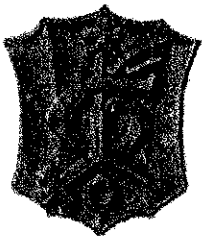
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Registered Charity number: 206984



Report of the Trustees and Audited Financial Statements
For the Year Ended 31 December 2025
For
TIVERTON ALMSHOUSE TRUST

TIVERTON ALMSHOUSE TRUST

Contents of the Financial Statements
FOR THE YEAR ENDED 31 DECEMBER 2025

	Page
Report of the Corporate Trustee	1-11
Statement on internal control systems	12
Corporate Trustees' responsibilities statement	13
Independent Auditor's report	14-16
Statement of comprehensive income (including income and expenditure account)	17
Statement of financial position	18
Statement of changes in equity and reserves	19
Statement of cash flows	20
Notes to the financial statements	21-30

The Corporate Trustee presents this report with the financial statements of the charity for the year ended 31 December 2025.

INTRODUCTION

The Corporate Trustee is pleased to report that the agreed objectives central to the work of Tiverton Almshouse Trust of maintaining and improving core charitable activities, planning for the future and delivering a healthy financial position have been satisfied.

Tiverton Almshouse Trust is regulated by the Charity Commission and the Regulator of Social Housing (formerly the Homes and Communities Agency).

This report includes references to the Financial Statements attached and aims to address the regulatory requirements of the Regulator of Social Housing three economic standards: Value for Money, Governance and Financial Viability and the Rent Standard, throughout, as part of the reporting structure.

Total income in 2025 from charitable activities and other income was £1,059,179 (2024: £938,160). Total expenditure was £1,037,488 (2024: £940,394). The gain on investments was £294,902, which includes an unrealised gain of £306,376 and a realised loss of £11,474. In 2024 there was a surplus of £293,929. The surplus for the year 2025 was £186,593. The surplus for both years is a result of unrealised gains on charities' investments.

CODE OF GOVERNANCE

The Charities Code of Governance 2020 has been adopted by the Board in line with Charity Commission guidance. Tiverton Almshouse Trust falls between the Code for smaller and larger charities (defined as turnover below and above £1m respectively). The Board aspires to meet the recommendations set out for larger charities whilst maintaining a level of proportionality. The Code is produced by the NCVO, ICSA, ACEVO, Association of Chairs and the Small Charities Coalition with the oversight of The Charity Commission

1. OBJECTIVES AND ACTIVITIES

The objects of the Tiverton Almshouse Trust in the Scheme made by the Charity Commission dated 10 September 2009 (as amended by the Scheme dated 28 July 2014) are:

a. the provision of housing accommodation for poor persons not less than 60 years old who have lived in the area of benefit for not less than 2 years prior to the appointment.

b. such charitable purposes for the benefit of the residents as the Corporate Trustee decides

c. the relief of persons resident in the area of benefit who are in financial hardship by:

   i. making grants of money to them; or
   ii. providing or paying for goods, services or facilities for them; or
   iii. making grants to other organisations or institutions which provide goods, services or facilities for those in financial hardship.

The use of income and capital must firstly be applied to meet the proper costs of administering the charity and managing its assets (including repair and insurance of its buildings) and to make annual payments into the reserve funds considered necessary in the annual budget.

The remaining income to further the objects of the charity are made in the following order of priority:

a. the benefit of the residents
b. the relief of financial hardship of persons living in the area of benefit (which is Tiverton and environs).

The greatest activity within the Trust is the maintenance of its properties. In addition to almshouse accommodation, the Trust also owns investment property in Tiverton.

The Board considers that the objects are still relevant to the work of the charity. The popularity of the almshouse accommodation, the low level of voids and the financial security of the organisation means that it achieves, and can sustain, its objectives.

Plans for the future address how those objectives can be taken forward to enable beneficiaries to continue to benefit from the Trust's charitable activities given the growing population of elderly and frail people.

Public Benefit

In carrying out the Trust's aims and objectives and in measuring achievements and performance, the Corporate Trustee has had regard to the Charity Commission's guidance dated February 2014 entitled "Public Benefit: rules for charities". Given that the Trust's objective is the relief of poverty (see objects above) only the benefit aspect of "public benefit" requires satisfying. The Commission specifies that the purpose of the charity must be beneficial in a way that is identifiable and capable of being proved by evidence where necessary and not based on personal views. The most quantifiable measure to identify whether the charity has a benefit to the local population eligible for accommodation is the low level of voids within the almshouses.

Tiverton Almshouse Trust almshouse properties are usually fully occupied with no voids (a void is defined as an empty flat awaiting allocation with no further redecorating or refurbishment required before it is occupied). The National Almshouse Association considers a 5% minimum void rate is acceptable and a void allowance of up to 12.5% may be suitable for small groups of almshouses, given the specific beneficiary group they serve. That would indicate that 4 to 9 of the Trust's properties could be void at any one time. The Trust had 99.45% occupancy throughout the year in 2025 under the above definition.

In line with the Trust's governing scheme 2009, the charity provides housing for local people over 60 years old and in financial need. Through regular advertising, open days, contact with Mid Devon District Council, and local voluntary agencies and local charities such as the Churches Housing Action Trust (CHAT) the Trust reaches a wide audience. The Trust has a list of eligible applicants waiting for accommodation and they are from a from a wide variety of backgrounds indicating that the Trust is reaching its beneficiary group. Nevertheless, the Corporate Trustee strives to raise the profile of the Trust within the town still further and the Trust's Strategic Plan for 2025-28 'Putting Your Trust in Us' has specific targets for ensuring wider awareness. A rigorous selection process ensures each applicant meets the required criteria and enables each applicant to be prioritised primarily based on financial, housing and social need. The applicant in greatest need at the time a vacancy arises is offered accommodation regardless of how long they have been known to the Trust.

During 2025, 14 almshouse vacancies arose (14 also in 2024, 10 in 2023 and 15 in 2022). The Trust was able to carry out significant works across the almshouse portfolio, including full refurbishments, replacement kitchen and bathroom specific projects taking on average four to eight weeks to complete. The Trust secures new residents immediately as it maintains a detailed list of eligible local people in need who had been previously interviewed so that they can be offered any vacant almshouses as soon as they are available.

Properties

In total there are 85 almshouses, one unit at Greenway Gardens is occupied by a Resident Warden. The almshouses are on three geographically separate sites within Tiverton, namely:
(i) Greenway Gardens, King Street (40 units)
(ii) Slees, Angel Terrace (3 units)
(iii) John Greenway Close, Gold Street (42 units)

Accommodation is designed for independent living, and as residents get older, the Trust continues to support them for as long as possible, some residents receive third party care packages, social/community services assistance and support from the local authority mental health team as required.

Tiverton Almshouse Trust owns the freehold of 32 commercial properties in the centre of Tiverton comprising commercial and retail units, residential tenanted flats as well as two office buildings (Raymond Penny House comprising seven units) and John Greenway Building. The Trust currently also owns two investment properties in Westexe South, Tiverton.

On 8 May 2025, the Trust disposed of one property, Alexandra Lodge. The property was sold at auction for £159,000 (£149,596 after fees). The sum due to the leaseholder being £70,096 as per supplemental statement and agreement within the Deed of Surrender). Remaining funds of £79,134 payable to Tiverton Almshouse Trust.

