REGISTERED CHARITY NUMBER: 222746
HOMES AND COMMUNITIES AGENCY NUMBER: A0656

Report of the Trustee and

Unaudited Financial Statements for the Year Ended 31 March 2026

for

Frank Crossley's Almshouses

SMH Group Audit
5 Westbrook Court
Sharrow Vale Road
Sheffield
South Yorkshire
S11 8YZ

Frank Crossley's Almshouses

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Frank Crossley's Almshouses

Reference and Administrative Details for the Year Ended 31 March 2026

PRINCIPAL ADDRESS	Abbeyfield Grove House 12 Riddings Road Ilkley LS29 9BF
REGISTERED CHARITY NUMBER	222746
HOMES AND COMMUNITIES AGENCY NUMBER	A0656
INDEPENDENT EXAMINER	SMH Group Audit 5 Westbrook Court Sharrow Vale Road Sheffield South Yorkshire S11 8YZ
BANKERS	Unity Trust Bank Plc Nine Brindleyplace 4 Oozells Square Birmingham B1 2HB

Report of the Trustee
for the Year Ended 31 March 2026

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

OBJECTIVES AND ACTIVITIES

Objectives and aims

Sir Frances Crossley's Almshouses is a not-for-profit registered charity, and it is also a registered social housing landlord.

The charity's objective is the provision of Almshouses accommodation for people of limited financial means in twenty flats and one house. The Almshouses charitable objectives as stated at the Charity Commission state 'Income to be applied for the provision and maintenance of Almshouses and for the benefit of the residents of the Almshouses who shall be poor persons, with preference for poor persons who are members of a protestant trinitarian church. When making allocation decisions, the Corporate Trustee gives priority to those in most need from the local community.

The Corporate Trustee has paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

FINANCIAL REVIEW

Financial review

During the year the charity generated income of £111,172 (2025: £131,694 15 month period). The flats were fully occupied throughout the year and remained full at year end. The Corporate Trustee continues to invest in the properties, and in particular a program of flat refurbishment when they become vacant, property ventilation, roofing works, fire safety and window replacements.

Total expenditure was £90,115 (2025: £111,706 15 month period), with the slight increase arising from economic inflation.

The net inflow of resources was £32,508 (2025: £29,724 15 month period). The total reserves as of 31 March 2026 stands at £76,729 (31st December 2025 - £44,221).

Reserves policy

It is the policy of the charity not to differentiate reserves and apportion or earmark reserves and funds for specific purposes. The Charity has a clear strategy of continuing to refurbish the property and flats to ensure they meet modern living requirements, and that the structure and fittings continue to enhance a healthy and sustainable place to live. The almshouses have listed building status and we have been successful in gaining permission to embark on a program of window replacement and improving ventilation in the years to come. The charity has limited funds but is closely connected with the local authority who supports the refurbishment program through the provision of short-term finance, and the Corporate Trustee has continued this positive relationship to maximise the amount of work that is carried out. The trustee considers this considered approach to the works program and strong occupancy will ensure they can continue the on-going property and flat enhancements and continue the charity's activities and purpose. This approach and use of funding and reserves has continued throughout the financial period.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust dated 25 October 1982, and constitutes an unincorporated charity. The charity registration number is 222746 and the principal office is Grove House, 12 Riddings Road, Ilkley LS29 9BF. A corporate Trustee has been appointed and changes in Trustee must be approved by the Directors of this company.

Risk management

The Corporate Trustee has assessed the major risks to which the charity is exposed and is satisfied that systems are in place to mitigate exposure to the major risks.

STRUCTURE, GOVERNANCE AND MANAGEMENT
The Trustee serving during the year was:

Abbeyfield The Dales Limited

The Trustees of Abbeyfield The Dales Limited are:

A L Hill (Chair)
I R Hepworth (Deputy Chair)
D Smith
M Carter
I Price (Resigned 22 June 2026)
R G Rawling
T P Carroll
P Myers (Resigned 30 May 2025)
P G Myers (Resigned 30 May 2025)
J Connelly
A Hunt
Dame J L Daniel (Resigned 30 July 2025)
A Lockhart-Mirams (Appointed 25 July 2025)

Approved by order of the board of the trustee on 25th Sep 2026 and signed on its behalf by:

.....

