REGISTERED COMPANY NUMBER: 05494606 (England and Wales)
REGISTERED CHARITY NUMBER: 1110824

REPORT OF THE TRUSTEES AND

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

FOR

THE MARGERY MAPLETHORPE TRUST

Cook & Partners Limited
Manufactory House
Bell Lane
Hertford
Hertfordshire
SG14 1BP

THE MARGERY MAPLETHORPE TRUST

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THE MARGERY MAPLETHORPE TRUST

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of 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

Objectives and aims

The principal activity of the trust during the year was that of a charity, the object of which was to provide for the relief of aged poor persons in the areas of the Urban district of Ware, the Borough of Hertford, and the Rural districts of both Ware and Hertford , through the provision of good value rented accommodation.

Significant activities

The Trust's properties were fully let during the year resulting in an overall surplus in Property Income for the year of £44,622.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

During the year under review the trust produced net incoming resources of £55,820, as well as unrealized investment gain of £47,524. The trust trust had investment loss on disposal during the year of £6,816.32.
This resulted in a net increase in funds of £96,528.
After all such movements, the total fund balance at the Balance sheet date was £6,486,595.

Investment performance

The Investment Fund is managed on a continual basis by J.M.Finn & Co Stockbrokers, who work closely with the trustees in trying to achieve the investment aims of the trust.

FINANCIAL REVIEW

Investment policy and objectives

The investment policy was changed from purely targeting income to targeting a return from income and capital growth over the long term with a medium risk profile. The trustees believe this change better reflects reality in a low interest environment and gives increased flexibility in investment decisions consistent with the aims of the charity.

Reserves policy

The Trust seeks to maintain general working capital levels at a position which covers routine annual expenditure, with a sufficient surplus to meet unforeseen property maintenance expenditure.

From April 2015, the property measurement has changed from the cost model to the revaluation model. As a result, additional reserves are shown representing the revaluation reserve.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

The organisation is a Charitable company limited by guarantee , and was incorporated on 29th June 2005, and registered as a charity on 30th June 2005.
In October 2012, all the Charity's procedures and policies were incorporated in to a comprehensive manual which sets out all the policies , procedures and standards by which the Charity is run . This is made available to all current and prospective trustees.

Recruitment and appointment of new trustees

New trustees are recruited, trained and inducted on to the Board as and when required.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The trust has five Trustees and a Secretary who meet three times a year and they are responsible for the strategic direction and policy of the Charity.
The Trustees come from a variety of professional backgrounds relevant to the work of the Charity.
The Secretary undertakes the day to day provision of administrative services, including Bookkeeping, maintenance of the records, and liaison with the Trustees regarding decisions on expenditure. All expenditure is authorised by the Board of Trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
05494606 (England and Wales)

Registered Charity number
1110824

Registered office
24 Castle Street
Hertford
Hertfordshire
SG14 1HP

Trustees
J A Monk
A J Monk
R M Horwood
G P Monk
P K C Wisbey

Company Secretary
Mrs G Perkins

Independent Examiner
Cook and Partners Limited, Chartered Accountants
Cook & Partners Limited
Manufactory House
Bell Lane
Hertford
Hertfordshire
SG14 1BP

Approved by order of the board of trustees on 13 March 2026 and signed on its behalf by:

R M Horwood - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE MARGERY MAPLETHORPE TRUST

Independent examiner's report to the trustees of The Margery Maplethorpe Trust ('the Company')
I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2025.

Responsibilities and basis of report
As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

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:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.

Cook and Partners Limited, Chartered Accountants

Cook & Partners Limited
Manufactory House
Bell Lane
Hertford
Hertfordshire
SG14 1BP

13 March 2026

THE MARGERY MAPLETHORPE TRUST

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 Unrestricted fund £	2024 Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Rents Received		136,849	124,774
Investment income	2	17,582	17,877
Total		154,431	142,651
EXPENDITURE ON			
Raising funds	3	95,391	88,690
Charitable activities			
General		3,221	2,059
Total		98,612	90,749
Net gains on investments		40,708	16,528
NET INCOME		96,527	68,430
RECONCILIATION OF FUNDS			
Total funds brought forward		6,390,068	6,321,638
TOTAL FUNDS CARRIED FORWARD		6,486,595	6,390,068

The notes form part of these financial statements

BALANCE SHEET
31 DECEMBER 2025

	Notes	2025 Unrestricted fund £	2024 Total funds £
FIXED ASSETS			
Tangible assets	7	5,684,275	5,661,284
Investments	8	677,814	643,836
		6,362,089	6,305,120
CURRENT ASSETS			
Debtors	9	6,152	9,002
Cash at bank		120,898	78,490
		127,050	87,492
CREDITORS			
Amounts falling due within one year	10	(2,544)	(2,544)
NET CURRENT ASSETS		124,506	84,948
TOTAL ASSETS LESS CURRENT LIABILITIES		6,486,595	6,390,068
NET ASSETS		6,486,595	6,390,068
FUNDS	11		
Unrestricted funds		6,486,595	6,390,068
TOTAL FUNDS		6,486,595	6,390,068

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

(a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

continued...

