The Hospital of John Langham

Unaudited Financial Statements

Year ended 31st December 2025

Independent Examiner's Report to the Trustees of The Hospital of John Langham

I report on the attached accounts of the Hospital of John Langham for the year ended 31st December 2025 which are set out on page 1 to 4.

Respective Responsibilities of the Hospital Wardens and Examiner

The Hospital's trustees are responsible for the preparation of the accounts. The Hospital trustees consider that an audit is not required for this year (under Section 43(2) of the Charities Act 1993 (the 1993 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under Section 43(3) (a) of the 1993 Act);
- To follow the procedures laid down in the General Directions given by the Charity Commissioners (under Section 43(7) (b) of the 1993 Act); and
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as church trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

(1) Which gives me reasonable cause to believe that in any material respect the requirements
   - To keep accounting records in accordance with Section 41 of the 1993 Act; and
   - To prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 1993 Act have not been met; or

(2) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Paul Osborn ACA

26th August 2026

Harris & Cara LFB

The Hospital of John Langham
Financial Statement for the Year Ended 31 December 2025
Receipts and Payments Accounts

	Note	Unrestricted Funds £	Total 2025 £	Total 2024 £
Receipts				
Interest income		34.41	34.41	9.88
Investment income		70.47	70.47	56.38
Sales - Rent		23,400.00	23,400.00	17,400.00
Increase in investment value		8,605.78	8,605.78	3,839.66
Total receipts		**32,110.66**	**32,110.66**	**21,305.92**
Payments				
Administration Costs				
Agency fees		1,204.80	1,204.80	1,204.80
Audit & Accountancy fees		1,265.28	1,265.28	389.88
Bank fees		545.50	545.50	187.00
Interest paid		(104.93)	(104.93)	-
Professional fees		197.00	197.00	-
Subscriptions		331.00	331.00	310.00
Let property - Cleaning		240.00	240.00	-
Let property - Council tax		503.00	503.00	5,484.79
Let property - Building Insurance		919.71	919.71	980.73
Let property - Light, Power, Heating		4,079.91	4,079.91	2,933.71
Let property - Repairs & Maintenance		9,235.29	9,235.29	5,023.59
Let property - Service & Heating Contracts		-	-	295.20
Let property - Water		301.31	301.31	605.30
Total Admin costs		18,717.87	18,717.87	17,415.00
Cost of generating funds		-		-
Total Payments		**18,717.87**	**18,717.87**	**17,415.00**
Operating Profit for the year		**13,392.79**	**13,392.79**	**3,890.92**

The Hospital of John Langham
Financial Statement for the Year Ended 31 December 2025
Statement of Assets and Liabilities

	Note	Unrestricted Funds	Total 2025	Total 2024
Current Assets		£	£	£
Cash at Bank and in hand				
Trustees John Langham Hospital		50.04	50.04	50.04
Trustees of The Hospital of John Langham		9855.05	9855.05	7529.74
M&G Investment Unit Trust		61960.28	61960.28	53354.50
Total Current Assets		**71865.37**	**71865.37**	**60934.28**
Creditors: Amounts falling due within one year				
Accounts payable		740.47	740.47	3529.50
Accruals		327.33	327.33	-
Loan from ARMB		21000.00	21000.00	21000.00
Total Creditors		22067.80	22067.80	24529.50
Total Current Liabilities		**22067.80**	**22067.80**	**24529.50**
Net Assets /(Liabilities)		**49,797.57**	**49797.57**	**36404.78**
Capital and Reserves				
B/fwd		36,404.78	36404.78	32513.86
Current Year Earnings		13,392.79	13392.79	3890.92
		49,797.57	49797.57	36404.78
Total Capital and Reserves		**49,797.57**	**49797.57**	**36404.78**

The Hospital of John Langham was established as a charity on 23rd of August 1967 for the Provision and maintenance of poor women and widowers from the Parishes of Cottesbrooke, Walgrave and Quinton.