JOHN EDEN'S ALMSHOUSES

Trustees' Annual Report

For the Year Ended 2025

Charity Name:
John Eden's Almshouses

Charity Registration Number:
217654

Principal Address:
The Stables
Pockelrey Buildings Farms
Beamish
Stanley
DH90RZ

Trustees serving during the year:

Trustee Name	Position (if applicable)	Dates Served
Kenneth Allan	Chair	20-01-2024
David Airey	Trustee	22-01-2024
Jonathan Kindleyside	Trustee	17-01-2026
Helen Lee	Trustee	05-09-2022
Tracy Ann O'Donnell	Trustee	25-02-2025

Other key advisers (if applicable):

- Independent Financial Examiner – E. Armstrong, Equity Accounting
- Bankers: Barclays
- Solicitors: N/A

Governing Document

John Eden's Almshouses is governed by:

1. *John Eden's Almshouses (Otherwise known as Methold Houses), founded by conveyance dated the 20 January 1863;*
2. *Charity of John Eden for Methold Houses, which Charity was founded by will proved in the Principal Registry on the 19 May 1885; and In the matter of the Charities Act, 1960.*

Scheme

1. Administration of Charities. – The above-mentioned Charities and the endowments thereof specified in the schedule hereto and all other the endowments (if any) of the Charities shall be administered and managed subject to and in conformity with the provisions of this Scheme by the body of Trustees hereinafter appointed.

2. Vesting. – The land with the almshouses thereon specified in the said schedule and belonging to the charity numbered 1 above is hereby vested in the Official Custodian for Charities for all the estate and interest therein belonging to or held in trust for that Charity.

3. Title. – The Charities numbered 1 and 2 above shall be administered and managed under the title of John Eden's Almshouses (hereinafter referred to as the Charity).

4. Investment of cash. – Sums of cash at any time belonging to the Charity and not needed for immediate working purposes shall be invested in the name of the Official Custodian for Charities unless the Charity Commissioners otherwise direct.

Trustee Recruitment and Appointment

Trustees are appointed in accordance with the governing document.

- The Body of Trustees shall consist, when complete, of 5 competent persons
- Every future Trustee shall be appointed for a term of 5 years by a resolution of the Trustees passed at a "Special Meeting"
- Declaration by Trustees. – No person shall be entitled to act as a Trustee whether on a first or on any subsequent entry into office until after signing in the minute book of the Trustees a declaration of acceptance and of willingness to act in the trusts of this Scheme.

Organisational Structure

The trustees meet regularly to oversee the administration of the charity and to ensure that its charitable purposes are carried out effectively.

MEETINGS AND PROCEEDINGS OF TRUSTEES.

* Ordinary meetings. – The Trustees shall hold at least two ordinary meetings in each year.

* Chairman. – The Trustees at their first ordinary meeting in each year shall elect one of their number to be chairman of their meetings until the commencement of the first ordinary meeting in the following year. The chairman shall always be eligible for re-election. If at any meeting the chairman is not present within ten minutes after the time appointed for holding the same or there is no chairman the Trustees present shall choose one of their number to be chairman of the meeting.

* Special meetings. – A special meeting may be summoned at any time by the chairman or any two Trustees upon four days' notice being given to all the other Trustees of the matters to be discussed. A special meeting may be summoned to take place immediately after an ordinary meeting.

* Quorum. – There shall be a quorum when three Trustees are present at a meeting.

* Voting. – Every matter shall be determined by the majority of votes of the Trustees present and voting on the question. In case of equality of votes the chairman of the meeting shall have a casting vote whether he has or has not voted previously on the same question but no Trustee in any other circumstances shall give more than one vote.

* Minutes and accounts. – A minute book and books of account shall be provided and kept by the Trustees. Statements of account in relation to the Charity shall be prepared and transmitted to the Commissioners in accordance with the provisions of the Charities Act, 1960, except if and in so far as the Charity is excepted by order or regulations.

* General power to make regulations. – Within the limits prescribed by this Scheme the Trustees shall have full power from time to time to make regulations for the management of the Charity and for the conduct of their business including the summoning of meetings, the deposit of money at a proper bank and the custody of documents.

* Clerk. – The Trustees may appoint some fit person to be their clerk and to hold office during their pleasure and may pay to him (not being a Trustee) such reasonable salary as they think fit.

Charitable Objects

The charity's objects are:

“**ALMSHOUSES AND ALMSPEOPLE**”

1. Almshouses. – The almshouses belonging to the Charity and the property heretofore occupied therewith shall be appropriated and used for the residence of almspeople in conformity with the provisions of this Scheme.

2. Saving for existing almspeople. – Appointments of almspeople under this Scheme shall be made without prejudice to the interests of the existing almspeople.

3. Qualifications of almspeople. – The almspeople shall be poor persons of good character who (except in special cases to be approved by the Commissioners) are resident in Beamish or the neighbourhood thereof at the time of appointment.

