Charity registration number 1058375 (England and Wales)

THE HAWTHORNE MEADOW TRUST

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025



Caladine

Chartered Certified Accountants

THE HAWTHORNE MEADOW TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr D G Southgate Mrs R Southgate Mrs J E D'Lima Mr B Spencer Mrs M Spencer
Charity number	1058375
Principal address	Chantry House 22 Upperton Road Eastbourne East Sussex BN21 1BF
Independent examiner	John Caladine FCCA CTA FCIE Caladine Limited Chantry House 22 Upperton Road Eastbourne East Sussex BN21 1BF

THE HAWTHORNE MEADOW TRUST

CONTENTS

	Page
Trustees' report	1 - 2
Statement of Trustees' responsibilities	3
Independent examiner's report	4
Statement of financial activities	5
Statement of financial position	6
Notes to the financial statements	7 - 13

THE HAWTHORNE MEADOW TRUST

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 financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Trust deed, the Charities Act 2011 and "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).

Objectives and activities

The objects of the charity are as follows:

- to relieve persons who are in need by reason of financial hardship, ill health, unemployment or such other economic or social disadvantage in particular, but not limited to, those who are regular attenders at Meadow Way Chapel, Chapel Court, Hellesdon, Norwich or are associated with such Chapel and in particular, but not so as to limit the generality of the foregoing, to provide residential accommodation for those who are in charitable need because of their age, infirmity, disability or otherwise on terms appropriate to their means;

- Such other charitable purposes in particular, but not so as to limit the generality of the foregoing:
  - to further the religious and other charitable work of Meadow Way Chapel, Chapel Court, Hellesdon, Norwich;
  - the relief of poverty, ill-health, unemployment or such other economic or social disadvantage; and
  - for the advancement of education

Public benefit

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake, in particular the Charity Commission guidance on public benefit.

Achievements and performance

Significant activities and achievements against objectives

The trustees were very pleased that it was possible in the summer of 2025 to sign formal legal documentation to enable the approved building contractor to continue the development of Pinewood Court (which has now been officially named as Gallant Close). The development work is continuing to progress very well and the costs, which are monitored and reported on a monthly basis, continue to be within budget. The trustees expect that the development will be completed towards the end of 2026 or the beginning of 2027. A major task for the trustees during 2026 is to formulate a detailed plan for the letting and management of Gallant Close, including criteria for assessing the eligibility of members of the community who express an interest in occupying the bungalows.

The trustees continue to support the work of community workers who are on the staff of Gateway Vineyard Church and these workers continue to provide meaningful support to elderly members of the community in the Hellesdon area.

Financial review

The result for the year was a surplus on the general unrestricted fund of £27,970 (2024: deficit of £73,202) . General unrestricted reserves ended the year at £1,592,698 (2024: £1,564,728).

Reserves policy

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

Current high levels of unrestricted reserves are due to the receipt of substantial legacies which will enable the long planned for development of land owned by the charity to fulfil its primary purpose of providing accommodation for elderly people in need.

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

Structure, governance and management
The charity is an unincorporated charity (registered number 1058375) governed by a Declaration of Trust dated 6th August 1996.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr D G Southgate	
Mrs M Hammond	(Resigned 31 August 2025)
Mr D W E G Hammond	(Resigned 31 August 2025)
Mrs R Southgate	
Mrs J E D'Lima	
Mr B Spencer	
Mrs M Spencer	

Recruitment and appointment of trustees
New trustees are appointed by the existing trustees by virtue of their personal or professional qualifications to make a contribution to the pursuit of the objects of the management or the Charity.

The Trustees' report was approved by the Board of Trustees.

.....
Mr B Spencer
Trustee

Date: 24/09/2026

THE HAWTHORNE MEADOW TRUST

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees 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).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THE HAWTHORNE MEADOW TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE HAWTHORNE MEADOW TRUST

I report to the trustees on my examination of the financial statements of The Hawthorne Meadow Trust (the charity) for the year ended 31 December 2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

I have completed my examination. I confirm that no 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 charity as required by section 130 of the Charities Act 2011.

