DAME ALICE LEIGH'S ALMSHOUSES
(Charity No. 215675)

ACCOUNTS

FOR THE YEAR ENDED

31 DECEMBER 2025

TC Group
Nelson House
2 Hamilton Terrace
Leamington Spa
Warwickshire
England
CV32 4LY

DAME ALICE LEIGH'S ALMSHOUSES
(Charity No. 215675)

INDEX TO ACCOUNTS

FOR THE YEAR ENDED

31 DECEMBER 2025

Pages	
1	Legal and Administrative Information
2-8	Trustees' Report
9-10	Independent Examiner's Report
11	Statement of Financial Activities
12	Balance Sheet
13-18	Notes to the Accounts

DAME ALICE LEIGH'S ALMSHOUSES
(Charity No. 215675)

LEGAL AND ADMINISTRATIVE INFORMATION

FOR THE YEAR ENDED 31 DECEMBER 2025

Status: Dame Alice Leigh's Almshouses is a Registered Charity (number 215675).
Approved and Established by Order of the Charity Commissioners For England and Wales –
Sealed 22 December 1954.

Trustees:
Rev P Bistran (Ex-officio)
Mrs S Crofts (Representative & Chair) (res. as chair 14 Jul 2026)
Rev G Gatward (Ex-officio) (res. 10 Dec 2025)
M A Smith (Co-optative)
Q M Compton-Bishop (Co-optative) (app. as chair 14 Jul 2026)
Miss S Hunter (Co-optative)
R Hancox (Representative)
J Woodward (Ex-officio) (app. W.e.f. 13 Jan 2026)

Honorary Patron: Lord Leigh

Clerk:
Mrs B Davis
2 Heyville Croft
Kenilworth
Warwickshire
CV8 2SR

Principal Advisers:

Accountants:
TC Group
Nelson House
2 Hamilton Terrace
Leamington Spa
Warwickshire
CV32 4LY

Bankers:
The Co-operative Bank
118/120 Colmore Row
Birmingham
B3 3BA

Solicitors:
Alsters Kelley
Hamilton House
20-26 Hamilton Terrace
Leamington Spa
Warwickshire
CV32 4LY

DAME ALICE LEIGH'S ALMSHOUSES
(Charity No. 215675)

ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

Description of the Charity's Trusts

The Dame Alice Leigh's Almshouses, in the village of Stoneleigh in Warwickshire was originally established by deed poll on 1 March 1579 by the will of Sir Thomas Leigh and his wife Dame Alice 'for the dwelling and habitation of five poor men and women from the oldest and most infirm of the parish of Stoneleigh'. There are still ten residences in the original 16th century building but the qualifications for occupancy have been amended. The Charity's governing document now requires that almspeople be poor persons of a good character. Originally administered by two wardens of the parish church, the charity is now under the care of eight volunteer Trustees and a Clerk.

The current governing document is a scheme of the Charity Commissioners of 22 December 1954 and a Confirmation Act of 28 March 1956 as amended by schemes of 11 January 1972 and 2 December 1977. The scheme was also amended on the 4 June 2025 to add the role of honorary patron, and to increase the number of co-optative trustees from three to four.

Organisation Structure

The eight Trustees consist of:-

a) Two Ex-officio Trustees:
Two local vicars

b) Two Representative Trustees:
Appointed by the Parish Council for a term of four years.

c) Four Co-optative Trustees (Persons residing in the Ancient Parish of Stoneleigh or in the County of Warwickshire)
Appointed by a resolution of the Trustees for a term of five years.

There is no defined internal training scheme for Trustees.

While the Clerk to the Trustees maintains the financial records and deals with secretarial matters on a day to day basis, the Trustees meet quarterly to consider policies for maintenance and repair of the Almshouses, the welfare of the occupants and the monitoring of income and expenditure. None of the Trustees hold any interest in the property of the Charity neither do they receive any remuneration or expenses.

Charity's Objects and Application of Income

The ongoing provision, maintenance and repair of the Dame Alice Leigh's Almshouse for poor persons of good character.

The Trustees shall meet the cost of repairs and all associated administration, management and running costs from yearly income.

The Trustees may establish a cyclical repair fund for the purpose of providing for those items of ordinary maintenance and repairs that recur at infrequent intervals.

The Trustees shall establish and maintain an extraordinary reserve repair fund to be used for the extraordinary repair, improvement and rebuilding of the Almshouses belonging to the Charity.

Any residual yearly income shall be used for the benefit of the Almspeople as the Trustees shall think fit and any other surplus income for the relief in need of persons resident in the area of the Ancient Parish of Stoneleigh

How our activities deliver public benefit

The Charity carries out a range of activities in pursuance of its charitable aims. The Trustees consider that the activities summarised below, provide benefit to the inhabitants of Stoneleigh and neighbouring areas.

