VICTORIA JUBILEE LANGFORD HOMES

LANGFORD ROAD, LANGFORD,

NORTH SOMERSET

ANNUAL REPORT AND STATEMENT OF

ACCOUNTS FOR THE YEAR ENDED

31 DECEMBER 2025

FOUR FIFTY PARTNERSHIP

CHARTERED ACCOUNTANTS

WESTON-SUPER-MARE

VICTORIA JUBILEE LANGFORD HOMES

ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

The Victoria Jubilee Langford Homes, Langford Road, Langford, North Somerset, is registered with the Charity Commission, Number 230158.

The Charity is regulated under a scheme set up by the Charity Commission in 2010 which superseded the scheme set up in 1980 and the Deed of Gift of the founder dated 1891. It is administered and managed by the following trustees:

Mrs R Thomas (Chairperson)
Mrs J Brown
Mr B Price (resigned 26 May 2025)
Mrs A Pursey (resigned 13 May 2025)
Mr S Seel
Mr R Humm (Vice chairperson)
Mr M Parsons (appointed 8 July 2025)
Rev A Bell (appointed 8 July 2025)
Mr C Williamson (resigned 1 October 2025)
Mrs S Lewis (appointed 19 May 2026)

Trustees are elected for periods of four years; any new Trustees are elected at a Special Meeting of the Board.

The objects of the Charity are set out in its Governing Scheme and are the provision of affordable accommodation for people over 50 years of age in a block of seven almshouses (five houses and two flats) situated at Langford Road, Langford, Bristol BS40 5HU. In addition to the upkeep of the buildings, the Trust maintains the communal garden to the side and at the street frontage of the properties.

The Trustees also act as Trustees to Charles Graham Stone's Relief in Need Charity, although there is no direct connection between the two. Other than this, the Trustees do not control or have any substantial interest in any other organisation.

The total of receipts in 2025 was £57,332 (2024: £57,124) (excluding COIF Deposit Account income), mainly derived from Weekly Maintenance Contributions paid by all the residents. Outgoings totalled £45,539 (2024: £48,253), of which £26,345 was spent on repairs and maintenance. £5,714 was spent on heating oil and administration costs during the year were £3,370. There is a net profit for the year of £11,793 (2024: £8,871).

The Trust's policy on reserves is to maintain and build up an Extraordinary Maintenance Fund for unforeseeable maintenance expenditure and a Cyclical Maintenance Fund for regular foreseeable maintenance expenditure. At the end of the year the market value of the Extraordinary Maintenance Fund was £36,281 (2024: £31,169). The balance of the Cyclical Maintenance Fund was £8,895 (2024: £8,055).

The Trustees have had regard to Charity Commission guidance on public benefit as set out in section 17(5) of the 2011 Charities Act.

This report, and the attached Accounts, have been approved by the Board of Trustees.

Mrs R Thomas: **Chairperson**
For and on behalf of the Trustees
Date: 2/09/26

Independent examiner's report to the trustees on the accounts of

Victoria Jubilee Langford Homes

On accounts for the year ended	31 December 2025	Charity no	230158
Set out on pages	4, 5 and 6		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity's trustees, 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 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 which gives me cause to believe that in, any material respect:

