Society of All Saints

Registered Charity No: 228383

Accounts
for the year ended
5th April 2026

Wenn Townsend
Chartered Accountants
Oxford

Society of All Saints

Registered office:	All Saints 15A Magdalen Road Oxford OX4 1RW
Community Leader:	Sister Jane
Trustees:	Rev P Groves Rev Dr A Allen Ms H Merrington-Rust Ms J Lyle Ms P Spivey (appointed 9 January 2026)
Solicitors:	Winkworth Sherwood LLP Arbor 255 Blackfriars Rd SE1 9AX
Auditors:	Wenn Townsend 30 St. Giles' Oxford OX1 3LE
Bankers:	The Co-operative Bank plc
Investment Managers:	The Central Board of Finance of the Church of England 1 Angel Lane London EC4R 3AB
Registered Charity Number:	228383

Society of All Saints

Trustees' Report
for the year ended 5th April 2026

Reference and administrative details - see Page 1

Structure, Governance and Management

Governing Document
The constitution under which the Society operates has its origins in the original statutes drawn up in 1859 and was last amended in 2017. The Chapter (Sisters of the Community) is responsible for decisions on undertaking or relinquishing important activities and thus strategy is in the hands of the Sisters. The Trustees are responsible for holding and investing the assets of the community.

Appointment of Trustees
The number of the Trustees shall not at any time be more than six nor less than three, following a constitutional amendment passed in 2009.

Any of the Trustees who is an individual shall be a Christian of good standing in their own community of faith.

Each of the Trustees retires from office after three years. A retiring Trustee is eligible for re-election.

The power of appointing a new Trustee or new Trustees is vested in the Chapter and is exercised by resolution of a meeting of the Chapter passed in accordance with the Constitution of the Society.

Trustees induction and training
The induction of new Trustees includes preparation by the sisters in terms of matters pertaining to the constitution and in terms of matters pertaining to Trustee duties in general.

Organisation
The Trustees meet at least three times a year and receive reports from the Community Leader, the Trust Bursar and the Trust's professional and investment advisors. The Society has a professional solicitor who acts as clerk to the Trustees.

Trustee remuneration
All Trustees give of their time freely and no Trustee remuneration was paid in the year.

Key management personnel
The Charity is managed by the Sisters who receive no remuneration.

Related parties
The Society Trustees act as Members of The Porch, a charitable company limited by guarantee. As a member, they appoint the Trustees of this charity. The Society appoints a director to the Board of Helen & Douglas House who pay a rent to the Society. The Society is currently represented on both Boards.

Principal risks and uncertainties
The Trustees have examined the principal areas of the Charity's operation and considered the major risks in these areas. The Trustees consider the Charity's systems are such that these risks are mitigated to an acceptable level.

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Objectives, activities and public benefit
The Trustees have regard to the Charity Commissioner's guidance on public benefit in carrying out the Charity's objectives. The Society of All Saints Sisters of the Poor is an Anglican religious community for women. The Sisters have an active ministry. The aim is to be channels of God's love, in whatever way they believe the Holy Spirit is leading them, helping all those who are in need by reason of age, health or social circumstance. The community at present consists of 5 sisters in life vows. Founded in London in 1851, their work over the years and in four continents has taken many forms.

In Oxford they founded the Porch (support for the homeless and vulnerably housed), which now operates as a separate corporate charity of which the Society's Trustees are the Members. The community continues to provide storage space at a peppercorn rent for food for consumption by Porch users and production of consumables sold by the Porch as part of their own fundraising activities. They also founded Helen and Douglas House (a hospice for children and young adults) in Magdalen Road. They transferred the business of St John's Home which is a registered residential home for the elderly and attached to the former convent building to a new proprietor in September 2016. The Home accommodates 38 men and women fee paying residents who are offered companionship in a loving and caring environment enabling them to live their remaining years with dignity.

With the ever growing demands of land and building management, the Sisters, in agreement with their Trustees, have moved from the site in Magdalen Road, Oxford.

Achievements and performance
Since moving from Oxford, the Sisters are gradually developing their ministries, particularly in London, Worthing and Chichester.

During this time of transition, the Sisters have maintained long term contact with vulnerable people by telephone.

Reserves policy
The Trustees have examined the requirement for "free reserves" which are those unrestricted funds not invested in fixed assets or committed for investment in fixed assets, designated for specific purposes or otherwise designated. The Trustees propose to put aside sums towards the likely costs of repairs and restoration of the listed buildings in the coming year.