Going Concern

After a detailed review and examining major areas which could give rise to significant financial risk, Directors are satisfied that no material exposures exist other than as reflected in these Financial Statements and the Trust's organisational risk register. Directors report that the Trust has adequate resources to continue its operations for the foreseeable future.

The Directors and management team review bi-monthly budgets with the external accountant, which include a minimum forecast 12-month period as well as a programme of works for five years. Cash liquidity is monitored through updated summaries of cash and investments which in 2025 the board reviewed quarterly in detail.

The Trust receives income to meet annual running costs from commercial rents and the weekly maintenance and utilities contributions from almshouse residents. Large one-off projects regarding property development and/or significant repairs are reviewed against cash liquidity and available funds, which do not form part of the Trusts permanent endowed fund. Five-year inspections are in place for all the Trust's properties on a rolling programme, in order to plan for large expenditure required over coming years which can then be factored into the budget if affordable.

In 2025 valuations were completed by Stags Estate Agents, Tiverton of 2-16 Bampton Street. The Board and management team review ongoing reserves and investment policies annually. A detailed risk register is reviewed by the Board quarterly, looking at potential financial risk areas, inflation, interest rate rises and any impacts these would have on the Trust. The Trust applies stress tests to potential risk scenarios related to our almshouse and commercial income and expenditure and how this may affect budgets and strategic objectives.

2. ACHIEVEMENTS AND PERFORMANCE

Maintaining Properties

The Charity Commission Scheme clearly states that the main object of the charity is to provide almshouses for a specified group of local people. Income and capital must first be used to meet the proper costs of administering the charity and repairing, maintaining and insuring the buildings.

Total expenditure increased by £100,521 to £1,017,276 in 2025. The major factor that influenced this increase was increased repair costs, which totalled £355,469 and utility costs, which totalled £167,023 compared to 2024. Note 4 to the Financial Statements provides a comparison and more detail is provided below.

In 2025, and in line with the quinquennial surveys, the Trust undertook a budgeted programme of works and cyclical maintenance. All significant contracts for programmed and significant repair works, where applicable, are subject to tender. Minor routine maintenance is managed internally by the Trust's Maintenance Manager or by one of an approved number of local sub-contractors. Quotes are not required for work anticipated to be less than £3,000 to avoid inefficiency and wasted staff time and sub-contractor time. Sub-contractors are required to breakdown labour and parts entries on invoices and, where possible, discounts for regular work are requested and often granted. All invoices are reviewed three times before payment; by the Office Manager or Finance Administrator, the Chief Executive and finally a Director before being approved for payment. At the end of the year, all almshouse, residential and commercial properties were fully let.

Maintenance of Almshouse Properties

Of the £1,037,488 total operating costs and interest payable in 2025 for all properties (investment properties and almshouses combined) £217,246 was spent on almshouse maintenance by way of programmed works, chapel upkeep and renovation, replacement bathrooms and kitchens, external redecoration and where necessary, redecoration and refurbishment of the ten flats that became vacant.

Increased regulation requires increased routine checks, which continue to incur additional financial cost and staff time. The two most costly regulatory functions relate to legionella prevention and fire safety. The monthly, six-monthly, and annual checks for monitoring water hygiene systems to reduce the risk of legionella cost £7,564 in 2025.

In 2025, the cost for the routine checking of fire detection systems was £2,480. These checks are carried out by staff and specialist providers to ensure the Trust fulfils its legal obligations. The requirement to meet more robust guidance and regulations in buildings of differing ages and styles means the Trust is reliant on specialist contractors to carry out some of the works. Quotes are invited for these works and annual contracts are then awarded.

2025 Residents' Satisfaction Survey

The Trust is committed to improving services and to reviewing what are the most prominent issues and priorities for our residents by gathering their valuable feedback. The Trust conducted an its annual residents' satisfaction survey during June to September 2025.

In 2025 the Trust presented an updated, 'fit for purpose' set of questions to all almshouse residents.
The summary of responses is as follows:

- 69 out of 95 (72.6%) of almshouse residents completed the survey.
- 98% of responders said that they would recommend Tiverton Almshouse Trust accommodation.
- The overall satisfaction rating, across the Trust reported as 96% or residents satisfied or very satisfied.

Investment Property Maintenance

Expenditure on day-to-day maintenance on the Trust's investment properties was less than on almshouse properties, which is to be expected given the tenancy agreements on the former which oblige commercial tenants to keep properties in good and tenantable repair. In 2025 the routine and cyclical maintenance expenditure for the Trust on these properties was £138,223 (2024: £289,463), primarily consisting of servicing and general repairs.

Provision of Almshouse Accommodation

Tiverton Almshouse Trust is a social housing provider registered with, and regulated by, the Regulator of Social Housing. The Trust is also a charity registered with the Charity Commission. The main purpose of the organisation is to provide housing to local people over 60 years of age in housing, financial and/or social need. Applications are encouraged from anyone who believes they fulfil the basic three criteria and are scrutinised in line with an internally approved policy which is regularly reviewed to ensure consistency and relevance.

Greenway Gardens has a Resident Warden and John Greenway Close has a Warden who lives offsite. The third site, Slees, is a historic building in the town centre comprising three flats. Residents at Slees are not visited regularly by a Warden but the Housing Manager will visit as necessary. In general, residents at Slees need to be more independent and mobile due to the restrictive historical layout of the property.

The remit of the Wardens is to ensure the pastoral care and daily well-being of all residents. Wardens do not provide personal care but can assist residents in day-to-day living. There is a 24-hour emergency call system (Tunstall) within both the Greenway Gardens and John Greenway Close sites, enabling residents to access emergency help at all times of the day and night. The Wardens maintain regular contact with family members when necessary or when a resident is unwell. Wardens also provide a variety of optional social activities, held in the community rooms at each of the two main sites.

The Trust holds quarterly Board meetings, attended by appointed Directors, the Chief Executive Officer and any invited guests (for example, the Trust's accountant) when relevant almshouse resident issues are discussed by the Board.

In 2025, almshouse residents paid a Weekly Maintenance Contribution (WMC) for their accommodation plus a contribution to the supply of water and gas utilities (UC). WMC ranged from £488.42 per month to £764.47 per month depending on the accommodation provided. In addition, all residents paid a (UC) based on single occupancy at £127.60 per month and £159.15 for a couple.

The Corporate Trustee aims to keep resident contributions as competitive as possible considering the rent standard provided by the Regulator of Social Housing (RSH) and equivalent fair rent assessments from the Valuation Office Agency (VOA). In addition, the Chief Executive consults with Mid Devon District Council on any WMC increase to ensure that those residents who require assistance can access 100% of the rent payment through housing benefit if eligible. In addition, any WMC increases are capped at the previous years' (September) CPI +1%.

The Corporate Trustee strives to ensure a fair, consistent, and transparent process when allocating almshouse accommodation. There is an approved policy and process within the Trust to promote its services via the Trust's website and to maintain regular contact with local support organisations such as the Churches Housing Action Trust (CHAT) as well as Devon Home Choice (the bidding portal for local authority housing and housing associations).

