Charity Registration No. 216831

LORD LEYCESTER'S HOSPITAL

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

LORD LEYCESTER'S HOSPITAL

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	The Rt Hon The Viscount De L'Isle CVO MBE - Patron Mr T Cox - HM Lord Lieutenant Mr J Chambers Mr M Sewell Dr The Hon P Sidney Mrs L Fellowes Cllr D Skinner Mr K Saunders (appointed 9th March 2026)
Charity number	216831
Principal address	Lord Leycester's Hospital 60 High Street Warwick CV34 4BH
Bankers	Lloyds TSB Group PLC 73 Parade Leamington Spa CV32 4BB
Solicitors	Moore & Tibbits 34-36 High Street Warwick CV34 4BE
Investment managers	Evelyn Partners Investment Management LLP 45 Gresham Street London EC2V 7BG
Independent Examiners	Ellacotts LLP Countrywide House 23 West Bar Banbury OX16 9SA
The Master	Dr D Bowyer
Clerk to the Governors	Mr J Wassall

LORD LEYCESTER'S HOSPITAL

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LORD LEYCESTER'S HOSPITAL

TRUSTEES REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their report and financial statements for the year ended 31 December 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "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)" (as amended for accounting periods commencing from 1 January 2019).

The Trustees of Lord Leycester's Hospital are also the Governors of the charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Lord Leycester's Hospital's charity number, principal office, its list of Trustees and all its key advisors are set out on legal and administrative information page at the front of these Financial Statements.

The board of Trustees have delegated the day-to-day activities of the charity to the Master.

OBJECTIVES AND ACTIVITIES

The Charity provides almshouse accommodation at High Street, Warwick for poor and deserving ex-servicemen and their wives who have served in the armed forces of the crown being men of the particular classes hereinafter specified in order of preference, that is to say:-

FIRST those men who were disabled during their service and who have resided for at least four years preferably in the Borough of Warwick, the Parish of Kenilworth or the Borough of Stratford upon Avon, all in the County of Warwick, or in the Parish of Wootton under Edge or the Parish of Arlingham, both in the county of Gloucester, but subject thereto anywhere in the County of Warwick;

SECONDLY those men who were not disabled during their service but who have resided as above mentioned;

THIRDLY those men who were not disabled during their service but who have not resided as above mentioned.

To achieve these objectives the Charity has to maintain the historic medieval property. It generates income from the property to maintain the property and to provide the almshouse accommodation.

The Charity is required to provide accommodation for the Master who is responsible for the government of the Brethren.

The Charity derives income from the admission of the general public to the historic buildings and exhibitions and museum therein – which include the Guildhall, the Great Hall, St James's Chapel, the Master's House and the Brethren's Kitchen – and lettings for events.

The Charity also derives rental income from dwellings within the Hospital's buildings.

In addition, the Charity seeks regular financial support from Service Charities, Charitable Trusts and other benefactors.

The LLH 450 project, which was supported by National Lottery Heritage Fund, was a major project to protect the fabric of the property and to improve and expand the museum visitor experience – an important aspect of promoting the Hospital and raising funds to support the almshouse accommodation. The capital works were completed in late 2024, with some small additions in 2025, and the Hospital was fully opened again for museum visitors from March 2025. Work continues to improve the marketing and the visitor experience.

Fundraising to support the Hospital and its charitable objectives continues, as the nature of the historic medieval buildings is that the maintenance is a never ending and expensive task.

Public benefit

The Governors have had regard to guidance published by the Charity Commissioners on public benefit. Public benefit is achieved through the provision of homes for retired ex-servicemen and their wives, and the maintenance of the ancient buildings of the Hospital that form part of the nation's heritage, for educational, recreational, and other community activities.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The Trustees have succeeded in providing homes for ex-servicemen and their wives in accordance with the Charity's objectives, plus a Helmand veteran who received life-changing injuries and now resides amongst the Brethren at the Lord Leycester Hospital.

LLH 450 Project – funded by National Lottery Heritage Fund (NLHF) & Capital Campaign

The project, that was started in 2022, has now finished with all work having been completed in 2025.