The Charity's total accumulated funds at the year end amounted to £11.4m (2025: £11.9m). Free reserves stand at £7.8m (2025: £8.3m). The underlying investments produce just under half of the income of the Society. The Trustees intend to continue with its restoration programs and grow the support it already provides to residents within St John's Home.

Restricted funds at the year end were £1.5k (2025: £1.5k).

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Financial Review
The Charity's total incoming resources for the year amounted to £478k (2025: £496k). Prior to investment movements there was a deficit of £77k (2024: deficit £19k) for the year. The investments decreased by £516k (2025: decreased by £299k). The total movement in funds in the year was a deficit of £586k (2025: deficit of £216k).

Investment powers and policy
Investments have been included in the Balance Sheet at their market value. 100% (2025: 100%) of total investments are in the CBF investment funds which decreased in value by 7.3% (2025: 4.0%). The Trustees meet with their advisers on a regular basis to confirm strategy and monitor performance.

The Trustees aim to preserve the real capital value of investments held, while at the same time maximising income. They are also seeking to increase monies held as investments to ensure the future viability of the charity.

Fundraising
The charity does not undertake any fundraising directly from the general public. Visitors are invited to give gifts.

Plans for future periods
Having moved from the Oxford site during the year, The Sisters are considering The Society's options for the future use of the site.

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Trustees' responsibilities in relation to the financial statements
The Trustees are responsible for preparing the Trustees' 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 income and expenditure 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;
- 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 Charity (Accounts Reports) Regulations 2008 and 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.

Auditors
A resolution will be proposed at the Trustees meeting that Wenn Townsend will be re-appointed as auditors of the charity.

On behalf of the Trustees

Rev Dr Andrew Allen

Trustee

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Independent Auditor's Report to the Trustees of the Society of All Saints

Opinion

We have audited the financial statements of Society of All Saints (the 'charity') for the year ended 5th April 2026 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 5th April 2026, and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Independent Auditor's Report to the Trustees of the Society of All Saints (continued)

Responsibilities of trustees
As explained more fully in the trustees' responsibilities statement set out on page 5, the trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements
We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management, those charged with governance and the entity's solicitors around actual and potential litigation and claims;
- Enquiry of entity staff in tax and compliance functions to identify any instances of non-compliance with laws and regulations;
- Reviewing minutes of meetings of those charged with governance;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report
This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

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Wenn Townsend Statutory Auditor
30 St Giles
Oxford OX1 3LE

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Wenn Townsend is eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006.

Society of All Saints
Statement of Financial Activities for the year ended 5th April 2026

	Note	Unrestricted Funds 2026 £	Restricted Funds 2026 £	Total 2026 £	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £
Income from:							
Donations and gifts	**2**	1,992	-	1,992	2,467	-	2,467
Other income – pensions		67,775	-	67,775	64,595	-	64,595
Activities for raising funds							
Sales and other income		-	-	-	353	-	353
Income from investments							
Income from securities		257,734	-	257,734	222,349	-	222,349
Rental income		77,075	73,125	150,200	139,350	67,510	206,860
Total income		404,576	73,125	477,701	429,114	67,510	496,624
Expenditure on:							
Charitable activities							
Community	**3**	(554,449)	-	(554,449)	(515,802)	-	(515,802)
Net income before gains on investments		(149,873)	73,125	(76,748)	(86,678)	67,510	(19,178)
Gain on disposal of assets	**4**	88	-	88	12,354	-	12,354
Net gains on investments							
Investment gains/(losses)	**5**	(509,390)	-	(509,390)	(209,208)	-	(209,208)
Net movement in funds		(659,175)	73,125	(586,050)	(283,542)	67,510	(216,032)
Transfer to Sinking Fund		73,125	(73,125)	-	67,510	(67,510)	-
Reconciliation of funds:							
Funds balance at 6th April 2025		11,940,264	1,566	11,941,830	12,156,296	1,566	12,157,862
Fund balance at 5th April 2026		11,354,214	1,566	11,355,780	11,940,264	1,566	11,941,830