Activities during the year

During 2025 the Charity continued to provide accommodation for residents in the ancient parish of Stoneleigh and whilst nine of the Almshouse properties remained fully occupied throughout the year, we had one vacant property.
No 4 Almshouse was vacant from 9th September 2024 until 31st July 2025 when the new resident took up occupancy the delay was due to extensive work taking place at the property.

Trustees have continued with day-to-day repairs as well as remedial and modernisation work to the Almshouses. 2025 saw the refurbishment of No4 kitchen, utility wall cupboards and new worktops and included a new cooker and cooker extractor fan, the painting of the internal walls and new laminate style vinyl flooring to the kitchen, utility and cloakroom areas. This was closely followed by the refurbishment of the kitchen and utility area at property No10 along with new laminate style vinyl flooring, new cookers, and cooker extractor fan. Associated electrics and plumbing also formed a part of the kitchen refurbishment.

Tristan Stephens (Decorator) re-painted all of white woodwork at the rear of the Almhouse. This was required due to the poor quality painting by the previous decorator. The repainting included the rear white window frames, rear doors and external electricity meter boxes.

Croft Building and Conservation Limited carried out essential roof and chimney repairs, replacing three metal chimney caps with new terracotta caps. They also inspected the roof and each chimney whilst up on a scaffolding and cherry picker and highlighted a few areas of concern, including repairs to flaunching to the chimney pot at No1, replacement ridge capping, lime mortar repointing and replacement of some slipped roof tiles, which they carried out for us whilst on site.

Steven Matthews (of Brown Matthews) carried out the five yearly QQR inspection in October 2025 and a report of his findings was sent to all Trustees and the clerk.

Rob Paddock from the Art of Glass (Windows) and Richard Rippin from Elite Windows (Window frames) carried out repairs to the bedroom Dormer windows and frames at property Nos. 1, 4, 5 and 6.

Brad Steele, a Master Stonemason, conducted the annual repairs to the stonework on the Almshouse outbuildings. This included repairs and repointing to the brickwork and guttering of the outbuildings, along with the removal of foliage and moss from around both the outbuildings and main Almshouse. The typical annual repair includes damage caused from bees making nests/bee holes in the stonework and to the lime mortar.
The ongoing issues with damp are being closely monitored at properties No3, No7, No9, and No10. It is now thought to be rising damp or water retention from the outside, via the sandstones, the chimney and/or mortar which is causing the water ingress, this is being kept under constant surveillance by the Clerk, Martin Smith (Trustee and Architect) and Brad Steele (Stonemason) and further investigation will continue throughout the year.

Electrical maintenance was conducted as and when required, along with the annual PAT testing of all residents and charity owned electrical appliances and again for the new resident's own personal appliances shortly after they moved in. The five-year fixed wiring report was also conducted and remedial modifications made to upgrade the circuit boards to current standards.

Plumbing repairs were conducted as and when required to individual properties, mostly a blocked drain, a repair to a water heater, the replacement of leaking taps, and adjustments to leaking pipework. Along with essential plumbing works for the two new kitchens at Nos 4 and 10.

Garden maintenance has included regular lawn mowing, hedge trimming and the pruning of several trees, in addition to moss and weed spraying.

Planning consent was sought and approved for a new resin bound mobility ramp to be constructed, in the rear communal garden to enable residents to use mobility scooters and walking aids to gain better access to and from the garden. The work was carried out by resin Bound Surfaces Ltd during 2025.

Council Tax – In March 2025 the resident were informed that with effect from 1st April 2026, the charity would no longer pay for the Resident's council tax and from April 2026 they would be required to pay this themselves. The residents were given a year's notice of the change to allow them time to budget accordingly. The residents were advised that if this would cause them any financial hardship, they should speak to the clerk in strictest confidence. Three of the Residents were already exempt from paying due to claiming certain benefits.

The Almshouse Trust has continued its support of local charities with donations being made to the following charities at the beginning of the new year, January 2025 to:

The Shakespeare Hospice

Myton Hospices

The Trust also made charitable donations to support needy people living in the Ancient Parish of Stoneleigh through the Coventry Children's Boot.

The Coventry Children's Boot Fund started in 1893 with the object of providing boots to children in poverty so that they could attend school. The fund has served Coventry's poorest children through two world wars, the depression of the 30's and the ups and downs of the 20th century. Even today, many children attend school wearing worn out leaking shoes in winter, because their parents cannot afford to replace them, which makes you realise that the Boot Fund is as relevant today as it was over a hundred years ago. The Coventry Children's Boot Fund received a donation from the Dame Alice Leigh's charity of £2,000 in April 2025 and a further £1,000 in December 2025.

