Vanbrugh and Tempest Almshouse Charity Trust

Financial Statements

for the year ended 31 December 2025

Vanbrugh and Tempest Almshouse Charity Trust

Information

Registered Charity Number	227244
Tenant Services Authority Number	A 0627
Chairman	Rev A Housley 10 Church Lane Aughton Lancs L39 5SB
Correspondence Address	11 Granville Park Aughton Lancs L39 5DS
Reporting Accountant	Mr P J Collins F.C.A Collins & Co Suite 13 Hattersley House 1 Hattersley Court Ormskirk L39 2AY
Bankers	The Royal Bank of Scotland Drummond House 1 Redheughs Avenue Edinburgh EH12 9JN
Solicitors	Dickinson Parker Hill 22 Derby Street Ormskirk Lancs L39 2BZ

Vanbrugh and Tempest Almshouse Charity Trust

Accounts for the year ended 31 December 2025

Trustees Annual Report

Legal and Administrative information

The Trust was set up under the Charities Act 1960 ad complies with the requirements detailed in the sealed letter from the Charity Commission dated 15th February 1967, for the Charity set up by The Charity Commissioners on 29th April 1902 to provide suitable accommodation for appointed almspersons.

Vanbrugh and Tempest Almshouse Charity is a Registered Social Housing Provider and as such is subject to the Housing Act 2004 and the Accounting Direction for private registered providers of social housing 2022.

During the year, the following served as Trustee's:

Chairman	Rev. A Housley
Other Trustees	Mrs M Brook
	Mr P Fogden
	Mr P Moss
	Mrs B Moss
	Mrs M Ellams
	Mrs P O'Brien

The trustees have established a system of internal control which is appropriate for the size and nature of the organisation. The trustees consider that the systems were adequate and effective during the year.

The trustees have undertaken an assessment of the charity's compliance with the Governance and Financial Viability Standard.

The trustees met during the year, and the following decisions were made:
The trustees agreed the annual statistical return to Homes England and also signed the accounts prepared by the Trustees and reviewed by Collins & Co.
They arranged for repairs to various areas of the site as required.

Finance

There was a small surplus of £1,410 (2024 deficit: £3,589) for the year. This is mainly due to a reduction in flat refurbishment costs and an increase in Tenant contributions and service charges. The Trust remains in a strong financial position. As in 2024, no transfer was made to the Building Fund.

The trustees and comfortable with the reserves held and the spread of funds between NAACIF and the Royal Bank of Scotland.

Expenditure will continue to be carefully monitored and rents and service charges will be reviewed to ensure the Trust has a stable financial basis.

All rents and service charges are paid by standing order.

Health and Safety

British Engineering Services carry out an Electrical Installation Condition inspection on a 5-year cycle. The last such inspection took place on 11/01/2023.

No loose cash is kept by the Trust on any of its premises.

Reserves Policy
Reserve for emergencies and maintenance are adequate. The funds are held in current accounts with the Royal Bank of Scotland and other reserves in NAACIF investments. This is considered to be the most appropriate and safe spread.

Public Benefit Statement
When planning our activities for the year, the trustees gave consideration to the Charity Commission's guidance on public benefit and, in particular, the specific guidance to charities concerned with relief of those in need, by reason of youth, age, ill health, disability, financial hardship or other disadvantage.

Statement of Trustee's responsibilities
Legislation requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the Registered Social Housing Provider (RSHP) and of the surplus or deficit of the RSHP for that period. In preparing these financial statements the trustees are required to:

- select suitable accounting policies and apply them consistently;
- 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 financial statement;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the RSHP will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RSHP and to enable them to ensure that the financial statements comply with the Housing Act 2004, and the Accounting Directive for private registered providers of social housing 2022. They are also responsible for safeguarding the assets of RSHP and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The report was approved by the Board on 24 July 2026 and signed on its behalf by

Rev. A Housley
Chairman

Mr P Fogden
Trustee

Vanbrugh and Tempest Almshouse Charity Trust

Reporting Accountants' report on the Unaudited Accounts to the trustees of the Vanbrugh and Tempest Almshouse Charity Fund

This report on the accounts of the charity for the year ended 31 December 2025 which are set out on pages 6 to 11 is in respect of a report carried out under section 138 of the Housing and Regeneration Act 2008 ("the 2008 Act").

