

The Trustees Solicitors are Fraser Dawbarns , York Row, Wisbech, Cambs.

The Trustees Bankers are Barclays Bank PLC, Old Market, Wisbech, Cambs.

The Trustees Independent Examiner is Claire L Smithee FCCA, TC Group, G14 The Boathouse Business Centre,1 Harbour square, Wisbech, Cambs.

The Non Almshouses or Poors Branch of Wisbech Charities is concerned with the management of lands and investments, the income from which is used for the relief of poverty and for grants endowed to St. Peter's Church and St. Peter's School. The trustees have regard to the Charity Commission's guidance on public benefit when making charitable grants in accordance with the objects.

The Almshouse Branch of Wisbech Charities is concerned with the provision and maintenance of a block of purpose built Almshouses, King John's House, King's Walk, Wisbech. This consists of 21 bedsit flats in two blocks. The first block was built in 1970 and has 13 units and the newer block was built in 1990 and has 8 units. In addition, there is a flat available for visitors and meetings.

The Trustees continue their policy of maintaining the flats in good condition. A number of replacements and minor improvements were made to a number of flats.

**Almshouse Branch Statistics for 2025:**

| | |
|---|---|
| Number of residents on 1st January 2025 | 20 |
| Number of residents on 31st December 2025 | 18 |
| Number of units | 21 |
| Number of employees | 1 |
| Average yearly cost per unit | £6,973 |
| Average contribution per unit | £4,320 |

The Trustees had resolved to increase residents maintenance payments on an annual basis to ensure meets its increased outgoings. Revenue deficit for the year was £50,820 and the market value of investments has increased by £9,677. These results have been transferred to their respective funds. During the year £50,000 was utilised from the NAACIF Extraordinary Repair Fund to contribute towards the new boiler installed which amounted to £42,904.

The Trustees aim to retain sufficient reserves to cover projected outgoings for the next twelve months and are also aware of the need for contingency reserves to cover necessary repairs to capital equipment in the properties as they arise. The trustees consider that current reserve levels are adequate for these purposes.

In preparing these Financial Statements, the Trustees are required to: -

1. Select suitable accounting policies and then apply them consistently
2. Make judgements and estimates that are reasonable and prudent
3. Prepare the Financial Statements on the going concern basis

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 Acts 2011. 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.

In view of the fluctuating property market the Committee of Management feels unable to estimate the vacant possession market value of the housing properties (which should be in excess of net book value) and are loathe to incur professional fees thereon.

**Approved and signed on behalf of the Trustees on**

**K Aplin, Trustee**

**Trustee**

## INDEPENDENT EXAMINERS REPORT
## To the Trustees of Wisbech Charities.

I report to the trustees on my examination of the consolidated accounts of the Wisbech Charities 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 (other than that disclosed below) which gives me cause to believe that in, any material respect:

1. the accounting records were not kept in respect of the Trust as required by section 130 of the Charities Act; or
2. the accounts do not accord with the accounting records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports). Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of 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 accounts to be reached.

Claire L Smithee FCCA
TC Group
G14 The Boathouse Business Centre
1 Harbour Square
WISBECH
Cambs PE13 3BH

