

PRIORY PARK

Charity Registration No 1000195

ANNUAL REPORT & ACCOUNTS

YEAR ENDED 31st MARCH 2025

PRIORY PARK

Charity Registration No 1000195

Year Ended 31st March 2025

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PRIORY PARK
Charity Registration No 1000195
Year Ended 31st March 2025

Trustee's Annual Report

The Trustee is pleased to present their report and accounts for the year ended 31 March 2025.

The accounts have been prepared in accordance with the accounting policies set out in note 2 to the accounts and comply with the Trust's governing document, the Charities Act 2011 and the Statement of Recommended Practice, Charities SORP (FRS102).

Objectives and activities

To be dedicated, held, used and enjoyed as and for the purposes of a public park for the benefit of the inhabitants of the Borough of Southend-on-Sea and the recreation of the public area.

The park covers about 33 acres of land and is one of the town's premier parks.

Priory Park contains fishing lakes, tennis & basketball courts, four bowling greens, football and cricket pitches, cycle paths, a children's playground, formal gardens, a café, the Southend Bandstand and the Prittlewell Priory Museum, which is itself a separate trust.

The park is administered and maintained by the City Council which meets any deficit incurred on running the park.

The Trustees in making decisions about the Trust make those decisions with due regard to the objects of the Trust.

In addition they have due regard to their legal duty to carry out the Trust's charitable purposes for the Public Benefit and the Charity Commissions' guidance thereon.

Achievements and performance

Priory Park is currently maintained to allow the purposes in its Governing document set out below to take place during the financial year 2024-25.

The Trust generated fees and charges income of £27,167 in 2025 (2024 £26,533) and facilities hire income of £2,464 (2024 £5,860).

The Trustee considers that the performance of the charity during the year was good.

Plans for the future

The Trustees intend to continue with the current activity and maintain the standards of Priory Park.

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Financial review

The total income for the year of £240,254 (2024 £244,966) includes a donation received from Southend City Council General Fund of £194,951 (2024 £195,666). This donation was received to cover the unrestricted deficit created by the fact that the cost of maintaining the park exceeded the net income of the charity and the cost of works carried out on fixed assets.

Reserves Policy

The trust does not need to hold reserves as any deficit which arises on the operation of the trust, should the trust have no funds to meet it, is funded by Southend on Sea City Council, which is sole trustee of the trust.

Going concern

Priory Park meets the definition of a public benefit entity under FRS102. There are no material uncertainties about the charity's ability to continue as a going concern.

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Structure, governance and management

Governing documents

The Trust's Governing document is in the form of an indenture signed on 21st February 1918. The original lands were then added to by conveyance on the following dates.

- 31st December 1923
- 3rd April 1925
- 10th May 1929

Trustee recruitment and training

Southend City Council elected members are corporate Trustees. Therefore, Councillors once elected become a corporate Trustee of the Trust.

Risk Assessment

The city council, when carrying out risk assessments for its own activities, includes within the assessment the activities of the trust, so any major risks applicable to the trust are covered by the council arranging appropriate insurance or having in place strategies to cover other contingencies.

Background

Priory Park was given in trust to the Borough Council in 1918 under a conveyance between Edward William Blackburn Scratton of the first part, Edward William Howell Blackburn Scratton of the second part, and Robert Arthur Jones of the third part. The park has been extended in later years on a similar basis.

The bowls pavilion was destroyed by fire during 2002/2003 and it was written out of the Trust's accounts in that year. A replacement was provided by Southend-on-Sea City Council and has therefore become the Council's property, and not part of the Trust's property.

Southend Bandstand was relocated from Clifftown Parade in 2008 due to unstable cliffs there.

A cycle path runs through the park forming part of the network of cycle ways across the city. The cost of the cycle path was paid for by The Cory Environmental Trust in Southend on Sea.

