THE THOMAS FREKE AND LADY NORTON CHARITY

Registered Company number 09071364

Registered Charity Number 1157967

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 30TH JUNE 2026

This is the twelfth Annual Report and Financial Statements of the Company/Charity which superseded the Un-incorporated charity "The Thomas Freke and Lady Norton Charity" Charity Commission Number 200824.

Embedded within this report is the report of the Thomas Freke and Lady Norton Endowed Charity whose finances are linked to the Thomas Freke and Lady Norton Charity.

THE THOMAS FREKE AND LADY NORTON CHARITY

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 30TH. JUNE 2026

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THE THOMAS FREKE AND LADY NORTON CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION 2025 – 2026

Trustees	Mr. J. Michael E. Scott Mr. George. Arkell Mrs. Alison C. Talbert Mr. Spencer Davies Mr Philip Sapwell Mrs Rebecca Sperti	
Clerk to the Trustees	Mr. Barry T. Compton	
Charity/Company Office	23 Chedworth Gate Broome Manor Swindon	SN3 1NE
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling Kent	ME19 4JQ
Investment Managers	Mr Marius Hutcheson Quilter Cheviot Ltd. Senator House 85 Queen Victoria Street London	EC4V 4AB
Land Agents	Mr Stephen Thompstone MRICS 16 Alexander Drive Cirencester Gloucestershire	GL7 1UG
Solicitors	RWK Goodman Newbridge Square Swindon Wiltshire	SN1 1BY
And	Charles Russell Speechlys Lypiatt Road Cheltenham Gloucestershire	GL50 2QJ
Independent Examiners	K. J. Brindley and Co 47 Well Cross Road Robinswood Gloucester	GL4 6RA

THE THOMAS FREKE AND LADY NORTON CHARITY
COMPANY NUMBER 09071364, REGISTERED CHARITY NUMBER 1157967
REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30TH. JUNE 2026
(INCORPORATING DIRECTORS' REPORT)

The Trustees present this their twelfth report of the new company/charity together with the financial statements of the company/charity for the year ended 30th June. 2026.

CONSTITUTION

The company/charity is the successor of two old local charities both founded in Hannington, Wiltshire, in 1718. On 4th June 2014 a new company, limited by guarantee, "The Thomas Freke and Lady Norton Charity" (No. 9071364) was incorporated by the Registrar of Companies for England and Wales, and subsequently registered as a charity with the Charity Commission. On 14th. October 2014 the Charity Commission Scheme governing the unincorporated charity (No 200824) was replaced by a new scheme (Charity Commission No 1157967-01) and the name of the charity changed to "The Thomas Freke and Lady Norton Endowed Charity"

Two investment properties, Roundhill Farm, Highworth and Snowswick Farm, Buscot are permanently endowed to the charity, The Thomas Freke and Lady Norton Endowed Charity (Reg Number 1157967). The company, The Thomas Freke and Lady Norton Charity (Reg Number 9071364) acts as sole Trustee, both properties to be held in trust for the objects of the charity.

The remainder of the assets, both fixed and invested are held directly by the company.

The charity will be treated as forming part of the company for the purposes of Part 8 (accounting) of the Charities Act 2011

The company/charity also administers the assets and working of the old Kate Light Bequest.

TRUSTEES/DIRECTORS

The following have been trustees/directors during the year: 1st July 2025 to 30th June 2026

	Mr. J. Michael E. Scott	
	Mr. George Arkell	
	Mrs. Alison Clare Talbert	
	Mr. Spencer Davies	(re-appointed April 2026)
	Mrs. Rebecca Sperti	
Nominated Trustee	Mr Philip Sapwell	

METHOD OF APPOINTMENT OF TRUSTEES

All trustees except the Nominated trustee are appointed by resolution of the existing trustees, to serve for a three-year term. The Nominated trustee, subject to a resolution of approval by the existing trustees, is appointed by the Hannington Parish Council, to serve for a three-year term

All trustees may be reappointed at the end of their three-year period of office. The minimum number of trustees is four. If the number falls below this level action must be taken at the next trustee meeting to ensure the minimum number is achieved. The maximum number is seven.

