STEWART'S AND BUDGEN'S ALMSHOUSES

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

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ASSOCIATION INFORMATION

CHARITY NUMBER:	205886
HOMES ENGLAND:	A3722
REPRESENTATIVE TRUSTEES:	Mr R Elliott-Nowobilski (Chair) Mrs D Brickell Mr H Shah
ASSOCIATE TRUSTEES:	Mr R Banks Mrs S Lee Mrs A Edgar Ms T Dallman Mrs W Mengham Mrs A Mylordos
TREASURER:	Mr H Shah
SECRETARY:	Isabel Perman
REGISTERED OFFICE:	Gladstone House 77-79 High Street Egham Surrey TW20 9HY
AUDITOR:	Ian S Anderson Chartered Accountant & Statutory Auditor Greengarth Thicket Grove Maidenhead Berkshire SL6 4LW
BANKERS:	Barclays Bank Plc 210 High Street Hounslow TW3 1DL
SOLICITORS:	Horne Engel & Freeman 47a High Street Egham TW20 9ES

REPORT OF THE TRUSTEES
for the Year Ended 31 December 2025

The Trustees present their report, which incorporates the requirements of a Strategic Report, together with the financial statements for the year ended 31 December 2025.

1. Constitution and Principal Activity

Stewart's and Budgen's Almshouses ("the Association") is a registered social landlord with charitable status. The originating trust deed was dated 16 October 1925 and was varied by schemes dated 12 January 1962 and 27 January 1966, as amended on 20 February 2020. The Association was registered with the Charity Commission in England and Wales on 14 June 1962. The Association is subject to regulation by Homes England and the Regulator of Social Housing.

The Association provides almshouses for poor single or widowed women of not less than 45 years of age who have been parishioners or inhabitants of the Egham area for not less than 20 years.

2. Main points of interest:

Chairman's review

2025 has been relatively stable for the charity with almost full occupancy across both sites. We welcomed a new resident at the Pooley Green Road site in February 2025 after a major refurbishment of the property.

We continue to refurbish the properties at Pooley Green Road with new double-glazed windows and external rear doors to help keep the properties warmer and more secure. In 2026, we expect to replace the heating system in these properties, replacing the old back boilers with modern condensing boilers, thus providing better heating efficiency for our residents.

We completed the first Complaints policy self-assessment for 2024 and are happy to report that no complaints were received from our residents for that year and have maintained that record for 2025. However, we are not complacent and continue to listen to our residents and promptly deal with any issues as they arise.

Other revenues
Investment income for the year of £58,821 was up by a modest 5% over last year's figure of £55,985.

Portfolio values
Our investment policy has been to seek a balance between moderate capital growth and good income returns, obviously taken over a term of years. To date, we have continued our previous policy of primarily investing in the M & G's Charifund income units to achieve a balanced return. However, these investments reflect the general market trend and whilst income has increased by a modest amount, in 2025 there was a substantial increase in value of 17%, with our investments value at the year-end standing at £982,190 (2024 £838,179). We continue to monitor the level of cash held in banks and the need for investment of some of these. Finding appropriate charity banking and investment funds to mitigate financial risk has been challenging but we continue to pursue.

Housing stock
The Trustees took professional advice in December 2015 and revalued the housing stock accordingly in the 2015 financial statements. The Trustees aimed to have a revised valuation in 2025 but this was delayed until early 2026. This revealed an increase in value of some £930,000. Given this, the Trustees have thought it beneficial to reflect the revised valuation in these financial statements. Fuller details are set out in note 9 to the financial statements.

Policy regarding the Association's Free Reserves
The Association's reserves comprise unrestricted funds of £1,865,097, of which £50,000 represents a designated Extraordinary repair fund. The freehold properties represent fixed assets at value of £1,680,984 and free reserves are essentially represented by the liquid assets, which stand at just under £1.6 million. As outlined in previous reports our present assessment is that in the Charity's local area of benefit, another Almshouse development would not be viable. However, the Trustees do not discount the possibility in the longer term. Our current view is that the income from our portfolio should support the needs of the tenants of our 11 properties (when fully occupied) whose ability to live independent lives in their own home demands some degree of domiciliary help. We do provide support from time to time, but it has to date required the Charity to contribute financially on a very minor scale. Our residents' needs vary widely from one year to another, so we shall not be concerned if we carry a significant surplus in any one year.

