Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

Charity registration number 1177535 (England and Wales)
Homes England registration number A3494
Company registration number 11196374

SHERBURN HOUSE CHARITY

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

SHERBURN HOUSE CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Board Of Trustees	G Adair J Breen L Devaney G Marshall A Massey H Robertshaw J Wilkinson	
Key Management Personnel	P Bishop I High C Hope T Porthouse J Marsden	Chief Executive Finance and Administration Manager Operations Manager Registered Manager Housing and Estates Coordinator
Charity number (England and Wales)	1177535	
Registered as a Social Landlord with Homes England	A3494	
Company number	11196374	
Registered office	Sandgate House 102 Quayside Newcastle Upon Tyne Tyne And Wear United Kingdom NE1 3DX	
Auditor	Azets Audit Services Bulman House Regent Centre Gosforth Newcastle upon Tyne NE3 3LS	
Bankers	Lloyds Bank plc 19 Market Place Durham County Durham United Kingdom DH1 3NL	
Solicitors	Ward Hadaway LLP Sandgate House 102 Quayside Newcastle Upon Tyne Tyne And Wear United Kingdom NE1 3DX	

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SHERBURN HOUSE CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Investment advisors	RBC Brewin Dolphin Time Central Gallowgate Newcastle upon Tyne NE1 4SR United Kingdom

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SHERBURN HOUSE CHARITY

CONTENTS

	Page
Trustees' report	1 - 6
Statement of trustees' responsibilities	7
Independent auditor's report	8 - 11
Statement of financial activities	12 - 13
Statement of financial position	14
Statement of cash flows	15
Notes to the financial statements	16 - 34

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

SHERBURN HOUSE CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT AND STRATEGIC REPORT)

FOR THE YEAR ENDED 31 MARCH 2026

The Board of Trustees present their annual report and financial statements for the year ended 31 March 2026.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with Sherburn House Charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The financial statements are adapted to include disclosures required by the Accounting Direction for Private Registered Providers of Social Housing 2022 and the Housing Statement of Recommended Practice (SORP) 2018 (as updated).

Objectives and activities

Our Mission is: To provide relief in need to people living in the beneficial area through the provision of care, housing and grant funding.

Our Vision is: To improve the quality of life for all vulnerable people.

Our Core Values of: Integrity, quality, care, dignity and respect, will influence the work we do and our attitudes to each other.

Public benefit

The Board of Trustees have considered the Charity Commission's guidance on public benefit and are confident our charitable purposes are undertaken to further the public benefit. We review our objectives and activities each year and trustees have referred to the Charity Commission’s Public Benefit guidance when planning future activities.

Activities

The principal activities of the Charity are:
a) Provision of housing and residential care for older people; and
b) "Relief in Need" through the provision of small grants to individuals or groups who support living within the beneficial area of the Charity.

Volunteers

The Charity has used nil volunteers during the period (2025: nil).

Strategic report

The description under the headings "Achievements and performance" and "Financial review" meet the company law requirements for the Board of Trustees to present a strategic report.

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Achievements and performance
Chair's Report

I am pleased to report that the Charity has delivered another successful year against its operational objectives. Despite rising operating costs, recruitment challenges and evolving regulatory requirements, the Charity has remained resilient. All surpluses are reinvested to strengthen our services and extend support for vulnerable people. Significant work has also been undertaken to modernise our internal management systems, supporting the continued delivery of high-quality care, housing and small grant assistance.

Survey results, available on our website, remain encouraging and reflect the high regard in which residents and their families hold our services. I thank the whole Sherburn House Charity team for their commitment and professionalism throughout the year. I also thank my fellow trustees for their dedication, diligence and care. Their breadth of skills and experience continues to make a valuable contribution to the Charity's work. This report summarises activity from 1 April 2025 to 31 March 2026, focusing on the Charity's core objectives: care services and housing provision for older people and grants.

1. Care - provide high quality, responsive & innovative care services to older people

The care service continues to provide high-quality support valued by residents. The 2025–26 Residents' Survey recorded strong combined "good" and "outstanding" scores across the regulator's four key areas:

Safe: 98%
Effective: 100%
Caring: 94%
Responsive: 92%

These results show that residents feel safe, well supported and treated with care and respect. They also reflect staff commitment to consistent, person-centred care.

The Relatives' Survey also showed consistently high satisfaction, providing an important external perspective on service quality and reliability. Full survey results are available on our website.

Feedback from residents and relatives will continue to inform service improvement and help ensure the care service remains responsive to older people's needs.

2. Housing & Estates - provide high-quality housing options for beneficiaries

The housing service remains a popular choice for older people in the local area. Strong occupancy levels show that residents continue to value both the properties and the quality of life offered within the Charity's grounds.

The Housing Annual Survey indicates high resident satisfaction. We will continue to respond to feedback and make improvements wherever possible. Work is also underway to review the potential to extend our housing offer, and a submission has been made to Durham County Council's Call for Sites. If Durham County Council wishes to explore the proposal further, a formal consultation process will ensure that residents' views are heard.

3. Grants - provide small grants to people in financial need
During the year, the trustees supported vulnerable older people by making donations to charitable groups through our partners at the Ballinger Trust. Each group received £1,000 to enhance activities and services that improve wellbeing, independence and quality of life for older people across the North East.