BALANCE SHEET - continued
31 DECEMBER 2025

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 13 March 2026 and were signed on its behalf by:

R M Horwood - Trustee

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

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

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

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	-	25% on cost

Taxation
The charity is exempt from corporation tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Freehold and long leasehold properties
This consists of Maplethorpe Court , together with the associated land, 10 flats within the Mitre Court development, and 3 flats within the Fusion Development, Broadmeads, Ware.

Land is not depreciated.

In accordance to the revaluation model no depreciation is charged to the buildings. The properties will be revalued on a yearly basis by the trustees with gains or losses shown on the Statement of Financial Activities based on market values.

The policy is in accordance with FRS102, and is considered to show a true and fair view of the properties held by the Company.

The company has a policy of regular maintenance and repair which is charged in the Statement of Financial Activities and the asset is unlikely to suffer from economic obsolescence.

Investments

Investments are shown at Market Value.

Realised Gains and Losses are included in the accounts on the date on which a contractual obligation is entered into.

continued...

1. ACCOUNTING POLICIES - continued

Freehold and long leasehold properties
Unrealised Gains and Losses are computed by reference to the market value of the investments at the balance sheet date compared to the brought forward cost or valuation.

2. INVESTMENT INCOME

	2025	2024
	£	£
Dividends and Interest	17,582	17,877

3. RAISING FUNDS

Investment management costs

	2025	2024
	£	£
Portfolio management	3,163	3,072

	2025	2024
	£	£
Direct housing costs	92,228	85,618

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

5. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2025	2024
Secretarial Staff	1	1

No employees received emoluments in excess of £60,000.

continued...

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
INCOME AND ENDOWMENTS FROM	
Charitable activities	
Rents Received	124,774
Investment income	17,877
Total	142,651
EXPENDITURE ON	
Raising funds	88,690
Charitable activities	
General	2,059
Total	90,749
Net gains on investments	16,528
NET INCOME	68,430
RECONCILIATION OF FUNDS	
Total funds brought forward	6,321,638
TOTAL FUNDS CARRIED FORWARD	6,390,068

7. TANGIBLE FIXED ASSETS

	Long leasehold £	Improvements to property £	Fixtures and fittings £	Totals £
COST OR VALUATION				
At 1 January 2025	5,535,000	126,284	804	5,662,088
Additions	-	22,991	-	22,991
At 31 December 2025	5,535,000	149,275	804	5,685,079
DEPRECIATION				
At 1 January 2025 and 31 December 2025	-	-	804	804
NET BOOK VALUE				
At 31 December 2025	5,535,000	149,275	-	5,684,275
At 31 December 2024	5,535,000	126,284	-	5,661,284

continued...

7. TANGIBLE FIXED ASSETS - continued

Cost or valuation at 31 December 2025 is represented by:

	Long leasehold £	Improvements to property £	Fixtures and fittings £	Totals £
Valuation in 2025	-	22,991	-	22,991
Valuation in 2021	1,098,448	-	-	1,098,448
Valuation in 2015	2,557,118	-	-	2,557,118
Cost	1,879,434	126,284	804	2,006,522
	5,535,000	149,275	804	5,685,079

8. FIXED ASSET INVESTMENTS

The investment portfolio includes investment assets held in the UK and the United States of America.

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Rent Arrears	5,252	5,252
Prepayments	900	3,750
	6,152	9,002

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Accrued expenses	2,544	2,544

11. MOVEMENT IN FUNDS

	At 1.1.25 £	Net movement in funds £	At 31.12.25 £
Unrestricted funds			
General fund	6,390,068	96,527	6,486,595
TOTAL FUNDS	6,390,068	96,527	6,486,595

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	154,431	(98,612)	40,708	96,527
TOTAL FUNDS	154,431	(98,612)	40,708	96,527

continued...

11. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.24 £	Net movement in funds £	At 31.12.24 £
Unrestricted funds			
General fund	6,321,638	68,430	6,390,068
TOTAL FUNDS	6,321,638	68,430	6,390,068

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	142,651	(90,749)	16,528	68,430
TOTAL FUNDS	142,651	(90,749)	16,528	68,430

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.24 £	Net movement in funds £	At 31.12.25 £
Unrestricted funds			
General fund	6,321,638	164,957	6,486,595
TOTAL FUNDS	6,321,638	164,957	6,486,595

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	297,082	(189,361)	57,236	164,957
TOTAL FUNDS	297,082	(189,361)	57,236	164,957

continued...