Statement of disclosure of information to auditors

So far as the trustees are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the charity's auditors are unaware, and each trustee has taken all the steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

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Reference and administrative details

Trustee

Southend-on-Sea City Council

Secretary/Treasurer to the Trust

Southend-on-Sea City Council

Address

Civic Centre
Victoria Avenue
Southend-on-Sea
Essex
SS2 6ER

Independent Examiner

TC Group
The Courtyard
Shoreham Road
Upper Beeding
Steyping
West Sussex
BN44 3TN

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Statement of Trustees' Responsibilities

The Trustees are responsible for preparing accounts which give a true and fair view of the state of affairs of the Charity as at the end of each financial year and the income and expenditure of the Charity for that period.

In preparing those accounts, the Trustees are required to:

- Select suitable and applicable accounting policies and then apply them consistently
- Make judgement and estimates that are reasonable and prudent
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the organisation will continue in business

The Trustees are also responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable it to ensure that the financial statements comply with charity legislation and the relevant governing instruments. They are responsible for safeguarding the Charity's assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Results

The Trust's financial results are as per the annexed accounts.

By order of the Trustees

| |
|--|
| <p>Signed</p> <p><i>Joe Chesterton</i></p> <p><u>Joe Chesterton (Jan 27, 2026 16:43:23 GMT)</u></p> <p>Joe Chesterton, Executive Director (Finance & Resources)</p> <p>Date 27/01/26</p> |
|--|

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Year Ended 31st March 2025

Independent Examiner's Report

I report on the accounts of the Trust for the year ended 31st March 2025, which are set out on pages 7 to 14.

Responsibilities and basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust 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.

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.

TC Group

Mark Cummins FCCA FCIE

For and on behalf of TC Group

Office: Steyning, West Sussex

Dated: 29 January 2026

PRIORY PARK

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Year Ended 31st March 2025

Statement of Financial Activities

| | | 2024/25 | 2024/25 | 2024/25 | 2023/24 |
|---------------------------------------|------|----------------|----------------|----------------|----------------|
| | | Unrestricted | Endowment | Total | Total |
| | | Funds | Funds | Funds | Funds |
| | Note | £ | £ | £ | £ |
| Income From | | | | | |
| Donations | 3 | 194,951 | - | 194,951 | 197,186 |
| Investments | 4 | 15,672 | - | 15,672 | 15,387 |
| Charitable activities | 5 | 29,631 | - | 29,631 | 32,393 |
| Total Income | | <u>240,254</u> | - | <u>240,254</u> | <u>244,966</u> |
| Expenditure on | | | | | |
| Charitable activities | 6 | 240,254 | 36,951 | 277,205 | 281,917 |
| Total expenditure | | <u>240,254</u> | <u>36,951</u> | <u>277,205</u> | <u>281,917</u> |
| Net expenditure and movement in funds | | - | (36,951) | (36,951) | (36,951) |
| Reconciliation of Funds | | | | | |
| Total funds brought forward | | - | 600,005 | 600,005 | 636,956 |
| Total funds carried forward | | - | <u>563,054</u> | <u>563,054</u> | <u>600,005</u> |

All income and gains for the year are recognised on the statement of financial activities. All the Charity's activities are classified as continuing.

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Balance Sheet

| | | 2024/25 | 2023/24 |
|--|------|----------------|----------------|
| | | Total | Total |
| | | Funds | Funds |
| | Note | £ | £ |
| Fixed Assets | | | |
| Tangible Assets | 7 | 478,610 | 515,561 |
| Investment Property | 8 | 84,444 | 84,444 |
| Total Fixed Assets | | 563,054 | 600,005 |
| Current Assets | | | |
| Cash at bank and in hand | | 950 | 840 |
| Total Current Assets | | 950 | 840 |
| Liabilities | | | |
| Creditors: Amounts falling due within one year | 9 | (950) | (840) |
| Net current assets/(liabilities) | | - | - |
| Total assets less current liabilities | | 563,054 | 600,005 |
| The funds of the charity | | | |
| Endowment funds | 10 | 563,054 | 600,005 |
| Total charity funds | | 563,054 | 600,005 |

Approved by the Trustee and signed on its behalf by an authorised signatory.

| | |
|---------------|--|
| Signed | Joe Chesterton |
| | Joe Chesterton (Jan 27, 2026 16:43:23 GMT) |
| | Joe Chesterton, Executive Director (Finance & Resources) Southend on Sea City Council for the Trustee |
| Date | 27/01/26 |

PRIORY PARK
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Year Ended 31st March 2025

Notes to the Accounts

Note 1 Legal Status

Priory Park is an unincorporated charity registered in England and Wales (charity number 1000195).