This approach enables the Charity to extend its reach through trusted local organisations. The trustees thank the Ballinger Trust for its effective management of the grants on the Charity's behalf. The trustees will continue to review the impact of this funding so that future grant-making remains targeted, proportionate and aligned with the Charity's objectives. Further details are available on the Charity's website.

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

Fundraising practices

The Charity is required to report how it deals with fundraising from the public. The Charity does not use a professional fundraiser or a commercial participator to raise funds. Any monies raised direct from the public follows all guidelines set out by the Charities Commission and UK law in every respect. We respect the privacy and contact preferences of all publlic donors.

Financial review

Full details of the charitable company's financial position can be found in the accompanying financial statements attached to this report.

The statement of financial activities shows total incoming resources of £4,277,403 (2025: £4,010,332), total resources expended of £3,307,115 (2025: £3,463,526) and net incoming resources of £3,326,667 (2025: £1,518,861).

The market value of the Charity's financial investments on 31 March 2026 was £27,412,170 (2025: £29,579,430), an decrease of £2,167,260 after market movements and fees.

The net movement in funds for the year was an increase of £3,326,817 (2025: £1,518,947). Total funds carried forward on 31 March 2026 were £40,319,246 (2025: £36,992,429).

The balance sheet of the Charity shows unrestricted funds as of 31 March 2026 of £3,872,898 (2025: £2,942,555). After making appropriate enquires, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

Reserves policy

As of 31 March 2026 the Charity held reserves of £40,319,246 (2025: £36,992,429) of which £36,446,348 (2025: £34,049,874) is invested for the longer term through endowment funds to provide a return for the Charity in future years.

Excluding designated funds, unrestricted free reserves are therefore £727,752 (2025: £314,576 deficit). It is the trustees' policy that unrestricted reserves should be maintained at a minimum level of £1,000,000 to support the operating and development activities of the Charity.

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

Value for Money statement
As a registered charity, Sherburn House Charity is committed to be an effective and efficient social business, ensuring Value for Money (VfM) in all its activities. VfM is a fundamental ethos of the Charity.

The Charity has identified two objectives for VfM:
Objective 1: Modernise current housing stock
Objective 2: Develop new housing models to meet various needs

This statement covers our progress in these areas, as well as giving a general picture of VfM within the Charity.

The Charity's trustees operate the following underlying priorities within their objectives:

- Maintaining financial viability
- Providing cost-effective services to residents
- Fund investment in existing stock to maintain a standard appropriate to the aspirations of the residents
- Providing an on-going development programme to address the undersupply of affordable and appropriately designed homes for older people in the region

Our performance with regard to the Regulator of Social Housing's key VfM metrics is as follows:

Metric	2026	2025	Comment
Reinvestment %	-	-	Property refurbishment works were completed in prior years with no additions to the housing stock in either year
Headline social housing cost per unit	8,731	10,004	As a small provider the increase in costs due to inflation has had a significant impact on the cost per unit in both years.
Operating Margin (social housing lettings only) %	17%	-1%	Due to its small unit base and low return, the metric is very sensitive to fluctuations in occupancy
Operating Margin (overall) %	23%	14%	
Return on capital employed (ROCE) %	2%	1%	The trustees are satisfied with the performance of the charity in the year

Investment policy
In accordance with the regulatory scheme, the Board of Trustees has the power to invest in such stocks, shares, investments and property, as they see fit. The Board of Trustees has engaged RBC Brewin Dolphin as Investment Manager to manage the investment portfolio on a discretionary basis within certain parameters for asset classes. The portfolio previously held with UBS Wealth Management was transferred to RBC Brewin Dolphin during the year.

There were no significant changes to the Charity's investment objectives, constraints or policies over the year, although these are regularly reviewed.

Similarly, the Board of Trustees engaged GSC Grays, Chartered Surveyors and Land and Estate agents, to manage the investment properties, which were subject to their independent property valuation as of March 2026.

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

Risk Management
The Charity has a comprehensive risk management strategy which identifies risk management responsibilities. Risk management arrangements identify risks facing the Charity, the actions in place to mitigate these risks, the officers responsible for each risk and the monitoring arrangements.

The Board of Trustees has examined the major strategic and operational risks which the Charity faces and confirms that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to mitigate these risks.

Plans for future periods
The Charity remains committed to improving health and wellbeing outcomes for its care residents through providing the highest standard of care tailored to individual needs.

It will continue to maintain high-quality housing on site with strong customer satisfaction levels, in addition to identifying potential for additional housing within the Charity's estates.

Structure, governance and management
Sherburn House Charity is a registered charity under the Charities Act 2011 and is regulated by its Articles of Association. The Charity is also registered with Homes England as a Social Landlord under Section 1(2) of the Housing and Regeneration Act 2008. The status is further clarified in note 1 to the financial statements. The Charity is also registered with the Care Quality Commission.

The Board of Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:
G Adair
J Breen
L Devaney
G Marshall
A Massey
H Robertshaw
J Wilkinson

Organisational structure
At the quarterly Board meetings, the trustees agree the broad strategy and areas of activity for the company, including housing and residential care for older people, estate and property matters, personnel policies, grant making, finance, investment, reserves, risk management policies and health and safety.