Promotional material is located at CHAT and in Mid Devon District Council's reception. All applicants complete a detailed application form, including a financial information section and are firstly interviewed by the Housing Manager and CEO and then a further interview with a minimum of two Directors takes place before appointment. A points system is also in use to ensure consistency. Those applicants placed on the list awaiting allocation are regularly reviewed and applicants are encouraged to keep in touch with the Housing Manager.

A good working relationship with Mid Devon District Council and local housing charities ensures a wide-ranging local awareness of the Trust's almshouses which includes articles in the local paper and an active, increasing use of social media. Innovative ways to widen the search for applicants are always considered. Once an applicant is accepted in principle a priority weighting system ensures the applicant in greatest need is offered any vacancy first, in accordance with the governing scheme.

The continuing lack of residential care homes and the limited availability of rental property within the town and surrounding area means that our residents are staying in their homes longer than in previous times. Social care support is now provided at home and hospital admissions are generally reserved for emergencies, which means that care agencies and health professionals are frequently on site and working together in partnership to the benefit of the residents.

Alexandra Lodge

During the early months of 2025, the leaseholder of the site undertook very little work to repair and develop the site which descended into severe disrepair, in the main, due to the lack of action of the leaseholder in the re-development of the site. Tiverton Almshouse Trust subsequently agreed with the leaseholder a sale of the property and grounds.

On 8 May 2025, the Trust disposed of Alexandra Lodge. The property was sold at auction for £159,000 (£149,596 after fees). The sum due to the leaseholder being £70,096 as per supplemental statement and agreement within the Deed of Surrender). Remaining funds of £79,134 payable to Tiverton Almshouse Trust.

Relief of Financial Hardship

An additional objective of the charity allows for the relief of poverty for local people who are in financial hardship by making grants of money to them or making grants to other organisations or institutions with similar aims. The amount of money donated to achieve this objective is considered by the Corporate Trustee at the AGM each year and a donation may be approved to a local organisation with similar aims. No donations were made in 2025. However, a revised policy was agreed at the November Board 2024 with the aim to distribute five grants in 2025 to the value of a maximum £500.00 each.

3. FINANCIAL REVIEW

The Corporate Trustee reviews its reserves and the non-designated funds and expendable endowment to be used for "the proper costs of administering the charity and of managing its assets" (Charity Commission Scheme September 2009). A Reserves Policy addresses the Expendable Endowment and designates funds to the actions approved in the strategic plan. There are regular reviews of operational risks and requirements, and sufficient reserves are maintained to address these requirements.

As stated in the Investment Policy, the objective of the Corporate Trustee in holding investments within a share portfolio is to produce the best financial return and capital growth within an acceptable risk and to balance the income and capital return.

The four risks identified in the report for 2024 also apply in 2025 namely:

i. Capital growth not keeping up with inflation thereby leading to a decline in the real value of the investment
ii. Fluctuating income from share portfolios and deposit accounts due to wider economic environment volatility
iii. Bank default
iv. The unknown effect of the current global and UK financial economic situation

Shareholding portfolios are managed by professional brokers and/or fund managers, and an annual review is undertaken at the November board meeting of the Corporate Trustee. An external investment review also takes place annually.

The Corporate Trustee has considered ethical investments to ensure that investments are not made in companies with values not aligned to those of the Trust and has therefore put restrictions on investing in any fund that is linked to the production or sale of tobacco.

It also considered companies who seek to make people homeless; however, this is difficult to monitor and enforce. It was decided not to impose this ethical restriction. The Corporate Trustee accepts that the ethical values of individual directors must not compromise policy decisions.

The Statement of Comprehensive Income (and supporting note 2) show that income received from almshouse residents' weekly contributions (including service charges) has increased by £24,393 (4.68%), primarily as a result of the annual review of charges in April 2025. The Corporate Trustee is mindful of maximising income (for the charity's future sustainability) commensurate with fulfilling the Charity Scheme objective to ensure no resident suffers financial hardship.

Operating costs (note 4) show some changes from the previous year. Overall wage costs in 2025 are down by £3,116 compared to 2024 resulting from a change in the management structure.

The income from fixed asset investments (shareholdings and deposits) increased by £4,261 over the year despite a continued volatile market caused by the war in Ukraine. The portfolio of investments is valued in 2025 at £4,325,115 (2024: £4,012,280).

The annual total return on the managed portfolio is reflected in (Note 12), with realised and unrealised gains of £294,902 (2024: £226,163 gain).

Rents and income receivable from investment properties have decreased by £9,966 to £237,495, compared to the 2024 year (£247,461). This due in the main to a tenant defaulting on rent and subsequently being evicted from a Trust property via a Section 21 Notice.

Professional valuations for both sale and re-build purposes are undertaken on commercial and residential investment properties, on a five-year rolling programme. This year, formal valuations were carried out on the Trust's investment properties 2 – 16 Bampton Street. These valuations showed a decrease in value of £130,000 (£1,500,000 in 2020 to £1,370,000 in 2025). Almshouse properties are included under the cost model and do not form part of the annual valuation cycle.

Permanent endowment (identified as investment properties, housing properties and other investments agreed as such by the Charity Commission as part of their investigations prior to the merger in 2009) increased in 2025 from £8,948,953 to £9,027,391, reflecting, an upwards revaluation and unrealised gains on investments, less the disposal of a high reputational risk investment property.

Other Reserves of £1,416,742 shown in the Statement of Financial Position are identified in note 17 and split into:

1. The Extraordinary Repair Fund (ERF) funds the unforeseen expenditure necessary to carry out the Trust's objectives. It also includes Programmed Works, which are based on the five-year budget forecast, the quinquennial surveys and condition surveys that are carried out for the Trust on a regular basis to ensure that there is a rolling programme of maintenance.

2. The Cyclical Maintenance (CMF) fund provides monies for work to maintain properties that is undertaken every so often on a regular, but not annual, basis, such as redecorating almshouses when a resident moves out.
3. Routine works include routine maintenance of the Trust's properties to ensure they remain safe, secure and fit for purpose.

Mortgage debt for the 2004 development of thirty-two new almshouses at Greenway Gardens remains the single largest financial commitment. The financial statements show the annual interest payment for the year was £20,212 with a reduction in the value of the outstanding mortgage from £492,391 in 2024 to £461,671 in 2025.

Mortgages are held in two separate accounts, one fixed until 2032 at 3.04% and one variable average 4.70% with totals able to be paid down with no fees should Directors deem it prudent to do so.

4. ONGOING PLANS FOR THE FUTURE

In November 2024, the Board ratified the Trust's new Strategic Plan 2025-28 'Putting Your Trust In Us'.
This new strategy continues to map the Trust's vision, purpose and strategic objectives 2025-2028 as follows:

1. Service delivery to meet needs and expectations.
2. A 'fit for purpose' property portfolio.
3. Ensuring financial stability.
4. People at the heart of everything we do.

5. CHARITY STRUCTURE, GOVERNANCE AND MANAGEMENT

Tiverton Almshouse Trust is regulated by The Charity Commission and the Regulator of Social Housing (formerly the HCA). Under the latter, it is classed as a Registered Provider of Social Housing. In 2014 a new Charity Commission Scheme changed the way the Trust was governed. Tiverton Almshouse Trust is a registered charity with the objects outlined (see section 1). The 2014 Scheme gave permission for the charity to have one corporate trustee rather than twelve individual trustees and, as a result, a new company limited by guarantee known as Tiverton Almshouse Trustee Ltd was established to be that Corporate Trustee.