OBJECTS

The charity/company uses income from its investments to award grants to local organisations and individuals within its Area of Benefit, which consists of the parish of Hannington in the Borough of Swindon and its five adjacent parishes, as set out in the governing documents. These grants are to benefit the local community and to assist the needy. The charity intends to continue this activity.

THE THOMAS FREKE AND LADY NORTON CHARITY
REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30TH. JUNE 2026
(CONTINUED)

POLICIES

Day to day administration is dealt with by the Clerk to the Trustees. All property owned as investment property by the charity is administered by the appointed Land Agent and the Property Committee of Trustees The management of investments is administered by the specialist Investment Manager and by the CCLA.

DEVELOPMENT

1. The Clerk remains the sole employee of the company.

2. The trustees of the Property Committee, along with the Land Agent and Savills, the specialist development agents have continued the ongoing work to obtain planning consent for the development of housing on a parcel of land on Roundhill Farm. After eight years work, consisting of all of the required surveys and associated planning requirements, the Outline Planning Applications have been submitted to the Swindon Borough Council. Following the election result of 2026 the charity still awaits decisions. The costs of all the work towards planning consent have been taken from the charity's resources with the ultimate aim of producing the maximum income from the proposed development of the land. The Land Agent has been keeping the trustees up to date with all the possibilities for this land. The interest from potential developers of the land continues. The Tenant of Roundhill Farm has been assured that he will be compensated for the loss of the area from the farm.

3. This year marks the retirement of the charity's long term, 25 years, Investment Manager, at Quilter/Cheviot. His replacement, Mr Marius Hutcheson has been appointed to replace him..

4. K. J. Brindley and Co have been re-appointed as Independent Examiners to carry out the Independent Examination of the Accounts for 2025/2026.

5. The Examiner had, last year, noticed the double payment of an invoice to one of the companies involved in the planning Application preparation. During this year that anomaly has been solved, further work by the company has had the double payment deducted from the new invoice.

6. Throughout the year the company has continued to regularly utilise the electronic banking facility arranged through the Charities Aid Foundation Bank. During the year the number of trustees authorised to complete payments by this means remains at three. The Clerk initiates all payments then being completed by one of the other authorisers.

7. One of the founding reasons for the existence of the charity is the presentation of gifts to the needy pensioners of the area of benefit. The only way to provide these is, through the use of Bank cheques for the Christmas Gifts. The trustees continue to acknowledge that the issuance of these cheques as the payment method of the gifts to needy pensioners now causes difficulties to some of those pensioners because there are now so few bank branches. As no viable alternative method of getting the gift to recipients exists within the present GDPR regulations the trustees will continue to issue cheques. All but one of the recipients of the cheques were able to cash them this year.

8. The charity runs the Kate Light Bequest with its funds held in the charity's COIF Charities Ethical Investment Fund Account at the CCLA. Income from this has enabled the Kate Light Bequest to continue to provide chocolates and other gifts for the village children at Christmas. The accounts for the Kate Light Bequest are included within the accounts of the charity as the Restricted Income Fund

DEVELOPMENT (CONTINUED)

9. The charity holds only the minimum limited level of personal data necessary for the distribution of grants and has, as a result, been registered as a non-fee-paying entity with the Information Commissioners Office (ICO)

10. An adopted change in the granting process has been continued this year. Namely that an additional proviso being given with each successful grant application that it must be called within a 12 month period of the granting, if not called in that time a re-application must be made.

11. It has been decided to update the electronic communications address of the charity. Work has been done to adopt an email Domain and provide separate addresses for the clerk and trustees thus removing the current names on the email addresses. The system adopted will enable all officers of the charity to access all documentation of the charity.

12. The buildings at the Queens Platinum Jubilee Wood (QPJW) have been rented out to a local resident to use as his storage facility. He also keeps a regular lookout on the rest of the woodland.

13. The area known as the Queens Platinum Jubilee Wood has continued to develop with the majority of the trees now growing well. Some of the trees are now at least 3metres tall. The “Beating Up”, the replacement of any dead trees and the maintenance of the area surrounding the trees, has progressed with the costs being covered by the continuing grants from the Swindon Borough Council. The donors, who contributed in the purchase of QPJW have been kept updated with the progress of the woodland.

