Company registration number 07292924 (England and Wales)

Charity registration number 1138224 (England and Wales)

SHEPHERDS DENE

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

SHEPHERDS DENE

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Elisabeth Rowark Alistair Jenkins Reverend Barbara Hilton The Venerable Rachel Wood Ingrid Hall Horne	 (Appointed 20 September 2025)
Charity number	1138224	
Company number	07292924	
Registered office	Shepherds Dene Retreat House Slaley Road Riding Mill Northumberland NE44 6AF	
Independent examiner	Robson Laidler Accountants Limited Fernwood House Fernwood Road Jesmond Newcastle upon Tyne Tyne and Wear England NE2 1TJ	
Bankers	The Co-operative Bank PO Box 250 Skelmersdale WN8 6WT	
Solicitors	Muckle LLP Time Central 32 Gallowgate Newcastle upon Tyne NE1 4BF	

SHEPHERDS DENE

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SHEPHERDS DENE

TRUSTEES' REPORT (INCLUDING DIRECTORS' 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 governing document, the Companies Act 2006 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 objectives of the charity are to advance the Christian religion by the provision of a house of retreat, primarily but not exclusively for members of the Church of England who are resident in the Dioceses of Newcastle and Durham and beyond, which may also be used for any other charitable purpose which, in the opinion of the trustees, will maintain and strengthen the religious and educational life of its users.

Shepherds Dene Retreat House is a grade two listed building set in 27 acres of land comprising formal garden, woodlands, and fields. It is open throughout the year to any who wishes to come for a time of spiritual refreshment, relaxation, wellbeing and education. Members of the public are welcome to walk in the grounds and many local residents chose to do so.

As a Church of England Retreat House, Shepherds Dene welcomes guests of all faiths and none, from the UK and abroad.

The house has a chapel, a prayer house and other quiet places. There is a programme of events mainly, although not exclusively, centred on the Christian faith. There are events involving music, crafts, guided visits to sites of historical and spiritual significance and walks in the beautiful surrounding countryside. Our focus is on spiritual, physical, mental wellbeing and, cultural and educational engagement.

Shepherds Dene is being used increasingly for writing retreats, both by groups of fictional authors and by PhD students. We are seeking to broaden our offer to reach a wider audience while keeping to the spirit of objectives and activities.

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

Achievements and performance

2025 saw Allison Hilton enter her second full year as Director of Shepherds Dene, after taking up her appointment in December 2023.

We reported in 2023 that Shepherds Dene had become a major beneficiary of the estate of the late Dorothy Smith. (Dorothy was a lovely lady who often came on pilgrimages and other trips in the SD programme, and also booked in for sustained personal retreats from time to time.) During the course of 2024 we had received a tranche of £100,000 from the estate. Dorothy also left us her house 3 Park View, a 2 bedroomed stone-built terraced cottage in Park Village near Haltwhistle. After careful deliberation, 3 site visits, and the advice of 3 well-established regional estate agents, the trustees had decided to sell the property as it stood, rather than invest in the major restoration that would be needed. All 3 estate agents recommended an asking price of £100,000. The house was put on the market by Rook Matthew Sayer. It quickly achieved an offer of the original asking price, which was accepted.

The sale was finally completed early in 2025, but not before a late request from the vendor for a £5000 'goodwill' discount. We resisted this request, pointing out that we believed the price to be fair, and that as trustees we were obliged to achieve best value for our trust.

This quick sale also had the benefit of bringing forward the registration of the land, which was being undertaken on our behalf by Cartmell Shepherd, the executors. This in turn, being the only outstanding transaction, led to the completion of Dorothy's estate and the receipt of the final tranche of funds from the Executors. The final sum received overall was £225,000. As far as we can tell this is the largest gift the house has received outside of the initial gift of the house itself to the diocese of Newcastle by the Newell family. Some of this money was invested in the CCLA fund

The dawn of 2025 saw the house straight into the restoration of the historic staircase, which dominated the entrance hall, and the laying of a new bespoke carpet throughout the staircase, hall, lounge and central corridor. This project had been an aspiration over many years. (We were about to address it when Covid hit, and all capital projects had to be put on the back burner.) Finding a replacement carpet of quality, for an affordable price proved challenging. Dave Crampton of Silkwood Flooring proved very helpful. First of all he suggested installing a 'runner' carpet down the 2 main flights of stairs. He also recommended simply taking the carpet pattern right up to the edge of the floor area, in the hall, lounge and floor area without creating a border. This would enable the carpet to be laid in 2 sections and be much more cost-effective. We therefore ordered from Silkwood a bespoke carpet in the 'Durham Carpets' tradition, which was to be woven on looms now located in Poland. The staff chose the pattern in shades similar to the carpet being replaced.