The total costs capitalised to December 2025 are £884,561, with £32,848 incurred in 2025. Accumulated depreciation is £123,522 (£38,657 in 2025), leaving a NBV of £761,039. This is shown as the closing balance on the capitalised assets in Note 15 on Restricted Funds.

Having refurbished the property and updated the visitor experience the future is now to capitalise on that investment by keep in on top of the ongoing maintenance and to encourage visits in order to help fund the Hospital's primary purpose of being able to operate as an Almshouse for retired servicemen. With this in mind, a final payment of £250,424 was received from NLHF in late 2025 as a contribution to the ongoing management and maintenance for the next 5 years. In the accounts, this income is all included in 2025 restricted income, with costs to be allocated against the restricted reserve as incurred. The balance at 31st December is £242,076, which is also shown in Note 15.

As a result of the NLHF grant, they have a legal charge over the Property until October 2045 and the Governors are committed to properly insure, maintain, manage and conserve the Property during this period.

FINANCIAL REVIEW

Results for the year

During the year, total income amounted to £746,772 (2024: £654,516). Income from trading activities decreased to £184,388 from £196,581 in 2024. Donations and grants increased from £408,395 in 2024 to £508,422. Of this £459,077 was restricted donations and grants, which included £414,694 from NLHF as their share of the LLH 450 project.

Expenditure on charitable activities increased to £568,292 (2024: £532,055), which included £140,805 (2024: £210,255) associated with the LLH 450 project fund. Other expenditure fell from £5,352 in 2024 to £3,215 in 2025. Depreciation of the capitalised project costs was £38,657 (2024: £40,349). The Net Book Value of the capitalised costs of £761,039 is represented by the Restricted Funds.

The Charity made a surplus of £175,265 (2024: surplus of £117,109). Of this £265,649 of the surplus related to Restricted Funds (most of which is a grant to cover maintenance and management over the next 5 years), with a deficit of £90,384 for Unrestricted Funds. This was offset against the designated reserve 'Operating Deficit Fund'.

Reserves Policy

In addition to any specific Restricted Funds certain Funds are designated by the Governors to represent amounts set aside to specifically support the future activities of the Hospital. This includes a requirement by its Scheme to maintain an Extraordinary Repairs Reserve. This designated reserve currently stands as £222,766.

The Operating Deficit Fund is funds set aside to cover any deficit whilst the LLH 450 project is undertaken. The fund at December 2024 was £100,000, against which the unrestricted deficit for 2025 of £89,437 was allocated. This leaves a remaining reserve of £10,563 at 31st December 2025.

It is the policy of the Charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure – if sufficient funds allow. The Trustees considers that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Charity's current activities while consideration is given to ways in which additional funds may be raised. Currently all funds are Restricted or Designated, so the unrestricted funds are currently £nil.

Investments and Investment policy

The funds held in investments have been held as cash deposits since 2020. The cash is required to fund the Hospital's own contribution to the NHLF project and to support the Hospital during the period the works are to be done, when there will be minimal income.

PLANS FOR THE FUTURE

Now that the works have been completed the Hospital continues to provide a home for the Brethren, as well as being open to museum visitors and available for venue hire.

Work will continue to build upon the enhanced museum visitor experience and to continue fund raising. The balance of the NLF's Management & Maintenance contribution (with the Restricted funds) will help to support much of this.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Charity is a company limited by guarantee and is constituted by a scheme dated 23 May 1972 laid down by An Act of Parliament and is registered with the Charity Commissioners (No. 216831).

The Viscount De L'Isle, as direct descendant of the Founder's Heir-at-Law, is Hereditary Patron of the Hospital and Chairman of Governors. Her Majesty's Lord Lieutenant for the County of Warwickshire is a Governor and will change as does the incumbent of that appointment. One Governor is appointed by the Warwick Town Council on the basis of a three year incumbency. Other Governors are recruited as necessary to ensure that a good range of experience, influence and expertise is brought to bear in furthering the aims and objectives of the Charity.

Induction and continuation training is undertaken as judged necessary by the Governors in accordance with Standards of Almshouse Management promulgated by the Almshouse Association.