Resource Costs

Resource costs were as follows:	2025	2024
Housing Management Costs	13,162	10,483
Repairs & Maintenance	63,406	15,178
Service Costs	31,944	25,569
Governance Costs	960	880
Donations	9,000	14,650
TOTAL	**£118,472**	**£66,758**

Risks and Reserves

The Trustees hold sufficient reserves to enable the charity to provide sufficient income to cover the necessary costs of the upkeep on the properties held.

The Trustees examine the major risks that the Charity faces each financial year when preparing and updating the strategic plan. The Charity has developed systems to monitor and control these risks to mitigate any impact that they may have on the Charity in the future.

Market Value of Fixed Assets

In the opinion of the Trustees, the market value of the land and buildings is in excess of the amount shown, but these assets are used in the Almshouses business.

Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees 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 the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- 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;
- 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 proper accounting records that 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Q Compton-Bishop
Chair
3rd August 2026

DAME ALICE LEIGH'S ALMSHOUSES
(Charity No. 215675)

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS TO THE TRUSTEES OF THE DAME ALICE LEIGH'S ALMSHOUSES

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 on pages 1 to 17.

Respective Responsibilities of Trustees and 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 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 our attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with general Directions given by the Charity Commission. 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 the 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 is given 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.

DAME ALICE LEIGH'S ALMSHOUSES
(Charity No. 215675)

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS TO THE TRUSTEES OF THE DAME ALICE LEIGH'S ALMSHOUSES

FOR THE YEAR ENDED 31 DECEMBER 2025

Independent Examiner's Statement

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

(1) which gives us reasonable cause to believe that in. any material respect. the requirements:

- to keep accounting records in accordance with section 130 of the 2011 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 should be drawn in order to enable a proper understanding of the accounts to be reached.

Richard Smith **3rd August 2026**

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TC Group
Nelson House
2 Hamilton Terrace
Leamington Spa
Warwickshire
CV31 4LY

DAME ALICE LEIGH'S ALMSHOUSES
(Charity No. 215675)
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted Funds	Restricted Funds Funds For Extraordinary	Restricted Funds For Non-Extraordinary	Total 2025	Total 2024
Incoming Resources						
Rent Receivable		44,450	-	-	44,450	44,284
Grant from Duchess Dudley Charity		35,400	-	-	35,400	33,600
Total Income resources		**79,850**	-	-	**79,850**	**77,884**
Resources Expended						
Charitable activities						
Housing Management Costs		13,162	-	-	13,162	10,483
Donations		9,000	-	-	9,000	14,650
Repairs and maintenance		63,406	-	-	63,406	15,176
Governance Cost						
Service Costs		31,944	-	-	31,944	25,569
Governance costs		960	-	-	960	880
Total resources expended		**118,472**	-	-	**118,472**	**66,758**
Net incoming resource		-38,622	-	-	-38,622	11,126
Gains and Losses on investment assets		115,135	136,314	92,352	343,801	144,596
Net Movement in funds		76,513	136,314	92,352	305,179	155,722
Total funds b/fwd		784,726	683,728	563,067	2,031,521	1,875,799
Reallocation of funds						
Purchase of NAACIF shares		-1,000	1,000	-	-	-
Sales of NAACIF shares		25,000	-25,000	-	-	-
Total Funds c/fwd		**885,239**	**796,042**	**655,419**	**2,336,700**	**2,031,521**

DAME ALICE LEIGH'S ALMSHOUSES
(Charity No. 215675)
BALANCE SHEET FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted Funds	Restricted Funds Funds For Extraordinary	Restricted Funds For Non-Extraordinary	Total 2025	Total 2024
Fixed Assets						
Tangible Assets	6	51,870	-	-	51,870	51,870
Current Assets						
Debtors	7	4,013			4,013	3,822
(Short Term) Investments	8	817,113	796,042	655,418	2,268,573	1,948,773
Cash at bank and in hand		17,804			17,804	31,483
Total Current Assets		838,930	796,042	655,418	2,290,390	1,984,078
Creditors: amounts faling due within one year	9	-5,561			-5,561	-4,427
Net Current assets		833,369	796,042	655,418	2,284,829	1,979,651
Net Assets		885,239	796,042	655,418	2,336,699	2,031,521
Unrestrictive funds		885,239			885,239	784,726
Restrictuve Funds	10		796,042	655,419	1,451,461	1,246,795
		885,239	796,042	655,419	2,336,700	2,031,521

Q Compton-Bishop

DAME ALICE LEIGH'S ALMSHOUSES
(Charity No. 215675)

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1. Basis of Preparation

1.1 The nature of the charity's operations and principal activities are shown on pages 2 to 7.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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) issued on 16 July 2014 (as updated through Update Bulletin 1 published on 2 February 2016). the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and UK Generally Accepted Practice as it applies from 1 January 2015.