John McManners and Allison Hilton managed this project for SD. The bespoke carpet was woven in November. We asked Silkwood to keep it in their warehouse until the beginning of January, This being a quiet time when the carpet could be installed with minimum disruption.

We also engaged with Langley Flooring, a specialist restorer of woodwork. On Wed Jan 1st the stair carpet was stripped. On the 2nd and 3rd Langley restored and waxed the stairs, which would now be more exposed, with the installation of the runner. On 6th and 7th January Silkwood took up and disposed of the old carpet and laid the new one.

Later Silkwood returned to install brass retaining rods on the stairs. Langley returned to restore the oak paneling alongside the stairs. They also replaced some missing 'barley sugar' spindles, restored the rest of the bannister and tightened the remaining spindles.

Allison acquired a number of second-hand dark-leather sofas and armchairs of good quality, to complete the refurbishment of the lounge.

This work was done with the minimum of disruption, without causing any loss of income. The result was not only aesthetically pleasing and in harmony with the Arts and Crafts design of the house, it also restored the safety of the staircase to the highest level.

The trustees have commissioned a small plaque to be hung alongside the staircase, acknowledging the work done, the kind donations of many towards the project, and the generosity of Dorothy Smith's bequest.

In March 2024 the board had said goodbye to 2 trustees, who had given much distinguished service: namely Philip Davies (from Durham diocese) and Derek Nicholson (from Newcastle diocese). It was decided to do a skills audit of the present board in order to identify gaps to be filled. Alistair Jenkins undertook this task. Recruiting the trustees we needed required some negotiation with Newcastle diocese, to partially restructure their representation on the board. This enabled the board to directly appoint one new trustees. Ingrid Horne was appointed on the 20 December 2025. We are in active conversation with another experienced candidate, who would very much address the identified needs.

Appointments by the diocese of Durham have been on hold during the very long interregnum between diocesan bishops, so there remains a vacancy for a trustee to be nominated by the Bishop of Durham. (Philip Davies was the last such nominee.)

John McManners stood down as chair in September 2025, having completed 12 years as a trustee (the last 6 years as chair). Alistair Jenkins has kindly agreed to take over. He has served on the board for a number of years and given a great deal of wise and helpful counsel. He is currently Finance and Operations Director at St Chad's College, in the University of Durham. He lives and worships in Corbridge. John agreed to serve as acting chair during a transitional period which was completed on January 31st.

A Quinquennial Inspection by Maya Polenz was completed and presented in 2025. This is a very thorough and comprehensive piece of work which requires careful appraisal and prioritising of the work to be undertaken. We have however addressed some matters. (Issues to do with the staircase for example, have all now been resolved with the completion of the restoration project.)

The Coach House cottage continues to function well in collaboration with our partners Sykes, the letting agency. This cottage was relaunched upon the market some two and a half years ago after a major refurbishment of the building and the courtyard. The arrangement with Sykes has increased the occupancy and the income of the cottage. It is also a flexible arrangement that enables us to retain certain days/weeks when the cottage is needed for overflow accommodation from the house. We continue to work with Sykes to optimise the use of the cottage.

The Trustees have also decided to take the first steps in the restoration of the Stable Block, which is part of the same complex. The Coach House and Stable Block sit at right angles to each other and form two sides of a quadrangle around the central court yard. The other sides are bounded by a high wall which incorporates an entrance. The wall and buildings are all built in local stone and are of a design integrity with the main house. The Stable Block comprises two loose boxes which open directly from the yard. Above them sits a hay loft. The stone-flagged pitched roof is punctuated at the front by a short pitched extension which, in its day, permitted a hoist at the front to lift bales of hay and straw into the loft through a high opening.