Within the company there are currently ten volunteers directors (previously called trustees). The Tiverton

Almshouse Trust Scheme provides the Corporate Trustee with the same powers as before and the Articles of Association outline it's provisions. The incorporated structure is more recognisable to banking and commercial sectors and provides Directors with increased indemnity protection.

Directors have a term of appointment of four years. Directors can be re-appointed and there is no maximum number of terms for re-appointment. Instead, Directors due for retirement on the rotation basis are interviewed by delegated members of the Board under an agreed procedure which remains the same for all Directors.

Prior to appointment and re-appointment Directors must sign the Charity Commission's Declaration of Eligibility to serve. At each meeting of the board all potential, real and perceived conflicts of interest, loyalty and perception are declared, recorded and discussed. In the event of a conflict or likelihood of a conflict the Director in question is asked to leave the room at the appropriate time or refrains from voting on the matter in question.

At the end of 2025, the Board had ten Directors (out of a maximum of twelve permitted under its Articles of Association). The Board has a wide range of the necessary skills and attributes and is continually seeking additional Directors to join the Board. The annual audit of the Trust was presented to the AGM in May.

Directors

Name	Position	Date appointed/resigned	Skills and experience
Diana R Hewitt	Chair	Appointed 21 May 2021	Retired Director
John A Pulford	Director	Reappointed 14 May 2019	Retired Local Government Officer
Roger M Stickland	Director	Appointed 6 July 2021	Retired Director
Brian C Berry	Director	Appointed 26 July 2021	CEO Federation of Master Builders
Richard R Ives	Director	Appointed 20 November 2023	IT Consultant
James D Blackburn	Director	Appointed 12 August 2025	Retired Solicitor
Timothy J Bridger	Director	Appointed 20 November 2023	Town Councillor
Leslie J Cruwys	Director	Appointed 20 November 2023	Town Councillor
Lorna W Perry	Director	Appointed 12 August 2025	Registered Nurse
Jonathan D Crompton	Director	Appointed 12 August 2025	Director

Office of the Trust

The Market House, 18A Bampton Street, Tiverton, Devon EX16 6AA.

Trust Staff

Patrick Dummett	Chief Executive Officer
Nicola Anderson	Office Manager
Nicola Askew	Housing Manager
Gavin Strong	Repairs and Maintenance Manager
Lorna Murphy	Administrator
Monica Pike	Housekeeper
Shelley Alford	Finance Administrator
Lisa Brooks	Warden, John Greenway Close
Erin Kerrigan	Resident Warden, Greenway Gardens

Advisors to the Trust

Auditors:	PKF Francis Clark, Exeter Devon
Accountants:	Withers Steele, Tiverton Devon
Bankers:	Unity Trust Bank, Birmingham
Mortgage provision:	Nationwide Northampton
Solicitors:	Ashfords, Exeter Devon
Investment advisors:	Rathbones, Exeter Devon
Commercial surveyors:	Stags, Tiverton Devon
Property Surveyors:	Alder King, Exeter Devon Crofts, Taunton Somerset Eddisons, Exeter Devon
Health & Safety Consultants	WT Consultancy, Cullompton Devon
HR & Employment	HR Dept, Taunton Somerset
IT Provision	IT Champions, Exeter Devon

Structure of the Corporate Trustee's Board of Directors

The Board of Directors comprises an elected chairperson who is voted a year of office at the AGM annually May 2025. The Board of Directors meets quarterly each year at the Trust's offices where possible and by video call. No business may be transacted at a board meeting unless four directors are present as a quorum. In 2024, the Trust made the decision to disband the sub-committee structure due to the reduced number of Director numbers and to ensure that the governance structure is more efficient and effective.

Following the incorporation, Directors approved a governance policy covering the way business is transacted within and in line with the Articles of Association. The governance policy was reviewed in 2024.

Director Vacancies

Articles allow for retirement by rotation meaning that at each AGM one-fifth of the elected directors retire from office. Retiring directors can re-apply for another term and will be asked to meet with delegated members of the Board, prior to the AGM, to discuss their application.

Vacancies for nominated Directors are filled in accordance with the ordinary practice of the Town Council. The Town Council submit two councillors as their representatives on the Trust's board; their term is for four years.

The approved policy for recruiting new Directors is to advertise widely and includes a skills audit of the board with provisions for appointment, declarations and managing conflicts of interest and loyalty.

Appointment and Training of staff

Members of staff are appointed in accordance within the approved recruitment policy. Remuneration of all staff is reviewed on an annual basis, and increases are based upon a comparison with public sector and private sector pay settlements. When available more specific comparisons are made with other almshouse or housing charities of the same size and operation. A rolling programme of training is operated including fire procedures, cyber security, health and safety risk assessments, food hygiene, first-aid, working at height, safeguarding, lone-working, mental health awareness and data protection. The Almshouse Association provides the most relevant and practical forum for Directors and staff training.

Applying the Charities Code of Governance 2020

The Corporate Trustee has considered, in detail, the best practice guidelines within the Code. There is an obligation upon charities to apply the Code or explain why they have not.

Some guidelines are not applied for good reason. Contracts with local sub-contractors undertaking small-scale routine maintenance work are kept as verbal contracts in the interest of speed, efficiency, and experience of comparative costs.

Regarding Director appointments, the Trust ensures it follows best practice guidance, being mindful of the balance between continuity and the need to ensure that the skills, experience, and knowledge amongst Directors are refreshed on an ongoing basis.

Applying the Value for Money Standard 2018

Tiverton Almshouse Trust is a registered social housing provider and, as such, publishes annual evidence within these statutory accounts to enable stakeholders to understand its performance as compared with the metrics set out by the regulator, compared to those in its peer group and addresses any areas of underperformance.

Tiverton Almshouse Trust is a member of the Acuity Benchmarking Group for small social housing providers, and a third annual benchmarking report has recently been submitted. Improvements made in collecting and collating our data this year have increased the accuracy of the submitted figures.

The Trust scored very highly in terms of resident satisfaction and repairs performance. The management of voids, regarding costs and the time to turn these around, were at the lower end of the median but it was clear that there were some differences in how organisations accounted for this element of the process.

WMC collection and arrears were below the average and spending per property is in line with similar costs across comparable organisations.

The Trust's repairs and maintenance costs are above average in some cases, as are overheads. But when

considered as a proportion of turnover, it returns the Trust to the median line.

Major and Cyclical works are high compared to other organisations in part due to the type of services which are considered. Cyclical is defined by different organisations; for example, the Trust has recorded the Tunstall emergency call system as cyclical.

The standard refers to activities across the board and includes activities relating to the Trust's investment properties where relevant.

There are seven metrics within the standard:

1. **Reinvestment** (the scale of investment into existing housing, acquisition or development of new housing in relation to the size of the asset base). This metric looks at the investment in properties as a percentage of the value of total properties held. The Trust did not acquire or develop any new housing in 2025 and currently operates 84 social housing units. The measure for the Trust in 2025 is 5.24% (2024: 6.69%). In both years the expenditure on existing properties has been a combination of programmed installation of windows, external painting, refurbishments of bathrooms to shower rooms and a rolling programme of repairs. The section on Maintenance of Almshouses contains further detail.