The charity has applied Update Bulletin 1 as published on 2 February 2016 and does not include a cash flow statement on the grounds that it is applying FRS 102 Section 1A.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the 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) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn

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 presented in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

2. Accounting Policies

Incoming Resources

2.1 Recognition of Incoming Resources
These are included in the Statement of Financial Activities (SoFA) when:

- the Charity becomes entitled to the resources:
- the Trustees are virtually certain they will receive the resources: and
- the monetary value can be measured with sufficient reliability

2.2 Grants and Donations
Grants and Donations are only included in the SoFA when the Charity has unconditional entitlement to the resources.

2.3 Volunteer Help
The value of any voluntary help received is not included in the accounts but is described in the Trustees' annual report.

2.4 Investment Income
This is included in the accounts when receivable.

2.5 Investment Gains and Losses
This includes any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

Expenditure and Liabilities

2.6 Liability Recognition
Liabilities are recognised as soon as there is a legal or constructive obligation committing the Charity to pay out resources.

2.7 Service Costs
Includes costs of the preparation and examination of statutory accounts, the costs of Trustee meetings and the costs of any legal advice to Trustees on governance or constitutional matters.

2.8 Grants Payable
These are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the Charity.

Assets

2.9 Tangible Fixed Assets for use by Charity

These are capitalised if they can be used for more than two years, and cost at least £500. They are valued at cost or, if gifted, at the value to the Charity on receipt.

2.10 Investments
Investments quoted on a recognised stock exchange are valued at market value at the year end. Other investment assets are included at Trustees' best estimate of market value.

3. **Surplus on Ordinary Activities**	2025 £	2024 £
This is stated after charging:		
Independent Examiners' remuneration for reporting on the accounts	960	880

4. Staff Costs
The clerk was remunerated (including accrued amounts) £16,310 (2024 - £11,584) during the year.

5. Grants made to Institutions
During the year donations were made to local charities £9,000 (2024 - £14,650).

NOTES TO THE ACCOUNTS continued
FOR THE YEAR ENDED 31 DECEMBER 2025

6.	**Fixed Assets – House Land and Buildings**	£
	Cost	
	At 1 January and 31 December 2025	477,355
	Less: Housing Association Grant	
	At 1 January and 31 December 2025	(245,485)
	Less: Other Subsidies	
	At 1 January and 31 December 2025	(180,000)
	Net Book Value	
	At 31 December 2025	51,870
	At 31 December 2024	51,870

The Almshouses has 10 units in management (2024 : 10 units)

The Social Housing Grant becomes repayable on the sale of properties unless prior approval is obtained from The Housing Corporation.

7.	**Debtors**	**2025** £	**2024** £
	Accrued income (due within one year)	4,013	3,822

8.	**Investment**	**2025** £	**2024** £
	Carrying market value at beginning of year	1,948,773	1,803,176
	Additions	1,000	1,000
	Disposals	(25,000)	-
	Add net gains on revaluation	342,800	144,597
	Carrying market value at end of year	2,268,573	1,948,773

Analysis of investments	2025 £	2024 £
National Association of Almshouses Common Investment Funds:		
15.903 accumulation shares (2024 : 16.096)	2,241,237	1,948,773

Shares are valued at market value. The shares are all redeemable within one year.

Due to lack of information it is impractical to establish the original cost of the investments in the National Association of Almshouses Common Investment Funds.

The Almshouses have no rent arrears (2024 : Nil).

9. Creditors and Amounts fall due with one year	2025 £	2024 £
Accruals	5,561	4,427

10. Funds

Unrestricted Funds	For the provision of Almshouses for poor persons of good character and for the relief in need of persons resident in the area of the ancient parish of Stoneleigh. Also for the general day to day upkeep and repairs of the Almshouses.
Restricted Funds	
Extraordinary Repairs:	For the extraordinary repair, improvement and rebuilding of the Almshouses.
Non-Extraordinary Repairs:	For the repairs of the Almshouses where unrestricted funds are insufficient.

11. Rent Surplus Fund

The Charity has made calculations in accordance with the Rent Surplus Fund Determination 1989 and established that at 31 December 2025 no liability arises.

12. Taxation

The almshouses having been registered under charitable rules, have no liability to Corporation Tax.

13. Ultimate Controlling Party

The Charity's ultimate controlling party is the Board of Trustees.

14. Trustees Expenses and Remuneration

There were no Trustees expenses or remuneration during the year.