Wootton Town Houses Charity

Charity No. 236281, A member of the Almshouse Association

WOOTTON TOWN HOUSES CHARITY - YEAR 2025-26

INCOME & EXPENDITURE ACCOUNT FOR YEAR ENDED 31st JANUARY 2026

INCOME		EXPENDITURE	
Weekly Maintenance	£26,160.00	Repairs & Improvements	£19,664.22
Interest on Lloyds 32 day account	£240.26	Insurance	£1,162.49
Interest on Lloyds 95 day account	£1,006.59	Subs	£365.00
Interest on Skipton B/S	£83.15	Sundry Expenses	£20.04
Other	£0.00	Other	£76.79
Total Income	£27,490.00	Total Expenditure	£21,288.54
		Excess of Income over Expenditure	£6,201.46
Total	£27,490.00	Total	£27,490.00

BALANCE SHEET AS AT 31st JANUARY 2026

LIABILITIES			ASSETS	
Emergency Repair Fund		£12,851.71	Properties 44,46,48,50 High St. 3 and 5 Church Hill, all Wootton	No value Shown
General Funds Balance 31/1/25	£92,531.49		M&G Charity Multi Asset Fund Accumulation units 452.314 at cost	£8,381.03
Excess of Income over Expenditure	£6,201.46		Current market value £63,744.16	
General Funds Balance 31/1/26		£98,732.95	Lloyds Bank, current account	£21,956.78
			Lloyds Bank, 32 day notice account	£20,240.26
			Lloyds Bank, 95 day notice account	£61,006.59
			Skipton B/S Account (see note 2)	£0.00
Total Liabilities		£111,584.66	Total Assets	£111,584.66

Edward McDonnagh
Chair 5/8/26

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	Charity Name Wootton Town Houses Charity		
On accounts for the year ended	31st January 2026	**Charity no (if any)**	236281
Set out on pages	1		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/01/2026

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").

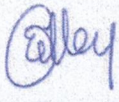
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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:		**Date:**	8th July 2026
Name:	Claire Tilley		
Address:	59 Carter Avenue Broughton, Kettering Northants NN14 1LY		

Wootton Town Houses Charity

Charity No. 236281, A member of the Almshouse Association

Trustees' Annual Report 2025 - 2026

Wootton Town Houses Charity	Registration No. 236281
Address	80 High Street, Wootton, Northampton, NN4 6JR
Trustees	Edward McDonough – Chair John Lloyd – Secretary Anthony Lee – Treasurer Martin Millichamp – Trustee

Structure and Management

The Charity is governed by a board of five trustees who meet at least twice a year. Day-to-day operations are managed by the trustees on an unpaid voluntary basis. Trustees are recruited from the local community and the local council when required.

Activities and Objectives

To maintain and manage 6 almshouses for qualifying people in the Wootton community.

Achievements and Performance

All six of the Charity's houses have been fully occupied for the year. Major improvements have been completed for two of the properties and maintenance work has continued for all properties to ensure a comfortable and safe environment is provided for all residents.

Reserves Policy

The trustees aim to maintain reserves adequate to maintain its properties to a high standard. An emergency repair fund is preserved to ensure that unforeseen events can be managed immediately.