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2025.

THE MARGERY MAPLETHORPE TRUST

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Investment income		
Dividends and Interest	17,582	17,877
Charitable activities		
Rents Received	136,849	124,774
Total incoming resources	154,431	142,651
EXPENDITURE		
Raising donations and legacies		
Direct Housing Costs	92,228	85,618
Investment management costs		
Portfolio management	3,163	3,072
Charitable activities		
Secretarial Costs	1,150	1,150
Insurance	274	274
Sundries	1,197	35
	2,621	1,459
Support costs		
Governance costs		
Auditors Remuneration	600	600
Total resources expended	98,612	90,749
Net income before gains and losses	55,819	51,902
Realised recognised gains and losses		
Realised (losses)/gains on fixed asset investments	(6,816)	-
Unrealised (losses/gains on fixed asset investments	47,524	16,528
Net income	96,527	68,430

THE MARGERY MAPLETHORPE TRUST

GENERAL INCOME AND EXPENDITURE ACCOUNT
(Non-housing activities)
FOR THE YEAR ENDED 31ST DECEMBER 2025

	2025		2024	
	£	£	£	£
INCOME				
Investment Income (net)		17,333		17,171
Other Investment Income		249		704
		17,582		17,875
EXPENDITURE				
Donation	-		-	
Insurance	274		274	
Audit Fee	600		600	
Brokers Fees	3,163		3,072	
Secretary's salary and expenses	1,150		1,150	
Legal and Professional	-		-	
Sundry Expenses	1,197		35	
		6,384		5,131
GENERAL SURPLUS for the year	(63.7%)	11,198	(71.3%)	12,744
Property Revenue Accounts:				
Mitre Court Surplus		22,624		15,633
Maplethorpe Court Surplus		8,011		12,234
Fusion Surplus		13,987		11,290
Total Surplus for the year		£55,820		£51,901

THE MARGERY MAPLETHORPE TRUST

PROPERTY REVENUE ACCOUNT – MITRE COURT

FOR THE YEAR ENDED 31ST DECEMBER 2025

	2025		2024	
	£	£	£	£
INCOME				
Rents Receivable		52,920		49,464
EXPENDITURE				
Management:				
Agents' Fees and Commission		(3,175)		(2,968)
Administration:-				
Secretary's Salary and Expenses				
Audit Fee	5,258		5,207	
Membership Fee	600		600	
Legal Fees	321		314	
Insurance	-		-	
Insurance Payout	514		475	
	(2,210)		-	
		(4,483)		(6,596)
Service Charge		(18,615)		(17,192)
General Maintenance		(4,023)		(7,075)
GENERAL SURPLUS for the year	(42.8%)	£22,624	(31.6%)	£15,633

THE MARGERY MAPLETHORPE TRUST

PROPERTY REVENUE ACCOUNT – MAPLETHORPE COURT

FOR THE YEAR ENDED 31ST DECEMBER 2025

	2025		2024	
	£	£	£	£
INCOME				
Rents Receivable		57,161		52,141
EXPENDITURE				
Management:-				
Agents' Fees and Commission		(3,404)		(3,128)
Administration:-				
Insurance	3,983		4,075	
Secretary's Salary and Expenses	5,258		5,207	
Audit Fee	600		600	
Membership Fee	321		314	
Legal Fees	-		-	
		(10,162)		(10,196)
General Maintenance and Insurance		(35,584)		(26,583)
GENERAL SURPLUS for the year	(14.0%)	£8,011	(23.5%)	£12,234

THE MARGERY MAPLETHORPE TRUST

PROPERTY REVENUE ACCOUNT – FUSION

FOR THE YEAR ENDED 31ST DECEMBER 2025

	2025		2024	
	£	£	£	£
INCOME				
Rents Receivable		24,561		23,170
EXPENDITURE				
Management:-				
Agents' Fees and Commission		(1,474)		(1,390)
Administration:-				
Secretary's Salary and Expenses	1,577		1,562	
Audit Fee	600		600	
Membership Fees	96		94	
Legal Fees	-		-	
Insurance	154		142	
		(2,427)		(2,398)
Ground Rent		(900)		(900)
Service Charge		(5,545)		(5,562)
General Maintenance		(228)		(1,630)
GENERAL SURPLUS for the year	(56.9%)	£13,987	(48.7%)	£11,290

