

John Dakyn's Almshouse Charity
Unaudited Financial Statements
31 July 2025

IAN CRISOP ACCOUNTANCY

Chartered accountants
Unit 1, Borough House Business Centre,
5 Borough Road, Richmond,
North Yorkshire
DL10 4SX

John Dakyn's Almshouse Charity

Financial Statements

Year ended 31 July 2025

	Page
Trustees' annual report	1
Independent examiner's report to the trustees	3
Statement of financial activities	4
Statement of financial position	5
Notes to the financial statements	6
The following pages do not form part of the financial statements	
Detailed statement of financial activities	15
Notes to the detailed statement of financial activities	16

John Dakyn's Almshouse Charity

Trustees' Annual Report

Year ended 31 July 2025

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 July 2025.

Reference and administrative details

Registered charity name John Dakyn's Almshouse Charity

Charity registration number 224036

Principal office Meadow View
11a Ravensworth
Richmond
North Yorkshire
DL11 7EU

The trustees

Reverend A Gledhill
Mrs C Milbank
Mrs S Bateman
Reverend A Kirby
Mrs J A Ratcliffe
Mr S Hargreaves
Mr J Connors

Independent examiner R I Crisop FCA
Unit 1, Borough House Business Centre,
5 Borough Road, Richmond,
North Yorkshire
DL10 4SX

Structure, governance and management

Governing Document

The charity is governed by its trust deed.

Charities Organisation

The charity is run by the trustees. None of these is remunerated for their services to the charity.

Funds Available

The present level of funding is adequate to support the continuation of the objects of the trust and the trustees consider its financial position satisfactory.

Risk Management

The trustees actively review the major risks, which the charity faces on a regular basis and believe that maintaining reserves at current levels, combined with an annual review of controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The trustees have also examined other operational and business risks faced by the charity and confirm that they have established systems to mitigate the significant risks.

John Dakyn's Almshouse Charity

Trustees' Annual Report *(continued)*

Year ended 31 July 2025

Objectives and activities

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.

Strategic Aims and Objectives

The provision of housing accommodation for beneficiaries, such charitable purposes for the benefit of the residents as the trustees decide and the relief of beneficiaries who are in need, hardship or distress. These are continuing.

Achievements and performance

The charitable organisation has continued to provide services to the immediate community. These include the provision of housing accommodation.

Financial review

Results for the Year

The results for the year are set out in the Statement of Financial Activities on page 5 with the charity making a net deficit before other recognised gains and losses of £22,478 (2024: surplus £15,319).

Reserve Policy

It is a policy of the charity to maintain unrestricted funds at a level which equates to at least 5 months unrestricted expenditure. This provides sufficient funds to cover management, administration and support costs. Unrestricted funds are maintained at least at this level throughout the period.

Trustees Investment Powers

The trustees are empowered to invest the funds of the trust subject to the trust deed and any relevant legislation.

The trustees' annual report was approved on 28 October 2025 and signed on behalf of the board of trustees by:



Mrs J A Ratcliffe
Trustee

John Dakyn's Almshouse Charity

Independent Examiner's Report to the Trustees of John Dakyn's Almshouse Charity

Year ended 31 July 2025

I report to the trustees on my examination of the financial statements of John Dakyn's Almshouse Charity ('the charity') for the year ended 31 July 2025.

Responsibilities and basis of report

As the 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 2011 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 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 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.



R I Crisop FCA
Independent Examiner

Unit 1, Borough House Business Centre,
5 Borough Road, Richmond,
North Yorkshire
DL10 4SX

28 October 2025

John Dakyn's Almshouse Charity

Statement of Financial Activities

Year ended 31 July 2025

		2025		2024
	Note	Unrestricted funds £	Total funds £	Total funds £
Income and endowments				
Investment income	4	76,259	76,259	68,570
Total income		<u>76,259</u>	<u>76,259</u>	<u>68,570</u>
Expenditure				
Expenditure on charitable activities	5,6	104,352	104,352	65,242
Total expenditure		<u>104,352</u>	<u>104,352</u>	<u>65,242</u>
Net gains on investments	7	5,615	5,615	11,991
Net (expenditure)/income and net movement in funds		<u>(22,478)</u>	<u>(22,478)</u>	<u>15,319</u>
Reconciliation of funds				
Total funds brought forward		1,971,156	1,971,156	1,955,837
Total funds carried forward		<u>1,948,678</u>	<u>1,948,678</u>	<u>1,971,156</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 6 to 13 form part of these financial statements.

