MISS HANNAH LEVICK'S CHARITY

REPORT AND FINANCIAL STATEMENTS

31 DECEMBER 2025

LEMANS

CHARTERED CERTIFIED ACCOUNTANTS

NOTTINGHAM

MISS HANNAH LEVICK'S CHARITY

REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2025

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REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2025

CHARITY REFERENCE AND ADMINISTRATIVE DETAILS

STATUS

Miss Hannah Levick's Charity is a charity whose registration number is 217557. The Charity was created under the terms of the will of Miss Hannah Levick.

TRUSTEES

Mrs J Hopewell – Chair
Mrs J Huckle
Mr I Wright

Three vacancies at 31 December 2025

Mr K R Charter, Clerk to the Trustees

ADDRESS

Levick Court
Launder Street
The Meadows
Nottingham NG2 1HL

CORRESPONDENCE ADDRESS

9 Queensbury Avenue
West Bridgford
Nottingham
NG2 7GE

BANKERS

TSB Bank plc

INDEPENDENT EXAMINER

Karen Mealand FCCA
Lemans
Chartered Certified Accountants
29 Arboretum Street
Nottingham
NG1 4JA

REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2025

TRUSTEES' REPORT

The trustees present their annual report and financial statements for the year ended 31 December 2025. The Trustees have adopted the provisions of The Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' in preparing their accounts. The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with The Charity's governing document, The Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommend Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

OBJECTIVE

The provision of accommodation for people over 60 years of age domiciled in Nottingham with proven limited means and a housing need.

PUBLIC BENEFIT

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities. The objective of the charity and details of who and how the charity has helped can be found in this report.

REVIEW OF THE YEAR

The Trustees continued to manage 12 warden-assisted almshouse flats at Levick Court for men and women who qualify for assistance under the terms of the Trust Deed dated 9 June 1983. They commenced discussions with Nottingham Community Housing Association to explore options relating to the future management of Levick Court.

In addition to the criteria set out in the Trust Deed for the issue of Licences to Occupy flats at Levick Court, Trustees policy remains to only make suitable appointments, ones aiming to achieve a proper level of community spirit within the Court. There was one vacancy at the end of December 2025 (one at the end of 2024). The part-time appointments of a Clerk, non-resident warden and gardener/handyman remained in place throughout the year.

Trustees continued to fulfil their statutory obligations as set out by The Pensions Regulator and other statutory bodies. They also continued to work in partnership with the Decent and Safe Homes Service (DASH), with whom they are accredited, and all twelve flats received a Licence issued under Nottingham City Council's Selective Licensing scheme. Repayments were met for the twice-yearly instalments due under the 60-year mortgage taken out in 1982 and therefore payable until 2042.

The policy of planned maintenance remained in place with the aim of ensuring a suitable condition level for the whole estate under management. The cyclical programme of securing Electrical Installation Condition reports for all flats continued with just one flat requiring to be certified during the year, Trustees commissioned the annual gas inspections and reports both for the safety of residents and also to comply with a requirement under the 10-year warranty for the boilers installed between November 2019 – August 2020. The installation by Nottingham On Call of a complete new alarm system in all flats, including smoke and carbon monoxide alarms, continues in place.

Lemans (Accountants) continued to have additional responsibility for payroll administration, the recording of Maintenance Charge receipts and the online payment of invoices approved by the Clerk or Trustees.

FINANCIAL REVIEW

In line with Charity Commission recommendations, the Trustees have set the minimum level of unrestricted reserves at an amount sufficient to cover all normal operating expenses for a year. At the end of the year, the Charity has more in reserves than this policy demands.

TRUSTEES' STATEMENT OF 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 & 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 2019 (FRS 102);
- 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 Charities (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.

RECRUITMENT AND APPOINTMENT OF TRUSTEES

The charity welcomes eligible people who have an interest in helping the organisation achieve its objectives by becoming a Trustee

Those eligible must:

- be over the age of 18
- not be undischarged bankrupts
- not previously have been removed from trusteeship of a charity by a Court or the Charity Commissioners
- not be under a disqualification order under the Company Directors' Disqualification Act 1986
- not be disqualified by the Charities Act 1993 (Section 72) from acting as a charity trustee

INDUCTION AND TRAINING OF NEW TRUSTEES

To ensure Trustees are fully competent, the charity will:

- Support induction, in a manner tailored to the experience of the individual, by the use of a 'buddy' system whereby each new Trustee is guided by an experienced Trustee or recently retired Trustee
- Provide access to – and where appropriate cover the costs of – induction training
- Provide a job description for honorary officers

…….

Mrs J Hopewell

2026

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

MISS HANNAH LEVICK'S CHARITY

I report to the charity trustees on my examination of the accounts for the year ended 31 December 2025 which are set out on pages five to twelve.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts 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

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 charity 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.

