PARKER AND ASHCOMBE ALMSHOUSE CHARITY
(Charity Registered No. 210835)

STATEMENT OF ACCOUNTS

to 31st December 2025

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PARKER AND ASHCOMBE ALMSHOUSE CHARITY

TRUSTEES' REPORT

The Trustees of the Parker and Ashcombe Charity present its report for the year ended 31 December 2025.

Structure, Governance and Management

Legal status

The Charity was set up in 1965 under a scheme of the Charity Commissioners from an amalgamation of two older charities, namely the 1887 Parish Cottage and Almshouse Charity and the 1918 Charity of the Right Honourable Henry Ashcombe.

The registered charity number is 210835.

Trustees

Graham Peters DL, Trustee/Parish Council Representative (Chairman)

John Barnett, Treasurer/Co-opted Trustee

Phillipa Weddle, Trustee/Secretary/Parish Council Representative

Ellie Pottinger, Co-opted Trustee

Appointed trustees are chosen according to the individual practice of any appointing body. Persons appointed may, but need not be, a member of the appointing body.

The address of the principal office of the Charity is:

c/o 7 Heathlands
Westfield
East Sussex
TN 35 4QZ

The Trustees engage a Property Agent to manage the maintenance of the charity's properties.

Advisors

Independent Examiner: Karen Marr, 6 Red Oast Cottages, Flimwell, TN5 7PF

Banking: Co-operative Bank, Swindon.

Investment Management:
CCLA Investment Managers, 85 Queen Victoria Street, London EC4V 4ET, and
McInroy & Wood Ltd, Haddington, East Lothian EH41 3SF

TRUSTEES' REPORT (continued)

Objectives and Activities for the Public Benefit

The Charity's Scheme of Management states that the Trustees shall apply the assets and income of the Charity for the provision of affordable housing accommodation for single older adults from the Parish of Bodiam.

The Trustees confirm that they have referred to the recommendations contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and planning future activities. The Trustee's consider that the Charity's activities during the year were solely for public benefit.

Principal achievements for the year

To meet its objectives the charity owns two freehold properties in the village of Bodiam, namely the Almshouse Flats, comprising four, one-bed flats providing the means for independent living, along with Rectory Cottage, the commercial rental from which contributes significantly to the running costs of the overall estate.

The Charity also own's and maintains a small adjacent garden area for the flats. The village's Parish Room, which adjoins Rectory Cottage, is owned and maintained by the Charity and is used for hoc village meetings and events and the provision of a full-time pre-school nursery group, itself a charity. The Charity is also responsible for the preservation of a Victorian Icehouse located within the grounds of the Rectory Cottage.

Review of Financial Position

Total Incoming Resources during the year amounted to £31,439 (2024: £31,231). In 2025 £39,267 was spent maintaining and improving the Charity's assets, including the part funding of a new decking for the Parish Room. (2024: £39,097). A further £4,921 was spent from specific donations held in Restricted Funds on the second stage of the programme of works to improve the Icehouse and its access and containment arrangements. These programme works continue into 2026 and potentially beyond. (see account note 4)

During the year the Charity continued to invest the majority of its balances in formal investment funds catering specifically for charities and other public bodies.

These investments returned a total revaluation loss of £, in 2025 significantly below investment performance in the previous two years. No new investments were made during the year. (See account note 5)

Plans for 2026 and beyond

The Trustees will continue to apply the Charity's assets and income to provide suitable accommodation for the benefit of those in need and in supplying high standard community assets within the Parish of Bodiam.

All properties owned by the Charity have been refurbished in recent years and the focus will now be on undertaking remedial repairs and maintenance to the external fabric and gardens of the two main property assets and the community Parish Room. The costs of these works will be funded by the General Fund.

The Trustees have drawn up a restoration and improvement plan for the Victorian Icehouse in Rectory Cottage grounds along with its associated facilities and access arrangements. Works commenced in 2024 and continue into 2025.

Reserves Policy

The Charity maintains a Repairs Fund to cover unforeseen major repairs needed to the Charity's owned properties, excluding the Icehouse. The Trustees re-consider the sufficiency of the Repairs Fund at the Annual General Meeting.

Rent Deposits

The Charity holds a rent deposit for Rectory Cottage. The deposit is held with the independent Deposit Scheme and at year-end totalled £550. This balance does not feature in the Charity's accounts.

Investment Policy and Objectives

In accordance with the Trust Deed, the Trustees have the power to invest in such stocks, shares and property as appropriate to meet the objectives of the Charity. The Trustees have invested the Charity's surplus general balances, and the DC Bequest balances in investment funds managed separately by CCLA and M&W.

The Charity's overall policy is for a medium risk ethically based investment approach based on a mix of capital growth and re-invested interest/dividend income.

The Trustees receive quarterly investment reports from both fund managers and the policy, risk appetite and allocations are considered at each Annual General Meeting with presentations by the investment managers as deemed necessary.