29/09/2026

## WISBECH CHARITIES

## CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
### For the year ended 31st December 2025

| | Note | Almshouse Unrestricted Funds 2025 £ | Poors Unrestricted Funds 2025 £ | Almshouse Restricted Funds 2025 £ | Poors Endowment Funds 2025 £ | Total 2025 £ | Total 2024 £ |
|---|---|---|---|---|---|---|---|
| **INCOME** | | | | | | | |
| Maintenance income | 2 | 90,737 | - | - | - | 90,737 | 85,877 |
| Rents from land | 3 | - | 2,777 | - | - | 2,777 | 2,763 |
| **Investment Income** | | | | | | | |
| Dividends etc | 4 | 4,009 | 607 | - | | 4,616 | 4,976 |
| Interest | 5 | 876 | - | - | - | 876 | 996 |
| **TOTAL INCOME** | | 95,622 | 3,384 | - | - | 99,006 | 94 612 |
| **EXPENDITURE** | | | | | | | |
| Charitable activities | 6 | 135,172 | - | - | - | 135,172 | 88,910 |
| Governance costs | 6 | 8,591 | 934 | - | - | 9,525 | 10,235 |
| Interest payable | 6 | 2,678 | - | - | - | 2,678 | 2,814 |
| Payments to benefic aries | | - | 474 | - | - | 474 | 467 |
| **TOTAL EXPENDITURE** | | 146,442 | 1,408 | - | - | 147,850 | 102,426 |
| **NET INCOME/(EXPENDITURE) for the Year** | | (50,820) | 1,976 | - | - | (48,844) | (7,814) |
| Transfers between funds | 8 | 4,505 | - | (4,505) | - | - | - |
| **Net Income/(Expenditure) after transfers** | | (46,315) | 1,976 | (4 505) | - | (48,844) | (7,814) |
| **NET GAINS/(LOSSES) ON INVESTMENTS** | | | | | | | |
| Unrealised - Investment gains/(losses) | 12 | 10,512 | 1,035 | (835) | 1,416 | 12,128 | 8,262 |
| **NET MOVEMENT IN FUNDS** | | (35,803) | 3,011 | (5,340) | 1,416 | (36,716) | 448 |
| Revaluation of Land | | - | - | - | 67,000 | 67,000 | - |
| **TOTAL FUNDS BROUGHT FORWARD at 1st January 2025** | | 269 C24 | 28,122 | 154,107 | 97,313 | 548,566 | 548,118 |
| **TOTAL FUNDS CARRIED FORWARD at 31st December 2025** | 21 | 233,221 | 31,133 | 148,767 | 165,729 | 578,850 | 548,566 |

Wisbech Charities has not acquired or discontinued any fundamental activities during the above two financial years

These Financial Statements were approved by the Committee of Management and signed on its behalf by

K Aplin , Trustee

Trustee

The Notes on pages 8 to 16 form part of these Financial Statements

## WISBECH CHARITIES

## CONSOLIDATED BALANCE SHEET
### At 31st December 2025

| | Notes | 2025 £ | 2025 £ | 2024 £ | 2024 £ |
|---|---|---|---|---|---|
| **FIXED ASSETS** | | | | | |
| **Tangible Assets** | | | | | |
| Land and Buildings | 10 | | **241,289** | | 251,218 |
| Freehold Land held for investment purposes | 10 | | **136,400** | | 69,400 |
| Other Fixed Assets | 11 | | **843** | | 843 |
| **Investments** | 12 | | **141,454** | | 176,352 |
| **TOTAL FIXED ASSETS** | | | **519,986** | | 497,813 |
| **CURRENT ASSETS** | | | | | |
| Debtors | 13 | **4,916** | | 5,530 | |
| Investments | 14 | **18,988** | | 18,210 | |
| Cash at Bank and in Hand | | **85,996** | | 80,922 | |
| | | **109,900** | | 104,662 | |
| **CREDITORS** | | | | | |
| Amounts falling due within one year | 15 | **(12,852)** | | (13,594) | |
| **NET CURRENT ASSETS/(LIABILITIES)** | | | **97,048** | | 91,068 |
| **TOTAL ASSETS LESS CURRENT LIABILITIES** | | | **617,034** | | 588,881 |
| **CREDITORS** | | | | | |
| Amounts falling due after more than one year | 16 | | **(38,184)** | | (40,315) |
| **NET ASSETS** | | | **578,850** | | 548,566 |
| **TOTAL FUNDS OF THE CHARITY** | | | | | |
| **RESTRICTED FUNDS** | | | | | |
| Housing Association Grant | 17 | | **108,124** | | 112,630 |
| Permanent Endowment Fund | 17 | | **40,643** | | 41,477 |
| Poors Endowment Fund | 17 | | **165,729** | | 97,313 |
| **UNRESTRICTED FUNDS** | | | | | |
| Designated Reserves | 18 | | **59,300** | | 59,300 |
| General Reserves | 18 | | **145,927** | | 192,242 |
| Investment Fund | 18 | | **27,994** | | 17,482 |
| Poors Unrestricted Fund | 18 | | **31,132** | | 28,122 |
| | | | **578,850** | | 548,566 |

These Financial Statements were approved by the Committee of Management on
signed on its behalf by

K Aplin, Trustee

Trustee

The Notes on pages 8 to 16 form part of these Financial Statements.