Respective Responsibilities of the Trustees and the Reporting Accountant.
The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for the year under section 136(3) of the Housing and Regeneration Act 2008 and that an accountant's report is required by a "reporting accountant".

It is my responsibility to report on the accounts in accordance with section 138 of the 2008 Act and to state if I have failed to obtain all the information and explanations which I feel are necessary for the purpose of preparing the report.

Basis of the Reporting Accountant's Report
The examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking any explanations from you as trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no pinion is given as to whether the accounts provide a "true and fair view" and the report is limited to those matters set out in the statement below.

Reporting Accountant's Statement
In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the accounts are not in accordance with the accounting records kept under section 135(2)(a) of the 2008 Act.

On the basis of the information in the accounting records:

(a) the accounts comply with the requirements of the Charities Act 2011;
(b) section 136(3) of the 2008 Act applies in respect of these accounts.

Mr P J Collins F.C.A
Collins & Co
Suite 13 Hattersley House
1 Hattersley Court
Ormskirk L39 2AY

24 July 2026

Vanbrugh and Tempest Almshouse Charity Trust

Income and Expenditure Account
for the year ended 31 December 2025

Supported Housing for Older People

	2025 £	2024 £
Turnover	29,056	25,294
Less: Operating expenditure	(31,128)	(32,229)
Operating (Deficit)/Surplus on social housing lettings	(2,072)	(6,935)
Interest receivable	118	140
Dividends received	3,364	3,206
Surplus / (Deficit) on Ordinary Activities for the year	1,410	(3,589)
Realised gain on investments	-	-
(Deficit)/Surplus for the year	1,410	(3,589)

The results for the year are related wholly to the continuing activities of the organisation.

The financial statements were approved by the Board of Trustees on 24 July 2026 and signed on its behalf by:

Rev. A Housley
Chairman

Mr P Fogden
Trustee

Vanbrugh and Tempest Almshouse Charity Trust

Statement of Financial Position
as at 31 December 2025

	Notes	2025		2024	
		£	£	£	£
Fixed Assets					
Housing Properties – depreciated cost		32,742		32,742	
Social Housing Grant		(32,736)		(32,736)	
	2		6		6
Investments	3		620,714		536,186
			620,720		536,192
Current assets					
Cash at bank		9,902		9,015	
Creditors: amounts falling due within one year					
Accruals		1,260		1,560	
Net current assets			8,642		7,455
Total assets less current liabilities			**629,362**		**543,647**
Equity					
Investment revaluation reserve	7		516,406		432,101
Designated reserves	7		79,710		79,487
Revenue reserve	7		33,246		32,059
			629,362		**543,647**

The financial statements were approved by the Board of Trustees on 24 July 2026 and signed on its behalf by:

Rev. A Housley
Chairman

Mr P Fogden
Trustee

Vanbrugh and Tempest Almshouse Charity Trust

Notes to the Accounts
for the year ended 31 December 2025

1. Accounting policies

1.1 Accounting convention

The accounts are prepared under the historical cost convention modified when necessary to include the valuation of investments, the Accounting Direction for private registered providers of social housing 2022 and in accordance with the Statement of Recommended Practice for Registered Social Housing Providers (SORP 2018).

1.2 Social Housing Grants

Social Housing Grants were made by the Housing Corporation and were utilised to reduce the cost of the development and are therefore shown as a deduction from the cost of the housing properties on the Balance Sheet. Where Social Housing Grants are received to cover expenditure incurred by the Trust, it is credited to the Income and Expenditure Account in the period in which it is received.

Social Housing Grants are repayable in certain circumstances, however, for the foreseeable future, the social landlord will continue to use the properties for the purpose intended (provision of rented accommodation) and there is, therefore, no expectation of Social Housing Grant repayment.

1.3 Housing Properties

These are stated at cost and all invoices and architects certificates relating to capital expenditure incurred in the year are included in the financial statements for the year, provided the dates of issue or valuation are prior to year end.

1.4 Tangible Fixed Assets and Depreciation

Depreciation is provided at rates calculated to write off the cost or valuation less residual value of each asset over its expected useful life, as follows:

Freehold buildings – straight line over fifty years

For 2025 there is no depreciation as the asset has been depreciated in full.