4. Incapacity of almspeople. – The Trustees may provide the almspeople at the cost of the Charity with any necessary attendance in case of serious illness or permanent infirmity.

5. Contributions. – The Trustees may make it a condition of appointing or permitting any person to be or remain an almsperson that he or she shall contribute towards the cost of maintaining the almshouses a weekly sum of not more than 10s. or such sum as the Commissioners approve from time to time.

6. Notice of vacancy. – No appointment of an almsperson shall be made by the Trustees until a sufficient notice of an existing vacancy specifying the qualifications required from candidates has been published in Beamish and the neighbourhood thereof by advertisement or otherwise so as to give due publicity to the intended appointment but it shall not be necessary to publish a notice if a vacancy occurs within twelve calendar months after the last notice of a vacancy has been published. Notices may be according to the form annexed hereto.

7. Application for appointment. – All applications for appointment shall be made in writing to the Trustees in such manner as the Trustees direct. Before appointing any applicant to be an almsperson the Trustees shall require him or her to attend in person unless he or she is physically disabled or the Trustees are of opinion that special circumstances render this unnecessary. Every applicant must be prepared with sufficient testimonials and other evidence of his or her qualification for appointment.

8. Selection of almspeople. – Almspeople shall be selected only after full investigation of the character and circumstances of the applicants.

9. Appointments of almspeople. – Every appointment of an almsperson shall be made by the Trustees at a special meeting.

Main Activities
During the year, the charity carried out the following activities in support of its charitable purposes:

- **Provision of Affordable Accommodation:** Managed and maintained **11 almshouse properties**, providing comfortable, secure, and affordable housing to local residents. Occupancy remained high throughout the year, assisting **17 individual beneficiaries** across **6 properties occupied by couples and 5 occupied by single residents**.

 Essential Property Repairs & Trustee Maintenance: Ensured high residential standards and safety compliance by carrying out essential property repairs and routine maintenance, with the Trustees personally managing and undertaking this work to maintain quality while keeping operational costs low.

 Prudent Stewardship & Financial Management: Oversaw administrative operations, utility management, and prudent financial stewardship—including strict expenditure controls to establish a dedicated emergency contingency reserve to protect the long-term housing security of current and future residents.

Public Benefit

The trustees confirm that they have had regard to the Charity Commission's guidance on public benefit when planning and carrying out the charity's activities.

The trustees believe that the activities undertaken during the year have provided public benefit by:

- **Direct Beneficiaries:** Providing affordable, sheltered housing to local residents who meet the Trust's eligibility criteria, thereby reducing social isolation and housing vulnerability.
- **Financial Relief:** Charging maintenance fees set below commercial market rates, making secure housing accessible to those on modest incomes or pensions.
- **Asset Preservation:** Managing and maintaining the physical almshouse property to ensure these community housing resources remain available for public benefit in perpetuity."

Achievements and Performance

During the year, the charity achieved the following:

- **Proactive Maintenance & Safety Standards:** The trustees actively ensured that all almshouse properties were kept in a high state of repair, safety, and comfort for the residents. To keep operational overheads low and maximize available funds, the trustees personally undertook responsibility for and ensured qualified and authorised tradespersons carried out all routine property maintenance and repairs throughout the year.
- **High Resident Satisfaction & Quality of Living:** By maintaining direct, regular oversight of the properties, the trustees responded swiftly to any repair requests, ensuring a safe, warm, and well-functioning living environment for all occupants.

- **Preservation of Charitable Assets:** Through hands-on stewardship and prudent management of resources, the charity preserved the structural integrity and value of the almshouses, ensuring they remain fit for purpose for both current and future residents.

The trustees consider that these activities furthered the charity's objectives and provided direct benefit to its beneficiaries.

Financial Review

Trustees should refer to the document "Financial Report to the Trustees"

Total income for the year was **£32,674.07**.

Total expenditure for the year was **£23,479.32**.

Net movement in funds for the year was **£9,194.75**.

At the year end the charity held total funds of **£12,117.50**.

Previous years for comparison - **2024 - £3,575.07**
2023 - £10,157.07
2022 - £2,882.81
2021 - £3,233.64

Principal Funding Sources

The charity's income was derived primarily from:

- Maintenance charge contributions

Reserves Policy

"The trustees aim to maintain sufficient reserves to:

- Build a dedicated emergency contingency reserve to cover unexpected major structural repairs, urgent maintenance, or temporary property vacancies.
- Ensure the long-term operational continuity and financial stability of the Almshouses.

Current Reserves Position: Historically, the Trust has not maintained formal cash reserves. However, following the net surplus achieved this year, the Trustees are establishing a formal Reserves Policy to ring-fence future surpluses and progressively build an emergency fund to safeguard the charity's assets."

Financial Outlook

The trustees are satisfied that the charity remains in a sound financial position to continue its charitable activities.

Trustee Responsibilities Statement

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements for each financial year in accordance with applicable law and Charity Commission requirements.

The trustees approve this report and authorise its signature on their behalf.

