REGISTERED CHARITY NUMBER: 235662

Report of the Trustees and Unaudited Financial Statements for the Year Ended 31 December 2025 for Leamington Hastings Consolidated Charity

Leamington Hastings Consolidated Charity

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for the Year Ended 31 December 2025

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Leamington Hastings Consolidated Charity

Report of the Trustees
for the Year Ended 31 December 2025

Legal and Administrative Information

Registered number	235662
Administration	Alexandra Rigler Porthleven Marton Road Birdingbury Warwickshire CV23 8EH
Finance	Eugene Dixon Greenacres Leamington Hastings Rugby Warwickshire CV23 8DZ

Registered by a Scheme of the Charity Commissioners dated 6 February 1980, as varied by Schemes dated 9 September 1991 and 3 November 1995.

The purposes of the Charity reach back into the 17th Century - Humphrey Davies' Almshouses, Dame Dorothy Wheler's Almshouses and the Poor's Plot.

Trustees

A body of trustees comprising: -

Trustees appointed by the Parish Council of Leamington Hastings, each appointment being for a four-year term.

Mr Eugene Dixon	until February 2025 (reappointed until Feb 29)
Mr Jon Wilson	until May 2028

Trustees appointed by resolution at a Special Meeting of the Trustees, each appointment for a five-year term.

Mr John Fisher	until May 2025 (reappointed until May 30)
Mr Paul Crawford	until May 2027
Mr Ian Sewell	until May 2027
Ms Sonya West	until August 2026
Mrs Joy Mitchell	until August 2024 (reappointed until Sept 29)

Bank	HSBC 126 The Parade Leamington Spa Warwickshire CV32 4AJ
Insurance Broker	Grout Insurance Brokers Woolwich House 2nd Floor, 43 George Street Croydon Surrey CR0 1LB
Independent Examiner	Mr A Donaldson 17 Lake Walk Adderbury Banbury Oxfordshire OX17 3PF

Alms and Organisation

To manage the Almshouses in Leamington Hastings for the accommodation of residents in conformity with the provisions of the Scheme.

The Almshouses are intended for poor and needy persons. There is no age requirement but there is a geographical priority.

1. Persons who were born or live in the Parish of Leamington Hastings or have done so for a period of not less than two consecutive years.

2. Persons who were born or live in the defined area (see Scheme of Administration) or have done so for a period of not less than two consecutive years.

3. Other poor persons.

Application of Residuary Income

1. To provide relief in need either generally or individually to persons resident in the Parish of Leamington Hastings who are in conditions of need, hardship, or distress.

2. To repair, maintain, insure and improve the fabric of the Parish Church of the Ecclesiastical Parish of All Saints, Leamington Hastings.

If and insofar as income is not required for application as aforesaid, the Trustees may apply the same for such charitable purposes for the general benefit of the inhabitants of the Parish of Leamington Hastings as the Trustees think fit.

Organisation

Mr John Fisher agreed to continue as Chairman until the May 2026 Annual General Meeting.

The Trustees met on 4 occasions during 2025.

Mr A Donaldson has been appointed as Independent Examiner for the financial year ending 31 December 2025.

Review of Progress and Achievements

Record of Residents: -

Deaths	0
Departures	0
New residents	0
Voids	0
Residents as at 31 December 2025	8

Residents' Meetings
The Residents' Meetings provide a channel of communication for residents to Trustees and a forum for the Trustees to consult with the Residents supplemented by a newsletter produced and distributed by the Clerk.

The Almshouse Association - The Almshouse Association continues to hold local meetings in the Midlands. This national Association is an important source of guidance to Trustees; information about the significance of new legislation and practical help if difficulties arise. Trustees are therefore very keen to support the Almshouse Association and renewed its membership during 2025. The Charity holds a special distinction in that its membership number is one so it is the first listed member of the Association.

Relief in Need - The charity has provided financial assistance to a local resident in the Parish of Leamington Hastings during the year in order to help improve their quality of life.

Charitable Purposes for the General Benefit of the Inhabitants of the Parish of Leamington Hastings

The trustees were pleased to be able to make several charitable donations during 2025. The charities supported benefit the residents of the Parish of Leamington Hastings and surrounding villages which include Leamington Hastings, Broadwell, Stockton Station and Kites Hardwick.