Society of All Saints

Balance Sheet
at 5th April 2026

	Note	Total 2026 £	2025 £
Fixed assets			
Properties	4	3,529,129	3,545,170
Fixtures and fittings	4	50,465	58,752
Motor vehicles	4	-	105
		3,579,594	3,604,027
Investment property	4	-	634,950
Investments	5	6,496,382	7,011,582
Deposit fund		725,439	143,352
		10,801,415	11,393,911
Current assets			
Loan to The Porch		500,000	500,000
Debtors	6	99,125	133,263
Bank and cash		132,373	91,206
		731,498	724,469
Current liabilities			
Creditors	7	(177,133)	(176,550)
Net current assets		11,355,780	11,941,830
Net assets		11,355,780	11,941,830
Accumulated funds			
Restricted	12	1,566	1,566
Unrestricted		11,354,214	11,940,264
		11,355,780	11,941,830

Rev Dr Andrew Allen

Trustee

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Society of All Saints

Cash Flow Statement
for the year ended 5th April 2026

	2026 £	2025 £
Net cash flow from operating activities:		
Deficit for the year	(586,050)	(216,031)
Loss on investments and fixed assets	509,302	196,854
Depreciation	24,970	25,904
Decrease in debtors	34,138	1,629
Increase in creditors	581	32,295
	(17,059)	40,651
Investing activities:		
Expenditure on tangible assets	(650)	(118,677)
Receipts on sale of tangible assets	200	36,800
Receipts on sale of investment property	640,760	-
Increase/(decrease) in cash balances	623,251	(41,226)

	2026 £	2025 £	Movement £
Investment Brokers	725,439	143,352	582,087
Bank balances	131,469	90,319	41,150
Cash	904	890	14
	857,812	234,561	623,251

1. Accounting policies

The following accounting policies have been used consistently in dealing with items considered material in relation to the Society's accounts.

Basis of preparation

The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued October 2019 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The Charity constitutes a public benefit entity as defined by FRS 102.

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

Incoming resources

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. For legacies, entitlement is the earlier of the charity being notified of an impending distribution or the legacy being received. Pensions include the sisters' state and occupational pensions.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the charity's right to receive payment is established. Rental deposits are held on trust by solicitors and therefore are only reflected when not returned to the tenant.

Donations

Cash donations are credited to the Income and Expenditure Accounts as received. Items (with the exception of land and buildings) donated to the Society are not included in these accounts because the difficulty in establishing a fair value for this purpose outweighs the benefit that would be obtained. A significant contribution is made by volunteers throughout the year and the value of these donated services is not reflected in the accounts.

Tax recoverable

Tax recoverable on amounts received by way of gift aid is included in the accounts when receivable.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

Fundraising costs are those incurred in seeking voluntary contributions. Governance costs are those incurred in connection with administration of the Charity as a legal entity and are not connected with generating income or charitable expenditure.

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure.

1. Accounting policies (continued)

Tangible fixed assets
These assets are shown at cost less accumulated depreciation.

Depreciation of fixed assets is calculated using the following rates and bases which are appropriate to the useful life of the asset and its residual value:

Buildings	Nil – 6.67% straight line
Fixtures, fittings and equipment	15% reducing balance
Motor vehicles	25% reducing balance
Computer equipment	33 1/3% straight line
Double glazing	5% reducing balance

Surpluses or deficits arising on the disposal of fixed assets are adjusted in the result for the year.

Investment property
The property held as an investment is included at a market value having regards to its existing use with reference to similar properties in the local area.

Investments
Investments are included in the accounts at fair value at the year end. Gains or losses arising on revaluation are recognised in the Statement of Financial Activities as unrealised gains or losses. Gains or losses arising on disposal are recognised in the Statement of Financial Activities as realised gains or losses.

Restricted funds
Restricted funds are subject to specific conditions imposed by the donor or by the terms of an appeal, these conditions being legally binding upon the Trustees.

2. Donations and Gifts

	Total 2026 £	Total 2025 £
Donations	1,992	1,152
Legacies	-	1,315
	1,992	2,467

3. Resources expended

	Community 2026 £	Community 2025 £
Wages and salaries	80,443	98,107
Operating costs	236,145	213,748
Establishment	116,835	109,734
Administration	96,056	68,309
Depreciation	24,970	25,904
	554,449	515,802

3. Resources expended (continued)

During the year the resources expended relate to unrestricted expenditure with no restricted expenditure (2025: £nil). A further breakdown of the categories in Note 3 are detailed in the Income and Expenditure Account on page 19.