ACTIVITIES.

The Trustees of the charity met on their usual four occasions in the year, in September and November 2025 and in March and June 2026 rotating their locations each time.
Much of the work of the charity throughout the year has continued to be conducted via electronic communication primarily between the clerk and individual trustees through emails.

The Property Committee met 10 times during the year. The Land Agent attended 4 and one was attended by the solicitor from Charles Russell Speechlys. The Property Committee reported to the full trustee meeting at each of its meetings. Throughout the continuing work on the Roundhill Farm project the trustees feel it is vitally important that this committee continually assesses its progress. As the planning submission has been achieved we wait for continuing progress

1 The most pressing activity this year has been the continuing work on the new requirements to obtain planning consent for the project on Roundhill Farm, this has included additional survey work and the submission of a second planning application to cover the new access points from the roads and across the verges. Funding for this activity has continued to come from resources, so much so that it has resulted, yet again, in a financial deficit this year before profit on revaluation and disposal of investment assets is accounted for. This had been anticipated but it is hoped that this expenditure will later become beneficial to the charity and the local economy in future years.

2. The charity has continued the maintenance of the two social Investment pieces of land in Hannington. Two associated companies are contracted to carry out the maintenance of the Village Field and of Ambrose Walk.
It was decided to continue the change of the mowing pattern of the Village Field and Orchard by allowing most of the grassland to “rewild” during the growing season with a clearance mow in the autumn after full seed development. The paths through the field and orchard are appreciated by village dogs and their walkers.

3. The care of the orchard trees in the village field has continued by a third company. There is now a lesser problem with weed growth around the tree trunks. This continues to be monitored and ideas for tackling the weeds discussed. Bio-mats have been placed surrounding the bases of the trees in an attempt to try to prevent the

growth of weeds immediately around the trunks of the trees and make it easier for the maintenance company to work near to the trees. The Maintenance company has commented that these Bio-mats should have been larger.

4. The trustees agreed to continue to maintain the essential Insurance of the farms and the other social investments, including The Queen's Platinum Jubilee Wood.

5. The trustees have agreed to continue the maintenance and development of the woodland established on the Queens Platinum Jubilee Wood and to keep the funding donors updated with the progress.

6. The trustees have become fully engaged in the Kate Light Bequest [KL] and have reacted to appeals by residents of Hannington for help. One request was an appeal to brighten the village for Christmas by providing the finance to purchase a number of Christmas Trees and associated lights to decorate the village over the festive season. At least 43 households participated and the village was well decorated. They also had an appeal for assistance in helping one of the young people in further education by providing financial help to purchase of a computer for the use in study. They continue to use the KL funds to provide chocolates during the annual Christmas service. The trustees have also begun the process of updating the way in which the KL can officially help young people of the village.

7. The main activity of the charity continues to be the awarding of grants to organisations within the Area of Benefit.

The charity, in early December 2025, delivered Christmas gifts to 30 needy pensioners in the Area of Benefit, other than Highworth, which has its own scheme for pensioners in need. This number has now fallen from the peak of 91 pensioners in 2010.

A new annual grant was made to Prospect Hospice to go towards the costs of its nursing care for those from within the charity's Benefit Area. This year's grant has raised the overall granting to the Prospect Hospice from this charity to well over £550,000 in the past 35 years.

Grants agreed during this year have included. 1. to the Hannington Parochial Church Council to purchase a pole cutter and hedge trimmer for the maintenance of the Hannington Churchyard and 2. a second to cover the cost of the upgrading of the car parking area at the church. 3. to "Visit Highworth" for added shop fittings, also 4. one to the Highworth Scouts to help to replace an aging minibus. 5, to the Highworth Methodist Church to go towards the replacement of their heating system. The grant to the Hannington Parish Council for the restoration of the Play Area after consideration has been allowed to remain active after the initial twelve month period.

The held grant (made November 2024) for the Highworth Junior Football Club towards the establishment of an artificial pitch in Highworth has now been paid. The work is now underway and the new full sized Artificial Pitch should be ready for use at the beginning of the next soccer season. The HJFC runs over 40 teams so the use will be very high.

