REGISTERED CHARITY NUMBER: 212584

REPORT OF THE TRUSTEES AND

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

FOR

THE JOHN HOWARD NURSES HOMES

bk plus Limited
Chartered Certified Accountants
44 Grand Parade
Brighton
East Sussex
BN2 9QA

THE JOHN HOWARD NURSES HOMES

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 12
Detailed Statement of Financial Activities	13

The trustees present their report with the financial statements of the charity for the year ended 31 March 2026. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity owns 24 cottages in Brighton. Average occupancy during the year was 96% (2025: 100%). Graves Son and Pilcher provide a managing service to the Charity.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

A subgroup of the Trustees is in regular contact with the managing agents, Graves Son and Pilcher, which helps to ensure the continued smooth running of the cottages as well as adhering to all the regulatory requirements. Meetings with the residents are also held, to discuss any matters they wish to raise. This has included car parking and general day to day matters.

There have been no new residents this year, although one cottage has been vacant and viewings have taken place.

The cost of the gardening continues to increase as more residents have become unable to maintain their plots. The Trustees are therefore paying for the gardener to do them, in addition to the general maintenance of the grounds.
In the autumn, Tree Surgeons again gave all the hedges a very hard cut which continues to provide more light to some cottages and a wider main entrance.

In addition, there has been the usual day to day maintenance of the 24 cottages and the Lodge. Six monthly checks on all drains, gulleys, hoppers etc continue.

The guest flat and communal lounge in the Lodge continue to be in regular use.

The Fire Risk Assessment was conducted in July 2025. Anything flagged in the report has either been dealt with or is in progress, depending on the priority.

Selective Licence

As of 2nd September 2024, Brighton & Hove City Council (BHCC) implemented a new Selective Licensing Scheme for certain areas. John Howard Cottages was included in that selection and Graves Son and Pilcher submitted the applications on behalf of The Trustees for all 24 cottages. They received a letter of acknowledgement for all 24 cottages. The letter confirms they have received all the correct documentation and initial fee paid correctly.

Graves Son and Pilcher are now starting to receive draft licenses with stipulations that they must conduct six monthly inspections of all cottages. The Trustees are also required to carry out full references for any new applicants.

We are also now being charged the 2nd instalments for the licenses. BHCC will then issue the final licences which are valid for five years.

FINANCIAL REVIEW

Financial position

Rental income totalled £112,507 in the year ended 31 March 2026 (2025: 125,403), a decrease compared to the previous year.

Expenditure on maintenance and other running costs was £143,576 (2025: £89,609). This included expenditure of £126,403 (2025: £76,171) in respect of high maintenance costs due to the age and state of the properties. The total outgoing resources for the year were £145,418 (2025: £91,673). At 31 March 2026, total reserves were £447,233 (2025: £456,625) including unrestricted reserves of £330,490 (2025: £339,882).

During the year donations of £22,000 (2025: £20,000) were received, and this is included in other income.

The freehold properties are included in the accounts at cost, which is considered to be substantially below their current market value.

Excess cash funds are held in interest bearing accounts.

Reserves policy

The trustees have reviewed the charity's reserves and are satisfied that they are adequate to meet both ongoing regular expenditure and to provide for periodic significant property maintenance costs which arise from time to time.

The trustees continue to refurbish the cottages as they become vacant to bring them up to a modern and consistent standard. Advertising is ongoing to attract new residents with the aim of achieving 100% occupancy. For the year ending 31st March 2026, the occupancy was 96% (2025: 100%).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The John Howard Nurses Homes ("the Charity") was founded as a charity under the terms of the will (the "governing document") of Sir John Howard, who died on 20 April 1917, to provide accommodation for nurses whose health has broken down or who otherwise are not able to follow their profession and whose means are limited.

When reviewing our aims and objectives we have referred to the Charity Commission's general guidance on public benefit. All of our activities are undertaken to further our charitable purposes for the public benefit.

The John Howard Nurses Homes is registered as a charity, number 212584.

Induction and training of new trustees

The trustees are provided with a copy of the Charity Commission's Essential Trustee
They also have copies of all the policies that are in place eg conflicts of interest, investment, complaints, safeguarding etc.

These are based on templates provided by the Almshouse Association, of which Charity is member.

New trustees will also be given a tour of the site, as soon as practical.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The trustees of John Howard Cottages recognise and accept their responsibilities to ensure that risk management is approached comprehensively throughout the organisation.

Major risks are those that would have a significant impact and a likelihood of occurring. If they arose they would have a major impact on the almshouse charity in the following areas:

" Governance
" Operations
" Finances
" Environmental or external factors such as public opinion
" The Charity compliance with law or regulation

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

212584

Principal address

Parish Office
St George's Church
St George's Road
Brighton
East Sussex
BN2 1ED

Trustees

Rev Dr A Manson-Brailsford
Miss M Ellis
Miss S Clough
Miss A Moulson
Dr H Beaumont
Mr A Cooke
Mr S Teixeira da Mota
Mr P Simmons
Miss M Sofaer
Mr A Tallon (resigned 22/11/2025)
Mr G Todd-Ware (resigned 5/10/2025)
Ms W Burdett (appointed 25/5/2025)

Independent Examiner

Sarah Murphy FCA
bk plus Limited
Chartered Certified Accountants
44 Grand Parade
Brighton
East Sussex
BN2 9QA

Bankers

Barclays Bank plc
139/140 North Street
Brighton
BN1 1RU

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....
Rev Dr A Manson-Brailsford - Trustee

Independent examiner's report to the trustees of The John Howard Nurses Homes
I report to the charity trustees on my examination of the accounts of The John Howard Nurses Homes (the Trust) for the year ended 31 March 2026.