Recruitment and appointment of trustees
Prior to any recruitment, the Chair undertakes a skills gap analysis to find individuals with the skills and knowledge required to support the Charity in its current work.

Applications to become a trustee are welcomed from any individual who meets the recruitment criteria and can empathise with the objectives of Sherburn House Charity.

Applicants are given details of the history of the Charity and the work we currently undertake, and they are supported to understand the governance requirements and what is expected of them in their role as a trustee.

Following meetings with the Chair and Board, new trustees are appointed at one of the quarterly board meetings. Trustees serve an initial term of three years and may be re-elected for additional three-year periods by the Board.

None of the Board of Trustees has any beneficial interest in the company. All of the Board of Trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

The day to day running of the Charity is delegated to the Chief Executive and appropriate members of staff.

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

Induction and training of trustees

Potential trustees undertake a full induction, and references and DBS checks are obtained prior to their appointment. New trustees receive a copy of the Charity Commission's Essential Trustee guidance and all governance policies and procedures. All trustees operate in a voluntary capacity and receive no benefits from the Charity. All expenses reimbursed from the Charity are set out in the financial statements.

Remuneration policy

Sherburn House Charity is committed to ensuring a proper balance between paying our staff competitively so that we attract and retain the best people for the job and careful management of our Charity funds. In so doing we will ensure the greatest effectiveness in delivering our charitable objectives and meeting the needs of our beneficiaries.

Statement of Board of Trustees on internal financial controls

The Board of Trustees acknowledges its overall responsibility for establishing and maintaining the whole system of internal control and reviewing its effectiveness.

The system of internal control is designed to manage, rather than eliminate, the risk of failure to achieve business ojectives, and to provide reasonable assurance against material misstatement or loss.

The process for identifying, evaluating and managing the significant risks by the Charity is ongoing and has been in place throughout the period commencing 1 April 2025 up to the date of approval of the report and financial statements.

Key policies and procedures have been established and are designed to provide effective internal control.

These key areas cover control, information reporting systems, monitoring and risk management.

Auditor

In accordance with the company's articles, a resolution proposing that Azets Audit Services be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

Each of the Board of Trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The trustees' report, including the strategic report, was approved by the Board of Board Of Trustees.

Signed by:

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J Wilkinson

Trustee

Date: 14 September 2026

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

SHERBURN HOUSE CHARITY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2026

The Board of Trustees, who are also the directors of Sherburn House Charity for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Board of Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of Sherburn House Charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, Board of 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 estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that Sherburn House Charity will continue in operation.

The Board of Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of Sherburn House Charity and enable them to ensure that the financial statements comply with the Companies Act 2006, adapted to include disclosures required by the Housing and Regeneration Act 2008, Accounting by Charity SORP and Registered Social Housing Providers 2018, and Accounting Direction for Private Registered Providers of Social Housing in England 2022. They are also responsible for safeguarding the assets of Sherburn House Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

SHERBURN HOUSE CHARITY

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF SHERBURN HOUSE CHARITY

Opinion

We have audited the financial statements of Sherburn House Charity ('Sherburn House Charity') for the year ended 31 March 2026 which comprise the statement of financial activities, the statement of financial position, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice), adapted to include additional disclosures required by the Housing SORP 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2026 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of Sherburn House Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on Sherburn House Charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Board of Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Board of Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared, which includes the directors' report and the strategic report prepared for the purposes of company law, is consistent with the financial statements; and
- the strategic report and the directors' report included within the trustees' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of Sherburn House Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Board of Trustees

As explained more fully in the statement of trustees' responsibilities, the Board of Trustees, who are also the directors of Sherburn House Charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board of Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the Board of Trustees are responsible for assessing Sherburn House Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

Extent to which the audit was considered capable of detecting irregularities, including fraud
Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

Because of the field in which the client operates, we identified the following areas as those most likely to have a material impact on the financial statements: compliance with Care Quality Commission, Charities Act and UK Companies Act.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the entity through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report
This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

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Signed by:
Simon Brown
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Simon Brown BA ACA DChA (Senior Statutory Auditor)
For and on behalf of Azets Audit Services, Statutory Auditor
Chartered Accountants

Bulman House
Regent Centre
Gosforth
Newcastle upon Tyne
NE3 3LS

Date: 14 September 2026

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SHERBURN HOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 MARCH 2026

Current financial year	Notes	Unrestricted funds 2026 £	Endowment funds 2026 £	Total 2026 £	Total 2025 £
Income and endowments from:					
Charitable activities	**3**	2,969,090	-	2,969,090	2,780,507
Investments	**4**	1,150,038	-	1,150,038	1,158,505
Other income	**5**	118,330	39,945	158,275	71,320
Total income and endowments		4,237,458	39,945	4,277,403	4,010,332
Expenditure on:					
Charitable activities					
Housing	**6**	261,938	-	261,938	300,121
Residential care	**6**	2,355,493	-	2,355,493	2,227,291
Non housing	**6**	689,684	-	689,684	936,114
Total charitable expenditure		3,307,115	-	3,307,115	3,463,526
Total expenditure		3,307,115	-	3,307,115	3,463,526
Net gains/(losses) on investments	**12**	-	2,356,379	2,356,379	972,055
Net income		930,343	2,396,324	3,326,667	1,518,861
Other recognised gains and losses:					
Other gains		-	150	150	86
Net movement in funds	**9**	930,343	2,396,474	3,326,817	1,518,947
Reconciliation of funds:					
Fund balances at 1 April 2025		2,942,555	34,049,874	36,992,429	35,473,482
Fund balances at 31 March 2026		3,872,898	36,446,348	40,319,246	36,992,429