Grant awards totalled **£84807.16** (including Christmas pensioner gifts totalling £6000.00, and towards the Social Assets £23572.80 and the figure of £2399.58 has been expended from the Kate Light Bequest)

The figure of £26530.00 in unpaid grants is included in creditors at 30th June 2026

THE THOMAS FREKE AND LADY NORTON CHARITY
REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30TH. JUNE 2026
(CONTINUED)

FINANCIAL REVIEW

Investments with the Investment managers at Quilter Cheviot and those with the Charities Official Investment Fund are quoted at their given market value on 30th. June 2026. The changes in these valuation totals reflect the changes in the London Stock Market throughout the year.

The Discretionary Status of Investment Management at Quilter/Cheviot has continued. The new Investment Manager has continued making a few changes to the portfolio within the limits of the agreed classes of ranges.

Notes.

Dividends on listed investments have increased by 16.9% when compared to 2024/5

The interest on deposits has decreased to 0.6% of investment income this year compared with 1.40% of investment income last year.

The Investment Property rental income remains a stable source of funds this year producing 24.67% of the investment income compared to 27.45% last year.

Costs of generating funds represent 15.19% of investment income A breakdown is given in note 5 to the accounts.

Charitable grants, shown as a charge in the accounts, decreased from £109083.06 in 2024/2025 to £84807.16 A brief breakdown of grants is shown in note 6 to the accounts.

To summarise, total resources expended exceeded total incoming resources by £37771.64 compared to £159336.86 total resources expended exceeding total incoming resources in the year 2024/2025.

The changes to revaluation and disposal of investment assets changed the net movement of funds to a £310256.16 increase compared with the decrease of £74216.05 in 2024/2025.

Reserves held at 30th June 2026 totalled £6573246.45 (£372795.52 unrestricted funds, £43450.93 restricted income fund [KL], plus £2800000.00 endowment funds) compared with £6262990.29 (£3417500.08 unrestricted funds, plus £45490.21 restricted income fund [KL] and £2800000.00 endowment funds) held at 30th June 2025

THE THOMAS FREKE AND LADY NORTON CHARITY
REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30TH. JUNE 2026
(CONTINUED)

Risk management
The Trustees have examined the risks faced by the charity and confirm that they continue to run established active systems to mitigate such risks. The day to day running of this risk assessment has been delegated to the clerk who is responsible to the trustees for its administration.

General Data Protection Regulations (GDPR)
The Trustees continue to be aware of the Data Protection Regulations and confirm that all data held is at the minimum level needed to perform the tasks of the charity, particularly the payment of grants. The charity is registered at the Information Commissioners Office as a No Fee organisation.

Reserves Policy

It is the policy of the charity to ensure that expenditure does not exceed income over a three-year period to maintain the level of the unrestricted fund. With the concentration on the Roundhill Farm Project, this target has not been achieved this year but, despite this, the charity remains in a very strong and viable condition.

Investment Policy
Investments continue to be managed professionally to provide income and growth but without high risk endangering the continuing capital value. The Investment Management team have achieved this well in the financial year.

Objectives and activities for the public benefit
The Trustees have complied with the duty in section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission. Care is always taken to ensure the funds granted provide high levels of public benefit when supporting organisations and communities within the Area of Benefit.

Grant Policy

The charity applies an open application policy. Any individual or organisation from within the Area of Benefit may apply to the clerk for the submission of a grant application to the trustees. All grants are made at the discretion of the trustees to organisations and individuals in the Area of Benefit. The amount of granting per meeting is based on the funds available at that time.

Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the Trustees Report and the Financial Statements in accordance with applicable law and regulations.

Company Law requires the trustees to prepare financial statements for each financial year. Under that law the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under Company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the finances of the charitable company and of the excess of incoming over outgoing resources of the charitable company for that period. In preparing the financial statements, the trustees are required to:

(a) select suitable accounting policies and apply them consistently
(b) make judgements and accounting estimates that are reasonable and prudent
(c) state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
(d) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue on that basis.

