St Germans Priory Trust

Directors' Report for 2025

1. The Lease (lasting 50 years) between the diocese and the Priory Trust was agreed between the diocesan legal representatives and the Trust and signed on May 19th 2016. Therefore we completed nine years as the responsible body for the St Germans Priory on May 19th 2025.
2. We had five trustees and two very active friends who are invited to Trustee meetings. We met on 10 occasions throughout the year with minuted meetings.
3. We are solvent with modest funds in the accounts (approximately £10,000 as of November 30th 2025). Accounts have been independently audited (by Christopher Cook) and submitted to the Charities Commission and Companies House.
4. Church services took place throughout the year roughly every two weeks. There were several weddings and funerals. Our strength is that we can welcome congregations of up to 250 people. Bellringers practised weekly on Thursday evenings.
5. The Priory is open between 9am and 5pm every day with an active rota of village volunteers opening and closing.
6. We have active What's App volunteer groups: one for Trustees (seven people), one for volunteers (23 people) and another for the opening and closing rota (10 people).
7. We have had a most successful year with events of a very varied nature.
8. A major event took place with Raynor Winn and the Gigspanner Band attended by 250 people.
9. Another major event celebrating Black History Month called Stolen from God was attended by 80 people.
10. There were several classical music events. A full orchestra from Jopes Mill performed in July with soloists, attended by about 150 people. A smaller ensemble performed in September attended by about 80 people.
11. We have an active relationship with Carn to Cove. This led to two events, a modern circus and an Indian dance and music event, both attended by about 60 people.
12. We had a very successful oral history event, the Seventeenth Century Show, attended by 60 people.
13. Our contemporary music events were led by Gracenote Productions, a company based in St Germans. This led to two events: a gig by Haunt the Woods , attended by 200 people and a 1929 film (Sunrise) accompanied by live music

by Wurlitza, a local music group specialising in live music accompaniment of silent films. The latter was attended by 70 people.

14. We delivered a Christmas Market in November 2025. This was a great success with many people attending from the village and beyond and raising over £2300. Several choirs performed, including the local primary school choir.
15. Pilgrims have been using the Celtic Way beginning at St Germans Priory. Pilgrims stayed the night in the Priory for a donation according to what the pilgrims could afford, between 20-30 in 2025.
16. We have actively engaged with local schools. Our local primary school have held services and events in the Priory. Liskeard Community Secondary School organised a trip of pupils with special needs to spend a day at the Priory in collaboration with the Priory Trust.
17. The Priory Trust has led on a project funded by the Arts Council England of approximately £13,000. This has resulted in the South East Cornwall Arts website with other stakeholders being Jopes Music and The Piggery at Hole near St Not. Other arts venues are joining this initiative. An emailing list of about 1000 people are regularly contacted.
18. A very significant grant has been secured from the National Heritage Lottery Fund of £88,000 towards a feasibility report for a larger bid to transform the Priory for contemporary use. This was match funded by the following grants:
    - St Germans Community Shop: £500
    - The Councillor Community Grant (Kate Ewart): £100
    - Carew Pole Fund
    - Truro Diocese
19. As well as the above grants, money has been raised as follows:

- There are people who give donations monthly under Gift Aid (currently over £1000 per year)
- We receive card donations through the Goodbox and wall donations from visitors (currently over £1000 per year).

20. The Priory is on the Visit Cornwall website.
21. The Trustees met monthly during the year. I would like to thank my fellow Trustees: Fiona Bristow, Bob Foulkes, Jacqueline Perez and Michael Johnson. We thank Hugh Parker, Jo Buchanan and Denise Unitt for their time as Trustees.
22. I would also like to thank three very active friends of the Trust: Helen Hocking (Treasurer) and Sue Brownlow.
23. The Trust website has been updated with information and latest news.
24. The St Germans Priory has succeeded in remaining open and sustainable.

Richard Laugharne
Chair of Trustees
December 30th 2025

Cash at Bank and in hand			
General Account		1,925	8076
Deposit		18,882	11699
		20,807	19,775
Debtors	6	2,431	1,501
		23,238	**21,276**
Current Liabilities			
Creditors	6	**(4,787)**	**0**
Net Assets		**18,451**	**21,276**
Funds			
Restricted Funds	3	4,673	3,000
Unrestricted Funds	3	13,778	18,276
Total		**18,451**	**21,276**

Contingent liabilities and commitments

At the year end the Trust had entered into commitments relating to activities funded by an Arts Council grant, where payment was dependent on confirmation and receipt of the grant after the year end.

As at 30th November 2025, the trustees were aware of the following potential expenditure, which had not been confirmed at the year end and therefore has not been provided for in these accounts:

Ticket subsidy for Piggery event: £368

Event subsidy for Jopes event (novel and inclusion activities):

Contingency costs relating to Piggery variation request: £466

The total potential commitment amounted to **£1,571.**

The trustees expect these costs to be met from the Arts Council grant once received. No liability has been recognised in these accounts as the obligation was not confirmed at the balance sheet date.

Post Balance Sheet Event

Arts Council Grant

Subsequent to the year end, the Priory Trust has received confirmation from Arts Council England (ACE) that the balance of £1,420 of the ACE grant (£13,350 in total) will be received in 2026. This confirmation was not known at the time of the year end and therefore the amount has not been recognised as a debtor in the balance sheet as at 30 November 2025. There will also be further commitments of £1,571 that the Priory will be required to pay.

National Lottery Heritage Fund Grant

On 16 December 2026, the Priory Trust was notified that it had been awarded a grant of c.£88k from the National Heritage Lottery Fund.

The grant will support a £94k project to develop a comprehensive strategy for the development of the Priory in order to sustain and enhance its long-term use.

As the award was confirmed after the reporting date, no income has been recognised in these financial statements in respect of this grant.

M. A. Cook

21-2-2026.

30 November 2025

Charity No. 1151027

Company House, Company no 08382480

Accounts for the period 1/12/24-30/11/25

	Note	Unrestricted Funds 2025	Restricted Funds 2025	Total Funds 2025	Total Funds 2024
Income		£	£	£	£
Charitable Activities					
Donations	1	2,988		2,988	4,237
Contributions from Parochial Church Counci	1	2,045		2,045	1,843
Hire Fees & Events	2	13,897		13,897	3,626
Christmas Fayre	2	2,981		2,981	2,850
Grant Income	3		16,895	16,895	4,350
Other Income	4	449		449	268
Total Income		**22,360**	**16,895**	**39,256**	**17,173**
Expenditure on:					
Charitable activities - Events & Hire Costs	2	11,711	1,185	12,896	
Christmas market Costs	2	654		654	
Grant Funded Project expenditure	3		13,457	13,457	
Insurance		5,732		5,732	5,561
Utilities (Water & Electricity)		1,349		1,349	1,575
Repairs and Maintenance		5,424	580	6,005	2,169
Fees		119		119	240
Miscellaneous	5	1,868		1,868	791
Total Expenditure		**26,858**	**15,222**	**42,080**	**10,336**
Net (Expenditure) / Income					
Outgoing Resources for the year		**(4,497)**	**1,673**	**(2,824)**	**6,837**
Reconciliation of Funds					
Total Funds Brought Forward		**18,276**	**3,000**	**21,276**	**14,439**
Movement in Funds		**(4,497)**	**1,673**	**(2,824)**	**6,837**
Total Funds Carried Forward		**13,779**	**4,673**	**18,452**	**21,276**

I confirm that the primary finance report is an accurate and true record

C. A. Cook 21-2-2026

Chris Cook

Clerk and Finance Officer (CILCA) (PIALC)

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