Freeston and Sagar's Almshouses

Charity No. 209795

Trustees' Report and Unaudited Accounts

31 December 2025

Freeston and Sagar's Almshouses
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The trustees present their report with the unaudited financial statements of the charity for the year ended 31 December 2025.

REFERENCE AND ADMINISTRATIVE DETAILS

Charity No. 209795

Principal Office

1 Home Farm Court
Bretton
Wakefield
West Yorkshire
WF4 4TR

Trustees

The following trustees served during the year:

Mrs S.E. Blezard
Mr J. Brennan
Rev A. Murray
Mr R.M. Sanderson
Mr B.D. Thaler
Rev L. Tinniswood
Mr R. Tosta

Key Management Personnel

Clerk Mr J C Brearton FCA

Accountants

Hansons Chartered Accountants
St Oswald House
St Oswald Street
Castleford
WF10 1DH

Bankers

Barclays Bank plc
Trinity Walk Shopping Centre
Teall Way
Wakefield
West Yorkshire
WF1 1QS

OBJECTIVES AND ACTIVITIES

The provision and maintenance of almshouses for persons in need in the area comprising the town of Normanton, the parishes of Sharlston and Warmfield-cum-Heath and the area of the former parish of Ackton and Snydale, all in the county of West Yorkshire.

Subject to the above, the trustees shall apply the income of the charity for the benefit of the residents in the almshouses of the charity or any of them in such manner as the trustees think fit from time to time.

The trustees continue to ensure that the charity fulfils the requirements set out in the scheme. Careful management to the charity's assets, including considerable attention to the maintenance and refurbishment of the properties and the grounds, ensures that the charity provides residents with comfortable, affordable homes that meet their special needs and enable them to live independently.

Principal activity

The principal activity of the charity is to provide social housing for those in need in the area of benefice, suitable for the elderly or those with mobility needs.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The charity is governed by a scheme date 1 May 1987 as amended on 5 November 2008.

Each of the trustees is appointed as follows:

Ex-officio

The vicar of the Ecclesiastical Parish of All Saints, Normanton	Reverend A Murray
The vicar of the Ecclesiastical Parish of St Peter, Warmfield	Reverend L Tinniswood
The vicar of the Ecclesiastical Parish of St Peter, Warmfield	Reverend L Tinniswood

Nominative

Normanton Town Council	Mrs S E Blezard
Warmfield-cum-Heath Parish Council	Mr R M Sanderson

Co-optative

Up to five persons who through residence, occupation or employment, or otherwise have special knowledge of the area of benefit.	Mr B D Thaler Mr J Brennan Mr R Tosta Two vacancies

The trustees meet every three months. Their term of office is four years apart from the co-optative trustees whose term is five years.

Statement of trustees' responsibilities in relation to the financial statements

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. The Trustees are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the charity's trustees

B.D. Thaler
Trustee
16 October 2026

Independent Examiner's Report to the trustees of Freeston and Sagar's Almshouses

I report to the trustees on my examination of the financial statements of Freeston and Sagar's Almshouses for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

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

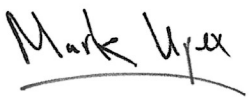
Independent examiner's statement

As the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination by being a qualified member of BA, FCA.

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

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

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



Mark Upex BA, FCA
Hansons
St Oswald House
St Oswald Street
Castleford

WF10 1DH
16 October 2026

Freeston and Sagar's Almshouses
Statement of Financial Activities

for the year ended 31 December 2025

	Notes	Total funds 2025 £	Total funds 2024 £
Income and endowments from:			
Donations and legacies	2	486,107	98,348
Investments	3	2	16
Total		486,109	98,364
Expenditure on:			
Charitable activities	4	(107,534)	(137,613)
Net gains on investments		-	1,130
Net income/(expenditure) before other gains/(losses)		378,575	(38,119)
Other gains and losses		-	-
Net movement in funds		378,575	(38,119)
Reconciliation of funds:			
Total funds brought forward		149,962	188,081
Total funds carried forward		528,537	149,962