At the last Annual General Meeting, the Trustees agreed to invest further monies in the M&G Multi Asset Fund. However, this has been delayed by the Trustees as the volatility of the markets over the year (and since) has made them cautious.

REPORT OF THE TRUSTEES
for the Year Ended 31 December 2025 (Continued)

Risk Management
The Trustees have sought to identify the major risks to which the Association is exposed and within reason for a small charity, where internal controls are necessarily limited, have established systems to ensure that these risks are reviewed and are minimised as far as possible.

Public Benefit
In setting our views herein and in management of the Charity generally, the Trustees have given careful consideration to the Charity Commission's guidance on public benefit.

3. Accommodation of good quality

In the Trustees' opinion the charity provides excellent value for money and good quality accommodation for its residents at low cost. Our visiting team of Trustees has Mrs Susan Lee taking an overall responsibility for the Almshouses, supported by Mrs Wendy Mengham and Mrs Anthea Mylordos, who take responsibility for Manor Farm and the Pooley Green properties, respectively.

4. Personnel

The Trustees in office this year are detailed on Page 1. There were no changes to the Trustee Board in the year.

The team have put in a tremendous amount of their effort and time to drive the charity forwards and support the local community.

5. Trustees and Trustees' Responsibilities

The Trustees believe they have complied with relevant requirements of the Governance and Financial viability Standard, so far as applicable to a small registered social housing provider.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable the Trustees to ensure that the financial statements comply with the requirements of the Charities Act 2011 and the Accounting Direction for private registered providers of social housing in England 2022. The Trustees are also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

6. Tax Status

The Trustees are of the opinion that the Association is not liable for taxation on its charitable activities.

7. External Auditor

A resolution to reappoint the auditor, Ian S Anderson, will be proposed at the Annual General Meeting.

8. Statement As To Disclosure Of Information To Auditors

So far as the Trustees are aware, there is no relevant audit information of which the Association's auditor is unaware, and each Trustee has taken all the steps that he or she ought to have taken as a Trustee in order to make themselves aware of any relevant audit information and to establish that the Association's auditor is aware of that information.

9. Approval of Financial Statements

The financial statements are approved by the Trustees for submission and approval by the Auditor of the Association.

BY ORDER OF THE TRUSTEES

.....
Isabel Perman - Secretary
Dated: 16 July 2026

REPORT OF THE INDEPENDENT AUDITOR TO THE TRUSTEES OF STEWART'S AND BUDGEN'S ALMSHOUSES

Opinion

I have audited the financial statements of Stewart's and Budgen's Almshouses ("the Association") on pages 6 to 13. The Association is both a registered charity and a registered social landlord and these financial statements have been prepared in accordance with the Trust Deed dated 16 October 1925 (as amended), the Statement of Recommended Practice (SORP): Accounting by Registered Social Housing Providers (Update 2018), the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022, in compliance with United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standards applicable in the UK and Republic of Ireland".

In my opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 December 2025 and of its total recognised result for the year then ended; and
- have been properly prepared in accordance with the Trust Deed dated 16 October 1925 (as amended) and United Kingdom Generally Accepted Accounting Practice;
- have been properly prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

Basis for opinion

I conducted my audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. I am independent of the Association in accordance with the ethical requirements that are relevant to my audit of the financial statements in the UK, including the FRC's Ethical Standard, and believe that the audit evidence obtained is sufficient and appropriate to provide a basis for my opinion. I have nothing to report in respect of the following matters which the ISAs (UK) require me to report to you where: the use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or the financial statements fail to disclose any identified material uncertainties that may cast significant doubt on that basis for a period of at least twelve months from the date when the financial statements are authorised for issue.

Conclusions relating to going concern

In auditing the financial statements, I 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 I have performed, I have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company'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.

My 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 included in the annual report other than the financial statements and my auditor's report thereon. My opinion on the financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.
- In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact.
- I have nothing to report in this regard.