## Wisbech Charities
## Notes to the Consolidated Financial Statements
## for the year ended 31st December 2025

### Accounting convention
The Financial Statements are prepared under the historical convention as modified by the inclusion of investments at market value and in accordance with applicable accounting standards. In preparing the financial statements the Charity follows best practice as laid down in the Statement of Recommended Practice: Accounting and Reporting by Charities' (SORP 2015)(effective 1 January 2015).

### Maintenance Income
Maintenance Income represents maintenance contributions receivable from the residents of King John House.

### Investment income
Investment income is accounted for in the period in which the fund is entitled to receipt.

### Expenditure
Expenditure is included on an accruals basis.

### Cash Flow Statement
Under Financial Reporting Standard No.1, the Charity is not required to produce a Cash Flow Statement.

### Fixed asset investments
Investments are included at closing mid-market value at the balance sheet date. Any gain or loss on revaluation is taken to the Statement of Financial Activities.

### Fund Accounting
Details of the nature and purpose of each fund is set out in the notes to the accounts.

### Tangible fixed assets and depreciation
Land is not depreciated.
With effect from 1st January 2000, in accordance with Financial Reporting Standard 15 - Tangible Fixed Assets, Housing Properties are depreciated on a straight line basis over 50 years.
All other fixed assets costing more than £500 are capitalised, and depreciated on a straight line basis over 5 years.

### Housing Properties:
King John's House was constructed in 1970 with an extension added in 1989. The costs of construction were funded by a grant from the Housing Association, mortgage loans from Fenland District Council secured by a charge on the property, and from the resources of Wisbech Charities – Almshouses Branch.

### Housing Association Grant:
Housing Association Grant was paid by the Housing Corporation towards the cost of developing King John's House. The grant is repayable under certain circumstances, primarily following the sale of the property, but the amount to be repaid will normally be restricted to the net proceeds of sale. With effect from 1st January 2000, the grant has been transferred to a restricted fund. A proportion of the grant is released to unrestricted Income and Expenditure Account on a straight line basis over 50 years.

### Extraordinary Repair Fund
The Trustees have established an Extraordinary Repair Fund. The expenditure of the fund is restricted to the payment for major "one-off" repairs or improvements (such as re-roofing or providing a new central heating system), or for rebuilding. The Trustees aim to transfer to the fund each year an amount which is no less than the amount recommended by the Almshouse Association. Such transfers are charged to expenditure in the year in which they are made.

### Cyclical Maintenance Fund
The Trustees have established a Cyclical Maintenance Fund. The expenditure of the fund is restricted to the payment for ordinary items of maintenance and repair which recur at infrequent but regular intervals (such as external and internal decoration). The Trustees aim to transfer each year an amount to the fund which is no less than the amount recommended by the Almshouse Association. Such transfers are charged to expenditure in the year in which they are made.

### Funds
The endowment funds represent those assets which must be held permanently by the Charity. Income arising on the endowment funds can be used in accordance with the objects of the Charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the funds.
The restricted funds represent those assets which the Trustees may only utilise for an identified purpose.
The unrestricted funds comprise those assets which the Trustees are free to use in accordance with the charitable objects.
The scheme which established The Wisbech Charities specified that the expenses of management etc. should be borne by the unrestricted fund.

### Taxation
As a registered Charity, Wisbech Charities is exempt from liability to taxation on its income and capital gains. Wisbech Charities is not registered for Value Added Tax, and in these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

## Wisbech Charities
## Notes to the Financial Statements for the year ended 31st December 2025

### 2 Maintenance Income

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| Maintenance Contributions from Residents | 90,737 | 85,877 |
| | 90,737 | 85,877 |

### 3 Agricultural Land

| | Annual Rental | |
|---|---|---|
| | 2025 | 2024 |
| **Freehold Agricultural Land:** | £ | £ |
| Sayers Field (10a 3r 29p) | 1,829 | 1,829 |
| Wisbech High Fen (7a 3r 20p) | 788 | 788 |
| Wayleaves over land at Wisbech High Fen | 141 | 141 |
| | 2,758 | 2,758 |