THE MARGERY MAPLETHORPE TRUST

SCHEDULE OF INVESTMENTS 31ST DECEMBER 2025

Capital Investments	Cost £	Market Value 31.12.25	Net Income £
Accenture PLC CLA 'A' USD 40 Shares	12,617	7,965	103
Alphabet INC Capital Stock USD 55 Shares	7,416	12,777	15
ASML Holdings NV Euro 30 shares	10,341	24,097	143
AstraZeneca order 120 shares	9,341	16,548	294
BB Healthcare Trust 0 Redeemable Ord USD0.001	13,192	-	470
BHP Billiton PLC 980 Ord USD 0.50	14,268	22,138	818
CG Portfolio Fund 0 shares	12,679	-	-
Cooper Cos Inc.com 0 Shares	11,852	-	-
Croda International 0 Ord £0.10609	13,031	-	300
Diageo PLC 0 Ord 28 101/108p shares	3,898	-	220
Digital 9 Infrastructure PLC 0 Shares	13,177	-	-
Dolwais Group PLC 0 shares	2,979	-	-
Experian PLC 500 Ord USD 0.10	12,926	16,815	237
First Sentier Investors 0 shares	12,408	-	-
Genus PLC 550 Ord £ 0.10	13,138	14,273	176
Givaudan 3 shares	9,256	8,837	120
GlaxoSmithKline PLC 1,360 Ord 25p share	22,482	24,813	857

THE MARGERY MAPLETHORPE TRUST

SCHEDULE OF INVESTMENTS 31ST DECEMBER 2025

Capital Investments	Cost £	Market Value 31.12.25	Net Income £
Halma order **400 shares**	9,437	14,152	92
Howden Joinery Group **0 Ord Share**	11,745	-	320
Henderson Investment Funds Ltd 0 Shares	25,058	-	728
Hitachi JPY 50 525 Shares	12,449	12,182	-
International Paper Co Com USD1 457 Shares	15,826	13,360	757
Intertek Group 220 Ord £0.01	11,786	10,117	352
Invesco Fund Manager 5624 IP Monthly Inc.	10,804	10,294	611
Japan Income & Growth Trust 9200 shares	17,810	20,700	410
Johnson & Johnson 170 COM STK USD1	6,998	26,112	557
JP Morgan American Investment Trust 3100 shares	14,925	34,782	406
JP Morgan Chase & Co COM USD 35 Shares	7,582	8,370	-
Legal & General 3900 Ord GBP 0.025	9,245	10,214	838
Lloyds Bank 24500 Ord GBP 0.10	18,496	24,069	816
M&G Securities Ltd Global Division 5500 Shares	15,958	21,216	611
Maitland International Services Limited 0 Ord shares	12,833	-	51
Melrose Industries Plc 0 Shares	9,069	-	-
Microsoft Corp 55 US$0.001	6,455	19,742	238
MI Twentyfour 150 Gross Bond	16,648	15,070	800

THE MARGERY MAPLETHORPE TRUST

SCHEDULE OF INVESTMENTS 31ST DECEMBER 2025

Capital Investments	Cost £	Market Value 31.12.25	Net Income £
Pacific Horizon Investment Trust Ord GBP 0.10 1600 Shares	12,198	12,480	-
Polar Capital Technology Trust PLC 2600 Shares	12,241	12,064	-
Prudential 0 Ord £0.05	11,652	-	80
RELX PLC 700 Ord £0.1444	12,011	21,140	450
Rathbone Unit Trust 28,000	24,297	24,629	1,215
Rio Tinto 360 Ord 10p Shares	9,498	21,578	1,024
Schneider Electric SE 115 shares	15,365	23,549	316
Schroder Investment Fund Company 22000 Shares	19,867	20,341	-
Spirax Sarco Engineering 175 Shares	14,849	11,935	291
Stewart Investors Asia Pacific Leaders B Acc 1600 Shares	17,037	17,659	-
SVS Church House Investment management 9,478	11,021	10,735	493
Syncona Limited Ord NVP 0 shares	15,080	-	-
The Magnum Ice Cream Co NPV 91 Shares	-	1,072	-
The Renewables Infrastructure GRP 11000 Shares	15,635	7,579	835
Thermo Fisher Scientific INC COM STK USD 25 Shares	10,824	10,752	14

THE MARGERY MAPLETHORPE TRUST

SCHEDULE OF INVESTMENTS 31ST DECEMBER 2025

Capital Investments	Cost £	Market Value 31.12.25	Net Income £		
Unilever Plc 455 Ord 1.4p Shares	4,666	19,632	705		
United Kingdom Treasury 0.875% 22/10/2029 16000 Shares	14,422	14,392	70		
United Kingdom Treasury 4.125% 22/07/2029 14500 Shares	15,112	14,898	299		
Vinci EUR2.50 65 shares	7,112	6,803	44		
Visa Inc STK Class A shares 100 shares		15,549		26,030	157
Total Investments	**£686,561**	**£658,322**		**£17,333**	