Karen Mealand FCCA
Lemans
29 Arboretum Street
Nottingham
NG1 4JA

MISS HANNAH LEVICK'S CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 31 DECEMBER 2025

	Note	2025		2024	
		£	£	£	£
INCOME					
Maintenance charges receivable			50,158		44,045
Investment Income:					
COIF Charities Deposit Fund		997		1,137	
CBF Investment Fund Shares		5,350		5,084	
			6,347		6,221
Other income			-		1,823
TOTAL INCOME			56,505		52,089
EXPENDITURE					
Direct Property Management costs	9	27,086		27,103	
Administration costs	10	16,683		15,728	
Loan Interest – Orchardbrook Ltd		5,232		5,297	
TOTAL EXPENDITURE			49,001		48,128
NET INCOME BEFORE (LOSSES)/GAINS ON INVESTMENT ASSETS			7,504		3,961
(Loss)/Gain on revaluation of investments	3		(7,745)		4,135
NET (EXPENDITURE)/INCOME - NET MOVEMENT IN FUNDS			(241)		8,096
TOTAL FUNDS AT 1 JANUARY 2025			239,939		231,843
TOTAL FUNDS AT 31 DECEMBER 2025	7		£239,698		£239,939

MISS HANNAH LEVICK'S CHARITY

BALANCE SHEET - 31 DECEMBER 2025

	Note	2025		2024	
		£	£	£	£
TANGIBLE FIXED ASSETS					
Freehold Almshouses	2		142,788		145,528
Less: Housing Association Grant			90,979		90,979
			51,809		54,549
INVESTMENTS	3		188,123		190,518
TOTAL FIXED ASSETS			239,932		245,067
CURRENT ASSETS					
Debtors and Prepayments		2,819		1,406	
Investment - COIF Deposit Accounts	4	24,321		23,324	
Cash at bank		14,409		12,962	
		41,549		37,692	
CURRENT LIABILITIES					
Creditors - Amounts falling due within one year	5	5,305		5,768	
NET CURRENT ASSETS			36,244		31,924
TOTAL ASSETS LESS CURRENT LIABILITIES			276,176		276,991
CREDITORS					
Amounts falling due after more than one year	6		36,478		37,052
NET ASSETS			£239,698		£239,939
TRUST FUNDS (ALL UNRESTRICTED)	7				
Capital Account			(21,425)		(21,425)
Revenue Reserves			138,990		130,036
Designated Reserves	8		22,338		23,788
Investment Revaluation Reserve			99,795		107,540
TOTAL FUNDS			£239,698		£239,939

The financial statements were approved on 2026 by the Trustees and are signed on their behalf by:

Mrs J Huckle

Mrs J Hopewell

NOTES TO THE ACCOUNTS

YEAR ENDED 31 DECEMBER 2025

1. ACCOUNTING POLICIES

The Charity constitutes a public benefit entity as defined by FRS102.

The accounts 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102), the Charities Act 2011, the Church Accounting (Amendment) Regulations 2006 and UK Generally Accepted Accounting Practice.

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 issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

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.

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 include all transactions, assets and liabilities for which the Charity is responsible in law.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest pound.

Investments

Investments are shown at fair value at the year end date. The annual surplus or deficit on revaluation is transferred to an Investment Revaluation Reserve (note 7).

Current Investments

The Charity holds cash on deposit for investment purposes, which is recorded at transaction price, in order to obtain a better rate of return, thereby increasing their income enabling them to meet their objects.

Cash at bank

The Charity holds sufficient funds in order to meet its short term cash commitments as they fall due.

Debtors and Creditors

Debtors and creditors receivable or payable within one year are recorded at transaction price.

Income

Income is recognised when it becomes receivable.

Housing Association grants

Housing Association Grants (HAG) were made by the Department of the Environment and utilised to reduce the cost of a development to an amount which it is estimated can be serviced by the net annual income of the scheme. In the balance sheet the development costs have been reduced by the amount of HAG received.

Mortgage loan

The mortgage loan is advanced by Orchardbrook Ltd (formerly the Housing Corporation) under the terms of a mortgage deed. Advances are available only in respect of those developments which have been given approval for Housing Association Grant by the Department of the Environment or the Housing Corporation.

Fixed assets

Almshouses are stated at cost less accumulated depreciation and Housing Association Grant. The development cost of Almshouses include the following:

i] Cost of acquiring land and buildings

ii] Development expenditure

Depreciation

Depreciation is charged on a straight line basis over the estimated economic life of the almshouses at 2% per annum on the cost minus Housing Association Grant received.