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

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SHERBURN HOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2026

Prior financial year	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total 2025 £
Income and endowments from:					
Charitable activities	**3**	2,777,038	3,469	-	2,780,507
Investments	**4**	1,158,505	-	-	1,158,505
Other income	**5**	31,320	-	40,000	71,320
Total income and endowments		3,966,863	3,469	40,000	4,010,332
Housing	**6**	300,121	-	-	300,121
Residential care	**6**	2,223,822	3,469	-	2,227,291
Non housing	**6**	936,114	-	-	936,114
Total charitable expenditure		3,460,057	3,469	-	3,463,526
Total expenditure		3,460,057	3,469	-	3,463,526
Net gains/(losses) on investments	**12**	-	-	972,055	972,055
Net income		506,806	-	1,012,055	1,518,861
Transfers between funds		(302,000)	-	302,000	-
Other recognised gains and losses:					
Other gains		-	-	86	86
Net movement in funds	**9**	204,806	-	1,314,141	1,518,947
Reconciliation of funds:					
Fund balances at 1 April 2024		2,737,749	-	32,735,733	35,473,482
Fund balances at 31 March 2025		2,942,555	-	34,049,874	36,992,429

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

SHERBURN HOUSE CHARITY

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2026

	Notes	2026 £	2026 £	2025 £	2025 £
Fixed assets					
Tangible assets	**14**		3,145,146		3,257,131
Investment property	**15**		8,600,000		8,310,000
Investments	**16**		27,412,170		29,579,430
			39,157,316		41,146,561
Current assets					
Stocks	**17**	-		6,645	
Debtors	**18**	214,589		167,568	
Cash at bank and in hand		1,317,160		860,846	
		1,531,749		1,035,059	
Creditors: amounts falling due within one year	**20**	(369,819)		(5,189,191)	
Net current assets/(liabilities)			1,161,930		(4,154,132)
Total assets less current liabilities			40,319,246		36,992,429
The funds of the Sherburn House Charity					
Endowment funds	**22**		36,446,348		34,049,874
Unrestricted funds	**24**		3,872,898		2,942,555
			40,319,246		36,992,429

The financial statements were approved by the Board of Trustees on 14 September 2026

Signed by:

CB19CE0C7BB04C4...

J Wilkinson

Trustee

Company registration number 11196374 (England and Wales)

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

SHERBURN HOUSE CHARITY

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2026

	Notes	2026 £	2026 £	2025 £	2025 £
Cash flows from operating activities					
Cash (absorbed by)/generated from operations	**27**		(441,353)		182,982
Investing activities					
Purchase of tangible fixed assets		(41,368)		(82,092)	
Proceeds from disposal of tangible fixed assets		150		86	
Purchase of investments		(9,806,520)		(7,952,867)	
Proceeds from disposal of investments		14,040,159		7,946,649	
Investment income received		1,150,038		1,229,825	
Net cash generated from investing activities			5,342,459		1,141,601
Financing activities					
Repayment of borrowings		(4,444,792)		(1,250,641)	
Net cash used in financing activities			(4,444,792)		(1,250,641)
Net increase in cash and cash equivalents			456,314		73,942
Cash and cash equivalents at beginning of year			860,846		786,904
Cash and cash equivalents at end of year			1,317,160		860,846

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

SHERBURN HOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

1 Accounting policies

Charity information

Sherburn House Charity is a private company limited by guarantee incorporated in England and Wales and is registered with the Charity Commission, number 1177535. The registered office is Sandgate House, 102 Quayside, Newcastle Upon Tyne, Tyne And Wear, NE1 3DX, United Kingdom.

On 01.10.21 all the activities and commitments of the unincorporated charity (Sherburn House Charity 217652) were transferred to the incorporated Charity, along with its assets and liabilities at their balance sheet values.

The incorporated Charity is the reporting charity for the Unincorporated charity (217652) to which it is linked.

1.1 Accounting convention

The financial statements have been prepared in accordance with Sherburn House Charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". They are also adapted to include disclosures required by the accounting by registered social housing providers 2018, and accounting direction for private registered providers of social housing- 2022. Sherburn House Charity is a Public Benefit Entity as defined by FRS 102.

The Charity remains registered with Homes England as a social landlord under the Housing and Regeneration Act 2008, as a small part of its activities are housing activities as defined in that Act.

As most of the activties of the Charity are not housing activities, the Charity has applied the Charities SORP (FRS 102) in preparing its accounts, with some amendments to include additional requirements for The Regulator of Social Housing (RSH).

The financial statements include the income and expenditure and assets and liabilities of its associated charity, The Sherburn House Educational Foundation (Registered No. 527325).

The financial statements are prepared in sterling, which is the functional currency of Sherburn House Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain Tangible Fixed Assets, Investment Properties and the Investment Portfolio. The principal accounting policies adopted are set out below.