Abbeyfield The Dales Limited
Trustee

Frank Crossley's Almshouses

Statement of Trustee's Responsibilities for the Year Ended 31 March 2026

The trustee is responsible for preparing the Report of the Trustee and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the trustee to prepare financial statements for each financial year. Under that law, the trustee has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under charity law the trustee must not approve the financial statements unless they are satisfied that they 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 charity for that period. In preparing those financial statements, the trustee is 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011 and The Charity (Accounts and Reports) Regulations 2008. 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.

Independent Examiner's Report to the Trustee of Frank Crossley's Almshouses

Independent examiner's report to the trustee of Frank Crossley's Almshouses
I report to the charity trustee on my examination of the accounts of Frank Crossley's Almshouses (the Trust) for the year ended 31 March 2026.

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

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

Independent examiner's statement
I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

James Salim FCCA

SMH Group Audit
5 Westbrook Court
Sharrow Vale Road
Sheffield
South Yorkshire
S11 8YZ

Date: 25/09/2026

Frank Crossley's Almshouses

Statement of Financial Activities for the Year Ended 31 March 2026

	Notes	Year Ended 31/3/26 Unrestricted funds £	Period 1/1/24 to 31/3/25 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	2	**7,439**	7,439
Charitable activities	4		
General		**111,172**	131,694
Investment income	3	**1,303**	2,458
Total		**119,914**	141,591
EXPENDITURE ON			
Charitable activities	5		
General		**90,115**	111,706
Net gains/(losses) on investments		**2,709**	(161)
NET INCOME		**32,508**	29,724
RECONCILIATION OF FUNDS			
Total funds brought forward		**44,221**	14,497
TOTAL FUNDS CARRIED FORWARD		**76,729**	44,221

The notes form part of these financial statements

Frank Crossley's Almshouses

Balance Sheet
31 March 2026

	Notes	2026 Unrestricted funds £	2025 Total funds £
FIXED ASSETS			
Tangible assets	10	**136,882**	113,332
Investments	11	**26,582**	23,873
		163,464	137,205
CURRENT ASSETS			
Debtors	12	**2,408**	11,096
Cash at bank		**16,970**	22,127
		19,378	33,223
CREDITORS			
Amounts falling due within one year	13	**(27,566)**	(32,046)
NET CURRENT ASSETS		**(8,188)**	1,177
TOTAL ASSETS LESS CURRENT LIABILITIES		**155,276**	138,382
CREDITORS			
Amounts falling due after more than one year	14	**(78,547)**	(94,161)
NET ASSETS		**76,729**	44,221
FUNDS	16		
Unrestricted funds		**76,729**	44,221
TOTAL FUNDS		**76,729**	44,221

The financial statements were approved by the Board of the Trustee and authorised for issue on 25th Sep 2026 and were signed on its behalf by:

.....

Abbeyfield The Dales Limited
Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

General information
Frank Crossley's Almshouses is a Charity registered on 27 April 1964 and governed by a deed of trust dated 25 October 1982.

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The accounts comply with the Housing Act 2004, the Accounting Direction for Social Housing Providers 2022, and the Housing SORP 2018 Statement of Recommended Practice for Social Housing Providers published by the National Housing Federation.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The financial statements are prepared in sterling, which is the functional currency of the association. 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.

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

Critical accounting judgements and key sources of estimation uncertainty
In the application of the charity's accounting policies, the Trustee is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

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

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.

continued...

1. ACCOUNTING POLICIES - continued

Income
Housing Association grant
The Housing Association grant (HAG) was received from the Housing Corporation to reduce the costs of developing the properties, it is shown as a deduction form the cost of Housing Properties on the Balance Sheet. The HAG will only become repayable under certain circumstances, these would primarily be the sale of the property but the repayment would normally be restricted to sales proceeds.

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

Tangible fixed assets
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	**straight line 50 years**
Property improvements	**straight line 5 years**
Fixtures and fittings	**straight line 3, 5, 15, 20 and 25 years**

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

The Sir Francis Crossley's Almshouses were donated to the charity in approximately 1860 by the Crossley family. There is no record of the original cost and no value is attributed hereto, as the trustee considers the value at that date to be negligible.