2. TANGIBLE FIXED ASSETS

12 Almshouses Launder Street, The Meadows, Nottingham.

	£
Cost - land	2,486
buildings	227,982
	£230,468
Depreciation - at 31.12.2024	84,940
charge for year	2,740
at 31.12.2025	£87,680
Net book value 31.12.2025	£142,788
31.12.2024	£145,528

3. INVESTMENTS

	Units	Cost £
CBF Investment Fund shares		
Balance at 31.12.2024	8,239	82,998
Re-investment of dividends into shares during year	235	5,350
Balance at 31.12.2025	8,474	£88,348

Reconciliation of movement in fair value

Fair value at 31.12.2024	190,518
Dividends reinvested	5,350
	195,868
Transfer to revaluation reserve	(7,745)
Fair value at 31.12.2025	£188,123

NOTES TO THE ACCOUNTS

YEAR ENDED 31 DECEMBER 2025

4. CURRENT ASSET INVESTMENTS

	2025	2024
	£	£
Cash held for investment	24,321	23,324

5. CREDITORS

	2025	2024
	£	£
Amounts falling due within one year		
Heat and light	64	64
Accountancy fees	2,798	3,273
Orchardbrook Ltd Loan (note 6)	509	445
Maintenance paid in advance	1,271	1,198
PAYE	635	595
Alarm maintenance	-	193
Octopus standing charge	28	-
	£5,305	£5,768

6. CREDITORS

Amounts falling due after more than one year

Orchardbrook Ltd Loan

The loan is repayable half yearly by equal instalments, the last instalment of which falls to be paid on 30 November 2042.
Interest is payable at a rate of 14% fixed in 1982 on the outstanding balance.

	£36,478	£37,052

7. MOVEMENTS IN FUNDS

	At 1 Jan 2025	Incoming Resources	Outgoing Resources	Transfers	At 31 Dec 2025
	£	£	£	£	£
Unrestricted Funds					
Capital Account	(21,425)	-	-	-	(21,425)
Revenue Reserves	130,036	56,505	49,001	1,450	138,990
Designated Reserves (note 8)	23,788	-	-	(1,450)	22,338
Investment Revaluation Reserve	107,540	-	7,745	-	99,795
	£239,939	£56,505	£56,746	£-	£239,698

	At 1 Jan 2024	Incoming Resources	Outgoing Resources	Transfers	At 31 Dec 2024
	£	£	£	£	£
Unrestricted Funds					
Capital Account	(21,425)	-	-	-	(21,425)
Revenue Reserves	124,560	52,089	48,128	1,515	130,036
Designated Reserves (note 8)	25,303	-	-	(1,515)	23,788
Investment Revaluation Reserve	103,405	4,135	-	-	107,540
	£231,843	£56,224	£48,128	£-	£239,939

8. DESIGNATED RESERVES

i] "Capital Reserve Applied". Transfers to this fund from revenue reserves represent the proportion of development costs not financed by the Housing Association Grant.

ii] Extraordinary Repair Fund. This fund has been created to meet the cost of major repairs and renewals.

	Capital Reserve Applied	Extraordinary Repair Fund	Total
	£	£	£
Balance at 31.12.2024	17,061	6,727	23,788
Transfers to Revenue Reserves	(2,230)	-	(2,230)
Transfers to Extraordinary Repair Fund	-	780	780
Balance at 31.12.2025	£14,831	£7,507	£22,338

The transfer to Revenue Reserves from Capital Reserves Applied is made up as follows:

	£
Amount equal to depreciation Charge for the year	2,740
Amount equal to loan repaid	(510)
	£2,230

9. DIRECT PROPERTY MANAGEMENT COSTS

	2025	2024
	£	£
Council tax (voids)	706	1,796
Water rates	7,565	4,431
Utilities (voids)	119	271
External lighting	782	754
Insurance	1,964	2,055
Depreciation	2,740	2,740
Gardener/handyman's wages	3,129	2,910
Day to day repairs & maintenance	4,367	6,257
Decoration/Bathroom replacement	-	4,310
Alarm Monitoring fee	866	1,386
Alarm maintenance	48	193
Alarm upgrade and installation	4,800	-
	£27,086	£27,103

NOTES TO THE ACCOUNTS

YEAR ENDED 31 DECEMBER 2025

10. ADMINISTRATION COSTS

	2025	2024
	£	£
Subscriptions - National Association of Almshouses	419	407
Wardens wages	4,689	4,365
Clerks wages	5,001	4,677
Clerks expenses	355	367
Independent Examiner's Fee	1,680	1,580
Bookkeeping costs	4,042	3,816
Payroll costs	437	418
Postage and stationery	-	98
Adverts	60	-
	£16,683	£15,728

There was no Trustees remuneration, benefits or expenses for the year ended 31 December 2025 nor for the year ended 31 December 2024.

No employee received total emoluments of more than £60,000. The average number of staff employed was 3 (2024 – 3).

11. UNITS OF ACCOMMODATION

The Charity had 12 units in management at the beginning and end of the period.

12. RELATED PARTY TRANSACTIONS

There were no related party transactions in the year.