The financial statements have been prepared on the basis that any capital expenditure incurred on housing activities will be either grant aided, funded by loans, or where appropriate, financed from the Charity's non-housing resources.

Social Housing Grants (SHG)

SHG are made by Homes England and are utilised to reduce the amount of mortgage loans approved for SHG to a level that can be financed from the equivalent fair rental income available. The grants are made direct to the lending authority and are reflected in the Charity's accounts only when payment has been made and the relevant mortgate loan reduced.

Under the Charities SORP (FRS 102), grants are taken to income.

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

1 Accounting policies **(Continued)**

1.2 Going concern

At the time of approving the financial statements, the Board of Trustees have a reasonable expectation that Sherburn House Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Board of Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

The Charity's funds are designated as either Endowment funds, Restricted funds, or Unrestricted funds, and sub analysed as follows:

Endowment funds

Endowment funds:

- General (Funds held to support the charity's objectives)
- Extraordinary repair (Renovation costs incurred for Beddell House less transfers from other funds)
- Educational foundation (Fund to provide financial assistance to pupils in County Durham for charity 527325)

Revaluation reserves:

- Investment properties (Difference between valuation of owned properties used for investments and cost)
- Investment portfolio (Brewin Dolphin) (Difference between valuation of shares and securities and cost)
- Investment portfolio (UBS) (Difference between valuation of shares and securities and cost)

Restricted funds

- Hospital Discharge Grant (Grants received from Durham County Council to support adult social care providers)
- PDIF Falls Technology Funding (Supporting the Provider Market Project Technology Improvement and Innovation Fund)

Unrestricted funds

- Homes England Grants (Designated) (Received to assist in the renovations of Beddell House, Ferens House & Thornley House)
- General (Unrestricted funds held by the charity)

The Fund values were established by the £34,534,948 Donation from the unincorporated Charity (217652) on the 01.10.21.

1.4 Income

Income is recognised when Sherburn House Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Charitable Activities

The rents of the housing stock and Care home fees are recognised for the period to which they relate.

Donations

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the charity before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probably that these conditions will be fulfilled in the reporting period.

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

1 Accounting policies **(Continued)**

Grants receivable
Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

Investment income
Variable Royalties and Wayleaves are recognised when the Charity is informed of their values in June and December by Breedon Northern Limited.

Investment income from the portfolios is recognised when receivable.

1.5 Expenditure

Charitable Activities
Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support Costs
Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

Governance costs
These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees' meetings and reimbursed expenses.

Grants: Relief in Need
The Charity will repeat the arrangement with Ballinger Trust this year, to adminster Grants on its behalf to organisations supporting vulnerable older people. This will be reviewed annually. The full cost of the commitment has been included in the results for the year ended 31 March 2026.

1.6 Tangible fixed assets
Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land	Not depreciated except for car park land which is depreciated at 10% on cost
Buildings	2-5% on cost
SHG Assisted Buildings	1-5% on cost
Equipment	10-20% on cost
Motor vehicles	20% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

1 Accounting policies **(Continued)**

Property, Plant & Equipment: Housing activities
Up to 31.03.18 the total value of certain buildings utilised within the housing function of the Charity were depreciated at 2% per annum. In line with FRS 102 and the Statement of Recommended Practice (SORP): accounting by registered social housing providers 2018 (8.16), an analysis of these buildings was undertaken in the year ended 31.03.19. The following components were established, and associated annual depreciation rates have been applied since:

Structure 1% of cost
Roof 3.3% of cost
Kitchen / Bathroom / Mechanical Systems / Electrics 5% of cost

SHG Assisted Schemes
The development cost of improvements to the housing property would include the following, as appropriate:

a) Cost of acquired land and buildings;
b) Development expenditure;
c) Interest charged on the mortgage loan raised to finance the scheme; and
d) Amount equal to the acquisition and development allowances receivable.

These costs are termed "qualifying costs" by Homes England for approved Housing Association grant schemes and are considered for mortgage loans by the relevant lending authorities and are not resourced from the Charity's reserves.

If certain SHG scheme expenditure does not qualify for Social Housing Grant, it is, nevertheless, capitalised and an equivalent amount is transferred from accumulated surplus to a property equity account.

Housing, land and buildings currently comprise 30 units.

1.7 Investment property
The Board of Trustees has separately identified those properties that are held for their investment potential rather than for direct use within the Charity.

In accordance with FRS102 17.16, investment properties are revalued as at the financial year end each year and the aggregate surplus or deficit is transferred to an Investment Revaluation Reserve.

No depreciation is provided in respect of investment properties.

1.8 Fixed asset investments
The investment portfolio, comprising listed investments and cash deposits, is stated at mid-market value. Profit / loss on the sale of investments is calculated on the basis of sale proceeds less book value at the point of disposal.

1.9 Impairment of fixed assets
At each reporting end date, Sherburn House Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.10 Stocks
Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

1 Accounting policies **(Continued)**

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

1.11 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

1.12 Financial instruments

Sherburn House Charity has elected to apply the provisions of Section 11 ‘Basic Financial Instruments’ and Section 12 ‘Other Financial Instruments Issues’ of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Sherburn House Charity's balance sheet when Sherburn House Charity becomes party to the contractual provisions of the instrument.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when Sherburn House Charity’s contractual obligations expire or are discharged or cancelled.