Matters on which I am required to report by exception

I have nothing to report in respect of the following matters where the Housing and Regeneration Act 2008 and the Charities Act 2011 require me to report to you if, in my opinion:

- The information in the Trustees' Report is inconsistent in any material aspect with the financial statements; or
- A satisfactory system of control over transactions has not been maintained; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- I have not received all the information and explanations I require for my audit.

Responsibilities of the Trustees

As explained more fully in the Trustees' Responsibilities Statement, the trustees are responsible for the preparation of 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. Further, the Trustees are responsible for assessing matters relating to going concern and for the use of the going concern basis for accounting.

Auditor's responsibilities for the audit of the financial statements

I have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act. My responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (ISAs (UK).

My 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 Auditors that includes my 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. I design procedures in line with my responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which my procedures are capable of detecting irregularities, including fraud is detailed below:

As part of an audit in accordance with ISAs (UK), I exercise professional judgment and maintain professional scepticism throughout the audit. I also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

2. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.

3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

4. Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.

5. Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

A further description of my responsibilities for the audit is located in the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of my auditor's report.

Uses of my report

This report is made solely to the Association's trustees, as a body, in accordance with regulations under section 154 of the Charities Act 2011 and section 137 of the Housing and Regeneration Act 2008. My audit work has been undertaken so that I might state to the Association's trustees those matters I am required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Association and its trustees as a body, for my audit work, for this report, or for the opinions I have formed.

Ian S Anderson
Chartered Accountant & Statutory Auditor
Greengarth
Thicket Grove
Maidenhead,
Berkshire SL6 4LW

Dated: 16 July 2026

STATEMENT OF FINANCIAL ACTIVITIES
STATEMENT OF COMPREHENSIVE INCOME (INCLUDING INCOME AND EXPENDITURE ACCOUNT)
for the Year Ended 31 December 2025

	Notes	2025 £	2024 £
Turnover	2	43,898	39,465
Operating costs	2	(57,295)	(65,591)
Operating surplus/ (deficit)		(13,397)	(26,126)
Interest receivable and other income	5	58,821	55,985
Interest payable and similar charges	6	-	-
Surplus on ordinary activities before taxation	7	45,424	29,859
Tax on result of ordinary activities		-	-
Surplus for the year after taxation	15	45,424	29,859
Other recognised gains and losses:			
Revaluation of tangible fixed assets	9	983,878	-
Movement in investment values	11	138,324	22,732
Profit on sale of investments		-	-
Total comprehensive income for the year		1,167,626	52,591

All of the activities of the charity are classed as continuing.

On behalf of the Trustees:

Mrs D Brickell

Mr R Nowobilski

Dated: 16 July 2026

BALANCE SHEET
As at 31 December 2025

	Notes	2025 £	2024 £
Fixed assets			
Tangible assets	9	1,680,984	697,109
Current assets			
Debtors	10	4,450	3,372
Investments	11	982,190	838,179
Cash at bank	12	608,095	569,839
		1,594,735	1,411,390
Less: Creditors			
Amounts falling due within one year	13	6,373	6,778
Net current assets		1,588,362	1,404,612
Total assets less current liabilities		3,269,346	2,101,721
Provisions for liabilities and charges	14	50,000	50,000
		50,000	50,000
Capital and reserves			
Income and expenditure account	15	1,815,097	1,631,350
Revaluation reserve	15	1,404,249	420,371
		3,269,346	2,101,721

These financial statements were approved by the Trustees and authorised for issue on 16 July 2026 and are signed on their behalf by:

Diana Brickell

Mrs D Brickell

R Nowobilski

Mr R Nowobilski

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2025

1. ACCOUNTING POLICIES

The financial statements have been prepared in accordance with applicable Financial Reporting Standards in the United Kingdom (including the Statement of Recommended Practice (SORP): Accounting by Registered Social Housing Providers (Update 2018) and the Accounting Direction for private registered providers of social housing in England 2022 and FRS 102 "The Financial Reporting Standards applicable in the UK and Republic of Ireland", as applicable to small entities per amendments published January 2022. Subject to the foregoing the policies are consistent with previous years. A summary of the more important accounting policies is set out below.