The Trustees who served during the year and up to the date of signature of the financial statements were:

The Rt Hon The Viscount De L'Isle CVO MBE - Patron
Mr T Cox - HM Lord Lieutenant
Mr J Chambers
Mr M Sewell
Dr The Hon P Sidney
Mrs L Fellowes
Cllr D Skinner
Mr K Saunders

The charity's long-term objectives are driven by the board of Trustees who meet twice a year to discuss the matters of the charity, with additional meetings as required.

The board of Trustees have delegated the day-to-day activities of the charity to the Master.

The Hospital faced some significant challenges during the year when the Master's husband and then the Master, Dr Heidi Meyer, suffered very major health challenges. Dr Meyer valiantly battled on until March 2026, when she then retired. The Governors wish to thank her for the considerable work she did of the Hospital over her 10 years and, in particular, her drive to push through with the exceptionally demanding LLH 450 project. They also wish her and her husband a well-earned retirement.

In March 2026 , Dr Daren Bowyer, formerly the Director of the Gurka Museum, was welcomed as the new Master.

Risk management

The board of Trustees have considered the risks to which the Charity is exposed, and have established systems for mitigating those risks. Strategic and shorter range plans are reviewed regularly. Internal risks are minimised by implementing procedures for authorising transactions and by ensuring consistent quality of delivery for all operational aspects of the Charity. The board of Trustees review these procedures periodically.

A new Health & Safety policy was approved during the year.

The Trustees report was approved by the Board of Trustees on 12th October 2026.

D L'Isle

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The Rt Hon The Viscount De L'Isle CVO MBE - Patron
Trustee

Dated: 14.10.26

.....

Dr The Hon P Sidney
Trustee

Dated: 14.X.26

LORD LEYCESTER'S HOSPITAL

STATEMENT OF TRUSTEES RESPONSIBILITIES FOR THE YEAR ENDED 31 DECEMBER 2025

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

Company Law 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, including the income and expenditure, of the charitable company for that year.

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 UK 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 operation.

The Trustees are responsible for keeping adequate 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 Companies Act 2006. 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.

LORD LEYCESTER'S HOSPITAL

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LORD LEYCESTER'S HOSPITAL

I report to the charity on my examination of the financial statements of Lord Leycester's Hospital (the charity) for the year ended 31 December 2025 which are set out on pages 6 to 18.

Responsibilities and basis of report

As Trustees of the charity 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 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

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the Act. I confirm that I am qualified to undertake the examination because I am a qualified member of the Association of Chartered Certified Accountants.

I have completed my examination. I confirm that no 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 charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. 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 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 financial statements to be reached.

Leigh Dudley FCCA
Ellacotts LLP
Countrywide House
23 West Barr
Banbury
Oxfordshire
OX16 9SA

Date: 16/10/2026

LORD LEYCESTER'S HOSPITAL

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2025

Current financial year

	Notes	Unrestricted funds 2025 £	Designated funds 2025 £	Restricted funds 2025 £	Total 2025 £	Total 2024 £
Income from:						
Donations and legacies	3	49,345	-	459,077	508,422	408,395
Charitable activities	2	52,118	-	-	52,118	45,796
Other trading activities	4	184,388	-	-	184,388	196,581
Interest Income	5	1,844	-	-	1,844	3,744
Total income		**287,695**	**-**	**459,077**	**746,772**	**654,516**
Expenditure on:						
Charitable activities	6	374,864	-	193,428	568,292	532,055
Governance costs	8	3,215	-	-	3,215	5,352
Total resources expended		**378,079**	**-**	**193,428**	**571,507**	**537,407**
Net incoming resources		**(90,384)**	**-**	**265,649**	**175,265**	**117,109**
Gross transfers between funds		90,384	(90,384)	-	-	-
Net movement in funds		**-**	**(90,384)**	**265,649**	**175,265**	**117,109**
Fund balances at 1 January 2025		-	327,589	766,848	1,094,437	977,328
Fund balances at 31 December 2025		**-**	**237,205**	**1,032,497**	**1,269,702**	**1,094,437**