### 4 Investment Income - Dividends

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| ERF Investment Fund | 4,009 | 4,390 |
| NAACIF (Poors) | 1,416 | 402 |
| | 5,425 | 4,792 |

### 5 Investment Income - Interest and similar income

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| Charities Deposit Fund | 3 | 3 |
| Bank Deposit Interest | 2 | 2 |
| | 5 | 5 |

6 **Expenditure**

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| **Charitable Activities** | | |
| House Manager/Clerk Salary | 26,561 | 26,239 |
| Cleaning & Gardening | 6,579 | 5,909 |
| Insurances - Property | 2,055 | 2,615 |
| Heat, Light & Water | 18,867 | 18,764 |
| Routine Repairs & Maintenance | 15,426 | 14,962 |
| Extraordinary Repairs | 42,904 | - |
| Lift Maintenance & Warranty | 2,726 | 2,982 |
| Emergency Call Alarm | 1,007 | (175) |
| Council Tax | 9,118 | 7,685 |
| Depreciation of Housing Property | 9,929 | 9,929 |
| | 135,172 | 88,910 |
| **Governance Costs** | | |
| Accountancy and Independent Examination Fees | 3,197 | 3,067 |
| Accountancy and Independent Examination Fees (Poors) | 780 | 780 |
| Stationery, Postage, Telephone & Sundries | | |
| Insurances - Other | 3,896 | 4,927 |
| Rent collection & Professional fees (Poors) | 390 | 300 |
| Contribution received for administration | | |
| National Schools Fund | (236) | (236) |
| | 8,027 | 8,838 |
| **Interest Payable** | | |
| FDC Loan Interest | | |
| On loans wholly or partly repayable in more than five years | 2,678 | 2,814 |

7 **Trustees Emoluments**

None of the Trustee received any emoluments. The emoluments of the Clerk to the Trustees are as follows:-

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| Emoluments | NIL | NIL |
| Total expenses reimbursed to the Trustees | NIL | NIL |

8 **Transfers between Funds**

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| Release from Housing Association Grant | 4,505 | 4,505 |
| | 4,505 | 4,505 |

9 **Taxation**

Wisbech Charities - Almshouses is a Registered Charity, and is, therefore exempt from liability to taxation on its Income and Capital Gains.

## Wisbech Charities

## Notes to the Financial Statements for the year ended 31st December 2025

10 **FIXED ASSETS**

| | Almshouse Restricted | Almshouse Unrestricted | Poors Endowment | Total |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| **Freehold Land and buildings** | | | | |
| **Cost or valuation:** | | | | |
| At 1st January 2025 | 1 | 3,000 | 69,400 | 72,401 |
| Revaluation increase | - | - | 67,000 | 67,000 |
| **As 31st December 2025** | 1 | 3,000 | 136,400 | 139,401 |
| **Housing Properties** | | | | |
| **Cost:** | | | | |
| At 1st January 2025 and | - | 340,742 | - | 340,742 |
| Replacement of Lift | - | 93,420 | - | 93,420 |
| **As 31st December 2025** | - | 434,162 | - | 434,162 |
| **Depreciation** | | | | |
| As at 1st January 2025 | - | 185,945 | - | 185,945 |
| **Charge for year** | - | 9,929 | - | 9,929 |
| **As at 31st December 2025** | - | 195,874 | - | 195,874 |
| **Net Book Value** | | | | |
| **At 31st December 2025** | 1 | 241,288 | 136,400 | 377,689 |
| At 31st December 2024 | 1 | 251,217 | 69,400 | 320,618 |

The Housing Properties are all Freehold and owned by the Wisbech Charities - Almshouses.
The land held in 1970 is the land in King's Walk on which there were the six Hawkins Almshouses. This is part of the endowment of the Branch.
In 1987 additional land was purchased out of retained income/loans, and was used for the building of the extension to King John's House.
Wisbech Charities - Almshouses were constructed in 1970 and 1989. The above details relate thereto and were funded by a Housing Corporation Grant of £225,254 and Residual Mortgage Loans of £71,393 repayable over sixty years. The balance of £47,098 was provided from Wisbech Charities own resources.

