The Trustees of the

Almshouses of

Elizabeth, Countess De La Warr

ANNUAL REPORT
AND
FINANCIAL STATEMENTS

for the year ended 31 December 2025

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Chairman:	Countess De La Warr
Secretary:	
Hon Treasurer:	Mrs Anne Barker, Hillside, Lye Green, Crowborough .East SussexTN6 1UU
Independent Examiner:	Mr R H Jackson, 1Wrothtyes Cottage, Upper Hartfield. East Sussex, TN7 4DY
Bankers:	Weatherbys Private Bank, Sanders Road,Wellingborough, Northants, NN8 4BX

Registered Charity No. 234235

REPORT OF THE TRUSTEES OF

ELIZABETH, COUNTEESS DE LA WARR

ALMSHOUSES

For the year ended 31 December 2025

Trustees

The following have held office during the year:

Countess De La Warr, Chairman
The Rev Canon J Campbell
Mrs Gillian Halcrow
Mr Mark Weaver

Hon Treasurer: Mrs Anne Barker

Statement of Trustees' Responsibilities

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of Elizabeth, Countess De La Warr Almshouses.

The Trustees are responsible for maintaining an adequate system of internal control and keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of Elizabeth, Countess De La Warr Almshouses and to enable them to ensure that the financial statements comply with the Charities Acts. They are also responsible for safeguarding the assets of Elizabeth, Countess De La Warr Almshouses.

Principal Activities

Elizabeth, Countess De La Warr Almshouses has been set up to provide accommodation for the poor people of good character who are residents in the civil parish of Withyham.

Review of the year

The accounts have been prepared on a receipts and payments basis.
Receipts of £ 38,798 {which includes proceeds from the sale of investments of £10,000} exceeded payments made during the year of £ 28,947 giving rise to a surplus for the year of £9851 giving a cumulative balance on general funds of £ 134872.
There were no major items of extraordinary expenditure made during 2025.

No transfers to the Cyclical Repair and Maintenance Fund was made by the Trustees during the year.
The accumulated balance of this fund remains at £19,660.

Anne De La Warr

On behalf of the Trustees

30 April 2026

The Trustees of the Almshouses of Elizabeth, Countess De La Warr

General Fund

Receipts and Payments for the year ended 31 December 2025

		2025		2024	
Receipts					
	Contributions	24,020		20,935	
	Investment Income	4,778		6,007	
	Sale of Investments	10,000		10,000	
	Donations and Sundry Income	0		275	
	Total Receipts		38,798		37,217
Payments					
	Services				
	Electricity	2,330		2,988	
	Gas	12,273		11,772	
	Water/Sewage	4,277		3,082	
	TV			22	
	Gardening			449	
			18,880		18,313
	Administration				
	Management Expenses	240		290	
	Nat Ass of Almshouses	365		353	
	Other Subscriptions				
			605		643
	Maintenance & Improv				
	Maintenance	5,546		14,322	
	Improvements	1,575		1,390	
	Sundries	1,116		1,345	
	Finance		8,237		17,057
	Audit			96	
	Insurance	1,225		1,188	
	Cyclical Mtce				
	NAACIF Shares				
			1,225		1,284
	Total Payments		**28,947**		**37,297**
	Net (Deficit)/Surplus for year		9,851		(80)
	Brought forward		125,021		125,101
	Carried forward		**134,872**		**125,021**

The Trustees of the Almshouses of Elizabeth,Countess De La Warr

Designated Funds

Receipts and Payments for the year ended 31 December 2025

	Cyclical Repair & Maintenance Fund	Extra Ordinary Repair Fund	Total Designated Funds	
			2025	2024
Receipts				
Transfer from General Fund	0	0	0	0
Total Receipts	£ 0	£ 0	£ 0	£ 0
Payments				
Repairs	0	0	0	0
Total Payments	£ 0	£ 0	£ 0	£ 0
Net surplus/(loss) for year	0	0	0	0
Balance brought forward	19,660	0	19,660	19,660
Balance carried forward	£ **19,660**	£ **0**	£ **19,660**	£ **19,660**

The Trustees of the Almshouses of Elizabeth, Countess De La Warr

Statement of Assets and Liabilities for year ended 31 December 2025

	General Fund (Unrestricted)	Cyclical Repair & Maintenance Fund	Extra Ordinary Repair Fund	Total Designated Funds	
	£			2025	2024
Assets					
Housing property (at cost)	108,203	0	0	108,203	108,203
less;Housing Corporation Grant	(91,960)	0	0	(91,960)	(91,960)
	£ 16,243	£ 0	£ 0	£ 16,243	£ 16,243
Investments at 32 December 2025					
M&G Charity MultiAsset Income shares					
3,444 units (2024 - 3,444)	3,562	0	0	3,562	3,562
NM&G Charity Multi Asset Accumulation shares					
1096 (2024 - 1256)	154,393	0	0	154,393	154,393
	£ 157,955	£ 0	£ 0	£ 157,955	£ 157,955
Cash Assets					
COIF Deposit	108,592	19,660	0	128,252	108,252
Weatherbys	26,280	0	0	26,280	29,060
	£ 134,872	£ 19,660	£ 0	£ 154,532	£ 137,312
Liabilities	£ 0	£ 0	£ 0	£ 0	£ 0

The Independent Examiner's Report

The Independent examiner's report to the Trustees of the Elizabeth, Countess de la Warr Almshouses

I report on the accounts for the year ended 31 December 2025.

Respective responsibilities of the Trustees and the examiner
As Trustees you are responsible for the preparation of the accounts; you consider that the audit requirements of section 144 of the Charities Act 2011 *(the 2011 Act)* do not apply.
It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act;
- To follow the procedures laid down in the general directions of the Charity Commission under section 145(5)(b) of the 2011 Act; and
- To state whether particular matters have come to my attention.

Basis of this report
My examination was carried out in accordance with the General Directions given by the Charity Commission That examination includes a review of the accounting records kept by the Trustees and a comparison of the accounts with those records. It also includes considering any ufiusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters .The procedures undertaken do not provide all the evidence that would be required in an audit, consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement
In connection with my examination, no matter has come to my attention:

1. Which gives me reasonable cause to believe that in any material respect the requirements

   - To keep accounting records in accordance with section 130 of the 2011 Act; and

   - To prepare accounts which accord with the accounting records and comply with the requirements of the Act and Regulations

   have not been met; or

2. to which ,in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed 

Date 16 march 2026

Robert H Jackson FCA
1 Wrothtyes Cottage
Upper Hartfield, East Sussex TN7 4DY