Freeston and Sagar's Almshouses
Balance Sheet

at 31 December 2025

Charity No. 209795		**2025**	**2024**
		£	**£**
Fixed assets			
Tangible assets	5	1,463,792	1,463,792
		1,463,792	1,463,792
Current assets			
Cash at bank and in hand		8,986	2,499
		8,986	2,499
Creditors: Amount falling due within one year	6	(492)	(936)
Net current assets		8,494	1,563
Total assets less current liabilities		1,472,286	1,465,355
Creditors: Amounts falling due after more than one year	7	(943,749)	(1,315,393)
Total net assets		528,537	149,962
The funds of the charity			
Unrestricted funds	8		
General fund		528,537	149,962

Approved by the trustees on 16 October 2026

And signed on their behalf by:

S.E. Blezard
Trustee
16 October 2026

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic if Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Change in basis of accounting or to previous accounts

The previous year's financial statements were prepared on the receipts and payments basis. For the current year, the charity is obliged to prepare the financial statements on the accruals basis. To ensure comparability, the comparative figures for the previous year have been amended to the accruals basis.

Fund accounting

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Other funds	There are no restricted funds, designated funds or endowment funds operated by the charity.

Income

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
Investment income	This is included in the accounts when receivable.
Gains/(losses) on investment assets	This includes any gain or loss on the sale of investments.

Expenditure

Recognition of expenditure	Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Other expenditure	These are support costs not allocated to a particular activity.

Taxation

The charity is exempt from tax on its charitable activities.

Freehold investment property

Investment properties are measured initially at cost and subsequently at fair value at each balance sheet date and are not depreciated. All gains or losses are taken to the Statement of Financial Activities as they arise.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

Receipt of donated goods, facilities and services

All donated goods, facilities and services received are recognised within incoming resources and expenditure at an estimate of the value to the charity.

2 Income from donations and legacies

	Total 2025	Total 2024
	£	£
Maintenance contributions	84,224	81,313
Secured loans waived	56,729	12,000
Unsecured loans waived	110,200	5,035
Other donations received	234,954	-
	486,107	98,348

3 Income from investments

	Unrestricted	Total 2025	Total 2024
	£	£	£
Interest received	2	2	16
	2	2	16

4 Expenditure on charitable activities

	Total 2025	Total 2024
	£	£
Expenditure on charitable activities		
Premises costs		
Light and heat	280	257
Insurance	1,783	1,727
Repairs and renewals	1,648	612
	3,711	2,596
Administration costs		
Postage and stationery	192	-
Bank charges	11,330	-
Subscriptions	2,031	343
Accountancy and bookkeeping	516	546
Legal and professional fees	1,200	-
	15,269	889
Interest payable	88,554	134,128
	107,534	137,613

5 Tangible fixed assets

	£	£
Cost or revaluation		
At 1 January 2025	1,463,792	1,463,792
At 31 December 2025	1,463,792	1,463,792
Net book values		
At 31 December 2025	1,463,792	1,463,792
At 31 December 2024	1,463,792	1,463,792

6 Creditors:

amounts falling due within one year

	2025	2024
	£	£
Accruals	492	936
	492	936

7 **Creditors:**
amounts falling due after more than one year

	2025	2024
	£	£
Bank loans and overdrafts	18,749	19,012
Secured loans	925,000	1,095,729
Unsecured loans	-	200,652
	943,749	1,315,393

8 **Movement in funds**

	At 1 January 2025	Incoming resources (including other gains/losses)	Resources expended	At 31 December 2025
		£	£	£
Unrestricted funds:				
General fund	149,962	486,109	(107,534)	528,537
Total funds	149,962	486,109	(107,534)	528,537

9 **Analysis of net assets between funds**

	Unrestricted funds	Total
	£	£
Fixed assets	1,463,792	1,463,792
Net current assets	8,494	8,494
Creditors due in more than one year and provisions	(943,749)	(943,749)
	528,537	528,537

10 **Reconciliation of net debt**

	At 1 January 2025	Cash flows	At 31 December 2025
	£	£	£
Cash and cash equivalents	2,499	6,487	8,986
	2,499	6,487	8,986
Borrowings	(981,729)	56,729	(925,000)
Bank loans	(19,012)	263	(18,749)
	(1,000,741)	56,992	(943,749)
Net debt	(998,242)	63,479	(934,763)