2 the financial statements do not accord with those records; or

3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

John Caladine FCCA CTA FCIE
Caladine Limited
Chantry House
22 Upperton Road
Eastbourne
East Sussex
BN21 1BF
Date: 28 September 2026

THE HAWTHORNE MEADOW TRUST

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from:			
Donations and legacies	**2**	50,000	-
Investments	**3**	22,584	31,138
Other income	**4**	30	10
Total income		72,614	31,148
Expenditure on:			
Charitable activities	**5**	44,644	104,350
Total expenditure		44,644	104,350
Net income/(expenditure) and movement in funds		27,970	(73,202)
Reconciliation of funds:			
Fund balances at 1 January 2025		1,564,728	1,637,930
Fund balances at 31 December 2025		1,592,698	1,564,728

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

THE HAWTHORNE MEADOW TRUST

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Property, plant and equipment	**11**		497,731		295,000
Current assets					
Trade and other receivables	**12**	27,509		4,897	
Cash at bank and in hand		1,069,258		1,267,831	
		1,096,767		1,272,728	
Current liabilities	**13**	(1,800)		(3,000)	
Net current assets			1,094,967		1,269,728
Total assets less current liabilities			1,592,698		1,564,728
Net assets			1,592,698		1,564,728
The funds of the charity					
Unrestricted funds	**14**		1,592,698		1,564,728
			1,592,698		1,564,728

The financial statements were approved by the trustees on 24/09/2026

Mr B Spencer
Trustee

1 Accounting policies

Charity information

The Hawthorne Meadow Trust is an unincorporated charity governed by a Declaration of Trust dated 6th August 1996.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") 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)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the 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 freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

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

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the 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.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1 Accounting policies (Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Property, plant and equipment

Property, plant and equipment 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 basis:

Freehold land and buildings	not depreciated

These are not depreciated as the land & buildings are to be developed as set out in the Trustees' Report.

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.

1.7 Impairment of non-current assets

At each reporting end date, the 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).

1.8 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. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The 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 charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1 Accounting policies (Continued)

Basic financial assets

Basic financial assets, which include trade and other receivables 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 trade and other payables 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 payables 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 payables 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 the charity's contractual obligations expire or are discharged or cancelled.

1.10 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 the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Income from donations and legacies

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Legacies	50,000	-

3 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Interest receivable	22,584	31,138

4 Other income

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Other income	30	10

5 Expenditure on charitable activities

	Unrestricted Funds 2025 £	Unrestricted Funds 2024 £
Direct costs		
Community worker support grant	10,000	-
Property insurance	1,198	1,581
Property and building site costs	-	61,138
Professional fees	24,655	31,024
Council fees and utilities	5,878	7,468
Bank charges	118	139
Software and IT expenses	195	-
	42,044	101,350
Share of support and governance costs (see note 6)		
Governance	2,600	3,000
	44,644	104,350
Analysis by fund		
Unrestricted funds	44,644	104,350

6 Support costs allocated to activities

	2025 £	2024 £
Governance costs	2,600	3,000
Analysed between:		
Unrestricted Funds	2,600	3,000

6 Support costs allocated to activities (Continued)

Governance costs comprise:	2025 £	2024 £
Independent examination fees	500	900
Accountancy	1,700	2,100
Bookkeeping and VAT	400	-
	2,600	3,000

7 Net movement in funds

The net movement in funds is stated after charging/(crediting):

	2025 £	2024 £
Fees payable to the charity's independent examiner:		
- for the independent examination of the charity's financial statements	500	900
- for other assurance services	1,700	2,100
- for other financial services	400	-

8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

9 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Total	-	-

There were no employees whose annual remuneration was more than £60,000.

10 Taxation

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

11 Property, plant and equipment

	Freehold land and buildings	Assets under construction	Total
	£	£	£
Cost			
At 1 January 2025	295,000	-	295,000
Additions	-	202,731	202,731
At 31 December 2025	295,000	202,731	497,731
Carrying amount			
At 31 December 2025	295,000	202,731	497,731
At 31 December 2024	295,000	-	295,000

The Land & Buildings relate to plots of land at the rear of 94, 96 and 98 Hawthorne Avenue, Norwich, together with land and buildings at 100 Hawthorne Avenue, Norwich.

Building work has now commenced on development of this site, with these costs recognised as Assets under Construction, until the project is complete.

12 Trade and other receivables

	2025	2024
Amounts falling due within one year:	£	£
Other receivables	26,254	4,897
Prepayments and accrued income	1,255	-
	27,509	4,897

13 Current liabilities

	2025	2024
	£	£
Accruals and deferred income	1,800	3,000

14 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 January 2025	Incoming resources	Resources expended	At 31 December 2025
	£	£	£	£
General funds	1,564,728	72,614	(44,644)	1,592,698

14 Unrestricted funds (Continued)

Previous year:	At 1 January 2024	Incoming resources	Resources expended	At 31 December 2024
	£	£	£	£
General funds	1,637,930	31,148	(104,350)	1,564,728

15 Events after the reporting date

The Trust is expecting a significant sum of money from the Estate of Dennis Brian Bush deceased, although the timing of this is unknown.

16 Related party transactions

During the year the charity entered into the following transactions with related parties:

£199,700 (2024: 0) was paid to Hawthorne Meadow Trust CIO for the development of the Pinewoods site. The trustees of both entities are the same.

A loan of £25,798 to Hawthorne Meadow Trust CIO (2024: £200).