1.5 Extraordinary Repairs

The costs of extraordinary repairs, unless representing improvements to the property are charged to the revenue account in the year in which it is incurred.

A designated extraordinary repair fund is maintained in order to set aside sufficient funds from general funds specifically for any extraordinary repairs that may occur in the year. These funds are invested separately with NAACIF.

1.6 Recoupment Reserve

This is a designated fund and represents amounts set aside to carry out rebuilding works to the properties should the need arise. These funds are invested separately with NAACIF.

1.7 Investments

Realised gains or losses are recognised when the investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31 December and credited or debited to an Investment Revaluation Reserve.

1.8 Turnover

Turnover represents income receivable during the year in respect of tenant contributions, sundry rents and fees.

2. Tangible Assets

	6 "Housing for Older People" units held for letting	Total
	£	£
Cost		
At 1 January 2025	41,694	41,694
Social Housing Grant	(32,736)	(32,736)
At 31 December 2025	8,958	8,958
Depreciation		
At 1 January 2025	8,952	8,952
Charge for the year	-	-
At 31 December 2025	8,952	8,952
Net Book Values		
At 31 December 2024	6	6
At 31 December 2025	6	6

3. Investments

	Market Value 2025	**Cost 2025**	**Market Value 2024**	**Cost 2024**
	£	**£**	**£**	**£**
NAACIF Recoupment Fund	200,868	13,548	172,347	13,325
NAACIF General Fund	81,862	24,597	73,479	24.597
NAACIF Extraordinary Repairs Fund	337,984	66,163	290,360	66,163
	620,714	104,308	536,186	104,085

4. Statement of total recognised surpluses for the year ended 31 December 2025

	2025	**2024**
	£	**£**

(Deficit)/Surplus for the year	1,410	(3,589)
Unrealised surplus of investments	84,305	36,731
Total recognised surplus for the year	85,715	33,142

5. Related Parties

One of the housing units in occupied by a relative of a trustee. This tenancy is on the same terms and conditions as the other residents.

6. Legislative Provisions

The Trust was set up under the Charities Act 1960.

7. Movement on Reserves

	2025 £	2024 £
Investment Revaluation Reserve		
Brought forward at 1 January	432,101	395,370
Released on disposals	-	-
Unrealised surplus/(deficit) on investments	84,305	36,731
Carried forward at 31 December	516,406	432,101
Designated Reserves		
Recoupment Fund		
Brought forward at 1 January	13,324	13,101
Transfer from General Fund	223	223
Carried forward at 31 December	13,547	13,324
Extraordinary Repair Fund:		
Brought forward at 1 January	66,163	66,163
Transfer to General Fund	-	-
Carried forward at 31 December	66,163	66,163
Total Designated Reserves Carried Forward	79,710	79,487
General Revenue Reserve Fund		
Brought forward at 1 January	32,059	35,871
Transfer to recoupment fund	(223)	(223)
Transfer from extraordinary repair fund	-	-
(Deficit)/Surplus for the year	1,410	(3,589)
Carried forward at 31 December	33,246	32,059

Vanbrugh and Tempest Almshouse Charity Trust

Detailed Income and Operating Expenditure Schedule for the year ended 31 December 2025

	2025		2024	
	£	£	£	£
INCOME				
Tenant Contributions		21,384		19,120
Service Charges Received		7,600		5,700
Sundry Rents and Fees Receivable		72		74
Donations		-		400
TOTAL INCOME		**29,056**		**25,294**
OPERATING EXPENDITURE				
Service Charge Costs				
Gas	17,244		15,710	
Electricity	1,046		934	
Water Rates	2,154		1,597	
Grounds Maintenance	2,136		2,004	
Sundry Expenses	180	22,760	40	20,285
Management Expenses				
Insurances	1,048		1,005	
Reporting Accountants Fees	1,260	2,308	1,560	2,565
Maintenance and Repairs				
Routine Maintenance	2,078		1,463	
Flat Refurbishment Costs	920		5,974	
Tree Removal	1,290			
Installation of New Pump	688			
Garden Gates	-		660	
Electrical Repairs	-	4,976	539	8,636
Other Costs				
Subscriptions	1,084		611	
Depreciation property	-	1,084	132	743
TOTAL OPERATING EXPENDITURE		**31,128**		**32,229**