A summary of the donations made during the year is given below:

Leamington Hastings C of E Academy (Planting Contribution)	£ 76.24
Leamington Hastings Silver Surfers	£ 750.00
Marton Cream Teas	£ 185.00
All Saints Church Leamington Hastings	£ 950.00
The Friends of All Saints LH (Defib Contribution)	£1,560.00

Data Protection – The Trustees certify that LHCC fully complies with the requirements of the GDPR as they apply to the Charity.

Trustees Sherry Morning - The Trustees were pleased to be able once again to hold a Sherry Morning in December.

Review of the Financial Activities and Affairs

The Statement of Financial Activities summarises the incoming resources and resources expended and these are analysed between general funds and designated funds. Designated funds are unrestricted funds, which are expendable at the discretion of the Trustees, but which have been specifically earmarked as relating to the Almshouses. The income funds of the Charity include restricted funds for the purpose of providing extraordinary repair, improvement or rebuilding of the Almshouses belonging to the Consolidated Charity.

On a fund-by-fund basis, the Charity's assets are available and adequate to fulfil its obligations.

The Trustees thank all those who helped the Charity and its residents during the course of the year.

Signed on behalf of the Trustees



Mr J N Fisher
Chairman

Date: 4 June 2026

Independent Examiner's Report to the Trustees of
Leamington Hastings Consolidated Charity

I report on the accounts for the year ended 31 December 2025 set out on pages six to eleven.

Respective responsibilities of trustees and examiner
The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under Section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is required.

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 given by 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 the independent examiner's report
My examination was carried out in accordance with the General Directions given by the Charity Commission. An 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 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, and 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 statements 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 to comply with the accounting requirements of the 2011 Act

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.

Andrew Donaldson ACA
17 Lake Walk
Adderbury
Banbury
Oxfordshire
OX17 3PF

Date: 4 June 2026

Leamington Hastings Consolidated Charity

Statement of Financial Activities
for the Year Ended 31 December 2025

	Notes	General fund £	Designated fund £	Restricted fund £	31.12.25 Total funds £	31.12.24 Total funds £
Incoming resources						
Maintenance contributions		-	57,354	-	57,354	55,551
Investment income & donations	2	8,804	766	514	10,084	10,602
Total incoming resources		8,804	58,120	514	67,438	66,153
Resources expended						
Direct charitable expenditure	3	4,519	33,370	-	37,889	120,395
Administration	4	37	5,223	-	5,260	4,809
Total resources expended		4,556	38,593	-	43,149	125,204
Net incoming resources before investment gains/(losses)		4,248	19,527	514	24,289	(59,051)
Unrealised gains/(losses) on investments		(6,684)	-	26,278	19,594	15,901
Net movement in funds		(2,436)	19,527	26,792	43,883	(43,150)
Reconciliation of funds						
Total funds brought forward		260,754	281,357	172,233	714,344	757,494
Total funds carried forward		258,318	300,884	199,025	758,227	714,344

Continuing operations
All incoming resources and resources expended arise from continuing activities.

Leamington Hastings Consolidated Charity

Statement of Financial Position
At 31 December 2025

	Notes	General fund £	Designated fund £	Restricted fund £	31.12.25 Total funds £	31.12.24 Total funds £
Fixed assets						
Tangible assets	6	-	246,249	-	246,249	246,249
Investments	7	169,588	-	186,495	356,083	336,489
		169,588	246,249	186,495	602,332	582,738
Current assets						
Debtors	8	-	410	-	410	775
Prepayments and accrued income		-	2,240	-	2,240	1,902
Cash at bank and in hand		88,800	58,300	12,530	159,630	135,200
		88,800	60,950	12,530	162,280	137,877
Creditors						
Amounts falling due within one year	9	(70)	(6,315)	-	(6,385)	(6,271)
Net current assets		88,730	54,635	12,530	155,895	131,606
Total assets less current liabilities		258,318	300,884	199,025	758,227	714,344
Net assets		258,318	300,884	199,025	758,227	714,344
Funds	10					
Unrestricted funds					599,202	542,111
Restricted funds					199,025	172,233
Total funds					758,227	714,344

The financial statements were approved by the Board of Trustees on 4 June 2026 and were signed on its behalf by:

.....
Trustee

1. Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)).