We have engaged Howarth Litchfield to work with us and Alistair Jenkins is to project manage. HL recommended a phased approach. So far we have undertaken phases one and two. Phase one saw the submission of various designs for the refurbished cottage. The preferred option was the creation of a two-story, one-bedroom cottage. This would create another space which could be let with Sykes. This would conserve the Stable Block, provide a sustainable future for the building, and provide a new source of revenue for S/D.

Phase two saw HL make a preapplication for this development to the local authority. The trustees have decided not to proceed with phase 3. At this point the project will be paused. Given the issues raised by the QI report, there will need to be careful prioritisation of resources. Such a pause would also give us time to raise additional funds for the Stable Block redevelopment project if we decided to go ahead.

Early in 2025 the trustees were approached by Connect, a Sunderland ecumenical network. They were currently managing a programme of support for clergy wellbeing, called 'Keeping it Together' funded by the Henry Smith Foundation. They asked if SD would be interested in taking over the management of the program. The reasons were threefold:
(i) Sunderland Connect was soon to disband, but the program was up and running and well received. They had a well-established delivery team in place, and they and Henry Smith would like it to continue.
(ii) They had already run some retreats at SD, which had been very successful.
(iii) The reach of the program had grown well beyond its original Sunderland footprint and SD, as a retreat house for both the NE dioceses would be a more appropriate body to manage the project and to be a venue for some of the events.

After conversations between JMc and AH, Bev Fozzard of Connect and Dave Burke who was leading the delivery of the program (along with Rachel Boughton) we agreed to explore further. There followed conversations with Henry Smith, who were keen to continue the program and to maintain their funding, and Dave Burke came to address the trustees and answer questions. We decided to take over the program, which has run well throughout the rest of the year. There is every prospect of its continuance in 2026 with continued support from the Henry Smith Foundation.

Allison has sustained and developed a number of her initiatives from last year, including afternoon teas, Christmas lunches and a summer Arts and Craft Fayre.

Allison has also extensively reviewed and renewed our Health and Safety protocols and run a program of staff training.

During the course of the year there have been some staff resignations and some challenges with staff illnesses. Allison has managed these circumstances well with some excellent new recruits and the staff covering occasional crises very well and positively

Financial review

Incoming resources

Total incoming resources for the year amounted to £371,394 (2024: £603,348). This included income from lettings of £320,146 (2024: £354,804) and income from grants, donations and legacies amounted to £28,627 (2024: £220,175)

Expenditure during the year

Outgoings were £466,021 (2024: £443,369) within which, staffing costs were £249,299 (2024: £236,595).
Net deficit of £95,508 was made (2024: surplus £159,979).

Reserves policy

It is the trustees' policy to maintain free reserves at a minimum of three months' operating expenditure. At 31 December 2025, the free reserves (those not tied up in restricted funds or fixed assets) were below the desired level however given the current cost of living pressures, this is not an unexpected position.

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.

Charity Constitution

The charity is governed by the Charity Commission Scheme dated 17 May 2011 and is registered with the Charity Commission under number 1138224.

The 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:

Elisabeth Rowark	
Reverend RJ McManners	(Resigned 23 March 2026)
Alistair Jenkins	
Venerable Rick Simpson	(Resigned 16 June 2026)
Reverend Barbara Hilton	
The Venerable Rachel Wood	
Ingrid Hall Horne	(Appointed 20 September 2025)

Induction and training of new trustees

Under the Charity Commission scheme the Newcastle Diocesan Society is the custodian trustee of the charity. Shepherds Dene is the sole corporate trustee of the charity and the constitution of the corporate trustee specifies that its directors and trustees shall include

1. The Bishop of Durham (or his/her nominee);
2. The Bishop of Newcastle (or his/her nominee);
3. The Archdeacon of Northumberland or such other archdeacon from his/her diocese a he /she may choose to nominate from time to time;
4. The Archdeacon of Durham or such other archdeacon from his diocese as he may choose to nominate from time to time;
5. Two nominees of the Newcastle Diocesan Board of Finance;
6. Two nominees of the Durham Diocesan Board of Finance.

In addition, those trustees may appoint up to 2 other trustees.