The Housing Properties cost value in the accounts relates to improvements carried out since 1984, these were funded by a Housing Corporation Grant and also a mortgage loan from the Housing Corporation. The mortgage loan is secured by a charge on the housing land and buildings, it is now fully repaid and the legal charge on the property removed.

As the properties are maintained in a state of repair such that the estimated residual value is not less than the improvement cost or carrying amount, the annual charge for depreciation is nil. All properties are held for the purposes of letting.

Taxation
The charity is exempt from tax on its charitable activities.

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

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

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

continued...

1. ACCOUNTING POLICIES - continued

Fixed asset investments
Fixed asset investments comprises assets held by the charity which are not expected to be converted into cash in the short term. Fixed asset investments are valued at market value, with unrealised and realised gains and losses being passed through the statement of financial activities.

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).

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.

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 amortised 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 amortised.

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.

continued...

2. DONATIONS AND LEGACIES

	2026	2025
	£	£
Housing Corporation grant release	**7,439**	7,439

3. INVESTMENT INCOME

	2026	2025
	£	£
Income from investments	**1,102**	2,046
Interest receivable	**201**	412
	1,303	2,458

4. INCOME FROM CHARITABLE ACTIVITIES

	2026	2025
	£	£
Maintenance contributions from residents	**111,172**	131,964

5. CHARITABLE ACTIVITIES COSTS

	2026	2025
	£	£
Depreciation and impairment	**13,710**	12,472
Insurance	**4,665**	6,076
Rates, light and heat	**9,515**	12,380
Sundries	**-**	618
Repairs and maintenance	**28,465**	31,950
Gardening	**-**	6,035
Support and administration	**21,868**	27,391
	78,223	96,922
Share of governance costs (see note 6)	**11,892**	14,784
	90,115	111,706

continued...

6. SUPPORT COSTS

Governance costs

	2026	2025
	£	£
Audit fees	**5,131**	4,200
Independent examiners fees	**3,600**	-
Legal and professional	**3,161**	10,584
	11,892	14,784

All governance costs are allocated to the one charitable activity.

7. TRUSTEE'S REMUNERATION AND BENEFITS

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

Trustee's expenses

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

8. EMPLOYEES

There were no employees in the current or prior period.

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds
	£
INCOME AND ENDOWMENTS FROM	
Donations and legacies	7,439
Charitable activities	
General	131,694
Investment income	2,458
Total	141,591
EXPENDITURE ON	
Charitable activities	
General	111,706
Net gains/(losses) on investments	(161)
NET INCOME	29,724

continued...

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £
RECONCILIATION OF FUNDS	
Total funds brought forward	14,497
TOTAL FUNDS CARRIED FORWARD	44,221

10. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Totals £
COST				
At 1 April 2025	**384,901**	**9,513**	**40,186**	**434,600**
Additions	**-**	**-**	**37,260**	**37,260**
At 31 March 2026	**384,901**	**9,513**	**77,446**	**471,860**
DEPRECIATION				
At 1 April 2025	**315,619**	**1,903**	**3,746**	**321,268**
Charge for year	**7,698**	**1,903**	**4,109**	**13,710**
At 31 March 2026	**323,317**	**3,806**	**7,855**	**334,978**
NET BOOK VALUE				
At 31 March 2026	**61,584**	**5,707**	**69,591**	**136,882**
At 31 March 2025	69,282	7,610	36,440	113,332

	2026 £	**2025 £**
Original cost	**384,901**	384,901
Housing Corporation grant received	**(371,946)**	(371,946)
	12,955	12,955

The Sir Francis Crossley's Almshouses were donated to the charity in approximately 1860 by the Crossley family. There is no record of the original cost and no value is attributed thereto as the trustee considers the value at that date to be negligible.

The original cost relates to capital improvements carried out since 1984, these improvements were funded by a Housing Corporation Grant of £371,946 and a residual mortgage loan of £12,955, which was repaid with interest calculated at 10.25% per annum over thirty years from 1 March 1984 and 1 March 1986 respectively.

continued...

11. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 April 2025	**23,873**
Revaluations	**2,709**
At 31 March 2026	**26,582**
NET BOOK VALUE	
At 31 March 2026	**26,582**
At 31 March 2025	23,873

There were no investment assets outside the UK.