4. Fixed assets

	Properties £	Fixtures, Fittings & Equipment £	Motor Vehicles £	Total £
Cost:				
At 6th April 2025	4,577,045	435,804	5,909	5,018,758
Additions during the year	-	650	-	650
Disposals during the year	-	(140)	(5,909)	(6,049)
At 5th April 2026	4,577,045	436,314	-	5,013,359
Depreciation:				
At 6th April 2025	1,031,875	377,052	5,805	1,414,732
Charged in year	16,041	8,918	10	24,969
Eliminated on disposals	-	(121)	(5,815)	(5,936)
At 5th April 2026	1,047,916	385,849	-	1,433,765
Net book value:				
At 5th April 2026	3,529,129	50,465	-	3,579,594
At 5th April 2025	3,545,170	58,752	104	3,604,026

Properties (at cost)

	2026 £	2025 £
Freehold		
All Saints Convent, St Mary's Road, Oxford	2,392,165	2,392,165
The Old School	474,880	474,880
44 Denmark Street	1,600,000	1,600,000
Flat 46 Leadon Bank, Orchard Lane, Ledbury	110,000	110,000
Total	4,577,045	4,577,045

Investment Property

Bryntirion, Oxford had previously been reclassified from fixed assets, where it had been included at a cost of £45,682 in the year ended 5th April 2020, and revalued to a market value in the year ended 5th April 2021 by £499,318 to £545,000. As at the year ended 5th April 2025 the value of Bryntirion, Oxford was considered to be £634,950. The property was disposed of during the year ended 5th April 2026 for £640,760, resulting in a gain on disposal of £5,810, which has been recognised in the Statement of Financial Activities.

5. Investments

	2026 Market Value £	2025 Market Value £
Total		
The Central Board of Finance of the Church of England		
194,420 units investment fund (2025: 194,420 units)	4,003,263	4,329,383
596,959 units property fund (2025: 596,959 units)	738,558	724,649
643,592 units global equity fund (2025: 643,592 units)	1,754,561	1,957,550
	6,496,382	7,011,582

	Total 2026 £	Total 2025 £
Valuation at 6th April 2025	7,011,582	7,310,740
Withdrawal	-	-
Unrealised (losses)/gains	(515,200)	(299,158)
Valuation at 5th April 2026	6,496,382	7,011,582

6. Debtors

	2026 £	2025 £
Investment income	53,908	52,620
Prepayments	12,951	17,193
Other debtors	32,266	63,450
	99,125	133,263

7. Creditors

	2026 £	2025 £
Trade creditors	33,482	17,748
Accruals	12,500	27,333
Other creditors	1,840	1,840
Interest free loan	128,385	128,385
Taxation and social security	926	1,244
	177,133	176,550

As at the year end included in creditors are interest free loans which are repayable on resigning from the Society of All Saints to Sister Jane Rapheal £120,000 (2025: £120,000) and Sister Margaret Anne £8,385 (2025: £8,385).

8. Wages and salaries

The average number of employees in total during the year was:

	2026 Number	2025 Number
Full time	1	1
Part time	4	4
Total	5	5

Staff costs were as follows:

Wages and salaries	88,456	99,209
Redundancy	-	6,797
Social security	-	2,348
Pension costs	6,987	7,754
Recoveries	(15,000)	(18,000)
	80,443	98,108

No employee received more than £60,000 during the current or preceding year.

The Society of All Saints contributes to an externally administered pension scheme (The Pensions Trust's Growth Plan "The Scheme") on behalf of its staff. The scheme is a multi employer scheme and the Charity is unable to identify its share of the underlying assets and liabilities of each scheme on a consistent and reliable basis. Therefore, the Charity accounts for the schemes as if they were a defined contribution scheme. As a result, the amount charged to the income and expenditure account represents the contributions payable to the scheme in respect of the accounting period.

Society of All Saints paid contributions at the rate of 6% during the accounting period. Members paid contributions at the rate of 6% during the accounting period.

8. Wages and salaries (continued)

Qualified actuaries periodically value the scheme, using the "projected unit" method. The financial assumptions were derived from market conditions prevailing at the valuation date. The results of the latest triennial valuation are outlined below:-

Valuation date	30/09/23
Assets	£515 million
Amount needed to provide	£531 million
Shortfall	£16 million
Funding level	97%

The Pensions Trust notified the Society of the estimated employer debt on withdrawal from the Scheme based on the financial position of the Scheme as at 30 September 2025. As of that date, the estimated potential employer debt for Society of All Saints was £10,089 (2025: £13,664).

