THE WILLIAM ROBERTSON HOMES ASSOCIATION

REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

CHARITY REGISTRATION NUMBER: 247405

THE WILLIAM ROBERTSON HOMES ASSOCIATION

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THE WILLIAM ROBERTSON HOMES ASSOCIATION

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees
D E Robertson
T J Bell
I G Robertson

Board of Governors

D E Robertson	(Chairman and Life Governor)
T J Bell	(Life Governor)
I G Robertson	(Life Governor)
M Brunton	(Treasurer)
A Wilson	
S A Brierley FRICS	
J W E Robertson	

Secretary
Stephen N J Kerry

Address
Mill Cottage
Felton
Morpeth
Northumberland
NE65 9HL

Independent Examiners
Greaves Grindle
Chartered Accountants
Victoria House
Bondgate Within
Alnwick
Northumberland
NE66 1TA

Bankers
Barclays Bank plc
20 Bondgate Within
Alnwick
Northumberland
NE66 1TF

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their report along with the financial statements of the charity for the year ended 31 December 2025. The financial statements have been prepared in accordance with the accounting policies set out on pages 8-9 and comply with the charity's constitution and rules and applicable law.

Constitution and objects

The William Robertson Homes Association is governed by a constitution and rules and was registered as a charity on 29 March 1966, number 247405.

The objects of the charity are to provide homes as residences for farmers and other agricultural workers in the county of Northumberland, who are incapacitated through old age or infirmity, or who are not less than sixty years of age, who are in need of assistance and who have retired from full employment, and who shall prior to ceasing work have been employed in agriculture in the county of Northumberland for a period of not less than 15 years.

Organisation

The Trustees and Governors who have served during the year and since the year-end are set out on page 1. Life Governors are elected by the Board of Governors; the Chairman is also elected by the Board of Governors and holds office so long as he is prepared to act as such during his lifetime. The Treasurer and Secretary are elected at the annual meeting of the Association. The remaining Board members consist of one member elected from the Northumberland County branches of each of The Land Agents' Society, The Transport and General Workers' Union, and a representative Trustee for the Royal Institution of Chartered Surveyors, Northumberland and Durham Branch. The trustees meet annually, although further meetings are convened whenever it is thought necessary.

Occupation of homes

The constitution specifies that the choice of occupants lies with the trustees, subject to them fulfilling the requirements outlined in the objects. In the event that suitably qualified persons cannot be found, the trustees have the power to let any surplus homes to persons who do not meet the requirements.

Reserves policy

Unrestricted funds are needed:

- to provide funds which can be designated to specific projects to enable these projects to be undertaken at short notice, and
- to cover administration and support costs without which the charity could not function.

The trustees continue to ensure the properties are well maintained and, in the year ended 31 December 2025 all running repairs were carried out to ensure the properties are

maintained in good condition. The total free reserves held by the charity at 31 December 2025 stood at £68,315 equivalent to £4,554 per property. Included in these amounts is a designated fund for repair and maintenance which had a balance at 31 December 2025 of £30,000 equivalent to £2,000 per property.

Administration and support costs are generally covered by rental income. In the event of an unexpected vacancy and delay in re-letting the property, this income may fall below the level needed to cover these costs and funds will need to be taken from reserves.

Financial review and investment policy

The funds held generated income of £626.51 in the year, which was used in furtherance of the charity's objects. The treasurer and secretary, in consultation with the trustees, constantly monitor the charity's financial requirements with a view to maximising income while still allowing quick access to funds.

Risk review

The trustees have conducted their own review of the major risks to which the charity is exposed.

The trustees work closely with the Board of Governors and the Secretary, who between them have a wide range of experience in many fields. If any specialised skills are required, appropriately qualified people are consulted. Because of the size and nature of the charity, the trustees do not consider there to be any major governance, operational or financial risks. External risks are considered to be mainly physical, for which adequate insurance cover exists. Changes in government policy and regulations are monitored on a regular basis.