John Dakyn's Almshouse Charity

Statement of Financial Position

31 July 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible fixed assets	11	1,759,417	1,759,417
Investments	12	150,737	145,122
		<u>1,910,154</u>	<u>1,904,539</u>
Current assets			
Cash at bank and in hand		159,393	188,077
Creditors: amounts falling due within one year	13	15,295	16,436
Net current assets		<u>144,098</u>	<u>171,641</u>
Total assets less current liabilities		2,054,252	2,076,180
Creditors: amounts falling due after more than one year	14	105,574	105,024
Net assets		<u>1,948,678</u>	<u>1,971,156</u>
Funds of the charity			
Unrestricted funds		1,948,678	1,971,156
Total charity funds	15	<u>1,948,678</u>	<u>1,971,156</u>

These financial statements were approved by the board of trustees and authorised for issue on 28 October 2025, and are signed on behalf of the board by:



Mrs J A Ratcliffe
Trustee

The notes on pages 6 to 13 form part of these financial statements.

John Dakyn's Almshouse Charity

Notes to the Financial Statements

Year ended 31 July 2025

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is John Dakyn's Almshouse Charity, Stable Cottage, Whashton, Richmond, DL11 7JL.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

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

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

- (a) No cash flow statement has been presented for the company.
- (b) Disclosures in respect of financial instruments have not been presented.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

John Dakyn's Almshouse Charity

Notes to the Financial Statements *(continued)*

Year ended 31 July 2025

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

John Dakyn's Almshouse Charity

Notes to the Financial Statements *(continued)*

Year ended 31 July 2025

3. Accounting policies *(continued)*

Tangible assets *(continued)*

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

John Dakyn's Almshouse Charity

Notes to the Financial Statements *(continued)*

Year ended 31 July 2025

3. Accounting policies *(continued)*

Impairment of fixed assets *(continued)*

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

John Dakyn's Almshouse Charity

Notes to the Financial Statements *(continued)*

Year ended 31 July 2025

4. Investment income

	Unrestricted Funds	Total Funds 2025	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Rents and wayleaves	69,419	69,419	59,922	59,922
Dividends	3,485	3,485	3,410	3,410
Bank account interest	3,355	3,355	5,238	5,238
	<u>76,259</u>	<u>76,259</u>	<u>68,570</u>	<u>68,570</u>

5. Expenditure on charitable activities by fund type

	Unrestricted Funds	Total Funds 2025	Unrestricted Funds	Total Funds 2024
	£	£	£	£
John Dakyn Educational Charity	7,511	7,511	8,102	8,102
Support costs	96,841	96,841	57,140	57,140
	<u>104,352</u>	<u>104,352</u>	<u>65,242</u>	<u>65,242</u>

6. Expenditure on charitable activities by activity type

	Activities undertaken directly	Support costs	Total funds 2025	Total fund 2024
	£	£	£	£
John Dakyn Educational Charity	7,511	–	7,511	8,102
Governance costs	–	96,841	96,841	57,140
	<u>7,511</u>	<u>96,841</u>	<u>104,352</u>	<u>65,242</u>

7. Net gains on investments

	Unrestricted Funds	Total Funds 2025	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Gains/(losses) on listed investments	<u>5,615</u>	<u>5,615</u>	<u>11,991</u>	<u>11,991</u>

8. Independent examination fees

	2025	2024
	£	£
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>648</u>	<u>630</u>

9. Staff costs

The average head count of employees during the year was Nil (2024: Nil).

No employee received employee benefits of more than £60,000 during the year (2024: Nil).

John Dakyn's Almshouse Charity

Notes to the Financial Statements *(continued)*

Year ended 31 July 2025

10. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the charity.

11. Tangible fixed assets

	Freehold property £
Cost	
At 1 August 2024 and 31 July 2025	1,759,417
Depreciation	
At 1 August 2024 and 31 July 2025	—
Carrying amount	
At 31 July 2025	<u>1,759,417</u>
At 31 July 2024	<u>1,759,417</u>

12. Investments

	Listed investments £
Cost or valuation	
At 1 August 2024	145,122
Additions	—
Other movements	5,615
At 31 July 2025	<u>150,737</u>
Impairment	
At 1 August 2024 and 31 July 2025	
Carrying amount	
At 31 July 2025	<u>150,737</u>
At 31 July 2024	<u>145,122</u>

All investments shown above are held at valuation.