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

LORD LEYCESTER'S HOSPITAL

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2025

Prior financial year

	Notes	Unrestricted funds 2024 £	Designated funds 2024 £	Restricted funds 2024 £	Total 2024 £
Income from:					
Donations and legacies	3	38,485	-	369,910	408,395
Charitable activities	2	45,796	-	-	45,796
Other trading activities	4	196,581	-	-	196,581
Interest Income	5	3,744	-	-	3,744
Total income		**284,606**	-	**369,910**	**654,516**
Expenditure on:					
Charitable activities	6	281,451	-	250,604	532,055
Governance costs	8	5,352	-	-	5,352
Total resources expended		**286,803**	-	**250,604**	**537,407**
Net incoming resources		**(2,197)**	-	**119,306**	**117,109**
Gross transfers between funds		2,197	157,558	(159,755)	-
Net movement in funds		-	**157,558**	**(40,449)**	**117,109**
Fund balances at 1 January 2024		-	170,031	807,297	977,328
Fund balances at 31 December 2024		-	**327,589**	**766,848**	**1,094,437**

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

LORD LEYCESTER'S HOSPITAL

BALANCE SHEET
AS AT 31 DECEMBER 2025

	Notes	£	2025 £	£	2024 £
Fixed assets					
Tangible assets	10		764,915		771,671
Current assets					
Stocks	11	24,300		26,958	
Debtors	12	41,813		67,846	
Current Asset Investment – Bank deposit		105,556		100,000	
Cash at bank and in hand		413,748		250,679	
		585,417		445,483	
Creditors: amounts falling due within one year	13	**(49,130)**		**(85,967)**	
Net current assets			**536,287**		**359,516**
Creditors: amounts falling due after one year	14		**(31,500)**		**(36,750)**
Total assets less current liabilities			**1,269,702**		**1,094,437**
Income funds					
Restricted funds	15		1,032,497		766,848
Unrestricted funds:					
Designated funds	16		237,205		327,589
			1,269,702		1,094,437

The financial statements were approved by the Trustees on 12th October 2026

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The Rt Hon The Viscount De L'Isle CVO MBE - Patron
Trustee

.....
Dr The Hon P Sidney
Trustee

LORD LEYCESTER'S HOSPITAL

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	£	2025 £	£	2024 £
Cash flows from operating activities					
Cash generated from/(absorbed by) operations	19		204,879		(24,026)
Investing activities					
Purchase of tangible fixed assets		(32,848)		-	
Increase in short term bank deposit		(5,556)		-	
Interest received		1,844		3,744	
Net cash (used in)/generated from investing activities			**(36,560)**		**3,744**
Financing activities					
Repayment of Almshouse Association loan		(5,250)		(7,875)	
Net cash used in financing activities			**(5,250)**		**(7,875)**
Net increase/(decrease) in cash and cash equivalents			**163,069**		**(28,157)**
Cash and cash equivalents at beginning of year			250,679		278,836
Cash and cash equivalents at end of year			**413,748**		**250,679**

Cash and cash equivalents comprise cash at bank and in hand. The short term bank deposit is presented as a current asset investment and is not included within cash and cash equivalents.

1 Accounting policies

Charity information

Lord Leycester's Hospital is a charity registered with the Charity Commission (Charity No. 216831). The principal address is 60 High Street, Warwick, CV34 4BH.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011 and "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)" (as amended for accounting periods commencing from 1 January 2019). The Charity is a Public Benefit Entity as defined by FRS 102.

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

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes.

The current designations are:

Tangible Fixed Asset Fund
This represents the net book value of improvements made to the Hospital since 1960 and other tangible assets.

Extraordinary Repairs Reserve
This represents funds set aside to cover major renovations or repair work on the Hospital's historic buildings and provide Almshouse accommodation in order to meet the main obligation of the Hospital, in accordance with the charity's scheme.

Operating Deficit Fund
This represents the reserves set aside to cover future estimated operating shortfalls in the short term.

1.4 Income

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the Charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Expenditure

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.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings improvements	2% on cost
Plant and equipment	10% on cost
Fixtures and fittings	10% on cost
Computers	25% on reducing balance

Lord Leycester's Hospital was constructed in the late fourteenth, early fifteenth century and there is no record of the original cost and no value is attributed thereto. A number of the Charity's assets would qualify as 'Heritage' assets in line with section 18 of the Charities 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 2015) due to the fact that they are held primarily for their historical and artistic importance being contributory to knowledge and culture.