1.13 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee’s services are received.

Termination benefits are recognised immediately as an expense when Sherburn House Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.14 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

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2 Critical accounting estimates and judgements

In the application of Sherburn House Charity's accounting policies, the Board of Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

There are no significant judgements or estimates and assumptions used within the financial statements.

3 Income from charitable activities

	Housing 2026 £	Residential care 2026 £	Total 2026 £	Housing 2025 £	Residential care 2025 £	Total 2025 £
Services provided under contract	314,603	2,654,487	2,969,090	297,858	2,482,649	2,780,507
Analysis by fund						
Unrestricted funds	314,603	2,654,487	2,969,090	297,858	2,479,180	2,777,038
Restricted funds	-	-	-	-	3,469	3,469
	314,603	2,654,487	2,969,090	297,858	2,482,649	2,780,507

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

3 Income from charitable activities **(Continued)**

Turnover and Operating Surplus for the period

March 2026

	Turnover £	Cost of Sales £	Surplus £
Income and expenditure			
Housing	314,603	(261,938)	52,665
Residential care	2,654,487	(2,355,493)	298,994
Sub-total: Housing activties	2,969,090	(2,617,431)	351,659
Non-housing (shown as Investments/other income)	1,308,313	(689,684)	618,629
Total operating surplus	**4,277,403**	**(3,307,115)**	**970,288**

March 2025

	Turnover £	Cost of Sales £	Surplus £
Income and expenditure			
Housing	297,858	(300,120)	(2,262)
Residential care	2,482,649	(2,227,293)	255,356
Sub-total: Housing activties	2,780,507	(2,527,413)	253,094
Non-housing (shown as Investments)	1,229,825	(936,113)	293,712
Total operating surplus	**4,010,332**	**(3,463,526)**	**546,806**

Rent losses from housing accommodation lettings due to voids were £22,920 (2025: £47,158) and bad debts £nil (2025: £nil).

4 Income from investments

	Unrestricted funds 2026 £	Unrestricted funds 2025 £
Rental income	300,107	266,516
Income from listed investments	849,931	891,989
	1,150,038	1,158,505

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5 Other income

	Unrestricted funds 2026	Endowment funds 2026	Total 2026	Unrestricted funds 2025	Endowment funds 2025	Total 2025
	£	£	£	£	£	£
Royalties	-	39,945	39,945	-	40,000	40,000
Other income	118,330	-	118,330	31,320	-	31,320
	118,330	39,945	158,275	31,320	40,000	71,320

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6 Expenditure on charitable activities

	Housing 2026 £	Residential care 2026 £	Non housing 2026 £	Total 2026 £	Housing 2025 £	Residential care 2025 £	Non housing 2025 £	Total 2025 £
Direct costs								
Staff costs	26,766	1,622,858	23,693	1,673,317	27,062	1,489,794	23,993	1,540,849
Depreciation and impairment	92,232	40,146	8,943	141,321	92,234	30,503	9,109	131,846
Agency staff	-	124,472	-	124,472	-	88,614	-	88,614
Repairs, maintenance and renewals	-	141,792	-	141,792	-	121,845	-	121,845
Property costs and management	77,835	-	47,645	125,480	117,476	-	62,033	179,509
Cleaning	-	40,993	-	40,993	-	38,331	-	38,331
Postage, printing & stationery	-	1,202	-	1,202	-	1,589	-	1,589
CQC registration fee	-	-	-	-	-	8,789	-	8,789
Legal & professional fees	-	-	141,085	141,085	-	-	158,512	158,512
Computer expenses	-	1,011	-	1,011	-	157	-	157
Residents' food	-	114,022	-	114,022	-	98,541	-	98,541
Light, heat, water and telephone	-	19,512	20,869	40,381	-	128,729	31,018	159,747
Insurance inc council tax	-	35,387	-	35,387	-	37,698	-	37,698
Interest paid and finance costs	10,943	-	-	10,943	9,988	-	-	9,988
Sundries	1,350	83,274	3,000	87,624	1,725	53,509	4,760	59,994
	209,126	2,224,669	245,235	2,679,030	248,485	2,098,099	289,425	2,636,009
Grant funding of activities (see note 7)	-	-	10,000	10,000	-	-	15,000	15,000

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6 Expenditure on charitable activities **(Continued)**

Share of support and governance costs (see note 8)								
Support	52,812	130,824	265,407	449,043	51,636	129,192	483,231	664,059
Governance	-	-	169,042	169,042	-	-	148,458	148,458
	261,938	2,355,493	689,684	3,307,115	300,121	2,227,291	936,114	3,463,526
Analysis by fund								
Unrestricted funds	261,938	2,355,493	689,684	3,307,115	300,121	2,223,822	936,114	3,460,057
Restricted funds	-	-	-	-	-	3,469	-	3,469
	261,938	2,355,493	689,684	3,307,115	300,121	2,227,291	936,114	3,463,526