Key management remuneration
The Trustees/Directors of Shepherds Dene receive no salaries, expenses or other emoluments, for the work that they undertake on behalf of the Retreat House. The role of Director is a salaried post of full time employment, with responsibility for the strategic development, financial performance and promotion of Shepherds Dene and its programmes. The Director has responsibility for the management, welfare and development of staff and volunteers of Shepherds Dene, the care and wellbeing of guests, the maintenance of the fabric of the house and gardens and the management of the financial resources. No accommodation is provided for the Director unlike most other retreat houses.

Investment powers
The charity's governing document permits wide powers of investment. The trustees generally follow the ethical investment policy of the Central Board of Finance of the Church of England.

Related charities
The charity is part of the work of Newcastle and Durham Diocese and is related to other charities established for the furtherance of that work.

Risk Management
The trustees are continuing to review risks. They are conscious of the need to maintain strong links with both Dioceses, in the light of further reductions in diocesan grant support, and to continue to review staffing.

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

.....
Alistair Jenkins
Trustee

Date: 23 September 2026

SHEPHERDS DENE

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF SHEPHERDS DENE

I report to the trustees on my examination of the financial statements of Shepherds Dene (the charity) for the year ended 31 December 2025.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law), you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006.

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the Companies Act 2006 and are eligible for independent examination, 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

Since the charity's gross income exceeded £250,000, the independent examiner must be a member of a body listed in section 145 of the Charities Act 2011. I confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

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 386 of the Companies Act 2006.

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

3 the financial statements do not comply with the accounting requirements of section 396 of the Companies Act 2006 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; or

4 the financial statements 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 financial statements 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 financial statements to be reached.

AP

Ashlynn Pownall FCCA
Robson Laidler Accountants Limited
Fernwood House
Fernwood Road
Jesmond
Newcastle upon Tyne
Tyne and Wear
NE2 1TJ
England

Dated: 23 September 2026

SHEPHERDS DENE

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2025

Current financial year

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Total 2024 £
Income from:					
Donations and legacies	2	8,261	20,366	28,627	220,175
Charitable activities	3	320,146	-	320,146	354,804
Other trading activities	4	22,621	-	22,621	28,369
Total income		351,028	20,366	371,394	603,348
Expenditure on:					
Raising funds	5	2,182	-	2,182	3,916
Charitable activities	6	456,090	7,749	463,839	439,453
Total resources expended		458,272	7,749	466,021	443,369
Net gains/(losses) on investments	11	(881)	-	(881)	-
Net movement in funds		(108,125)	12,617	(95,508)	159,979
Fund balances at 1 January 2025		2,776,815	3,580	2,780,395	2,620,416
Fund balances at 31 December 2025		2,668,690	16,197	2,684,887	2,780,395

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

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

SHEPHERDS DENE

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2025

Prior financial year

	Notes	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Income from:				
Donations and legacies	2	220,175	-	220,175
Charitable activities	3	354,804	-	354,804
Other trading activities	4	28,369	-	28,369
Total income		603,348	-	603,348
Expenditure on:				
Raising funds	5	3,916	-	3,916
Charitable activities	6	438,048	1,405	439,453
Total resources expended		441,964	1,405	443,369
Net gains/(losses) on investments	11	-	-	-
Gross transfers between funds		(14)	14	-
Net movement in funds		161,370	(1,391)	159,979
Fund balances at 1 January 2024		2,615,445	4,971	2,620,416
Fund balances at 31 December 2024		2,776,815	3,580	2,780,395

SHEPHERDS DENE

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible assets	**13**		2,611,985		2,621,191
Investments	**14**		30,119		-
			2,642,104		2,621,191
Current assets					
Stocks	**15**	3,306		4,030	
Debtors	**16**	10,064		120,808	
Cash at bank and in hand		105,448		102,604	
		118,818		227,442	
Creditors: amounts falling due within one year	**17**	(51,035)		(43,238)	
Net current assets			67,783		184,204
Total assets less current liabilities			2,709,887		2,805,395
Creditors: amounts falling due after more than one year	**18**		(25,000)		(25,000)
Net assets			2,684,887		2,780,395
The funds of the charity					
Restricted income funds	**20**		16,197		3,580
Unrestricted funds	**21**		2,668,690		2,776,815
			2,684,887		2,780,395

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 December 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the trustees on 23 September 2026

.....