2. **New supply delivered** (units acquired or developed in the year as a proportion of existing housing stock). Given there were no additional units acquired the measure is zero (2024: zero).

3. **Gearing** (Proportion of borrowing in relation to the size of the asset base). The Trust's borrowing relates to a mortgage taken out in 2004 when the new development of 32 houses was built. The loan is valued at £461,671 on 31 December 2025 representing a gearing of 11.14% (2024: 11.88%). The board continues to review annually the financial benefits of paying off part of the mortgage that is unfixed versus the interest and return on investments.

4. **Earnings before interest, tax, depreciation and amortisation major repairs included** (Indicates liquidity and investment capacity). The EBITDA MRI interest cover seeks to measure the level of surplus that is generated compared to interest payable. The Trust's measure for 2025 is 72.96%. 2024: 35.70%.

5. **Social housing cost per unit** The Trust's social housing cost per unit for 2025 was £2,801, (2024: £3,522) the applicable costs related to management, repairs and maintenance and service.

6. **A Operating Margin % (Social Housing Lettings Only)** demonstrates the profitability of operating assets before exceptional expenses are taken into account. In calculating this only operating costs directly attributable to social housing costs have been included, the margin for the Trust for 2025 was 28.24% (2024: 25.29%).

   B Operating Margin % (Overall) as above however including all operating costs against social housing income and rents receivable from investment properties the margin for the Trust for 2025 was negative 11.53% (2024: negative 5.00%). The Trust's total expenditure (note 4) has increased compared to 2024.

7. **Return on capital employed % (ROCE)** the metric compares the operating surplus to total assets less current liabilities, the Trust's ROCE for 2025 was 0.18% (2024: negative 0.02%).

Managing Risk

The Corporate Trustee undertakes a quarterly review of the potential risks to the Trust and aims to take a balanced and proportionate view. Professional advice is taken regularly where necessary.

Where decisions are taken to commit significant financial resources, the financial return is considered alongside the social investment return and the furtherance of the charitable objectives.

Nevertheless, the Corporate Trustee is acutely aware of the potential risks facing the Trust and a rigorous system of checks and balances is in place and reviewed regularly. A detailed risk register serves to prioritise governance, operations, compliance and external factors that pose the greatest concern and a management plan is drawn up to reduce exposure. Greatest risks can be grouped according to residual risk priority and summarised as follows in order of concern:

i. Regulatory and Statutory
   a. Changes in government policy leading to reduced income, increased regulation and therefore

increased expense and staff time.

b. Maximising the positive impact upon beneficiaries but ensuring this is within the parameters of the Charity's objects.
c. Governance matters that arise from a small staff team (such as dependence on key staff).
d. Recognising the potential for conflicting interests and loyalties given the directors within the corporate trustee are local lay people with numerous local connections and local businesses.
e. Reducing the possibility of unknown changes in legislation and regulation.

ii. Specific risk mitigation measures relevant to the Financial Statements:
    a. Fraud: Day-to-day administration procedures are undertaken to reduce the risk of fraud and certain functions (such as payroll) are outsourced. Internal financial reviews are undertaken as good practice using a Fraud Policy and Fraud Response Plan.
    b. Loss of Income (Property): Measures are taken to minimise almshouse voids (see report above) by advertising and maintaining close working relationships with local organisations and the local authority. Commercial rent levels have remained static in recent years due to the uncertain economic climate preceded by a recession, but staff strive to ensure good working relationships with commercial tenants, keep the properties in good working order and keep close monitoring of rental payments to minimise the risk of arrears and to maintain continuity of tenants.
    c. Loss of Income (other assets): An annual investment review is held every November and monitored quarterly at Board meetings.
    An approved Investment Policy is reviewed every year. Discretionary power has been given to the Trust's brokers who manage the largest portfolio, other investment providers are managed funds or deposit accounts. The Corporate Trustee aims for a wide variety of deposit accounts balancing long term and short-term investments and, as far as reasonably possible, invests no more than the maximum cover provided by the Financial Services Compensation Scheme.
    d. Unforeseen Property Repair Costs: Quinquennial surveys are commissioned, and the results incorporated into a rolling programme of maintenance within the budget forecast. Unforeseen works are therefore restricted to extraordinary events (such as flooding because of a leak) and usually covered by insurance. Routine maintenance is seen as a core activity.

The Chief Executive is responsible for the day-to-day management of health and safety matters and Directors are aware of their statutory legal duties under legislation through regular Board meetings. Health and safety and fire risk assessments are carried out annually by WT Consultancy.

A comprehensive list of policies and procedures is reviewed on a one to three-year rolling programme or when legislation or best practice guidelines change, whichever is the soonest. Regular staff meetings ensure that new procedures are understood and implemented.

Fire drills are held annually at the Trust's two main sites and central office.

Residents are encouraged to ask questions and provide feedback verbally, or in writing or thorough suggestion boxes on site. The Chief Executive sends a report to all residents with the results from the residents' satisfaction survey. The Chief Executive holds a residents' drop-in each month on both of the large almshouse sites for residents to individually ask questions and give their feedback.

Staff meetings for all employees take place monthly with the management team also meeting on a weekly basis.

Directors and staff remain vigilant on matters of risk and continue to seek advice and updates from legal bodies, the Charity Commission, the Social Housing Regulator, and the Almshouse Association.

REPORT OF THE CORPORATE TRUSTEE
YEAR ENDED 31 DECEMBER 2025

STATEMENT OF DISCLOSURE OF INFORMATION TO AUDITORS

- The Corporate Trustee of the charity which held office at the date of approval of these Financial Statements as set out above, confirms, so far as it is aware, that:
  - there is no relevant audit information of which the charity's auditors are unaware; and
  - it has taken all the steps that it ought to have taken as Corporate Trustee in order to make itself aware of any relevant audit information and to establish that the charity's auditors are aware of that information.
- Approved at a meeting of the Corporate Trustee held on DW 23 ~~26~~ JUNE 2026
- Signed on its behalf by:
  - Mrs Diana R Hewitt – Director (Chair)
  - Mr Patrick R Dummett (Chief Executive)

TIVERTON ALMSHOUSE TRUST
STATEMENT ON INTERNAL CONTROL SYSTEMS
YEAR ENDED 31 DECEMBER 2025

The Corporate Trustee is responsible for maintaining a sound system of internal control which:

- focuses on the significant risks that threaten the organisation's ability to meet its objectives; and
- provides reasonable assurance of the safeguarding of assets.

The Corporate Trustee is also responsible for reviewing the effectiveness of the system of internal control.

The internal control system is designed to manage rather than eliminate the risk of failure to achieve business objectives and can only provide reasonable, and not absolute, assurance against material misstatement or loss.

The process for identifying, evaluating and managing the significant risks faced by the charity is ongoing. This process has been in place for the year ended 31 December 2025 and up to the date of approval of the Corporate Trustee's report and financial statements and is regularly reviewed by the Corporate Trustee.

Experienced and suitably qualified management staff take responsibility for important business functions. Appraisal procedures have been established to maintain the standards of performance.