General information and basis of accounting
Stewarts's and Budgen's Almshouses is a private registered provider of social housing in the United Kingdom. The address of the registered office is as detailed for the Secretary on page 1. The Association is a public benefit entity and the nature of the Association's operations and principal activity is as an almshouse charity.

The financial statements are prepared on the historical cost basis of accounting subject to the annual revaluation of investment assets and periodic revaluation of its Freehold property within Tangible fixed assets.

Going Concern in the current economic conditions
The trustees have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. In their opinion the impact of Brexit and the ongoing Covid-19 situation is not a concern to their adoption of the going concern basis in preparing the annual report and accounts.

Cash Flow Statement
As per FRS 102 published by the Financial Reporting Council, as a small entity the Association is not required to produce a cash flow statement.

Turnover
Turnover represents rental income receivable.

Fixed Assets
Freehold Properties are included at valuation, based on the professional valuation actioned in early 2026. Ongoing depreciation on buildings is charged on a straight line basis over the useful life of the building - 50 years. As regards other fixed assets, the Association's policy is to charge expenditure on minor items to the Statement of Comprehensive Income.

Major Repairs
The Association provides for future major repair expenditure on all housing properties developed under the original 1988 Housing Act arrangements and for other properties in so far as the major repairs expenditure is not eligible for grants from Homes England or local authorities.

Social Housing Grant
Where developments have been financed wholly or partly by "housing association" grant, the cost of those developments has been reduced by the amount of the grant received.

Investments
Listed investments are recognised at mid-market value at the balance sheet date. Both realised and unrealised gains and losses on investments are reflected in the statement of financial activities. Investment income is credited to the statement of financial activities on an accruals basis, inclusive of taxation credit where applicable.

Expenditure
Expenditure is allocated to expense headings either on a direct cost basis or apportioned according to time spent. The irrecoverable element of VAT is included with the item of expense to which it relates.

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2025

2. TURNOVER, OPERATING SURPLUS AND SURPLUS BEFORE TAXATION

	2025 £	2024 £
Turnover from lettings:		
Eleven units on average (2024 11 units)	44,216	43,137
Rent losses from voids and provisions	(318)	(3,672)
	43,898	39,465

Rental income per unit was increased in April 2025 by 2.5%. Rents have been further increased by 2.5% effective April 2026.

One unit which had been vacant was re-occupied from February 2025.

Those tenants receiving housing subsidy are treated 4 weekly in arears by the Council whereas rental is strictly due on a monthly basis in advance. Tenants, who pay all or part of the rental due, do so on that basis.

	2025 £	2024 £
Operating costs:		
Maintenance and running costs of Almshouses	48,802	57,585
Support costs	1,727	1,524
Governance	6,766	6,482
	57,295	65,591

All governance costs are attributable to the Association's principal activity.

3. TRUSTEES' EMOLUMENTS & RELATED PARTIES

There were no Trustee emoluments paid during the period (2024 £nil). Reimbursed expenses of £275 (2024 £250) were payable relating to costs expended on behalf of the Charity. Administratively, some approved maintenance costs were paid by certain Trustees in the first instance and reimbursed. All such amounts were disclosed at the regular Trustee meetings.

The Trustees also administer two other Charities which serve the same area of benefit: Egham Education Trust and Egham United Charity. Apart from sharing of meeting premises and shared insurance, no transactions took place between the three charities in the year under review. Copies of the accounts of the charities may be obtained from the Secretary.

4. EMPLOYEE INFORMATION

The Treasurer to the Trustees in situ in the year claimed no honorarium. The Secretary received a stipend of £2,571. These are the only individuals falling within the remit of key management personnel. There were no employees during the period.

