Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	1st	February	2025		31st	January	2026

Section A Reference and administration details

Charity name	John Eaton's Almshouses
Other names charity is known by	
Registered charity number (if any)	228490
Charity's principal address	OFFICE, Flat 1, 31 John Eaton's Almshouses
	Bunting Nook, Sheffield
	Postcode S8 8JU

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	James David Priestley	Chair		Trustees
2	Sarah Sanders	Secretary		Trustees
3	Kathleen Smallwood			Trustees
4	Elizabeth Mooney			Trustees
5	James Mooney			Trustees
6	Clive Smallwood			Trustees
7	John Sanders			Trustees
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
James David Priestley	
Sarah Sanders	

Elizabeth Mooney	

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Stockbrokers	Investec	61 Napier Street ,Sheffield ,S11 8HA
Accountants	R & L Associates	CFC House, Woodseats Close, Sheffield ,S8 0TD

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Scheme of 13th April 1978 as amended 14th December 1994
How the charity is constituted (eg. trust, association, company)	In accordance with the scheme & legislation
Trustee selection methods (eg. appointed by, elected by)	In accordance with the scheme

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Almshouses for needy persons not less than 60 years of age who have lived in Sheffield for the last three years.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Provision of and maintenance of sheltered accommodation with warden assistance for persons over 60 whose low income and other circumstances qualify them to fit the description of needy persons. The proposed residents must have lived in the City of Sheffield for upwards of three years but there is provision in the trust scheme with the Charity commissions consent to vary these requirements as to the length and area of residence. This is a non-profit making organisation.

The trustees are aware of and have had regard to the guidance issued by the Charity Commission on public benefit.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D Achievements and performance

Summary of the main achievements of the charity during the year

The trust has continued to maintain the accommodation to a high standard. Most repairs and improvements are met from income although the recent rise in costs has meant that using reserves from investments to cover the costs of site improvements has been necessary this year. The site is usually fully occupied, and we continue to have more applicants than vacancies. We have 35 units 8 single bungalows 25 double bungalows 2 first floor flats and 1 ground floor flat for the resident warden. Major refurbishments are usually only carried out when a unit is vacant to minimise disruption for the residents.

Section E Financial review

Brief statement of the charity's policy on reserves	Our investment reserves were £673,708 at the year-end which was up circa £28,896 from last year. The increase is due to a small rise in the stock market at the time. Our cash reserves were £21,567 at the year end. It is intended to use part of the reserves this year for maintenance and other improvements.
Details of any funds materially in deficit	

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F Other optional information

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	ELIZABETH MOONEY	JAMES MOONEY
Position (eg Secretary, Chair, etc)	TRUSTEE	TRUSTEE
Date	23/10/26	

John Eaton's Almshouses

Registered Charity
228490

Accounts for the
Year Ended 31 January 2026

John Eaton's Almshouses
Year Ended 31 January 2026

Contents

	Page .
Receipts & payments account	2
Statement of assets & liabilities	3
Notes	4 - 6
Accounting policies	7
Independent examiner's report	8

John Eaton's Almshouses
Year Ended 31 January 2026

Receipts & Payments account

	Notes	Unrestricted funds 2026 £	Unrestricted funds 2025 £
Receipts			
Maintenance charges		119,425	108,826
Ground rents		90	194
Dividend income from shares held		14,814	14,290
Income from pension fund		0	0
Other income		0	0
Bank interest received		143	156
		134,472	123,466
Income from investment sales not reinvested		10,000	20,000
Total receipts		144,472	143,466
Payments			
Rates & water rates		11,369	9,680
Insurance		4,101	0
Property repairs, tools & maintenance		32,518	57,191
Maintenance of grounds		16,760	17,264
Gas & Electricity		7,947	12,342
Telephone		973	2,266
Wages		24,374	20,092
Pension		1,322	920
Secretary charges		21,597	20,000
Sundry expenses	1	7,180	7,591
		128,141	147,346
Asset and investment purchases & sales		0	(1,660)
Total payments		128,141	145,686
Net of receipts/(payments)		16,331	(2,220)
Transfers between funds		0	0
Cash funds last year end		5,237	7,457
Cash funds this year end		21,567	5,237

John Eaton's Almshouses
Year Ended 31 January 2026

Statements of Assets & Liabilities

		Unrestricted funds 2026	Unrestricted funds 2025
Cash funds			
Bank accounts	2	21,567	5,237
		21,567	**5,237**
Other monetary assets			
		0	**0**
Investments assets			
Shares	3	673,708	644,812
		673,708	**644,812**
Fixed assets			
Land & buildings		4,500,000	4,500,000
Fixtures & fittings		12,460	12,460
Plant & machinery		13,048	13,048
Computer equipment		468	468
		4,525,976	**4,525,976**
Total Assets		**5,221,251**	**5,176,025**
Liabilities		0	0
		5,221,251	**5,176,025**