All significant new initiatives, major investments and investment projects are subject to formal authorisation procedures, through the Finance and Property Committee and/or the Board.

The Property and Finance Committee reviews reports from senior staff on behalf of the Board and from the external accountants and separate auditors to provide assurance that control procedures are in place and are being followed. The Property and Finance Committee informs the Board in this regard on a regular basis.

Procedures have been established for instituting appropriate action to correct weaknesses identified from the above report.

TIVERTON ALMSHOUSE TRUST CORPORATE TRUSTEES' RESPONSIBILITIES STATEMENT YEAR ENDED 31 DECEMBER 2025

The Charities Act 2011 and registered social housing legislation require the Corporate Trustee 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 its income and expenditure for that period.

In preparing these financial statements, the Corporate Trustee is required to:

- select suitable accounting policies and then apply them consistently.
- 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 business.

The Corporate Trustee is responsible for keeping proper accounting records which 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 Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022. The Corporate Trustee has general responsibility for taking reasonable steps to safeguard the assets of the Trust and to prevent and detect fraud and other irregularities.

INDEPENDENT AUDITOR'S REPORT
TO THE CORPORATE TRUSTEE OF TIVERTON ALMSHOUSE TRUST

Opinion

We have audited the financial statements of Tiverton Almshouse Trust for the year ended 31 December 2025 which comprise the Statement of comprehensive income (including income and expenditure account), Statement of financial position, Statement of changes in equity and reserves, Statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 December 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- and have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been properly prepared in accordance with 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

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a year of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the Corporate Trustee with respect to going concern are described in the relevant sections of this report.

Other information

The Corporate Trustee is responsible for the other information. The other information comprises the information included in the report of the corporate trustee, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

INDEPENDENT AUDITOR'S REPORT TO THE CORPORATE TRUSTEE OF TIVERTON ALMSHOUSE TRUST (CONTINUED)

Opinion on other matter prescribed by the Charities Act 2011
In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Corporate Trustee's report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of Corporate Trustee

As explained more fully in the Corporate Trustee's Responsibilities Statement (set out on page 12), the Corporate Trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Corporate Trustee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Corporate Trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Corporate Trustee either intends to liquidate the charity or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements
Our 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 an auditor's report that includes our 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. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Based on our understanding of the Trust and nature of the business, we identified the principal risks of non-compliance with laws and regulations as being those which have a direct impact on the preparation of the financial statements, such as The Charities Act 2006, and relevant tax legislation (VAT etc.), as well as legislation governing responsibilities as a social housing landlord. We considered the extent to which non-compliance with these laws and regulations may have a material effect on the financial statements.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

Based on this understanding we designed our audit procedures to identify irregularities. Our procedures involved the following:

- Enquiries of those charged with governance, regarding their knowledge of any non-compliance or potential non-compliance with laws and regulations that could affect the financial statements.
- Review of minutes of meetings of those charged with governance.
- Evaluation of the effectiveness of management's controls designed to prevent and detect irregularities including those applicable to social housing landlords.
- Challenging assumptions and judgements made by management in its significant accounting estimates.
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions outside the normal course of business.
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate omissions, collusion, forgery, misrepresentations, or the override of internal controls. We are also less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements.

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

Use of our report

This report is made solely to the Charity's corporate trustee, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the Charity's corporate trustee those matters we are required to state to the corporate trustee in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity's Corporate Trustee as a body, for our audit work, for this report, or for the opinions we have formed.

PKF Francis Clark, Statutory Auditor

Centenary House
Peninsula Park
Rydon Lane
Exeter
EX2 7XE
Date: 23/6/26

PKF Francis Clark is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

TIVERTON ALMSHOUSE TRUST
STATEMENT OF COMPREHENSIVE INCOME (INCLUDING INCOME AND EXPENDITURE ACCOUNT) YEAR ENDED 31 DECEMBER 2025

	Note	2025	2024
		£	£
Turnover	2	912,142	887,414
Less: Operating costs	4	1,017,276	916,755
Operating deficit	5	(105,134)	(29,341)
Income from fixed asset investments		41,124	36,863
Interest receivable and similar income	9	26,779	13,883
Interest payable and similar charges	10	(20,212)	(23,639)
Profit/(loss) on disposal of investment properties		79,134	-
Unrealised/realised gains and losses on investments	12	294,902	226,163
Revaluation of properties		(130,000)	70,000
Surplus on ordinary activities for the year before tax		186,593	293,929
Tax on surplus on ordinary activities		-	-
Surplus / (deficit) for the year after tax		186,593	293,929
Total comprehensive income for the year		186,593	293,929

Signed on behalf of the corporate trustee on 23 JUNE 2026

Mrs Diana R Hewitt – Director (Chair)

The annexed notes form part of these financial statements.

TIVERTON ALMSHOUSE TRUST
STATEMENT OF FINANCIAL POSITION YEAR ENDED 31 DECEMBER 2025

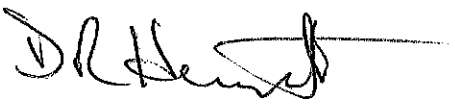
	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible fixed assets	11		4,144,378		4,144,378
Investment properties	11		2,459,176		2,589,176
Other fixed assets	11		425,007		425,305
Investments	12		4,325,115		4,012,280
			11,353,676		11,171,139
Current assets					
Debtors	13	48,656		41,951	
Cash at bank and in hand		572,656		597,389	
		621,312		639,340	
Creditors: amounts falling due within one year	14	118,716		106,297	
Net current assets			502,596		533,043
Total assets less current liabilities			11,856,272		11,704,182
Creditors: amounts falling due after more than one year	15		428,989		463,492
			11,427,283		11,240,690
Capital and reserves					
Permanent endowment	18		9,027,391		8,948,953
Expendable endowment	18		983,150		936,524
Income and Expenditure reserves	17		1,416,742		1,355,213
			11,427,283		11,240,690

These financial statements were approved and authorised for issue by the corporate trustee on

23 JUNE 2026

and signed on its behalf by:

Mrs Diana R Hewitt - Director



The annexed notes form part of these financial statements.

TIVERTON ALMSHOUSE TRUST
STATEMENT OF CHANGES IN EQUITY AND RESERVES
YEAR ENDED 31 DECEMBER 2025

	Permanent Endowment	Expendable Endowment	Other Reserves	Total	2024
	£	£	£	£	£
At 31 December 2024	8,948,953	936,524	1,355,213	11,240,690	10,946,761
Surplus for year before gains and losses from investments	-	-	21,691	21,691	(2,234)
Unrealised/realised gains and losses on investments	208,438	46,626	39,838	294,902	226,163
Revaluation of tangible fixed assets	(130,000)	-	-	(130,000)	70,000
Total comprehensive income	78,438	46,626	61,529	186,593	293,929
Transfers	-	-	-	-	-
At 31 December 2025	9,027,391	983,150	1,416,742	11,427,283	11,240,690

The annexed notes form part of these financial statements.