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

Signed: Joy Boswell

Date: 17 September 2026

Name: Joy Boswell, FCA, FCCA

Four Fifty Partnership
34 Boulevard
Weston-super-Mare
BS23 1NF

VICTORIA JUBILEE LANGFORD HOMES

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2025

		2025		2024	
		£	£	£	£
	ASSETS AND LIABILITIES				
	Freehold Land and Buildings		1,645,000		1,645,000
	Investments				
	Endowment- 18,708 M&G Charity Mullti Asset Fund Income Units at cost. Market Value at 31/12/25 £19,348 (2024 £17,367)		5,862		5,862
	AOI– 1,392 M&G Charity Mullti Asset Fund Income Units at cost. Market value at 31/12/25 £1,440 (2024 £1,292)		436		436
2	Extraordinary Repair Fund				
	257.444 M&G Charity Mullti Asset Fund Income Units at cost. Market value at 31/12/25 £36,281 (2024 £31,169)		4,928		4,928
	Cyclical Maintenance Fund				
3	861.40 COIF Investment Income Shares at cost Market value at 31/12/25 £16,644 (2024 £17,481)	10,627		10,627	
	COIF Deposit Account	8,895		8,055	
			19,522		**18,682**
	NatWest Bank				
	Current Accounts		11,701		9,222
	Business Reserve Accounts		47,619		35,739
	Trade creditors		(2,670)		0
	Residents' ledger debit (credit) balance		721		618
			1,733,119		1,720,487
	REPRESENTED BY				
	General Fund				
	Balance as at 1 January 2025	45,586		36,715	
	Less: Net Receipts/ (Payments) for the year	11,793		8,871	
		57,379		45,586	
	Less: Net transfer to Cyclical Maintenance Fund	0		0	
	Add: Transfer from Extraordinary Repair Fund	0		0	
			57,379		45,586
	Extraordinary Repair Fund				
	Balance as at 1 January 2025	4,928		4,928	
	Add: Transfer from General Fund	0		0	
	Less: Transfer to General Fund	0		0	
			4,928		4,928
	Cyclical Maintenance Fund				
	Balance as at 1 January 2025	18,675		17,821	
	Add: COIF Deposit Account Dividends	488		476	
	Add: COIF Deposit Account Interest	351		378	
	Add: Net transfer from General Fund	0		0	
			19,514		18,675
	Endowment				
	Land and Buildings	660,000		660,000	
	Revaluation reserve	985,000		985,000	
	Investments	6,298		6,298	
			1,651,298		1,651,298

	1,733,119	1,720,487

Mrs R Thomas: Chairperson
For and on behalf of the Trustees



VICTORIA JUBILEE LANGFORD HOMES

RECEIPTS AND PAYMENTS ACCOUNT

FOR YEAR ENDING 31 DECEMBER 2025

	2025		2024	
	£	£	£	£
Receipts to Bank Account				
Weekly Maintenance Contributions	48,377		47,835	
Weekly Heating/Hot Water	4,757		5,528	
Weekly Water and Sewerage Rate	2,860		2,652	
TV Licence Contributions	8		8	
NAACIF Dividends	854		814	
Bank Interest	476		287	
Total Receipts to Bank Account		**57,332**		**57,124**
Payments				
Oil Payments	5,714		6,155	
Repairs & Maintenance Cyclical	3,434		1,546	
Repairs & Maintenance Day to day	5,759		4,571	
Repairs & Maintenance Major	17,152		23,639	
Insurance	2,205		2,135	
Grounds Maintenance	1,686		2,743	
Water and Sewerage	3,246		2,844	
Clerks Salary	3,069		3,033	
Clerks Expenses	301		477	
Professional Fees & Subscriptions	2,965		1,102	
Sundry Expenses	8		8	
Total Expenditure from Bank account		**45,539**		**48,253**
Net Receipts for the Year		**11,793**		**8,871**
Receipts to COIF Deposit Account				
COIF Deposit Account Dividends	488		476	
COIF Deposit Account Interest	351		378	
Total Receipts to COIF Deposit Account		**839**		**854**
		12,632		**9,725**
Current Funds at 31 December 2024		**75,487**		**65,762**
Current Funds at 31 December 2025		**88,119**		**75,487**

VICTORIA JUBILEE LANGFORD HOMES

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025

1. These financial statements have been prepared on the Receipts and Payments basis with the Trustees report being prepared in accordance with the Charities SORP (FRS 102).

2. The Victoria Jubilee Langford Homes have an Extraordinary Repair Fund valued at £36,281 at 31 December 2025 (2024: £31,169), represented by a holding of 257.444 M & G Charity Multi Asst Fund accumulation units

3. The Victoria Jubilee Langford Homes also have a Cyclical Maintenance Fund valued at £25,539 at 31 December 2025 (2024: £25,536) represented by a holding of 861.40 COIF investment Income shares valued at £16,644 (2024: £17,481) with a further holding of £8,895 (2024: £8,055) held in a COIF Deposit Account.