The Trustees valued the land at 31st December 2025 and 2024 on the basis of current circumstances, at approximately £6,940 per acre. (2024 £4,000.00 per acre) The Trustees believe that this valuation is appropriate at this time.
The Trustees believe that it is appropriate to include an estimate in the Balance Sheet of the capital value of the Wayleaves over the land at Wisbech High Fen. The Trustees have valued the Wayleaves on the basis that the income due in 2005 of £71.23 should provide a yield of approximately 5%.

## 11 OTHER FIXED ASSETS

**Office Equipment:**

| | £ |
|---|---|
| **Cost** | |
| At 1st January 2025 and | |
| **At 31st December 2025** | 1,296 |
| | |
| **Depreciation** | |
| At 1st January 2025 and | 1,296 |
| **Charge for year** | - |
| | |
| **At 31st December 2025** | 1,296 |
| | |
| **Net Book Value:** | |
| **At 31st December 2025** | nil |
| | |
| At 31st December 2024 | nil |

**Intangible Assets: BPS Entitlements**

| | £ |
|---|---|
| **Cost** | |
| At 1st January 2025 | 843 |
| Additions | - |
| **At 31st December 2025** | 843 |
| | |
| **Depreciation** | |
| At 1st January 2025 | - |
| **Charge for year** | - |
| | |
| **At 31st December 2025** | - |
| | |
| **Net Book Value:** | |
| **At 31st December 2025** | 843 |
| | |
| At 31st December 2024 | 843 |

## 12 INVESTMENTS

| | Market Value as at 1.1.25 | Withdrawals and Additions | Revaluation | Market Value as at 31.12.25 | Historic Cost |
|---|---|---|---|---|---|
| **Replacement of Assets Fund** | | | | | |
| COIF | 22,160 | - | (432) | 21,728 | 346 |
| **Mills Almshouses Sold Fund** | | | | | |
| COIF | 4,475 | - | (88) | 4,387 | 81 |
| **Loan Recoupment Fund** | | | | | |
| COIF | 16,135 | - | (315) | 15,820 | 865 |
| **Permanent Endowment Funds** | 42,770 | - | (835) | 41,935 | 1,292 |
| **Poors Endowment Funds** | | | | | |
| National Association of | 12,403 | - | 1,416 | 13,819 | - |
| **Future Extraordinary Repairs Provision** | | | | | |
| NAACIF | 121,179 | (45,991) | 10,512 | 85,700 | 27,714 |
| | 176,352 | (45,991) | 11,093 | 141,454 | 29,006 |

The holding of 13,362 National Association of Almshouses Common Investment Fund, Income Shares were purchased in 1978. Their original cost is not known.
During the year £50,000 was released from the Extraordinary Repair Fund to fund the new boiler purchased as part of the extraordinary repairs for the year.

## 13 DEBTORS

| | 2025 | 2024 |
|---|---|---|
| Amounts falling due within one year: | £ | £ |
| Sundry Debtors | - | - |
| Prepayments and Accrued Income | 3,200 | 3,382 |
| Wayleave | 160 | 146 |
| National Schools Fund administration | 236 | 236 |
| | 3,596 | 3,764 |

## 14 CURRENT ASSETS

| **Investments** | 2025 | 2024 |
|---|---|---|
| **Cost or Base Costs:** | £ | £ |
| At 1st January | 18,210 | 17,322 |
| Accumulated Income | 778 | 888 |
| **Balance as at 31st December** | 18,988 | 18,210 |

| The investment comprises the following: | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| The Charities Deposit Fund | | |
| Balance at 31st December | 18,988 | 19,098 |

## 15 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| Creditors and Accruals | 11,268 | 12,017 |
| Payable to beneficiaries | 464 | 464 |
| Rent received in advance | 1,111 | 1,111 |
| | 12,843 | 13,592 |

## 16 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

Loans on Mortgages due to Fenland District Council are secured by a charge on the Charities Housing properties and are repayable by instalments where the last instalment falls to be repaid after 31st December 2025