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note.

Incoming resources

Donations, legacies and grants receivable are accounted for as soon as their amount and receipt are certain. In the case of unsolicited donations this is usually only when they are received, while fund raising results are accounted for when the commitment is made by the donor, subject to fulfilment. Maintenance contributions are recognised as they fall due.

Resources expended

All expenses are accounted for on an accruals basis. Expenditure incurred in connection with the specific objects of the charity is included on an item by item basis under the heading 'direct charitable expenditure'.

Management and administration costs relate almost entirely to the operation of the Almshouses and all such costs have therefore been allocated against designated funds. Expenditure includes irrecoverable VAT where incurred.

Tangible fixed assets

Freehold properties are included at historic cost. No depreciation is provided as the properties are maintained to such a standard that the estimated residual value is not less than cost.

Investments

Fixed asset investments are stated at market value in accordance with the Statement of Recommended Practice. The Statement of Financial Activities includes those unrealised gains and losses arising from the revaluation of the investment portfolio during the year. Investment income is accounted for on a receivable basis.

Taxation

The charity is exempt from tax on its charitable activities.

2. Investment income

	Unrestricted fund £	Restricted fund £	31.12.25 Total funds £	31.12.24 Total funds £
Deposit account interest	4,269	514	4,783	5,526
Dividends	5,121	-	5,121	4,976
Charitable donations	180	-	180	100
	9,570	514	10,084	10,602

3. Direct charitable expenditure

	General fund £	Designated fund £	31.12.25 Total funds £	31.12.24 Total funds £
Gas	-	6,899	6,899	6,815
Electricity	-	1,467	1,467	2,215
Water rates	-	1,933	1,933	1,609
Insurance	-	1,988	1,988	1,938
Maintenance	-	15,934	15,934	95,880
Gardening, cleaning & sundries	-	5,149	5,149	5,154
Charitable payments & relief in need	4,519	-	4,519	6,784
	4,519	33,370	37,889	120,395

4. Administration expenses

Administration expenses includes £3,000 (2024 - £3,073) for the clerk and £600 (2024 – £600) for the independent examination of the accounts.

5. Trustees' remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses
There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

6. Tangible fixed assets

	Freehold property £
Cost	
At 1 January 2025 and 31 December 2025	246,249
Net book value	
At 31 December 2025	246,249
At 31 December 2024	246,249

7. Fixed asset investments

	Listed investments £
Market value	
At 1 January 2025	336,489
Revaluations	19,594
At 31 December 2025	356,083

	2025		2024	
	Cost £	Market value £	Cost £	Market value £
General fund				
NAACIF Income shares 11,663 shares (2024 11,663 shares)	2,953	12,062	2,953	10,827
COIF Income units 8,152 units (2024 8,152 units)	85,000	157,526	85,000	165,445
Restricted fund				
NAACIF Accumulation units 1,323 units (2024 1,323 units)	15,860	186,495	15,860	160,217
	103,813	356,083	103,813	336,489

There were no investment assets outside the UK.

8. Debtors: amounts falling due within one year

	31.12.25	31.12.24
	£	£
Trade debtors	410	775
	410	775

9. Creditors: amounts falling due within one year

	31.12.25	31.12.24
	£	£
Trade creditors	1,590	2,451
Other creditors	4,795	3,820
	6,385	6,271

10. Movement in funds

	At 1.1.25	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted funds			
General fund	260,754	(2,436)	258,318
Designated fund	281,357	19,527	300,884
	542,111	17,091	559,202
Restricted funds			
Restricted fund	172,233	26,792	199,025
Total funds	714,344	43,883	758,227

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	8,804	(4,556)	(6,684)	(2,436)
Designated fund	58,120	(38,593)	-	19,527
	66,924	(43,149)	(6,684)	17,091
Restricted funds				
Restricted fund	514	-	26,278	26,792
	67,438	(43,149)	19,594	43,883