Signed on behalf of the trustees

..... Date 23/10/26

..... Date 23/10/26

John Eaton's Almshouses
Year Ended 31 January 2026

Notes to financial statements

		2026	2025
1.	**Sundry expenses**		
	Accountancy	1,290	1,290
	Subscriptions	1,271	40
	TV License	38	30
	Advertising	0	0
	General expenses	1,138	1,160
	Professional fees	1,043	2,842
	Postage & stationery	292	160
	Xmas gifts & expenses	1,750	1,706
	Donations & gifts	0	20
	Bank charges	359	343
	Contributions to residents	0	0
		7,180	**7,591**
2.	**Cash funds**		
	Main Fund - Current Account	535	580
	Main Fund - Deposit Account	15,953	3,030
	ERF Fund - Current Account	541	504
	ERF Fund - Deposit Account	4,469	1,049
	Petty cash	70	74
		21,567	**5,237**

John Eaton's Almshouses
Year Ended 31 January 2026

Notes to financial statements

	2026	2025
3. Shares		
Market value of investments brought forward	644,812	610,393
Profit / (loss) on share disposals during the year	(3,092)	10,828
Movement in market value of shares held at year end	50,278	52,978
Share disposal proceeds not re-invested	(10,000)	(20,000)
Charges / fees	(8,290)	(9,386)
Market value of investments carried forward	**673,708**	**644,812**
ERF Fund		
Diageo ord 28p	4,440	6,410
Vanguard Funds	49,905	48,450
Lazard Global	19,737	20,482
Hermes Global Emerging Markets	0	9,303
Polar Cap Funds	12,237	18,966
M&G Investment Fund	21,046	17,610
Hermes Global Far East Markets	14,575	11,568
Legal & General Unit Trusts - all stocks	23,822	23,845
Abrdn Oeic	17,626	17,462
Fidelity Investment Funds	28,850	30,125
Schroder Unit Trusts	0	11,052
JP Morgan ETFS - UK equity	23,403	19,673
JP Morgan ETFS - US Rei Equity	18,233	17,752
Ishares - Physical gold	17,990	0
Legal & General Unit Trusts - European Index trusts	14,193	0
Cash held with investors	7,574	7,024
	273,631	**259,722**

John Eaton's Almshouses
Year Ended 31 January 2026

Notes to financial statements

	2026	2025
3. Shares (cont)		
Main Fund		
HSBC Holdings $0.50	12,083	7,950
Rio Tinto ord 10p	10,242	7,435
Bbgi Sicav ord Npv	0	11,749
Astrazeneca ord $0.25	6,800	5,673
Blackrock Fm Ltd	18,698	16,632
Polar Capital Fund Healthcare	12,467	11,648
JP Morgan Am UK Ltd - Emerg markets	0	13,205
Reix 14.44p	7,350	11,473
Schroder Unit Trust Asian Income	23,051	18,386
Target Healthcare Ord GBP1	0	8,660
Royal London Unit Trust Managers	26,286	25,513
Columbia Threadneedle	0	21,403
Gemcap Investment	0	30,616
Compass Group Ord 11.05p	8,639	11,026
Brown Advisory Funds	15,414	17,648
Pantheon Infrastru Ord 1p	6,926	5,461
Invesco European	0	18,851
Ishares - Energy sector	6,574	5,791
BA Beutel Goodman	0	16,425
Findley Park	12,261	13,215
Legal & General Unit Trusts - all stocks	7,726	7,734
UK Govt 0.125%	0	18,540
BH Macro	8,280	7,805
UK Govt 3.25%	0	27,954
JP Morgan ETFS - US Rei Equity	38,103	11,152
Premier Miton Investment Funds	0	18,161
International Public Partnership	7,029	6,249
Ishares - Energy weights	19,155	0
Lazard Fund Managers Ltd - Emerging markets	15,755	0
Legal & General Unit Trusts - European Index trusts	8,414	0
Legal & General Unit Trusts - UK100 Index trusts	24,105	0
Muzinich Funds	12,970	0
Treasury 1/4% Gilt	12,932	0
Treasury 4% bond	23,328	0
Vanguard Investments	22,553	0
Cash held with investors	32,936	8,735
	400,077	**385,090**
	673,708	**644,812**

John Eaton's Almshouses
Year Ended 31 January 2026

Accounting policies

1. Accounting convention

The accounts have been prepared using the receipts and payments basis.

2. Investments

Shares are included in the statement of assets and liabilities at their market value at 31 January 2026.

3. Land and Buildings

The land and buildings is included at the Market Value of £4,500,000 as valued by MBA Lettings & Property Management in January 2022

Independent examiner's report on the accounts

Report to the trustees / members of John Eaton's Almshouses, registered charity 228490.
On accounts for the year ended 31 January 2026.
Set out on pages 2 – 7.

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 January 2026.

Responsibilities and basis of report

As the charity trustees 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 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act; or
- the accounts do not accord with the accounting records

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

Signed: R L + Associates Ltd **Date:** 29/1/26

Name: R L & Associates Limited
Chartered Accountants

Address: CFC House
Woodseats Close
Sheffield, S8 0TB