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| i). Repayable by variable half yearly instalments of principal and interest the last instalment falling to be repaid in 2051, interest is at the national mortgage rate. | 4,973 | 6,548 |
| ii). Repayable by variable half yearly instalments of principal and interest the last instalment falling to be repaid in 2029, interest is at the national mortgage rate. | 33,211 | 33,767 |
| | 38,184 | 40,315 |

## 17 RESTRICTED FUNDS

**Housing Association Grant**

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| At 1st January 2025 | 112,630 | 117,135 |
| **Release of Grant to Statement of Financial Activities** | 4,505 | 4,505 |
| **Balance At 31st December 2025** | 108,125 | 112,630 |

| **Permanent Endowment Fund** | **2025** | 2024 |
|---|---|---|
| | **£** | £ |
| Replacement of Assets Sold Fund | **22,160** | 21,087 |
| Mills Almshouses Sold Fund | **4,475** | 4,258 |
| Loan Recoupment Fund | **14,843** | 14,062 |
| **Revaluation of investments** | **(835)** | 2,071 |
| **Balance At 31st December 2025** | **40,643** | 41,477 |

| **Poors Endowment Fund** | **2025** | 2024 |
|---|---|---|
| | **£** | £ |
| Poors Endowment Fund | **165,729** | 97,313 |
| **Balance At 31st December 2025** | **165,729** | 97,313 |

The Poors endowment fund represent those assets which must be held permanaently by the Charity

## 18 UNRESTRICTED FUNDS

**Designated Reserves:**

| | Balance as at 1.1.25 | Transfer (to)/from Income and Expenditure Account | Balance as at 31.12.25 |
|---|---|---|---|
| | **£** | £ | **£** |
| Cyclical Repairs & Maintenance | **20,351** | - | **20,351** |
| Extraordinary Repairs | **37,657** | - | **37,657** |
| Charitable Property Fund | **1,292** | - | **1,292** |
| | **59,300** | - | **59,300** |

**General Reserves:**

| | Balance as at 1.1.25 | Net Incoming Resources for the year | Transfer from Designated Reserves | Balance as at 31.12.25 |
|---|---|---|---|---|
| | **£** | **£** | **£** | **£** |
| Unrestricted General Reserves | **192,242** | **(46,315)** | - | **145,927** |

**Investment Fund:**

| | Balance as at 1.1.25 | Movement Fixed Asset Investments | Balance as at 31.12.25 |
|---|---|---|---|
| | £ | £ | £ |
| Future Extraordinary Repair Provision | **17,482** | **10,512** | **27,994** |
| **Almshouse Total Unrestricted Funds at 31 December** | **269,024** | | **233,221** |

**Poors Unrestricted Fund:**

| | Balance as at 1.1.25 | Net Incoming Resources for the year | Balance as at 31.12.25 |
|---|---|---|---|
| | £ | | £ |
| Poors Unrestricted Fund | **28,122** | **3,010** | **31,132** |

Unrestricted funds comprise those funds which the Trustees are free to use in accordance with the

The Scheme which established The Wisbech Charities specified that the expenses of management

## 19 FINANCIAL COMMITMENTS

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| Expenditure that had been approved but has not been provided for in the Financial Statements in relation to property refurbishment | nil | nil |

## 20 CONTINGENT LIABILITIES

As 31st December 2025 and 2024, there were no known contingent liabilities.

## 21 ANALYSIS OF CAPITAL AND RESERVES BETWEEN FUNDS

Fund Balances at 31st December 2025 are represented by:

| | Restricted Funds | Designated Reserves | General Reserves | Investment Fund | Poors unrestricted Fund |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ |
| Fixed Assets | **108,125** | **-** | **133,165** | **-** | **-** |
| Freehold Land | **69,400** | **-** | **-** | **-** | **-** |
| Intangible Assets | **-** | **-** | **-** | **-** | **844** |
| Investments | **40,642** | **59,300** | **(301)** | **27,994** | **396** |
| Current Assets | **96,329** | **-** | **60,954** | **-** | **33,038** |
| Current Liabilities | **-** | **-** | **(9,707)** | **-** | **(3,145)** |
| Creditors falling after one year | **-** | **-** | **(38,184)** | **-** | **-** |
| | **314,496** | **59,300** | **145,928** | **27,994** | **31,133** |