Alistair Jenkins
Trustee

SHEPHERDS DENE

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 £	£	2024 £	£
Cash flows from operating activities					
Cash generated from operations	**24**		33,929		54,223
Investing activities					
Purchase of tangible fixed assets		(85)		(4,985)	
Purchase of investments		(31,000)		-	
Net cash used in investing activities			(31,085)		(4,985)
Net cash generated from financing activities			-		-
Net increase in cash and cash equivalents			2,844		49,238
Cash and cash equivalents at beginning of year			102,604		53,366
Cash and cash equivalents at end of year			105,448		102,604

1 Accounting policies

Charity information

Shepherds Dene is a private company limited by guarantee incorporated in England and Wales. The registered office is Shepherds Dene Retreat House, Slaley Road, Riding Mill, Northumberland, NE44 6AF.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006, 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 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. 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.

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.

1.5 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 Accounting policies **(Continued)**

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:

Freehold land and buildings	Not depreciated
Kitchen & catering equipment	Straight line over 15 years
Fixtures and fittings	Straight Line over 5 years

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 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed 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).

1.9 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.

1.10 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.

1.11 Retirement benefits

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

2 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	3,261	-	3,261	2,925	-	2,925
Legacies	-	-	-	212,250	-	212,250
Grants	5,000	20,366	25,366	5,000	-	5,000
	8,261	20,366	28,627	220,175	-	220,175

2 Income from donations and legacies (Continued)

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Grants						
Newcastle Diocesan Board of Finance	5,000	-	5,000	5,000	-	5,000
Henry Smith Charity	-	20,366	20,366	-	-	-
	5,000	20,366	25,366	5,000	-	5,000

3 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Operation of retreat house	320,146	354,804

4 Income from other trading activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Art sales	389	430
Bar sales	5,085	7,778
Stall sales	3,021	3,786
Rent receivable	14,126	16,375
Other trading activities	22,621	28,369

5 Expenditure on raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Trading costs		
Stall purchases	341	965
Other trading activities	1,841	2,951
	2,182	3,916

6 Expenditure on charitable activities

	Operation of retreat house 2025 £	Operation of retreat house 2024 £
Direct costs		
Staff costs	249,299	236,595
Depreciation and impairment	9,291	10,267
Gas and Electric	45,844	50,839
Sundry Expenses	1,993	2,210
Repairs and Maintenance	50,109	44,362
Food Purchase	42,952	38,296
Admin and Publicity	41,573	25,045
Water and Sewerage	5,382	13,778
Cleaning and Laundry	9,164	9,229
	455,607	430,621
Share of support and governance costs (see note 7)		
Support	8,198	8,088
Governance	34	744
	463,839	439,453
Analysis by fund		
Unrestricted funds	456,090	438,048
Restricted funds	7,749	1,405
	463,839	439,453

7 Support costs allocated to activities

	2025	2024
	£	£
Accountancy and bookkeeping	8,198	8,088
Governance costs	34	744
	8,232	8,832
Analysed between:		
Operation of retreat house	8,232	8,832

Support costs includes payments to the independent examiners of £4,170 (2024: £3,972) for the independent examination.

8 Net movement in funds

	2025	2024
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	4,170	3,966
Depreciation of owned tangible fixed assets	9,291	10,267

9 Trustees

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

10 Employees

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
House staff	21	16

Employment costs	2025	2024
	£	£
Wages and salaries	231,499	220,367
Social security costs	11,293	10,233
Other pension costs	6,507	5,995
	249,299	236,595

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

10 Employees (Continued)

Remuneration of key management personnel

The remuneration of key management personnel was as follows:

	2025	2024
	£	£
Aggregate compensation	48,083	46,087

11 Gains and losses on investments

	Unrestricted funds 2025	Unrestricted funds 2024
Gains/(losses) arising on:	£	£
Revaluation of investments	(881)	-

12 Taxation

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

13 Tangible fixed assets

	Freehold land and buildings	Kitchen & catering equipment	Fixtures and fittings	Total
	£	£	£	£
Cost				
At 1 January 2025	2,612,880	62,468	120,650	2,795,998
Additions	-	-	85	85
At 31 December 2025	2,612,880	62,468	120,735	2,796,083
Depreciation and impairment				
At 1 January 2025	34,579	31,992	108,236	174,807
Depreciation charged in the year	1,821	2,915	4,555	9,291
At 31 December 2025	36,400	34,907	112,791	184,098
Carrying amount				
At 31 December 2025	2,576,480	27,561	7,944	2,611,985
At 31 December 2024	2,578,301	30,476	12,414	2,621,191

13 Tangible fixed assets **(Continued)**

Freehold Property
Included in freehold property is freehold land of £830,806 (2024: £830,806), which has not been depreciated.