Financial assets held at fair value

The land and property comprising the investment properties were valued at £1,753,000 on the 19th December 2016 by Mr David Cooper BSc (Hons) MRICS of GSC Grays on an open market value basis.

John Dakyn's Almshouse Charity

Notes to the Financial Statements *(continued)*

Year ended 31 July 2025

13. Creditors: amounts falling due within one year

	2025	2024
	£	£
Bank loans and overdrafts	–	550
Accruals and deferred income	530	530
John Dakyn Educational Charity	14,765	15,356
	<u>15,295</u>	<u>16,436</u>

14. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Bank loans and overdrafts	<u>105,574</u>	<u>105,024</u>

15. Analysis of charitable funds

Unrestricted funds

	At 1 August 2024	Income £	Expenditure £	Gains and losses £	At 31 July 2025
General funds	811,496	76,259	(104,352)	5,615	789,018
Unrestricted fund	1,159,660	–	–	–	1,159,660
	<u>1,971,156</u>	<u>76,259</u>	<u>(104,352)</u>	<u>5,615</u>	<u>1,948,678</u>

	At 1 August 2023	Income £	Expenditure £	Gains and losses £	At 31 July 2024
General funds	796,177	68,570	(65,242)	11,991	811,496
Unrestricted fund	1,159,660	–	–	–	1,159,660
	<u>1,955,837</u>	<u>68,570</u>	<u>(65,242)</u>	<u>11,991</u>	<u>1,971,156</u>

John Dakyn's Almshouse Charity

Notes to the Financial Statements *(continued)*

Year ended 31 July 2025

16. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2025 £
Intangible assets	150,737	150,737
Tangible fixed assets	1,759,417	1,759,417
Current assets	159,393	159,393
Creditors less than 1 year	(15,295)	(15,295)
Creditors greater than 1 year	(105,574)	(105,574)
Net assets	<u>1,948,678</u>	<u>1,948,678</u>

	Unrestricted Funds £	Total Funds 2024 £
Intangible assets	145,122	145,122
Tangible fixed assets	1,759,417	1,759,417
Current assets	188,077	188,077
Creditors less than 1 year	(16,436)	(16,436)
Creditors greater than 1 year	(105,024)	(105,024)
Net assets	<u>1,971,156</u>	<u>1,971,156</u>

John Dakyn's Almshouse Charity

Management Information

Year ended 31 July 2025

The following pages do not form part of the financial statements.

John Dakyn's Almshouse Charity

Income and expenditure account

for the year ended 31 July 2025

	2025	2024
	£	£
General Revenue Account		
Income		
Rent and wayleaves	52,439	45,760
Dividends	3,485	3,410
Bank account interest	3,355	5,238
Total gross income	<u>59,279</u>	<u>54,408</u>
Less:		
Insurance	1,702	775
Repairs and renewals	<u>15,467</u>	<u>21,699</u>
	-17,169	-22,474
Administration		
Accountancy	648	635
Clerk's/wardens expenses	3,750	3,300
Legal fees	12,794	2,458
Postage, stationery and advertising	81	148
Subscriptions and licence	353	343
Telephone	1,951	535
Training	<u>0</u>	<u>210</u>
	-19,577	-7,629
Balance being excess of income over expenditure for the year	<u><u>22,533</u></u>	<u><u>24,305</u></u>
Transferred as follows:		
John Dakyn's Educational Charity	7,511	8,102
Charity account	15,022	16,203
	<u><u>22,533</u></u>	<u><u>24,305</u></u>

John Dakyn's Almshouse Charity

Income and expenditure account

for the year ended 31 July 2025

Charity account	£	2025 £	£	2024 £
Income				
Share of net income for the year		7,511		8,102
Rents		<u>16,980</u>		<u>14,162</u>
		24,491		22,264
Less: Almshouses				
Electricity		969		920
Gas		5,399		4,391
Insurance		3,152		4,026
Rates and water		1,197		2,236
Repairs and renewals		48,964		15,104
Sundry expenses		<u>414</u>		<u>360</u>
		-60,095		-27,037
		<u><u>-35,604</u></u>		<u><u>-4,773</u></u>