Trustees' responsibilities in relation to the financial statements

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year that give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 proper accounting records which 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. 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.

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

Approved by the trustees and signed on their behalf by:

……..
Mr D E Robertson,
Chairman

…….2026

INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF THE WILLIAM ROBERTSON HOMES ASSOCIATION

We report to the charity trustees on our examination of the accounts of the charity for the year ended 31 December 2025 which are set out on pages 6 to 11.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

We report in respect of our examination of the charity's accounts carried out under section 145 of the Act and in carrying out our examination we have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

We have completed our examination. We confirm that no material matters have come to our attention in connection with the examination giving us cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning 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.

We have no concerns 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.

Greaves Grindle
Chartered Accountants
Victoria House
Bondgate Within
Alnwick
Northumberland
…… 2026 NE66 1TA

THE WILLIAM ROBERTSON HOMES ASSOCIATION
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Restricted Funds £	Unrestricted Funds £	Total 2025 £	Total 2024 £
Income and Endowments from					
Donations and legacies		-	-	-	-
Charitable activities					
Rents receivable		-	36,277	36,277	37,200
Investments	**2**	-	626	626	416
Total		-	36,903	36,903	37,616
Expenditure on					
Charitable activities					
Property expenses	**3**	-	22,281	22,281	24,242
Other	**4**	-	1,130	1,130	1,080
Total		-	23,411	23,411	25,322
Net Income/(Expenditure)		-	13,492	13,492	12,294
Reconciliation of Funds					
Total funds brought forward		-	412,637	412,637	400,343
Total funds carried forward		-	426,129	426,129	412,637

THE WILLIAM ROBERTSON HOMES ASSOCIATION
BALANCE SHEET AS AT 31 DECEMBER 2025

	Notes	Restricted Funds £	Unrestricted Funds £	Total 2025 £	Total 2024 £
Fixed Assets					
Tangible Assets	**6**	-	357,814	357,814	357,814
		-	357,814	357,814	357,814
Current Assets					
Debtors	**7**	-	3,850	3,850	4,100
Cash at Bank and in Hand		-	67,108	67,108	54,336
		-	70,958	70,958	58,436
Creditors					
Amounts falling due within one year	**8**	-	2,643	2,643	3,613
Net Current Assets		-	68,315	68,315	54,823
Total Assets less Current Liabilities		-	426,129	426,129	412,637
Total Net Assets		-	426,129	426,129	412,637
Funds					
Unrestricted Funds	**9**	-	426,129	426,129	412,637

The financial statements were approved by the board of Governors on ……... and signed on its behalf by:

……. Mr D E Robertson

……. Mr T J Bell

1. Principal Accounting Policies

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Investment Income

Investment income is accounted for in the period it is receivable.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is included on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resource.

Management and administration comprise costs for the running of the charity itself as an organisation.

Basic financial instruments

The charity accounts for basic financial instruments on initial recognition as per paragraph 11.7 Charities SORP (FRS 102). Subsequent measurement is as per paragraphs 11.17 to 11.19 Charities SORP (FRS 102).

Creditors

The charity has creditors which are measured at settlement amounts less any trade discount.

Debtors
Debtors are measured on initial recognition at settlement amount after any trade discounts. Subsequently they are measured at the cash or other consideration expected to be received.

Tangible Fixed Assets and Depreciation
Tangible fixed assets are stated at cost. Where certain properties had been revalued, on transition to FRS 102, the trustees have elected to use as their deemed cost, the previously revalued amounts of the housing properties.

Housing properties are not depreciated. They are maintained to ensure that their value does not diminish over time. The maintenance costs are charged to the income and expenditure account in the year incurred. In the Trustees' opinion,
depreciation would be immaterial and has not been charged; residual values of the properties are not materially different to the carrying value.