Heritage assets are recognised on the balance sheet at their cost or valuation, unless information on their cost or valuation is not available and such information cannot be obtained at a cost commensurate with the benefit to the users of the accounts and to the charity. Only land and building improvements since 1960 are included.

Freehold land and buildings improvements are depreciated at 2% of cost.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.11 Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets
Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortized cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortized.

Basic financial liabilities
Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities
Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

1.12 Taxation

The charity is exempt from tax on its charitable activities.

Lord Leycester's Hospital was not registered for Value Added Tax during the year. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

1.13 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.14 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Charitable activities

	2025 £	2024 £
Maintenance contributions from residents & rents	52,118	45,796

The income received from charitable activities was £52,118 (2024: £45,796) which was all unrestricted.

3 Donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Total 2024 £
Donations and gifts	49,345	459,077	508,422	408,395
	49,345	459,077	508,422	408,395
For the year ended 31 December 2024	**38,485**	**369,910**		**408,395**

4 Other trading activities

	2025 £	2024 £
Income from visitors	137,136	143,492
Hall and equipment hire	29,089	30,618
Functions income	18,163	22,471
	184,388	196,581

The income from other trading activities was £184,388 (2024: £196,581) which was all unrestricted.

5 Interest Income

	2025 £	2024 £
Interest receivable	1,844	3,744
	1,844	3,744

6 Charitable activities

	Restricted £	Unrestricted £	2025 £	2024 £
Staff costs	5,618	175,798	181,416	93,209
Services	38,657	47,831	86,488	73,647
Management	-	5,302	5,302	5,044
Light and heat	-	50,260	50,260	48,673
Rates and water	-	25,733	25,733	20,443
Repairs and maintenance	5,009	22,151	27,160	47,440
Administration	3,339	28,849	32,188	13,708
Functions expenditure	-	18,940	18,940	19,636
Project LLH450 (net of capitalised costs in 2025)	140,805	-	140,805	210,255
	193,428	374,864	568,292	532,055
Analysis by fund				
Unrestricted funds			374,864	281,451
Restricted funds			193,428	250,604
			568,292	532,055

7 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Hospital during the year.

8 Governance costs

	2025 £	2024 £
Accountancy fees	1,165	(1,148)
Independent Examiner/Audit fees	2,050	6,500
	3,215	5,352

The expenditure for governance costs was £3,215 (2024: £5,352) which was all unrestricted.

9 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Administration	5	3
Other	7	6
Total	12	9

Employment costs	2025 £	2024 £
Wages and salaries	216,353	195,704
Social security costs	11,095	9,541
Other pension costs	4,017	3,683
	231,465	208,928
Allocated in Note 6 as:		
- In LLH450 in Note 6	50,049	115,799
- Activity & volunteer Coordinator – in Staff Costs in Note 6	5,618	-
- Total Restricted in Note 6	55,667	115,799
- Balance – in Unrestricted Staff Costs in Note 6	175,798	93,129
	231,465	208,928

There were no employees whose annual remuneration was £60,000 or more.

10 Tangible fixed assets

	Freehold land and buildings improvements £	Plant and equipment £	Fixtures and fittings £	Computers £	Total £
Cost					
At 1 January 2025	633,844	83,775	140,689	77,226	935,534
Additions	-	838	32,010	-	32,848
At 31 December 2025	633,844	84,613	172,699	77,226	968,382
Depreciation and impairment					
At 1 January 2025	25,354	55,723	46,227	36,559	163,863
Depreciation charged in the year	12,677	3,584	13,176	10,167	39,604
At 31 December 2025	38,031	59,307	59,403	46,726	203,467
Carrying amount					
At 31 December 2025	595,813	25,306	113,296	30,500	764,915
At 31 December 2024	608,490	28,052	94,462	40,667	771,671

Depreciation in the related to the LH450 project is £38,657. The NBV of the project is £761,039.