Note 2 Accounting Policies

Basis of preparation

The 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)), and the Charities Act 2011.

Priory Park meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s). There are no material uncertainties about the charity's ability to continue as a going concern as a result of the continued support of Southend Borough Council.

The financial statements are prepared in Pounds Sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest pound.

Cash Flow Statement

In accordance with the Charities SORP (FRS 102) the charity is claiming exemption from the requirement to prepare a cash flow statement on account of it being a small charity.

Income

Donations and other forms of voluntary income are recognised as incoming resources when receivable, except insofar as they are incapable of financial measurement.

Charitable activities - represent income from rent and are recognised when receivable.

Investment income is accounted for when receivable.

Expenditure

Expenditure is accounted for on an accrual basis exclusive of the element of VAT which is recoverable by Southend City Council in accordance with VAT Notice 749 para 7.5.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Tangible fixed assets and depreciation

Tangible fixed assets are capitalised at cost. Land is not depreciated. Buildings are depreciated on a straight-line basis over a period between 20 and 40 years.

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Note 2 Accounting Policies (continued)

Investment Property

Investment property is held at fair value with movements being taken to the Statement of Financial Activities.

Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments. No separate bank account is maintained by the Trust, therefore all income and expenditure pass through the City Council's account, and its cash balances are held within the City Council's general bank account.

Creditors and provisions

Creditors and provisions are recognised where the charity has present obligation resulting from a past event that will probably result in a transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.

Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. These funds are used to support the day-to-day operations and any other activities that align with the charity's mission.

Endowment funds are held in perpetuity, with the capital being invested to generate income. The income from these investments is used in accordance with the donor's wishes or the charity's governing documents to support specific projects or activities. The capital itself remains intact to ensure long-term financial stability.

Critical accounting estimates and judgements

In the application of the charity's accounting policies, the 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.

The trustees do not consider that there are any critical estimates or areas of judgement that need to be brought to the attention of the readers of the financial statements.

Note 3 Income from Donations

Donations of £194,951 (2024: £195,666) were from Southend City Council as the funding required to make up the operational deficit for the year. This donation is equitably apportioned across all operational trust expenditure.

Donations of £0 (2024: £1,520) were received from the public.

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Year Ended 31st March 2025

Note 4 Income from Investments

| | 2025 | 2024 |
|-----------------------------------|---------------|---------------|
| | £ | £ |
| Rent Priory Park Café | 7,605 | 7,605 |
| Rent Priory Park Bowling Pavilion | 4,150 | 4,150 |
| Rent Priory Park Lodge (part) | 3,876 | 3,599 |
| Interest | 41 | 33 |
| | <u>15,672</u> | <u>15,387</u> |

Note 5 Income from Charitable Activities

| | 2025 | 2024 |
|-----------------|---------------|---------------|
| | £ | £ |
| Facilities Hire | 2,464 | 5,860 |
| Fees & Charges | 27,167 | 26,533 |
| | <u>29,631</u> | <u>32,393</u> |

Note 6 Cost of Charitable Activities

| | 2025 | 2024 |
|-----------------------------|----------------|----------------|
| | £ | £ |
| Employees | 49,859 | 53,546 |
| Building/Ground Maintenance | 122,047 | 57,673 |
| Utilities | 41,354 | 53,011 |
| Transport | 908 | 996 |
| Insurance | 3,440 | 5,800 |
| Supplies & Services | 21,147 | 72,599 |
| Depreciation | 36,951 | 36,951 |
| Governance costs | 950 | 840 |
| Administration | 549 | 501 |
| | <u>277,205</u> | <u>281,917</u> |

The support costs incurred are the administration services provided by Southend City Council and governance costs. Total support costs for the year were £1,499 (2024: £1,341).