Responsibilities and basis of report
As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement
I have completed my examination. I 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:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts 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 accounts to be reached.

Sarah Murphy FCA
The Institute of Chartered Accountants in England and Wales

bk plus Limited
Chartered Certified Accountants
44 Grand Parade
Brighton
East Sussex
BN2 9QA

Date: .....

THE JOHN HOWARD NURSES HOMES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2026

	Notes	Unrestricted fund £	Endowment fund £	2026 Total funds £	2025 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Rent receivable		112,507	-	112,507	125,403
Donations		22,000	-	22,000	20,000
Investment income	2	1,519	-	1,519	2,003
Total		136,026	-	136,026	147,406
EXPENDITURE ON					
Charitable activities					
Charitable expenditure		145,418	-	145,418	91,673
NET INCOME/(EXPENDITURE)		(9,392)	-	(9,392)	55,733
RECONCILIATION OF FUNDS					
Total funds brought forward		339,882	116,743	456,625	400,892
TOTAL FUNDS CARRIED FORWARD		330,490	116,743	447,233	456,625

The notes form part of these financial statements

BALANCE SHEET
31 MARCH 2026

	Notes	Unrestricted fund £	Endowment fund £	2026 Total funds £	2025 Total funds £
FIXED ASSETS					
Tangible assets	5	62,083	-	62,083	62,083
CURRENT ASSETS					
Debtors	6	18,880	-	18,880	19,368
Cash at bank		261,579	116,743	378,322	383,544
		280,459	116,743	397,202	402,912
CREDITORS					
Amounts falling due within one year	7	(12,052)	-	(12,052)	(8,370)
NET CURRENT ASSETS		268,407	116,743	385,150	394,542
TOTAL ASSETS LESS CURRENT LIABILITIES		330,490	116,743	447,233	456,625
NET ASSETS		330,490	116,743	447,233	456,625
FUNDS	8				
Unrestricted funds				330,490	339,882
Endowment funds				116,743	116,743
TOTAL FUNDS				447,233	456,625

The financial statements were approved by the Board of Trustees and authorised for issue on ..... and were signed on its behalf by:

.....
Rev Dr A Manson-Brailsford - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Financial Reporting Standard 102 - reduced disclosure exemptions
The charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

At the time of approval of the financial statements, the Trustees had a reasonable expectation that the charity had adequate resources to continue in operational existence for the foreseeable future, and on that basis the charity is considered to be a going concern.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	-	not provided
Fixtures and fittings	-	25% and 50% on cost

The freehold properties are included in the accounts at cost, which is considered to be substantially below their current market value and as such are not depreciated.

Taxation
The charity is exempt from taxation in respect of income or capital gain received to the extent that such income or gains are applied exclusively to charitable purposes.

Expenditure includes any VAT which cannot be fully recovered and is included within the item of expenditure to which it relates.

1. ACCOUNTING POLICIES - continued

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Endowment Funds
These non-expendable funds have been donated specifically to invest to produce income - the capital cannot be spent. The income is included in unrestricted funds.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2026	2025
	£	£
Investment income	1,519	2,003

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2026 nor for the year ended 31 March 2025.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2026 nor for the year ended 31 March 2025.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund	Endowment fund	Total funds
	£	£	£
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Rent receivable	125,403	-	125,403
Donations	20,000	-	20,000
Investment income	2,003	-	2,003
Total	147,406	-	147,406
EXPENDITURE ON			
Charitable activities			
Charitable expenditure	91,673	-	91,673
NET INCOME	55,733	-	55,733

continued...

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £	Endowment fund £	Total funds £
RECONCILIATION OF FUNDS			
Total funds brought forward	284,149	116,743	400,892
TOTAL FUNDS CARRIED FORWARD	339,882	116,743	456,625

5. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 April 2025 and 31 March 2026	62,083	3,796	65,879
DEPRECIATION			
At 1 April 2025 and 31 March 2026	-	3,796	3,796
NET BOOK VALUE			
At 31 March 2026	62,083	-	62,083
At 31 March 2025	62,083	-	62,083

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026 £	2025 £
Accrued income	394	-
Prepayments	18,486	19,368
	18,880	19,368

continued...

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Accruals and deferred income	12,052	8,370

8. MOVEMENT IN FUNDS

	At 1/4/25	Net movement in funds	At 31/3/26
	£	£	£
Unrestricted funds			
General fund	339,882	(9,392)	330,490
Endowment funds			
Endowment fund	116,743	-	116,743
TOTAL FUNDS	456,625	(9,392)	447,233

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	136,026	(145,418)	(9,392)
TOTAL FUNDS	136,026	(145,418)	(9,392)

Comparatives for movement in funds

	At 1/4/24	Net movement in funds	At 31/3/25
	£	£	£
Unrestricted fund	284,149	55,733	339,882
Endowment fund			
Endowment fund	116,743	-	116,743
TOTAL FUNDS	400,892	55,733	456,625

continued...

8. MOVEMENT IN FUNDS - continued

Comparative net movement in funds included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted fund	147,406	(91,673)	55,733
TOTAL FUNDS	147,406	(91,673)	55,733

9. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2026.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2026

	2026 £	2025 £
INCOME AND ENDOWMENTS		
Investment income		
Investment income	1,519	2,003
Charitable activities		
Rent received	112,507	125,403
Donations	22,000	20,000
	134,507	145,403
Total incoming resources	136,026	147,406
EXPENDITURE		
Charitable activities		
Property costs	126,403	76,171
Managing agent costs	11,930	12,593
Other costs	5,243	845
	143,576	89,609
Support costs		
Governance costs		
Independent examination	1,842	2,064
Total resources expended	145,418	91,673
Net (expenditure)/income	(9,392)	55,733