11 Stocks

	2025 £	2024 £
Finished goods and goods for resale	24,300	26,958

12 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	4,236	661
Other debtors	27,343	21,330
Accrued Income	10,234	45,855
	41,813	67,846

13 Creditors: amounts falling due within one year

	2025 £	2024 £
Other taxation and social security	4,971	4,939
Trade creditors	25,889	28,139
Other creditors	14	-
Accruals and deferred income	15,631	50,264
Almshouse Association Loan	2,625	2,625
	49,130	85,967

14 Creditors: amounts falling due after one year

	2025 £	2024 £
Almshouse Association Loan	31,500	36,750

15 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Balance at 1 January 2024 £	Movement in funds: Incoming resources £	Resources expended £	Transfers £	Balance at 1 January 2025 £	Movement in funds: Incoming resources £	Resources expended £	Transfers £	Balance at 31 December 2025 £
Capital campaign/LLH 450 Project:									
- Capitalised assets	807,297	369,910	(250,604)	(159,755)	766,848	-	(38,657)	32,848	761,039
- Other					-	424,077	(149,153)	(32,848)	242,076
	807,297	369,910	(250,604)	(159,755)	766,848	424,077	(187,810)	-	1,003,115
Activities & Volunteer Coordinator					-	30,000	(5,618)	-	24,382
Community Activities					-	5,000	-	-	5,000
	807,297	369,910	(250,604)	(159,755)	766,848	459,077	(193,428)	-	1,032,497

Capital campaign/LLH 450 Project – This has been split into 2 elements:

- Items of the project that were capitalised and will be in Fixed Assets until fully depreciated. From 2025 the only movement through this fund will be the annual depreciation charge.
- Other income and costs, which includes the NLHF Management & Maintenance funds to contribute to 5 years of activity.

Activities & Volunteer Coordinator. This is a grant to fund one specific job for the period of one year.

Community Activities. This is a grant to fund local community activities in Warwick.

16 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 January 2024	Transfers	Revaluations, gains and losses	Balance at 31 December 2024
	£	£	£	£
Extraordinary repairs reserves	105,183	117,583	-	222,766
Tangible fixed asset fund	6,401	(1,578)	-	4,823
Operating deficit fund	58,447	41,553	-	100,000
	170,031	157,558	-	327,589

	Balance at 1 January 2025	Transfers	Revaluations, gains and losses	Balance at 31 December 2025
	£	£	£	£
Extraordinary repairs reserves	222,766	-	-	222,766
Tangible fixed asset fund (exc.NBV of capitalized project)	4,823	(947)	-	3,876
Operating deficit fund	100,000	(89,437)	-	10,563
	327,589	(90,384)	-	237,205

17 Analysis of net assets between funds

	Unrestricted funds	Designated funds	Restricted funds	Total
	2024	2024	2024	2024
	£	£	£	£
Fund balances at 31 December 2024 are represented by:				
Tangible assets	-	4,823	766,848	771,671
Investments	-	-	-	-
Current assets/(liabilities)	-	322,766	-	322,766
	-	327,589	766,848	1,094,437

	Unrestricted funds	Designated funds	Restricted funds	Total
	2025	2025	2025	2025
	£	£	£	£
Fund balances at 31 December 2025 are represented by:				
Tangible assets	-	3,876	761,039	764,915
Investments	-	-	-	-
Current assets/(liabilities)	-	233,329	271,458	504,787
	-	237,205	1,032,497	1,269,702

18 Related party transactions

Mr M.Sewell a trustee, is employed as an Investment Manager with Evelyn Partners Investment Management LLP and some of the Hospital's investments were held in the custody of Evelyn Partners on an execution only basis. Currently there are just small cash holdings.

Mrs L Fellows, a trustee, made £560 of donations in the year and hired the Great Hall at a rate of £1,000, which was in line with market rates.

19 Cash generated from/(absorbed by) operations

	2025 £	2024 £
Net income for the year as per the Statement of Financial Activities	175,265	117,109
Adjustments for:		
• Investment income recognised in the Statement of Financial Activities	(1,844)	(3,744)
• Depreciation of tangible fixed assets	39,604	42,027
Movements in working capital:		
• Decrease/(increase) in stocks	2,658	(1,935)
• Decrease in debtors	26,033	63,690
• Decrease in creditors	(36,837)	(241,173)
Cash generated from/(absorbed by) operations	**204,879**	**(24,026)**