Cost or valuation at 31 March 2026 is represented by:

	Listed investments £
Valuation in 2021	**16,752**
Valuation in 2022	**(741)**
Valuation in 2023	**418**
Valuation in 2025	**(161)**
Valuation in 2026	**2,709**
Cost	**7,605**
	26,582

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026 £	2025 £
Trade debtors	**-**	1,470
Other debtors	**-**	5,769
Prepayments and accrued income	**2,408**	3,857
	2,408	11,096

continued...

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Bank loans and overdrafts (see note 15)	**11,925**	10,675
Trade creditors	**485**	2,572
Other creditors	**1,890**	1,890
Accrued expenses	**5,827**	9,470
Deferred government grants	**7,439**	7,439
	27,566	32,046

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2026	2025
	£	£
Bank loans (see note 15)	**26,475**	34,650
Deferred government grants	**52,072**	59,511
	78,547	94,161

15. LOANS

An analysis of the maturity of loans is given below:

	2026	2025
	£	£
Amounts falling due within one year on demand:		
Bank loans	**11,925**	10,675
Amounts falling between one and two years:		
Bank loans - 1-2 years	**11,925**	10,675
Amounts falling due between two and five years:		
Bank loans - 2-5 years	**14,550**	23,975

16. MOVEMENT IN FUNDS

	At 1/4/25	Net movement in funds	At 31/3/26
	£	£	£
Unrestricted funds			
General fund	**33,339**	**40,206**	**73,545**
Revaluation reserve	**10,882**	**(7,698)**	**3,184**
	44,221	**32,508**	**76,729**
TOTAL FUNDS	**44,221**	**32,508**	**76,729**

continued...

16. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	**119,914**	**(82,417)**	**2,709**	**40,206**
Revaluation reserve	**-**	**(7,698)**	**-**	**(7,698)**
	119,914	**(90,115)**	**2,709**	**32,508**
TOTAL FUNDS	**119,914**	**(90,115)**	**2,709**	**32,508**

Comparatives for movement in funds

	At 1/1/24 £	Net movement in funds £	At 31/3/25 £
Unrestricted funds			
General fund	(25,946)	59,285	33,339
Revaluation reserve	40,443	(29,561)	10,882
	14,497	29,724	44,221
TOTAL FUNDS	14,497	29,724	44,221

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	141,591	(82,145)	(161)	59,285
Revaluation reserve	-	(29,561)	-	(29,561)
	141,591	(111,706)	(161)	29,724
TOTAL FUNDS	141,591	(111,706)	(161)	29,724

continued...

17. RELATED PARTY DISCLOSURES

During the period Abbeyfield the Dales Limited (Trustee) charged a management fee of £18,000 (2025 - £15,000). The Company also collected maintenance and service charge payments of £111,172 (2025 - £106,414) on behalf of the Almshouse from which it paid related costs of £NIL (2025 - £100,644). At the period end the amount owed by Abbeyfield the Dales Limited to the Almshouse was £NIL (2025 - £5,769).

18. DEFERRED INCOME

Deferred income is included in the financial statements as follows:

	2026	2025
	£	£
Deferred income is included within:		
Current liabilities	**7,439**	7,439
Non-current liabilities	**52,072**	59,511
	59,511	66,950
Movements in the period:		
Deferred income at 1 April 2025	**66,950**	74,389
Released from previous periods	**(7,439)**	(7,439)
Deferred income at 31 March 2026	**59,511**	66,950

Frank Crossley's Almshouses

Detailed Statement of Financial Activities for the Year Ended 31 March 2026

	Year Ended 31/3/26 £	Period 2024 to 31/3/25 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Housing corporation grant	**7,439**	7,439
Investment income		
Income from listed investments	**1,102**	2,046
Deposit account interest	**201**	412
	1,303	2,458
Charitable activities		
Maintenance contributions	**111,172**	131,694
Total incoming resources	**119,914**	141,591
EXPENDITURE		
Charitable activities		
Direct costs	**76,405**	99,234
Support costs		
Governance costs		
Freehold property	**7,698**	7,697
Improvements to property	**1,903**	1,903
Fixtures and fittings	**4,109**	2,872
	13,710	12,472
Total resources expended	**90,115**	111,706
Net income before gains and losses	**29,799**	29,885
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	**2,709**	(161)
Net income	**32,508**	29,724