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2025

5. INTEREST RECEIVABLE AND SIMILAR INCOME

	2025 £	2024 £
Investment income	50,959	48,165
Bank and building society interest	7,862	7,820
	58,821	55,985

6. INTEREST PAYABLE AND SIMILAR CHARGES

	2025 £	2024 £
Interest payable	-	-
	-	-

The Association has no bank overdrafts or loans

7. SURPLUS

	2025 £	2024 £
Surplus on ordinary activities before taxation is stated after charging:		
Auditor's remuneration (incl. VAT £620; 2024 £600) in their capacity as auditors	3,720	3,600
Other governance costs	3,046	2,882
Depreciation - buildings (see note 9)	-	5,986

8. TAXATION

The Trustees are of the opinion that the Association is not liable for taxation on its charitable activities.

9. TANGIBLE FIXED ASSETS

	Freehold Properties 2025 £	Freehold Properties 2024 £
COST OR VALUATION:		
Valuation as at 1 January 2025	750,984	750,984
Revaluation in year	930,000	-
As at 31 December 2025	1,680,984	750,984
DEPRECIATION:		
As at 1 January 2025	53,875	47,889
Charge for year	-	5,986
Release on revaluation	(53,875)	-
As at 31 December 2025	-	53,875
NET BOOK VALUE:		
At 1 January 2025	697,109	703,095
At 31 December 2025	1,680,984	697,109

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2025

9. TANGIBLE FIXED ASSETS (continued)

The freehold properties were professionally revalued on 26 March 2026 on an existing use basis, with further revaluation reserve of £930,000 arising over the existing reserve of £420,371. The 2026 valuation was carried out by Rosalyn Neal BSc (Hons) MBA MRIC, a RICS Registered Valuer, acting on behalf of Kempton Carr Croft, Maidenhead Office

The disclosed 2025 accounts' value also includes the cost of a parking space purchased for £10,983 in 2017. Future depreciation on the deemed buildings element of the Almshouses is to be charged over 50 years useful life.

Historically. housing properties at cost less Homes England grant and internal funding account were:

	2025	2024
	£	£
Cost of properties	637,512	637,512
Registered Social Landlord grants from (now) Homes England	(226,258)	(226,258)
Internal funding account	(3,497)	(3,497)
	407,757	407,757

10. DEBTORS

	2025	2024
	£	£
Other debtors	1,513	1,426
Prepayments and accrued income	2,937	1,946
	4,450	3,372

All debtors are due within one year.

11. INVESTMENTS

	2025	2024
	£	£
CHARITY:		
Quoted investments		
Market value brought forward	838,179	810,398
Accumulated income for year	5,687	5,049
Additions/Disposals at cost	-	-
Realised (gains)/losses	-	-
Unrealised gains/ (losses) for year	138,324	22,732
Aggregate market value of listed investments	982,190	838,179

Breakdown of investment returns:

Charity Multi Asset Fund - Accumulation shares		
Cost	27,961	27,961
Accumulated income	60,604	54,917
Unrealised gains	66,008	49,914
Market value	154,573	132,792

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2025

11. INVESTMENTS (continued)

	2025 £	2024 £
Charifund – Income Units		
Cost	468,599	468,599
Additions at Cost	-	-
Unrealised gain	359,018	236,788
Market value	827,617	705,387
Total cost	496,560	496,560
Additions/Disposals at cost	-	-
Accumulated income	60,604	54,917
Unrealised gains	425,026	286,702
Total market value	982,190	838,179

12. CASH AT BANK

	2025 £	2024 £
Virgin Saver account	80,342	80,000
Business saver account	524,753	486,839
Community current account	3,000	3,000
	608,095	569,839

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Accruals and deferred income	6,373	6,778
	6,373	6,778

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2025

14. PROVISIONS FOR LIABILITIES AND CHARGES

	Extraordinary repair fund	
	Total 2025 £	Total 2024 £
As at 1 January 2025	50,000	3,686
Transferred from operating costs: Income and expenditure account	-	46,314
As at 31 December 2025	50,000	50,000

15. RESERVES

	Income and Expenditure account 2025 £	Revaluation Reserve 2025 £
As at 1 January 2025	1,631,350	420,371
Surplus for the year	45,424	-
Transfer to Extraordinary repair fund	-	-
Increase/ (decrease) in value of investments	138,324	-
Revaluation of freehold property	-	983,878
Surplus carried forward	1,815,098	1,404,249