The Society continues to contribute an additional £914 per annum (2025: £1,040 per annum). This contribution will remain at £914 per annum in 2026/27.

9. Trustees' remuneration

No remuneration or expenses were paid to any of the Trustees during this or the preceding year.

10. Auditors' remuneration

	2026 £	2025 £
Audit and accounts	10,000	9,600
Client services	1,819	1,733

11. Net assets by fund

	Unrestricted funds £	Restricted funds £	Total £
Fund balances at 5th April 2026 were represented by:			
Tangible fixed assets	3,579,594	-	3,579,594
Fixed asset investments	7,221,821	-	7,221,821
Current assets	729,932	1,566	731,498
Current liabilities	(177,133)	-	(177,133)
	11,354,214	1,566	11,355,780

11. Net asset by fund (continued)

	Unrestricted funds £	Restricted funds £	Total £
Fund balances at 5th April 2025 were represented by:			
Tangible fixed assets	3,604,027	-	3,604,027
Fixed asset investments	7,789,884	-	7,789,884
Current assets	722,903	1,566	724,469
Current liabilities	(176,550)	-	(176,550)
	11,940,264	1,566	11,941,830

12. Restricted funds

	Gift fund £	Sinking fund £	Total £
Balance at 6th April 2026	1,566	-	1,566
Income	-	73,125	73,125
Transfer to the Society	-	(73,125)	(73,125)
Total net assets	1,566	-	1,566

	Gift fund £	Sinking fund £	Total £
Balance at 6th April 2025	1,566	-	1,566
Income	-	67,510	67,510
Transfer to the Society	-	(67,510)	(67,510)
Total net assets	1,566	-	1,566

St John's Home was run as a separate fund until the operation of the Home was transferred to a new proprietor at the end of September 2016.

Some funds relating to St John's Home have specific restricted purposes, firstly a gift fund now standing at £1,566 which is to be spent for the benefit of residents of the home and secondly a sinking fund which has been agreed under the lease to be spent on certain service costs revolving around the maintenance of the fabric of the building to be funded by annual contributions from the tenant. The maximum costs to be refunded under the lease was £675,000 and this was surpassed during the year end 5th April 2023. Subsequently the sinking fund reflects income from the tenant and relevant expenditure.

13. Related party transactions

A Sister in the Society is a director of Helen & Douglas House. The Society refunded rent of £nil (2025: refunded £10,000) to Helen & Douglas House in the year ended 5th April 2025. The Society paid Helen & Douglas House expenses of £nil in the year (2025: £50).

During the year St John's Home were recharged maintenance costs associated with use of the communal garden of £12,600 (2025: £12,600).

The Society paid £11,000 to The Porch in the year (2025: £10,100). It also lent The Porch £500,000 pending the disposal of its property in year ended 31st March 2020.

Society of All Saints

General Fund
Income and Expenditure Account
for the year ended 5th April 2026

		2026		2025
		£		£
Income				
Investment income		257,734		222,349
Rents		77,075		139,360
Service charges		73,125		67,500
Gifts from visitors		-		1,315
State and other pensions		67,775		64,595
Donations		1,992		1,152
Other income		-		353
		477,701		496,624
Expenditure				
Wages and salaries	80,443		98,107	
Operating costs				
Catering	4,780		11,507	
Housekeeping	5,592		4,835	
Sister's Allowances	9,483		9,879	
Medical and nursing care	101,612		2,714	
Chapel	-		322	
Winson	-		5,421	
London	51,528		111,438	
Charity	59,321		63,524	
Training and conferences	3,829		4,108	
	236,145		213,748	
Establishment				
Water and council tax	21,298		19,305	
Light and heat	23,459		19,698	
Insurances	9,948		20,356	
Repairs	52,677		33,247	
Garden (exc. wages)	9,453		17,129	
	116,835		109,735	
Administration				
Motor and travel	3,834		4,714	
Postage and stationery	4,636		-	
Telephone	2,704		3,809	
Professional	83,721		51,212	
Miscellaneous	526		7,904	
Bank charges	635		669	
	96,056		68,308	
Depreciation	24,970		25,904	
Total expenditure		554,449		515,802
Surplus/(deficit) before investment changes		(76,748)		(19,178)
Profit on sale of tangible assets		88		12,354
Investment (losses)/gains		(509,390)		(209,208)
Deficit before transfers		(586,050)		(216,032)