Governance costs comprise solely of fees paid to independent examiners. During the year £950 (2024: £840) was paid to the independent examiner in respect of examination services.

Employee costs relate to employees of the Council.

No staff were remunerated over £60,000 in the year.

The charity is managed by Southend City Council and doesn't have any key management personnel.

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Year Ended 31st March 2025

Note 7 Fixed Assets

| | Freehold Land & Buildings £ |
|--|-----------------------------------|
| Asset cost, valuation or revalued amount | |
| Balance as at 01/04/24 and 31/03/25 | <u>920,770</u> |
| Accumulated depreciation and impairment reviews | |
| Balance brought forward @ 01/04/24 | 405,209 |
| Charge for the year | 36,951 |
| Balance carried forward @ 31/03/25 | <u>442,160</u> |
| Net Book Value | |
| Brought forward @ 01/04/24 | 515,561 |
| Carried forward @ 31/03/25 | <u>478,610</u> |

Note 8 Investment Property

| | Investment Property £ |
|------------------------------------|-----------------------------|
| Fair Value | |
| Balance brought forward @ 01/04/24 | 84,444 |
| Revaluation | - |
| Balance carried forward @ 31/03/25 | <u>84,444</u> |

The charity's investment property consists of the Priory Park Café and was valued on 31 March 2025 by Jamie Redden MRICS.

Note 9 Creditors

Amounts falling due within one year

| | 2025 £ | 2024 £ |
|-----------------|------------|------------|
| Other Creditors | <u>950</u> | <u>840</u> |

Note 10 Endowment fund

The endowment fund arose from the donations of land as outlined in the background section of the trustees' report.

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Note 11 Trustee remuneration

No trustee was paid in respect of their services as a trustee in 2024 or 2025 and no expenditure was reimbursed.

Note 12 Related Party Transactions

During the year the trustee (Southend City Council) donated £194,951 (2024: £195,666) to the Trust in respect of the funding required to cover the operational deficit for the year and to cover the cost of works required on the fixed assets of the trust. Southend City Council collected a further £45,304 (2024: £47,780) on behalf of the Trust in respect of investment income and income generated from facilities hire. The Trust paid the Council £239,306 in respect of operating costs for the year (2024: £244,126).

Note 13 Comparative Funds

| | 2023/24 Unrestricted Funds restated £ | 2023/24 Endowment Funds restated £ | 2023/24 Total Funds Restated £ |
|--|---|--|--|
| Income From | | | |
| Donations | 197,186 | - | 197,186 |
| Investments | 15,387 | - | 15,387 |
| Charitable activities | 32,393 | - | 32,393 |
| Total Income | 244,966 | - | 244,966 |
| Expenditure on | | | |
| Charitable activities | 244,966 | 36,951 | 281,917 |
| Total expenditure | 244,966 | 36,951 | 281,917 |
| Net expenditure and movement in funds | - | (36,951) | (36,951) |
| Reconciliation of funds | | | |
| Total funds brought forward | - | 636,956 | 636,956 |
| Total funds carried forward | - | 600,005 | 600,005 |

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Note 14 Net Assets Between Funds

Year Ending 31st March 2025

| | Unrestricted | Endowment | Total |
|---------------------|--------------|-----------|---------|
| Fixed Assets | - | 563,054 | 563,054 |
| Current Assets | 950 | - | 950 |
| Current Liabilities | (950) | - | (950) |
| Total | - | 563,054 | 563,054 |

Year Ending 31st March 2024

| | Unrestricted | Endowment | Total |
|---------------------|--------------|-----------|---------|
| Fixed Assets | - | 600,005 | 600,005 |
| Current Assets | 840 | - | 840 |
| Current Liabilities | (840) | - | (840) |
| Total | - | 600,005 | 600,005 |