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

7 Grants payable

	Non housing 2026 £	Non housing 2025 £
Grants to individuals	10,000	15,000

8 Support costs allocated to activities

	2026 £	2025 £
Staff costs	183,359	213,777
Depreciation	12,032	6,051
Property management	6,277	10,838
Printing, postage and stationery	2,242	3,668
Professional fees	81,260	67,151
Computer expenses	35,838	23,844
Light, heat and water	15,323	13,469
Telephone	20,210	19,459
Sundries	11,414	8,036
Interest charge	81,088	297,766
Governance costs	169,042	148,458
	618,085	812,517
Analysed between:		
Housing	52,812	51,636
Residential care	130,824	129,192
Non housing	434,449	631,689
	618,085	812,517

Governance costs comprise:	2026 £	2025 £
Staff costs	111,084	108,784
Audit fees	18,720	17,700
Accountancy	3,600	-
Legal and professional	35,638	21,974
	169,042	148,458

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

9 Net movement in funds

	2026	2025
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable to the charity's auditor:		
- for the audit of the charity's financial statements	18,720	17,700
- for other financial services	3,600	-
Depreciation of owned tangible fixed assets	153,353	137,897

10 Board Of Trustees

None of the Board of Trustees (or any persons connected with them) received any remuneration or benefits from Sherburn House Charity during the year.

11 Employees

The average monthly number of employees during the year was:

	2026	2025
	Number	Number
	66	59

Employment costs	2026	2025
	£	£
Wages and salaries	1,653,100	1,591,133
Social security costs	183,640	144,315
Other pension costs	116,942	115,385
	1,953,682	1,850,833

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2026	2025
	Number	Number
£60,001 to £70,000	-	1
£120,001 to £130,000	1	1

Remuneration of key management personnel

The remuneration of key management personnel was as follows:

	2026	2025
	£	£
Aggregate compensation	325,594	290,544

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

12 Gains and losses on investments

Gains/(losses) arising on:	Endowment funds 2026 £	Endowment funds 2025 £
Revaluation of investments	2,066,379	853,663
Sale of investments	-	108,392
Revaluation of investment properties	290,000	10,000
	2,356,379	972,055

13 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

14 Tangible fixed assets

	Land	Buildings	Equipment	Motor vehicles	Total
	£	£	£	£	£
Cost					
At 1 April 2025	363,048	4,840,276	266,477	33,533	5,503,334
Additions	-	-	24,264	17,104	41,368
Disposals	-	-	(6,222)	(13,719)	(19,941)
At 31 March 2026	363,048	4,840,276	284,519	36,918	5,524,761
Depreciation and impairment					
At 1 April 2025	58,894	1,930,767	223,009	33,533	2,246,203
Depreciation charged in the year	1,993	126,069	21,870	3,421	153,353
Eliminated in respect of disposals	-	-	(6,222)	(13,719)	(19,941)
At 31 March 2026	60,887	2,056,836	238,657	23,235	2,379,615
Carrying amount					
At 31 March 2026	302,161	2,783,440	45,862	13,683	3,145,146
At 31 March 2025	304,154	2,909,509	43,468	-	3,257,131

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

14 Tangible fixed assets **(Continued)**

The net book value of:
Land contains £300,000 (2025: £300,000) which represents the value of land that is not depreciated; and
Buildings contains £2,208,728 (2025: £2,300,961) attributable to housing activities.

There is no record of the historical cost of the land and buildings held at deemed cost due to the length of ownership.

The freehold land and buildings were valued by Taylors, Chartered Surveyors, in October 1996 on an existing use basis.

The Charity has adopted the transitional rules of Financial Reporting Standard Number 15 and hence, the valuation will not be updated in future years having adopted the value as deemed historic cost.

15 Investment property

	2026 £
Fair value	
At 1 April 2025	8,310,000
Net gains or losses through fair value adjustments	290,000
At 31 March 2026	8,600,000

Investment property comprises agricultural, non agricultural and quarry. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 31 March 2026 by GSC Grays Chartered Surveyors, who are not connected with Sherburn House Charity. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

16 Fixed asset investments

	Listed investments £	Cash in portfolio £	Total £
Cost or valuation			
At 1 April 2025	29,472,480	106,950	29,579,430
Additions	9,806,520	1,981,408	11,787,928
Valuation changes	2,066,379	-	2,066,379
Disposals	(16,021,567)	-	(16,021,567)
At 31 March 2026	25,323,812	2,088,358	27,412,170
Carrying amount			
At 31 March 2026	25,323,812	2,088,358	27,412,170
At 31 March 2025	29,472,480	106,950	29,579,430

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

16 Fixed asset investments **(Continued)**

The historical cost of the investments at the balance sheet date was £20,324,761 (2025: £25,352,980).

At the year end the following investments represented more than 5% of the total value of the investment portfolio:

181,057 shares Fidelity UCITIS ICAV US Quality Income with market value £1,621,592

17 Stocks

	2026	2025
	£	£
Raw materials and consumables	-	6,645

18 Debtors

	2026	2025
Amounts falling due within one year:	£	£
Trade debtors	59,011	51,871
Prepayments and accrued income	155,578	115,697
	214,589	167,568

19 Loans and overdrafts

	2026	2025
	£	£
Other loans	-	4,444,792
Payable within one year	-	4,444,792

The long-term loans were secured by fixed charges over all cash and securities held.

The loan was settled in full during the year, hence £nil balance at year end.