Valuing volunteers

In keeping with recommended practice, an approximation of the combined number of hours that the Trustees give to the Charity free of charge during the year has been undertaken and is estimated at 185 hours (2023: 200 hours).

Statement of Trustees' Responsibilities

The law applicable to charities in England and Wales requires trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year.

In preparing financial statements giving a true and fair view, trustees should follow best practice and:

Select suitable policies and apply them consistently;

Make judgements and estimates that are reasonable and prudent;

State whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements;

Prepare the financial statements on the 'going concern' basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping accounting records which are such as to disclose, with reasonable accuracy, the financial position of the charity at any time, and to enable the Trustees to ensure that the accounts comply with the disclosure regulations (primarily the Statement of Recommended Practice "Accounting and Reporting by Charities" issued in March 2005) and the Charities Act 2011. The Trustees are also responsible for safeguarding the charity's assets, and hence for taking reasonable steps for the provision and detection of error, fraud and other irregularities.

Risk Management

The Trustees acknowledge their responsibility for the management of risks faced by the Charity. The Trustees, in considering the governance; management; operational; financial/investment and environmental risks, are satisfied, at this stage, that there are no unmanaged material exposures and that there are procedures in place to mitigate all such risks. This will, however, be kept under regular review.

The Trustees have agreed clear lines of delegation and authority and the Trustees and the Property Agent are involved in the recognition of risk in all their activities and roles.

Signed on behalf of the Trustees by:

Chairman of the Board of Trustees

Date:

PARKER AND ASHCOMBE ALMSHOUSE CHARITY

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
The Parker and Ashcombe Almshouse Charity

for the year ended 31 December 2025

I report on the accounts of the Charity for the year ended 31 December 2025 which are set out in pages 7 to 12 as required by the Charities Act 2011

Respective responsibilities of the Trustees and Independent Examiner

The Charity's Trustees are responsible for the preparation of the accounts. The Charity's Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 and that an independent examination, by a fully qualified practitioner is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with 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 Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion as to whether the accounts present a "true and fair view", and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

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

1. which give me reasonable cause to believe that in any material respect the requirements:

   - to keep accounting records in accordance with section 130 of the Charities Act; and

   - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met: or

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

Karen Marr
Address: Teckform, 6 Red Oast Cottages, Flimwell, TN5 7PF Date:

PARKER AND ASHCOMBE ALMSHOUSE CHARITY

Statement of Financial Activities for the year ended 31 December 2025

	Notes	Unrestricted Funds	Restricted Funds	Total Funds	2024 Total Funds
Incoming Resources					
Rental/Licence Income	3	31,395	0	31,395	30,134
Investment Income		44	0	44	53
Grant Income		0	0	0	1044
Total Incoming Resources		**31,439**	**0**	**31,439**	**31,231**
Less Resources Expended					
Charitable activities:					
Maintenance Costs	3	34,346	4,921	39,267	39,097
Governance costs	4	378	0	378	362
Donations	4	1,500	0	1,500	1,000
Total Resources Expended		**(36,224)**	**(4,921)**	**(41,145)**	**(40,463)**
Net Outgoing/Incoming Resources		**(4,785)**	**(4,921)**	**(9,706)**	**(9,232)**
Gain/(Loss) on investments	**5**	(1,603)	(1,054)	(2,657)	19,810
Net Movement in Funds		(6,388)	(5,975)	(12,363)	10,588
Balances Brought Forward		96,245	596,773	693,018	682,430
Balances at Year-end		89,857	590,798	**680,655**	693,018

The attached notes form an integral part of these accounts

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Balance Sheet - year end 31st December 2025

PARKER AND ASHCOMBE ALMSHOUSE CHARITY

2024	**2025**

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PARKER AND ASHCOMBE ALMSHOUSE CHARITY

	FIXED ASSETS			
33,222	Property Improvements (net)		27,694	
635,408	Investments (note 5)		632,751	
668,630	Total Fixed Assets		660,445	
	CURRENT ASSETS			
23,778	Cash at Bank	General	9,840	
		Restricted	9,985	
810	Debtors		585	
24,588	Total		20410	
	less CURRENT LIABILITIES			
(200)	Creditors		(200)	
24,388	Net Current Assets		20,210	
693,018	NET ASSETS		**680,655**	
	Financed by:-			
	Unrestricted Fund:			
66,245	General			59,863
30,000	Emergency Repairs Reserve			30,000
96,245	Total			**89,863**
596,767	**Restricted Fund:**			590,792
693,018				**680,655**

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NOTES TO THE ACCOUNTS – 31 DECEMBER 2025