Signed on behalf of the Board of Trustees:

Name: Ken Allan_____

Position: Chair of Trustees

Signature: Ken Allan_____

Date: 2/10/2026_____

Financial Report to the Trustees: John Edens Almshouses

For the Year Ended 31 December 2025

JOHN EDENS ALMSHOUSES

Registered Charity: 217654

Almshouse Trust Financial Statement

ANNUAL FINANCIAL REPORT & STATEMENT OF FINANCIAL ACTIVITIES

For the Financial Year Ended 31 December 2025

Charity Accounts independently scrutinised by; E. Armstrong, Equity Accounting (www.equity-accounting.co.uk)

Presented to:

The Board of Trustees
John Edens Almshouses

Financial Report Prepared by: David Airey
Date of Report: 30 September 2026

TRUSTEES' FINANCIAL OVERVIEW & SUMMARY

1. Executive Summary

During the financial year ended 31 December 2025, John Edens Almshouses generated a total turnover/income of **£32,674.07** against total operating/administrative costs of **£23,479.32**. This resulted in an overall operating net surplus (Profit after Taxation) of **£9,194.75** for the year.

2. Key Highlights

- **Primary Income Source:** Maintenance charges from residents represent the principal revenue stream, contributing **£27,720.00** (84.8% of total income).
- **Major Operating Expense:** Property Repairs and Maintenance remains the largest operational expense at **£13,318.16** (56.7% of total expenditure), reflecting ongoing commitment to maintaining high residential standards.
- **Property Overheads:** Combined insurance (£5,149.58), utilities (£4,816.45), and water charges (£4,281.58) represent significant recurring property running costs.

STATEMENT OF FINANCIAL ACTIVITIES / PROFIT & LOSS ACCOUNT

For the Year Ended 31 December 2025

Financial Heading	**Notes / Sub-category**	**2025 (£)**
INCOME / TURNOVER		
Maintenance Charges	Primary contribution	27,720.00
Water Rates Recovered	Recharge to residents	4,281.58
Additional Repairs Charge	Recharges / additional items	437.07
Court Fees Recovered	Legal cost recoveries	216.75

Financial Heading	Notes / Sub-category	2025 (£)
TV Licence Charge Recovered	Resident contributions	15.00
Bank Interest Income	Investment / deposit returns	3.67
TOTAL TURNOVER / INCOME		**32,674.07**
GROSS SURPLUS / PROFIT		**32,674.07**
EXPENDITURE / ADMINISTRATIVE COSTS		
Property Repairs & Maintenance	Capital upkeep & repairs	13,318.16
Building Insurance	Comprehensive cover	5,149.58
Light, Power & Heating (H+S Checks)	Utility expenditure	4,816.45
Local Authority Rates	Council/local charges	60.00

Financial Heading	Notes / Sub-category	2025 (£)
Printing & Stationery	Administrative expenses	47.43
TV Licence Cost	Trust liability	45.00
IT Software & Consumables	Operational software	39.00
Postage, Freight & Courier	Dispatch & mailing	3.70
TOTAL OPERATING EXPENDITURE		**(23,479.32)**
NET OPERATING SURPLUS	**Operating Surplus for the Year**	**9,194.75**
SURPLUS BEFORE TAXATION		**9,194.75**
NET SURPLUS FOR THE FINANCIAL YEAR	**Carried to Reserve Funds**	**£9,194.75**

NOTES & RECOMMENDATIONS FOR TRUSTEES

1. **Repairs & Cyclical Maintenance Reserve:**

Out of the **£9,194.75** surplus generated, Trustees may wish to consider allocating a portion into a designated **Extraordinary Repair Fund (ERF)** or **Cyclical Maintenance Fund (CMF)** in line with standard Almshouse Association guidelines to cover future capital works.

2. **Cost Recovery Review**

Water rates recovered (£4,281.58) and TV license charges recovered (£15.00 vs £45.00 cost) should be reviewed annually to ensure full cost neutralisation across shared utility provisions.

3. **Adoption of Prudent Expenditure Policy**

To safeguard the long-term sustainability of the Almshouses, Trustees are urged to exercise strict financial prudence and adopt a cautious spending strategy. Discretionary property upgrades and non-essential repairs should be postponed unless strictly necessary, ensuring surplus funds can be preserved to build a robust emergency contingency reserve for unforeseen expenditures.

Independent Examiner's Report to the Trustees of John Eden's Almshouses

I report to the trustees on my examination of the accounts of **John Eden's Almshouses** for the year ended **31 December 2025**.

Responsibilities and basis of report

As the charity trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's accounts carried out under section 145 of the Charities Act 2011. In carrying out my examination, I have followed the applicable Directions given by the Charity Commission.

Independent Examiner's Statement

I have completed my examination. I confirm that no material matters have come to my attention which give me cause to believe that in any material respect:

1. accounting records were not kept in accordance with section 130 of the Charities Act 2011; or

2. the accounts do not accord with those records.

I have no concerns and have come across no matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:

Eric Armstrong

Equity Accounting LLP