Charity Registration Number : 263259

PLUMSTEAD ALMSHOUSES

A CHARITABLE UN-INCORPORATED ASSOCIATION

TRUSTEES' REPORT

AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2025

PLUMSTEAD ALMSHOUSES
LEGAL AND ADMINISTRATIVE INFORMATION

FOR THE YEAR ENDED 31 DECEMBER 2025

Trustees	Jeremy Forty - resigned August 2025 Barbara Harris Michael MacCarthy Allan Nichols Ben Williams - resigned August 2025 Jennifer Ball
Charity Number	263259
Registered Office	35 Dawson Drive Hextable BR8 7PN
Independent Examiner	Sandra Hipwell

PLUMSTEAD ALMSHOUSES

CONTENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

Trustees' Report	4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8

PLUMSTEAD ALMSHOUSES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their annual report and financial statements for the year ended 31 December 2025.

The Trustees have had regard to the Charity Commission's guidance on public benefit. Plumstead Almshouses continues to meet its charitable purpose by providing secure and affordable almshouse accommodation for eligible residents, and by maintaining the Almshouses as a safe, comfortable and welcoming community.

It has been another steady and positive year for Plumstead Almshouses, with no changes in occupancy during the reporting period. We are pleased to have maintained a stable and supportive community, and we were delighted to hold our annual summer gathering with residents once again, providing an opportunity to come together and strengthen relationships.

During the year, the Board saw two changes in its membership. We extend our sincere thanks to Jeremy Forty and Ben Williams, who both stepped down as Trustees, for their time, commitment and contribution to the charity.

A number of important maintenance and improvement works have also been completed to ensure the Almshouses remain safe, comfortable and well maintained. These included the replacement of all paving surrounding the Almshouses, refurbishment of the shower room on the ground floor of Colonel Cottage and works to address damp on the ground floor of St Margaret's Cottage. Following reports of vermin activity, preventative measures were also implemented, including the installation of rat gates within the drainage system and mesh covers over ventilation outlets.

The financial statements set out the charity's income, expenditure and financial position for the year. The Trustees continue to manage the charity's resources carefully, with particular regard to ongoing maintenance obligations, future repairs, compliance costs and the need to maintain appropriate reserves.

The Trustees remain committed to maintaining the Almshouses to a high standard while ensuring residents continue to enjoy a safe, secure and welcoming place to live. We would like to thank our residents, fellow Trustees and everyone who supports the charity for their continued cooperation and commitment throughout the year.

This report was approved by the Trustees and signed on its behalf by:

Jennifer Ball
Trustee

Date : **12 August 2026**

PLUMSTEAD ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

I report to the Charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2025. 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"). 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 all the applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

INDEPENDENT EXAMINER'S STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2025

I am qualified to undertake the examination by being a qualified fellow member of the AAT. 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:

-the accounting records were not kept in accordance with section 130 of the Charities Act; or accounting records; or

-the accounts did not accord with the accounting reports; or

-the accounts did 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 of which is not a matter considered as part of an independent examination.

I 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.

Sandra Hipwell FMAAT

PLUMSTEAD ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

Recommended categories by activity	Notes	Unrestricted funds £	Restricted funds £	Total Funds 2025 £	Total Funds 2024 £
Income and endowments from:					
Unrestricted income	2	131,977	-	131,977	124,395
Total		**131,977**	**-**	**131,977**	**124,395**
Expenditure on:					
Property & management charges	3	51,295	-	51,295	35,495
Charitable activities	4	48,047	-	48,047	45,438
Total		**99,342**	**-**	**99,342**	**80,933**
Net income		32,635	-	32,635	43,462
Other recognised gains/(losses):					
Gains and losses on revaluation of fixed assets for the charity's own use		28,960	-	28,960	28,756
Net movement in funds		**61,595**	**-**	**61,595**	**72,218**
Reconciliation of funds:					
Total funds brought forward		1,243,450	250,000	1,493,450	1,421,232
Total funds carried forward		**1,305,045**	**250,000**	**1,555,045**	**1,493,450**

PLUMSTEAD ALMSHOUSES

BALANCE SHEET

FOR THE YEAR ENDED 31 DECEMBER 2025

Recommended categories by activity	Notes	Unrestricted funds £	Restricted funds £	Total Funds 2025 £	Total Funds 2024 £
Fixed assets					
Investments	6	1,112,540	250,000	1,362,540	1,333,580
Total fixed assets		**1,112,540**	**250,000**	**1,362,540**	**1,333,580**
Current assets					
Debtors	7	1,242	-	1,242	1,433
Cash at bank and in hand	8	191,383	-	191,383	158,557
Total current assets		**192,625**	**-**	**192,625**	**159,990**
Creditors: amounts falling due within one year	9	120	-	120	120
Net current assets		192,505	-	192,505	159,870
Total net assets		**1,305,045**	**250,000**	**1,555,045**	**1,493,450**
Funds of the Charity					
Unrestricted funds	10	1,305,045		1,305,045	1,243,450
Restricted funds	10		250,000	250,000	250,000
Endowment funds	10			-	-
Total funds		**1,305,045**	**250,000**	**1,555,045**	**1,493,450**

The financial statements were approved by the trustees on 12 August 2026 and signed on its behalf by:

Jennifer Ball
Trustee

Date : **12 August 2026**

PUMSTEAD ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

Charity for Plumstead Almshouses is a Charitable Un-incorporated Association in Charity Commission for England and Wales. The registered office is 35 Dawson Drive, Hextable, BR8 7PN.