The freehold property represents freehold land and buildings. The property was donated to the charitable company on 17 May 2011 at fair market value and is shown at cost, plus any subsequent additions.

The property is Grade II listed and as a result is maintained in a good state of repair. Depreciation is charged on an annual basis to write the value of the property down to its estimated residual value in 100 years.

14 Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 January 2025	-
Additions	31,000
Valuation changes	(881)
At 31 December 2025	30,119
Carrying amount	
At 31 December 2025	30,119
At 31 December 2024	-

15 Stocks

	2025 £	2024 £
Raw materials and consumables	3,306	4,030

16 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	8,522	21,918
Other debtors	-	590
Prepayments and accrued income	1,542	98,300
	10,064	120,808

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

17 Creditors: amounts falling due within one year

	2025	2024
	£	£
Other taxation and social security	6,002	6,517
Trade creditors	5,497	8,374
Other creditors	35,082	24,381
Accruals and deferred income	4,454	3,966
	51,035	43,238

18 Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Borrowings	25,000	25,000

19 Retirement benefit schemes

Defined contribution schemes	2025	2024
	£	£
Charge to profit or loss in respect of defined contribution schemes	6,507	5,995

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

20 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.

	At 1 January 2025	Incoming resources	Resources expended	Transfers	At 31 December 2025
	£	£	£	£	£
Keeping It Together	-	20,366	(4,169)	-	16,197
Carpet Fund	3,580	-	(3,580)	-	-
	3,580	20,366	(7,749)	-	16,197

20 Restricted funds **(Continued)**

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Transfers	At 31 December 2024
	£	£	£	£	£
Woodland Fund	335	-	(340)	5	-
The Muckle Fund	1,056	-	(1,065)	9	-
Carpet Fund	3,580	-	-	-	3,580
	4,971	-	(1,405)	14	3,580

Carpet Fund
The carpet fund relates to donations received to renew the carpets.

Keeping It Together
Grant funding of the 'Caring for Clergy' project to remote and foster the mental health and general wellbeing of Anglican clergy and lay leaders in the Sunderland area and beyond.

21 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	Transfers	Gains and losses	At 31 December 2025
	£	£	£	£	£	£
General funds	2,776,815	351,028	(458,272)	-	(881)	2,668,690

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2024
	£	£	£	£	£	£
General funds	2,615,445	603,348	(441,964)	(14)	-	2,776,815

22 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
At 31 December 2025:			
Tangible assets	2,611,985	-	2,611,985
Investments	30,119	-	30,119
Current assets/(liabilities)	51,586	16,197	67,783
Long term liabilities	(25,000)	-	(25,000)
	2,668,690	16,197	2,684,887

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 December 2024:			
Tangible assets	2,621,191	-	2,621,191
Current assets/(liabilities)	180,624	3,580	184,204
Long term liabilities	(25,000)	-	(25,000)
	2,776,815	3,580	2,780,395

23 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).

24 Cash generated from operations	2025 £	2024 £
(Deficit)/surplus for the year	(95,508)	159,979
Adjustments for:		
Fair value gains and losses on investments	881	-
Depreciation and impairment of tangible fixed assets	9,291	10,267
Movements in working capital:		
Decrease/(increase) in stocks	724	(791)
Decrease/(increase) in debtors	110,744	(112,568)
Increase/(decrease) in creditors	7,797	(2,664)
Cash generated from operations	33,929	54,223

25 Analysis of changes in net funds

	At 1 January 2025	Cash flows	At 31 December 2025
	£	£	£
Cash at bank and in hand	102,604	2,844	105,448
Loans falling due after more than one year	(25,000)	-	(25,000)
	77,604	2,844	80,448