The Retreat

Registered charity number 236433

Annual Report of the Trustees for the year ended 31 December 2025

Trustees as at 31st December 2025:

Rev Dermot Thornberry (Chair), Mark Boomla (Treasurer), Michael Brignall (Secretary), Gill Clayton, Susan Richardson, Peter Robinson and Tony Stratton. Michael Brignall retired as both a trustee and Secretary on 31 December 2025. Peter Robinson was elected as the Secretary with effect from 31 December 2025. During the year, the Trustees held eight meetings. The annual accounts were presented to and agreed at the AGM. Towards the end of the year the trustees began updating the Deed of Trust for the charity having first discussed this with the Charity Commissioner's office. This work will continue into 2026 with further consultation with the Charity Commissioners.

All residents continue to be visited regularly. A pastoral report on their wellbeing and any issues of concern to them is made to each meeting of the Trustees.

We continue to engage a gardener. With local council agreement, we removed three large trees in the garden area which has opened up the space and brought more light to the garden and properties. The work of the gardener is much appreciated by the residents

There was almost full occupancy for the year and receipts amounted to £31,897. Regular expenses amounted to £30,042 but with the additional capital expenditure on the double glazing of the front windows which amounted to £33,382 in the year, the total expenses amounted to £63,424.

This resulted in a deficit for the year of £31,527 and was funded by a part-sale of investments and from cash holdings.

The reserves at the year-end were over £96,757 having been built up over many years in accordance with the Reserves Policy. The Reserves are held in Charity Funds recommended by The Almshouses Association with the aim of long-term appreciation, whilst £18,849 was held at the yearend in readily accessible accounts operated in part by The Central Finance Board of The Methodist Church. Investments in these products should provide long term growth and adequate inflation protection with an ethical bias.

The sum of £96,757 is a prudent sum in view of major maintenance costs likely to be incurred in the near term, being:

- One residential unit became vacant in December due to the death of a long term resident. The trustees agreed to use part of the reserves to renovate the property, which was last renovated some 30 years ago, in advance of welcoming a new resident in May 2026. The renovation work took place in early 2026 and will be reported upon in the next return.

- The boiler which services numbers one and two The Retreat needed protracted attention during the year. The trustees are reviewing finances should a replacement boiler be required.

- The quinquennial report will probably highlight other areas requiring significant expenditure as well.

The accounts for the year were examined by Martine MBida. The Trustees record their thanks to her for her work.

Date 20/08/2026

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 The Retreat		
On accounts for the year ended	31st December 2025	**Charity no (if any)**	236433
Set out on pages	One and Two (remember to include the page numbers of additional sheets)		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2025DD / MM / YYYY.

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.

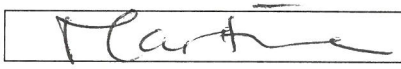
Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) 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.

** Please delete the words in the brackets if they do not apply.*

Signed:		**Date:**	20/08/2026
Name:	Martine Mbida		
Relevant professional qualification(s) or body (if any):	FCCA		
Address:	34 Beckett Avenue East Ham E6 6AF		

Section B	Disclosure
	Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).
Give here brief details of any items that the examiner wishes to disclose.	

The Retreat
31st December 2025
Income and Expenditure Account

	2025		2024	
	£	£	£	£
Income				
Donations	365		320	
Contributions	31,532	31,897	32,025	32,345
Expenditure				
Double Glazing	33,382		8,968	
British Gas	6,566		6,831	
EDF - Electricity	935		306	
South Eastern Water	3,133		2,205	
Repairs	11,192		3,613	
Insurance	1,125		1,125	
Gardener	2,085		438	
Tree Surgeon	2,508			
Caretaker	1,085		1,062	
Christmas Vouchers	175		175	
Almshouse Association	718		- 162	
Legal Fees	-		560	
TV License	-		15	
Sundry	520	63,424	40	25,176
Deficit/Surplus		- 31,527		7,169

Martine 20/8/2026

The Retreat
Balance Sheet
As at 31st December 2025

			31st December 2025		31st December 2024	
			£	£	£	£
Fixed Assets	Property at cost			1,678		1,678
Investments						
	Equities	M&G Invetments Charity Multi Assets Fund	73,153		62,845	
	Bonds	BlackRock Charity UK Bond Fund	6,353		6,004	
	Bonds	Central Finance Board of Methodists Church	12,496		16,979	
				92,002		85,828
Cash at Bank	Lloyds Bank current account			3,077		29,222
Total				96,757		116,728

Represented by:

Reserves	Brought forward	116,728	104,094
	Added in the year	- 31,145	7,169
	Increase in value of Investments	11,174	5,465
	Carried forward	96,757	116,728

20/8/2026