2. Investment Income

	2025	2024
	£	£
Interest on cash deposits	626	416

3. Property Expenses

	2025	2024
	£	£
Water rates	-	893
Property insurance	3,354	3,133
Vacant property expenses	14	-
Repairs and maintenance	8,313	16,216
Property refurbishments	6,600	-
Professional fees	-	-
Administration fees	4,000	4,000
	22,281	24,242

4. Other Costs

	2025	2024
	£	£
Audit and accountancy	1,130	1,080

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 Land and Buildings

	Dispensary Street Alnwick (3 Houses) £	Quakers Row Embleton (4 Houses) £	Total £
Deemed Cost 1 January 2025	75,000	100,000	
Deemed Cost 31 December 2025	75,000	100,000	175,000

	North End Longhoughton (6 Houses) £	North End Longhoughton (New build) (2 Houses) £	
Deemed Cost / Cost 1 January 2025	120,000	62,814	
Deemed Cost / Cost 31 December 2025	120,000	62,814	182,814
			357,814

7. Debtors

	2025 £	2024 £
Prepayments and Accrued Income	3,850	4,100

8. Creditors

Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals	2,643	3,613

9. Movement in Funds

	At 1.1.25 £	Net movement in funds £	Transfers between funds £	At 31.12.25 £
Unrestricted funds				
General fund	382,637	13,492		396,129
Designated repair and maintenance fund	30,000	-	-	30,000
	412,637	13,492	-	426,129
Restricted funds	-	-	-	-
Total Funds	412,637	13,492	-	426,129

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

	Incoming resources	Resources expended	Movement in funds
Unrestricted funds			
General fund	36,903	(23,411)	13,492

Comparatives for Movement in Funds

	At 1.1.24 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General fund	370,343	12,294	-	382,637
Designated repair and maintenance fund	30,000	-	-	30,000
	400,343	12,294	-	412,637
Restricted funds	-	-	-	-
Total Funds	400,343	12,294	-	412,637

Comparative net movement in funds included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
Unrestricted funds			
General fund	37,616	(25,322)	12,294

THE WILLIAM ROBERTSON HOMES ASSOCIATION

DETAILED INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2025

2024				
£			£	£
		Total Funds		
37,200		**Turnover** (Rents receivable)		36,276.93
-		**Grants**		-
		Direct Costs		
	894	Water rates	-	
	3,133	Property insurance	3,354.34	
	16,215	Repairs and maintenance	8,312.75	
	-	Property refurbishments	6,600.00	
	-	Professional fees	-	
20,242	-	Sundry (inc death cert & waste removal)	-	18,267.09
16,958				18,009.84
		Administrative Expenses		
	0	Vacant property expenses	14.24	
	4,000	Administration fees	4,000.00	
5,080	1,080	Accountancy	1,130.00	5,144.24
11,878		**Operating Surplus/(Deficit)**		12,865.60
		Other Income		
		Interest Receivable		
416	416	Business premium account	626.51	626.51
12,294		**Surplus/(Deficit) on ordinary activities before taxation**		13,492.11
-		**Tax on surplus on ordinary activities**		-
12,294		**Surplus/(Deficit) for the financial year**		13,492.11
400,343		**Funds brought forward**		412,636.75
412,637		**Funds carried forward**		426,128.86

THE WILLIAM ROBERTSON HOMES ASSOCIATION

DETAILED BALANCE SHEET AS AT 31 DECEMBER 2025

2024				
£	£		£	£
		Fixed Assets		
		Tangible Fixed Assets		
357,814		Housing Properties		357,814.00
		Current Assets		
	4,100	Debtors	3,850.40	
		Bank Balances		
	46,114	Business Premium Account	57,340.71	
	8,222	Current Account	9,766.83	
	58,436		70,957.94	
		Creditors - amounts falling due within one year		
	3,613	Creditors	2,643.08	
54,823		**Net Current Assets**		68,314.86
412,637		**Total Assets less Current Liabilities**		426,128.86
		Capital and Reserves		
382,637		**General Fund**		396,128.86
30,000		**Designated Repair and Maintenance Fund**		30,000.00
412,637				426,128.86