TIVERTON ALMSHOUSE TRUST
STATEMENT OF CASHFLOWS
YEAR ENDED 31 DECEMBER 2025

	Note	2025 £	2024 £
Net cash flow from operating activities	23	**(9,869)**	**(22,112)**
Cash flow from investing activities			
Payments to acquire tangible fixed assets		-	-
Receipts from sale of fixed assets		-	-
Proceeds from investments		92,560	681,566
Purchase of investments		(109,922)	(697,070)
Interest received		12,878	13,763
Dividends received		41,124	36,863
Net cash flow from investing activities		**36,640**	**35,122**
Cash flow from financing activities			
Capital repayment of long-term loans		(30,719)	(28,682)
Interest repayment of long-term loans		(20,212)	(23,639)
Net cash flow from financing activities		**(50,931)**	**(52,321)**
Net increase / (decrease) in cash and cash equivalents		**(24,160)**	**(39,311)**
Cash and cash equivalents as at 1 January 2025		**612,502**	**651,813**
Cash and cash equivalents as at 31 December 2025		**588,342**	**612,502**
Cash and cash equivalents consist of:			
Cash at bank and in hand		572,656	597,389
Cash held as part of investment portfolio		15,686	15,113
		588,342	612,502

The annexed notes form part of these financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General information and basis of preparation

Tiverton Almshouse Trust is incorporated under the Charities Act 2011 and is a Registered Provider of Social Housing in the United Kingdom.

Tiverton Almshouse Trust constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022, and the Charities Act 2011.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The financial statements are prepared in sterling, which is the functional currency of Tiverton Almshouse Trust and rounded to the nearest £.

The registered office is disclosed in the Report of the Corporate Trustee.

Housing properties
Housing properties are principally properties available to beneficiaries of the trust in return for weekly maintenance contributions.

Housing properties are included at deemed cost and are reviewed for impairment at the end of each reporting period.

Investment Properties
Investment properties are principally properties available to tenants of the trust in return for a commercial rent.

Investment properties are included at valuation, representing fair value and at each reporting date any changes in fair value are recognised in the statement of comprehensive income. Professional valuations are undertaken on a 5-year rolling cycle.

Investment properties are reviewed for impairment at the end of each reporting period.

Fixed assets and Depreciation
Other fixed assets are stated at cost, less accumulated depreciation. Depreciation is charged on a straight-line basis at rates anticipated to write off the cost of the asset, at the following annual rates:

Housing & freehold properties	Nil
Computer equipment	33.33% straight line

There is no depreciation charged this year against housing properties or freehold property as the corporate trustee believes the residual values are not lower than the current carrying value in the balance sheet. It is the corporate trustee's opinion that the local housing market remained static over the 2025 year, and they will be reviewing this throughout the 2026 financial year.

Investments
Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently they are measured at fair value through the statement of comprehensive income.

Debtors and creditors receivable/payable within one year
Debtors and creditors payable within one year are recorded at transaction price.

Loans and borrowings
Loans and borrowings are initially recognised at the transaction price including transaction costs and then subsequently adjusted for principal repayments and interest charged.

Revaluation surpluses and deficits
Where market value is not readily available, the corporate trustee estimates market value. Revaluations of investments are reported in the Statement of Comprehensive Income.

Leased Assets
Rentals payable under operating leases are charged to the income and expenditure account on a straight-line basis over the period of the lease.

Government grants
A social housing grant was received back in 2004 as a contribution towards the capital cost. The grant was previously deducted from the cost of the housing properties. However, as the housing properties are accounted for using the valuation model, grants should now be accounted for using the performance model which means that grants are recognised as income once the performance conditions have been meet. This change has not altered the overall value of reserves.

Current Taxation
No taxation is payable by the charity, since it has charitable status and its activities are exempt from tax.

Value Added Tax
Irrecoverable VAT which can be attributed to capital items or revenue expenditure is added to the cost of the capital item or expenses where practicable and material.

Pension Costs
The charity operates a defined contribution scheme for the benefit of its employees. The costs of contributions are written off through the income and expenditure account in the year they are payable.

Dilapidations
Monies receivable in respect of dilapidations are generally not accounted for until they can be determined with reasonable accuracy.

Turnover
Turnover is measured at the fair value of the consideration received or receivable.

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from almshouse voids.

Interest and dividends receivable
Interest and dividend income is recognised as Tiverton Almshouse Trust's right to receive payment is established.

Key judgements and estimates
The following judgements and estimates have been made in the process of applying the above accounting policies that have had the most significant effect on amounts recognised in the financial statements:

The corporate trustee has established a five-year cycle for investment properties to be valued by an external RICS qualified surveyor. In the intervening years the remaining properties are valued by the corporate trustee having regard to all risks, the yield, the strength of the market and comparison with similar properties.

2. TURNOVER

	2025	2024
	£	£
Rents receivable excluding service charges	546,064	521,671
Service charges receivable	133,301	122,218
Rent and service charge losses from voids	(8,063)	(6,501)
Guest room income	3,345	2,565
Social Housing Turnover	674,647	639,953
Investment property income	237,495	247,461
	912,142	887,414

3. UNITS IN MANAGEMENT

	2025	2024
Social housing for older people	85	85
Warden accommodation	1	1
	86	86

4. OPERATING COSTS

	Support Costs	Social Housing	Investment Properties	Total 2025	Total 2024
	£	£	£	£	£
Estate management costs:					
Wages and salaries	-	58,801	20,803	79,604	77,067
Estate costs					
Repairs and maintenance	-	217,246	138,223	355,469	329,314
Professional fees	-	24,854	50,925	75,779	63,888
Utilities	-	151,541	15,482	167,023	99,855
Insurance	-	13,626	11,026	24,652	24,592
Sundry expenses	-	3,922	8,008	11,930	9,747
Waste	-	8,929	348	9,277	7,661
Cleaning	-	5,199	5,011	10,210	9,486
Administrative costs					
Wages and salaries	218,179	-	-	218,179	223,832
Staff costs	790	-	-	790	150
Office running costs	26,499	-	-	26,499	31,921
Audit services	8,384	-	-	8,384	8,200
Accountancy services	13,024			13,024	10,721
PI insurance	578	-	-	578	578
Subscriptions	3,643	-	-	3,643	3,476
Bank charges	927	-	-	927	1,042
Depreciation	298	-	-	298	1,272
Bad debt	-	-	-	-	3,317
Investment mgm't fees	11,010	-	-	11,010	10,636
	283,332	484,118	249,826	1,017,276	916,755
Apportionment	(283,332)	152,752	130,580	-	-
	-	636,870	380,406	1,017,276	916,755

5. OPERATING DEFICIT

	2025	2024
	£	£
Operating deficit is stated after charging:		
Operating leases - other assets	1,899	2,017

6. AUDITORS' REMUNERATION

	2025	2024
	£	£
Audit services	8,384	8,200
	8,384	8,400

7. BOARD OF DIRECTORS OF THE CORPORATE TRUSTEE AND KEY MANAGEMENT PERSONNEL REMUNERATION

	2025	2024
	£	£
The aggregate emoluments payable to key management personnel excluding employer pension contributions	76,439	74,866

The Board of Directors of the corporate trustee received no expenses or remuneration in the year.

8. EMPLOYEE INFORMATION

	2025	2024
The average number of persons employed during the year expressed in full time equivalents (16 hours or more per week) was:		
Office staff	5	6
Wardens, cleaners and handyman	4	4
	9	10
	£	£
Staff costs (for the above persons)		
Wages and salaries	252,290	261,042
Employer's National Insurance Contributions	31,618	25,857
Other pension costs	13,875	14,000
	297,783	300,899

During the year one employee earned more than £60,000. One employee earned more than £60,000 in 2024.