20 Creditors: amounts falling due within one year

	2026	2025
	£	£
Borrowings	-	4,444,792
Other taxation and social security	32,863	57,796
Rents in advance	78,566	249,935
Trade creditors	12,971	65,149
Other creditors	130,645	126,838
Accruals and deferred income	114,774	244,681
	369,819	5,189,191

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

21 Retirement benefit schemes

	2026	2025
Defined contribution schemes	**£**	**£**
Charge to profit or loss in respect of defined contribution schemes	116,942	115,385

Sherburn House Charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of Sherburn House Charity in an independently administered fund.

22 Endowment funds

Endowment funds represent assets which must be held permanently by Sherburn House Charity. Income arising on the endowment funds can be used in accordance with the objects of Sherburn House Charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	At 1 April 2025	Incoming resources	Transfers	Gains and losses	At 31 March 2026
	£	£	£	£	£
Permanent endowments					
General	25,563,687	39,945	-	-	25,603,632
Extraordinary repair (inc refurb)	(4,055,032)	-	-	-	(4,055,032)
Education foundation	40,300	-	-	6,256	46,556
	21,548,955	39,945	-	6,256	21,595,156
Revaluation reserves					
Revaluation reserves - investment properties	8,274,477	-	-	290,000	8,564,477
Revaluation reserves - Investment portfolio (Brewin Dolphin)	3,192,806	-	-	3,093,909	6,286,715
Revaluation reserves - Investment portfolio (UBS)	1,033,636	-	-	(1,033,636)	-
	34,049,874	39,945	-	2,356,529	36,446,348

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22 Endowment funds **(Continued)**

Previous year:	At 1 April 2024 £	Incoming resources £	Transfers £	Gains and losses £	At 31 March 2025 £
Permanent endowments					
General	23,971,843	40,000	1,443,366	108,478	25,563,687
Extraordinary repair (inc refurb)	(4,357,032)	-	302,000	-	(4,055,032)
Education foundation	40,300	-	-	-	40,300
Revaluation reserves					
Revaluation reserves - investment properties	8,264,477	-	-	10,000	8,274,477
Revaluation reserves - Investment portfolio (Brewin Dolphin)	4,161,254	-	(1,236,924)	268,477	3,192,807
Revaluation reserves - Investment portfolio (UBS)	654,891	-	(206,442)	585,186	1,033,635
	32,735,733	40,000	302,000	972,141	34,049,874

23 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

Previous year:	At 1 April 2024 £	Incoming resources £	Resources expended £	At 31 March 2025 £
Discharge grant	-	1,469	(1,469)	-
Technology funding	-	2,000	(2,000)	-
	-	3,469	(3,469)	-

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

24 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2025	Incoming resources	Resources expended	Transfers	At 31 March 2026
	£	£	£	£	£
Homes England Grants	1,382,570	-	-	-	1,382,570
General funds	1,559,985	4,237,458	(3,307,115)	-	2,490,328
	2,942,555	4,237,458	(3,307,115)	-	3,872,898

Previous year:	At 1 April 2024	Incoming resources	Resources expended	Transfers	At 31 March 2025
	£	£	£	£	£
Homes England Grants	1,382,570	-	-	-	1,382,570
General funds	1,355,179	3,966,863	(3,460,057)	(302,000)	1,559,985
	2,737,749	3,966,863	(3,460,057)	(302,000)	2,942,555

25 Analysis of net assets between funds

	Unrestricted funds 2026	Endowment funds 2026	Total 2026
	£	£	£
At 31 March 2026:			
Tangible assets	3,145,146	-	3,145,146
Investment properties	-	8,600,000	8,600,000
Investments	-	27,412,170	27,412,170
Current assets/(liabilities)	727,752	434,178	1,161,930
	3,872,898	36,446,348	40,319,246

	Unrestricted funds 2025	Endowment funds 2025	Total 2025
	£	£	£
At 31 March 2025:			
Tangible assets	3,257,131	-	3,257,131
Investment properties	-	8,310,000	8,310,000
Investments	-	29,579,430	29,579,430
Current assets/(liabilities)	(314,576)	(3,839,556)	(4,154,132)
	2,942,555	34,049,874	36,992,429

Docusign Envelope ID: FCBA2B5E-8DD7-84D4-820C-AC76C3186097

26 Related party transactions

There were no disclosable related party transactions during the year (2025 - none).

27 Cash (absorbed by)/generated from operations

	2026	2025
	£	£
Surplus for the year	3,326,667	1,518,861
Adjustments for:		
Investment income recognised in statement of financial activities	(1,150,038)	(1,229,821)
(Gain)/loss on disposal of investments	-	491,608
Fair value gains and losses on investment properties	(290,000)	(10,000)
Fair value gains and losses on investments	(2,066,379)	(853,664)
Depreciation and impairment of tangible fixed assets	153,353	137,897
Movements in working capital:		
Decrease/(increase) in stocks	6,645	(688)
(Increase) in debtors	(47,021)	(1,830)
(Decrease)/increase in creditors	(374,580)	130,619
Cash (absorbed by)/generated from operations	(441,353)	182,982

28 Analysis of changes in net funds/(debt)

	At 1 April 2025	Cash flows	At 31 March 2026
	£	£	£
Cash at bank and in hand	860,846	456,314	1,317,160
Loans falling due within one year	(4,444,792)	4,444,792	-
	(3,583,946)	4,901,106	1,317,160