1. Accounting Policies

The principal accounting policies adopted by the Charity, which is a public benefit entity, in the preparation of the accounts are as follows.

1.1 Basis of preparation

These accounts have been prepared under the historical cost convention, as modified by the inclusion of charitable properties and fixed asset investments and investment properties at valuation.

These accounts 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 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

These accounts are presented in pounds sterling and rounded to the nearest pound.

1.2 Going concern

The Trustees have prepared financial projections, taking into consideration the current economic conditions and have, at the time of approving these accounts, a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the accounts.

2. Income from Investments

Analysis	Unrestricted funds	Total funds 2025	Total funds 2024
	£	£	£
Dividend income	48,111	48,111	43,046
Interest income	4,426	4,426	3,512
Rental and leasing income	79,440	79,440	77,837

Total	**131,977**	**131,977**	**124,395**

3. Property and Management Charges

Analysis	Unrestricted funds	Total funds 2025	Total funds 2024
	£	£	£
Garden maintenance, improvements repairs and renewals	51,295	51,295	35,495
Total	**51,295**	**51,295**	**35,495**
Support Costs	-	-	-
	51,295	**51,295**	**35,495**

The above figure is made up from the following expenditure:

Garden Maintenance	£1,297
Improvements	£24,500
Repairs and renewals	£25,498

4. Expenditure on Charitable Activities

Analysis	Unrestricted funds	Total funds 2025	Total funds 2024
	£	£	£
Charity running cost	34,817	34,817	34,574
Cost of services	11,845	11,845	9,471
Legal/professional fees	185	185	193
Total	**46,847**	**46,847**	**44,238**
Support Costs	1,200	1,200	1,200
	48,047	**48,047**	**45,438**

Charity running costs in the year relates to administration expenses

Cost of services is made up of the following items:

Insurance	£2,773
Light Heat and Water	£8,882
Insurance prepayment no longer required	£190

Legal and professional fees relate to TV license £83 and bank charges £102

5. Support Costs

	Total funds 2025	Total funds 2024
Analysis	£	£
Support Costs		
Governance Costs		
Accountants fees	1,200	1,200

	1,200	**1,200**

6. Investments

	Listed Investments
	£
Carrying(fair) value at beginning of period	1,333,580
Add / (deduct): net gain / (loss)on revaluation	28,960
Carrying(fair) value at end of year	**1,362,540**

7. Debtors: Amounts falling due within one year

Analysis of Debtors	**Total funds 2025**	**Total funds 2024**
	£	£
Prepayments & accrued income	1,242	1,433
Total	**1,242**	**1,433**

8. Cash at bank and in hand

Analysis	**Total funds 2025**	**Total funds 2024**
	£	£
Cash at bank and in hand	191,383	158,557
Total	**191,383**	**158,557**

9. Creditors: Amounts falling due within one year

Analysis of Creditors	**Total funds 2025**	**Total funds 2024**
	£	£
Accruals and deferred income	120	120
Total	**120**	**120**

The above accrual is for accountancy bringing the total cost for the year at £1,200

10. Charity funds

10.1 Details of material funds held and movements during the CURRENT reporting period

Fund names	Fund balances brought forward	Income	Expenditure	Gains and losses	Fund balances carried forward
	£	£	£	£	£
Unrestricted funds					
Unrestricted General Funds	1,243,450	131,977	99,342	28,960	1,305,045
Restricted funds					
Restricted funds	250,000	-	-	-	250,000
Total	**1,493,450**	**131,977**	**99,342**	**28,960**	**1,555,045**

10.2 Details of material funds held and movements during the PREVIOUS reporting period

Fund names	Fund balances brought forward	Income	Expenditure	Gains and losses	Fund balances carried forward
	£	£	£	£	£
Unrestricted funds					
Unrestricted General Funds	1,171,232	124,395	80,933	28,756	1,243,450
Restricted funds					
Restricted funds	250,000	-	-	-	250,000
Total	**1,421,232**	**124,395**	**80,933**	**28,756**	**1,493,450**

11. Permanent endowment and contingent assets excluded from the balance sheet

The Freehold of the Almshouses situated in Heavitree Road and Waverley Crescent, Plumstead is not included in the financial statements. Reliable cost information is not available for the Almshouses and in the opinion of the Trustees a valuation would involve significant costs which would be onerous compared with any benefit derived by users of the financial statements. Costs of improvements to the properties are included in Charitable Expenses