9. INTEREST RECEIVABLE AND SIMILAR INCOME

	2025	2024
	£	£
Interest received	12,878	13,763
Miscellaneous income	13,901	120
	26,779	13,883

10. INTEREST PAYABLE AND SIMILAR CHARGES

	2025	2024
	£	£
Mortgage interest	20,212	23,639
	20,212	23,701

11. TANGIBLE FIXED ASSETS

	Housing Properties	Investment Properties	Freehold Property	Computer Equipment	Total
	£	£	£	£	£
COST OR VALUATION					
At 1 January 2025	4,144,378	2,589,176	425,000	19,016	7,177,570
Additions	-	-	-	-	-
Revaluation	-	(130,000)	-	-	(130,000)
At 31 December 2025	4,144,378	2,459,176	425,000	19,016	7,047,570
DEPRECIATION					
At 1 January 2025	-	-	-	18,711	18,711
Charge for year	-	-	-	298	298
At 31 December 2025	-	-	-	19,009	19,009
NET BOOK VALUE					
At 31 December 2025	4,144,378	2,459,176	425,000	7	7,028,561
At 31 December 2024	4,144,378	2,589,176	425,000	305	7,158,859

HOUSING PROPERTIES

Housing properties includes freehold land and buildings, which are included at deemed cost of £3,962,000 (historic cost: £4,210,895).

INVESTMENT PROPERTIES

The corporate trustee has established a five-year cycle for investment properties to be valued by an external RICS qualified surveyor.

The freehold interest in 2 to 16 Bampton Steet , Tiverton were valued on 26th January 2026 by an external valuer Matthew Wilcox MRICS of Stags Estate Agents. The valuation was prepared in accordance with the requirements of the RICS Valuation – Global Standards, SORP and FRS102.

For the 2025 year, all other investment properties held were valued by the corporate trustee on the basis of fair value as at 31 December 2025.

Valuation is represented by:	2025	2024
	£	£
Historical cost	296,927	296,927
Revaluation	2,162,249	2,292,249
	2,459,176	2,589,176

Revaluation:	2025	2024
	£	£
Balance as at 31 December 2024	2,292,249	2,222,249
Revaluation	(130,000)	70,000
Disposals	-	-
Balance as at 31 December 2025	2,162,249	2,292,249

12. INVESTMENTS HELD AS FIXED ASSETS

(Financial assets measured at fair value through the surplus/ (deficit))

	2025 £	2024 £
MARKET VALUE OF LISTED INVESTMENTS		
At 31 December 2024	4,012,280	3,775,269
Additions	109,922	697,070
Disposal proceeds	(92,560)	(681,566)
Realised gains/(losses)	(11,474)	120,381
Unrealised gains/(losses)	306,376	105,782
At 31 December 2025	4,324,544	4,016,936
Cash held as part of investment portfolio (movement)	571	(4,656)
	4,325,115	4,012,280
Historical cost	2,763,890	2,769,242

13. DEBTORS – ALL RECEIVABLE WITHIN ONE YEAR

	2025 £	2024 £
Trade debtors		
Social housing rent arrears	4,156	3,599
Social housing utility arrears	634	-
Other	5,348	10,710
	10,138	14,309
Prepayments and accrued income	36,463	24,626
Other debtors	2,055	3,016
	48,656	41,951

14. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Mortgages	32,682	28,899
Trade creditors and rents paid in advance	21,587	21,720
Other creditors and accruals	64,447	55,678
	118,716	106,297

15. CREDITORS - AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2025 £	2024 £
Mortgages	428,989	463,491

16. MORTGAGES

(Financial liabilities measured at fair value through the surplus/ (deficit)).

Analysis of maturity of debt:	2025 £	2024 £
Less than one year or on demand	32,682	28,899
Between one and two years	33,965	30,238
Between two and five years	110,130	99,465
After five years	284,894	333,789
	461,671	492,391

The mortgages mature in July 2037.

Capital is repayable in monthly instalments, which commenced in August 2004. Interest for both loans in calculated based on SONIA and include an Adjustment Spread.

The mortgages are secured on certain freehold housing and investment properties.

17. INCOME AND EXPENDITURE RESERVES

	2024 £	Surplus for year £	Revaluation £	Transferred £	Utilised £	2025 £
Extraordinary repair fund	245,282	-	-	(32,320)	-	212,962
Cyclical maintenance fund	79,854	-	-	48,530	(50,168)	78,216
Routine works	59,814	-	-	304,858	(306,088)	58,584
Other	970,263	21,691	39,838	(321,068)	356,256	1,066,980
	1,355,213	21,691	39,838	-	-	1,416,742

Tiverton Almshouse Trust has established a regular programme of works.

Part of other reserves has been earmarked by the corporate trustee for a particular purpose. Such designations may be reversed by future Trustee decisions.

Expenditure is taken through the income and expenditure account. A transfer is then made as appropriate.

18. CAPITAL AND RESERVES

Permanent Endowment
These reserves represent the historic value of the housing and investment properties together with the current value of any other investments that were held at the date of the merger and cash deposited with Standard Life on behalf of Alexandra Lodge Trust as at the date of the merger.

Expendable Endowment
These reserves represent the current value of any investments purchased since the merger.

19. LEASING COMMITMENTS

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2025 £	2024 £
Not later than one year	1,899	2,017
Total	1,899	2,017

20. PENSION COSTS

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £13,875 (2024: £14,000).

21. RELATED PARTY TRANSACTIONS

As at the 31 December 2025 two directors of Tiverton Almshouse Trustee Limited were councillors / employees of related Local Authorities.

Any transactions with the Local Authorities were at arms-length on normal commercial terms and these individuals were not able to use their position to their commercial advantage.

22. CONTROL

The ultimate controlling party is the board of directors of Tiverton Almshouse Trustee Limited

23. RECONCILIATION OF OPERATING SURPLUS / (DEFICIT) TO CASH FLOW FROM OPERATING ACTIVITIES

	2025 £	2024 £
Surplus / (deficit) for the year	**186,593**	**293,929**
Mortgage interest paid	20,212	23,639
Interest received	(12,878)	(13,763)
Dividends received	(41,124)	(36,863)
Depreciation/impairment of tangible fixed assets	298	1,272
Realised (gain) / loss on disposal of investments	11,474	(120,381)
Unrealised (gains) / loss on investments	(306,376)	(105,782)
Revaluation on investment properties	130,000	(70,000)
(Increase) / decrease in trade and other debtors	(6,705)	851
Increase / (decrease) in trade and other creditors	8,637	4,986
Net cash flow from operating activities	**(9,869)**	**(22,112)**

24 ANALYSIS OF CHANGES IN NET DEBT

	2024	Cashflows	Non-cash changes	2025
	£	£	£	£
Long-term borrowings	463,491	-	(34,502)	428,989
Short-term borrowings	28,900	(30,720)	34,502	32,682
Total liabilities	492,391	(30,720)	-	461,671
Cash and cash equivalents	(612,503)	24,161	-	(588,342)
Total	**(120,112)**	**(6,559)**	**-**	**(126,671)**