# The Cornforth Homes

## Charity Registration No. 241482

## Report and Accounts

**for year ended**

## 31 December 2025

# The Cornforth Homes

## Report of the Trustees for the year ended 31st December 2025

**Legal and Administrative Details**

The Cornforth Homes Charity was established by a scheme of 5th May 1969 as amended on 08 September2022.The Charity's objects are to provide almshouses for poor people of good character of not less than 50 years of age who were born in the Parish of King's Cliffe and have resided therein for not less than seven years next preceding the time of their appointment.

**Trustees**

Mr Antony Britten ( chair since April 2025)

Mr Ian Balmer

Mr Christopher Jackson

Mr Barry Hurcombe

**Correspondence Address:**

6 Willow Lane

Kings Cliffe

Peterborough. PE8 6XT

**Independent Examiner:**

G Scotney

34a Wood Rd.

Kings Cliffe

PE86XF

**Bankers:**

Barclays Bank

Leicester

LE87 2BB

**Public Benefit**

The Trustees, confirm that they have complied with the duty set out in Sect4 of the Charities Act2011 to have due regard to the Charity Commission's general guidance on public benefit when reviewing aims and objectives.

**Objects for the Year**

**Activities and achievements during the year**

The recruitment of a new Trustee and Chair was completed.

The significant works required by the quinquennial inspection were completed.

Work to the garden of one of the homes was undertaken to reflect the residents medical needs.

The role of Treasurer was passed to one of the Trustees.

**Objectives for 2025**

-Recruit new Trustees**.**

**-**Appoint a new Treasurer.

-Conclude discussions with Charity Commission regarding updated Objectives.

-Update residents handbook.

-Review Reserves policy.

**Reserves Policy**

The Trustees seek to maintain a level of reserves which provide a sustainable future for the Charity. This includes maintaining adequate reserves to deal with any unexpected repairs or damage to the homes and the consequent financial expense.

**Investment Policy**

The Charity wishes to derive a sustainable income which also maintains, as far as is reasonable the capital value of the fund. The investment managers hold two funds on behalf of the charity, one of which is entitled 'the extraordinary repair fund'.

Trustees intend to invest on a responsible investment basis and in reaching decisions regarding investments the Trustees give due regard to the Charity Commission guidance for Trustees on Investing Charity Money.

**Risk Asessment**

The Trustees have reviewed and will continue to review major risks to which the Charity is exposed and will put in place action to reduce those risks.

**Grants Policy**

The Charity will consider the need to provide differential financial assistance (by way of charges levied to residents) on an individual basis either on a permanent basis or as a result of a particular issue faced by a resident.

**Weekly Maintenance Charge(wmc) Policy**

This policy aims to reflect the equivalent fair rent, as provided by the valuation office, but allowing Trustees to retain the flexibility to ensure the Charitable Objectives can be met. Need will be judged on a case by case basis when new applications are approved and a level of charitable support will be determined.

**Financial Review**

The Charity has reserve funds as a result of its original legacy and ongoing income streams. These funds are currently managed by M and G PLC in their Multi Asset Fund. As at 31st December 2025 the two accounts totalled £9,429.98 and £165,749.56 ( exceptional repair fund).

As at 31st December 2025 £48,432.37 was held by Barclays Bank.

The Charity's income for the year comprised £20,160 contribution from residents and investment income of £24,683.67.

**Statement of Trustees Responsibilities**

The Trustees are responsible for preparing the trustee's annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice)

Charity law requires the trustees to prepare financial statements for each financial year that gives a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for the year. In preparing those financial statements the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and accounting estimates that are reasonable and prudent;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and regulations made thereunder. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees.



Antony Britten (Chair) Date: 8 October 2026

## STATEMENT OF ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2025
## GENERAL FUND

| | | |
|---|---|---|
| RECEIPTS | | |
| Contributions | | 20,160.00 |
| PAYMENTS | | |
| Repairs | 2,198.96 | |
| Insurance | 1,402.95 | |
| Quinquennial Survey | 1,480.00 | |
| Administration | 576.25 | |
| | | 5,658.16 |
| SURPLUS FOR THE YEAR | | 14,501.84 |
| BALANCE at 1.1.2025 | | 33,930.53 |
| BALANCE at 31.12.2025 | | £48,432.37 |

## CORNFORTH HOMES INVESTMENT

| | |
|---|---|
| BALANCE at 1.1.2025 | 8,101.25 |
| Gain in Value | 1,328.73 |
| BALANCE at 31.12.2025 | £9,429.98 |

## EXTRAORDINARY REPAIR FUND INVESTMENT

| | |
|---|---|
| BALANCE at 1.1.2025 | 142,394.62 |
| Gain in Value | 23,354.94 |
| BALANCE at 31.12.2025 | £165,749.56 |

## STATEMENT OF ASSETS

| | |
|---|---|
| Barclays Current Account | 48,432.37 |
| M & G Investment - 3321 | 9,429.98 |
| M & G Investment - 3322 | 165,749.56 |
| | £223,611.91 |

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS OF THE CORNFORTH HOMES**

I report to the Trustees on my examination of the Accounts of the above Charity ("the Trust") for the year ended 31st December 2025.

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 Trusts accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I havqfollowed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

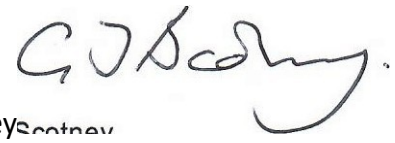
Independent examiner's statement

I have completed my examination. I confirm no material matters have come to my attention in connection with the examination which give 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 conceming 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 concems 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.



G Scotney 8 October 2026

34a Wood Road
Kings Cliffe
Peterborough