1. ACCOUNTING POLICIES

a)Accounting Basis
The accounts are prepared in accordance with applicable accounting standards on a historical cost basis as modified by the revaluation of investments and comply with charity law and with the Statement of Recommended Practice "Accounting and Reporting by Charities" issued in March 2011. The Trustees have determined that the accounts be drawn up on an accruals basis in accordance with the Charity Commission's requirements regarding the presentation of financial information.

b)Fixed Assets
The Charity owns two principal properties, which are used to support the charity's objectives. The values of these assets are not brought into the financial accounts as the Trustees are of the opinion that the principal aim of the charity is to maintain the condition and hence the value of these assets in perpetuity. The properties had a combined insured rebuild value of **£1,844,227** as at June 2025.

c)Depreciation
Expenditure of a capital nature on Charity assets, excluding the Icehouse, is to improve the Charity's assets, and as such is capitalised and depreciated in the accounts, over a four-year period.

d) Investments
Investments are initially recognised at their transaction value and subsequently measured at their fair value at the balance sheet date using the closed quoted market price.

The Statement of Financial Activities includes those unrealised gains and losses arising from the revaluation of the investment portfolio during the year and does distinguish between the valuation adjustments relating to sales and those relating to continued holdings as they are together treated as changes in the value of the investment portfolio. Investment income is accounted for on a receivable basis.

e) Cash and Cash Equivalents
Cash and cash equivalents include cash at bank and in hand.

f) Debts and Creditors
Debtors and creditors receivable or payable at the year-end are carried at their transaction value.

g) Income
The Statement of Financial Activities is credited, on an accruals basis, with the contributions from residents, commercial rents and hire fees along with investment income receivable.

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h) Costs of Meeting Objectives
Liabilities are recognised in the Statement of Financial Activities as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and is classified under heading that aggregate all costs related to the category.

i)Governance costs
Governance costs comprise all costs involving the public accountability of the Charity and its compliance with regulation and good practice including costs related to Independent Examination and Indemnity Insurance.

j) Unrestricted Funds
The unrestricted funds comprise the accumulated surpluses that have not been designated for specific purposes. These are available, at the discretion of the Trustees, for the furtherance of the objectives of the Charity.

k) Restricted Funds
The restricted funds comprise the balance of funds received for specific purposes or activities.

2. VOLUNTARY INCOME

No donations were received during the year.

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3. CHARITABLE ACTIVITIES

PROPERTY MANAGEMENT

		2025	2024
PROPERTY INCOME			
Rents and Licence Fees:			
Rectory Cottage		13,650	13,200
Almshouse Flats		15,120	13,320
Bodiam Pre-School		1,833	3,082
Parish Room Grant		0	1,044
Parish Room Hire		12	532
Leaseholder Fee		780	0
	Total	**31,395**	**31,178**
Interest		**44**	**53**
PROPERTY EXPENDITURE			
Subscriptions		275	267
Heat and Light P Rm		1,536	1,640
Repairs & Maint.		2,704	2,019
Led Upgrade (Grant)		0	1,044
Property Supervisor		2,623	3,146
Gardens: Flats		150	147
Insurance (Property)		1,766	1,717
Cesspool		763	559
Water Charges		44	285
NNDR		80	80
Lifeline		1,156	1,072
Easement		125	120
Depreciation		22,344	18,719
Leasehold Solicitor		780	0
		34,346	**31,158**
	NET	**- 2,907**	**73**
Ice House Expenses		**4,921**	**8277**

4. GOVERNANCE COSTS

	2025	2024
Admin. expenses	178	162
Ind. Examination Fee	200	200
Total	**378**	**362**

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Donations: Social Grants	1,500	1,000

5. INVESTMENTS

Quoted investments are shown at market value. The changes in value during the year are made up as follows:

Fund Name	Units @ 31.12.2025	Open Value 01-Jan-25	In - Year Purchase/ (Sale)	Revaluations Gains/ (Losses)	Closing Value 31/12/2025
Unrestricted Funds					
COIF Deposit Acct.	N/A	1,050	0	0	1,050
COIF Global Equity	8,984	52,497	0	-1,603	50,894
Total Unrestricted		53,547	0	-1,603	51,944
Restricted Funds (Bequest Fund)					
COIF Invest. Fund	1,157	301,553	0	-5,879	295,674
M&W	N/A	280,308	0	4,825	285,133
Total Restricted		581,861	0	-1,054	580,807
Portfolio Total		**635,408**	**0**	**-2,657**	**632,751**

Investments at the year-end are shown at market value. All quoted investments are held in the UK in two fund portfolio's managed separately by CCLA and M&W.

6. DC Bequest Fund Balances (restricted)

	Investments	Cash	Total
Value 1.1.25	**581,861**	**14,906**	**596,767**
Expenditure in year	0	(4,921)	(4921)
New Investments/Withdraws	0	0	0
Revaluations	-1,054	0	-1,054

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Value at 31.12.25	**580,807**	**9,985**	**590,792**

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