THE THOMAS FREKE AND LADY NORTON CHARITY
REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30TH. JUNE 2026
(CONTINUED)

The trustees accept their responsibility for keeping adequate accounting records that are sufficient to show and to explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for the taking of reasonable steps to ensure the prevention and detection of fraud and other irregularities.

Small Company Regime

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies' regimes within part 15 of the Companies Act 2006

Approval of this review of the year 1st. July 2025 to 30th June 2026

This report was approved by the trustees/directors on

16th September 2026

On their behalf by (Name Printed)

J.M.C. Scott

Signature

INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF THE THOMAS FREKE AND LADY NORTON CHARITY (CHARITY NO.1157967, COMPANY NO. 09071364)

I report on the accounts of the charitable company for the year ended 30th June 2026 which are set out on pages 13 to 21.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006.

The charity's trustees consider that an audit is not required for this year under Part 16 of the Companies Act 2006 and that an independent examination is needed.

Having been satisfied that the charity is not subject to audit under company law and is eligible for independent examination it is my responsibility to:

- examine the accounts under section 145 of the Charities Act 2011;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiners' report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and, consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF THE THOMAS FREKE AND LADY NORTON CHARITY (CHARITY NO.1157967, COMPANY NO. 09071364) (CONTINUED)

Independent examiners' statement

In connection with my examination, no matter has come to my attention which gives me cause to believe that in any material respect:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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
- the accounts have not been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the 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.

47 Well Cross Road,
Robinswood,
Gloucester.
GL4 6RA

Miss K J Brindley FCCA

K J BRINDLEY AND CO.
Chartered Certified Accountants

Date 19th October 2025

THE THOMAS FREKE AND LADY NORTON CHARITY

STATEMENT OF FINANCIAL ACTIVITIES (INCLUDING INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 30TH JUNE 2026

	Notes	Unrestricted Income Fund 2025 £	Restricted Funds 2025 £	Endowment Funds 2025 £	Total Funds 2025 £	Unrestricted Income Fund 2026 £	Restricted Funds 2026 £	Endowment Funds 2026 £	Total Funds 2026 £
INCOMING RESOURCES									
Donations	2	4686.00			4686.00	6753.60			6753.60
Investment Income:									
Interest on Deposits		1762.80			1762.80	836.15			836.15
Dividends on Listed Investments		88147.23	1368.84		89516.07	103195.36	1432.01		104627.37
Rent Receivable	4	480.00		34058.80	34538.80	480.00		34058.80	34538.80
Sundries	3	12.47			12.47	13.47			13.47
		95088.50	1368.84	34058.80	130516.14	111278.58	1432.01	34058.80	146769.39
Total Incoming Resources		**95088.50**	**1368.84**	**34058.80**	**130516.14**	**111278.58**	**1432.01**	**34058.80**	**146769.39**
RESOURCES EXPENDED									
Cost of Generating Funds	5			23527.93	23527.93			21268.37	21268.37
Charitable Grants	6	108981.97	101.09		109083.06	82407.58	2399.58		84807.16
Material Expense	7	2862.00			2862.00	6753.60			6753.60
Governance Costs	8	143849.14		10530.87	154380.01	58921.47		12790.43	71711.90
Total Resources Expended		**255693.11**	**101.09**	**34058.80**	**289853.00**	**148082.65**	**2399.58**	**34058.80**	**184541.03**
Net incoming/outgoing resources (net income/expenditure) before gains/losses on revaluations and disposals of Investment Assets		-160604.61	1267.75		-159336.86	-36804.07	- 967.57		-37771.64
Gains(Losses) on revaluation and disposals of Investment assets		**86977.13**	**-1856.32**		85120.81	349099.51	-1071.71		348027.80
Net Movement of Funds for Year		**-73627.48**	**-588.57**		**-74216.05**	**312295.44**	**-2039.28**		**310256.16**
Total Funds B/F		3491127.56	46078.78	2800000.00	6337206.34	3417500.08	45490.21	2800000.00	6262990.29
Total Funds C/F		**3417500.08**	**45490.21**	**2800000.00**	**6262990.29**	**3729795.52**	**43450.93**	**2800000.00**	**6573246.45**

There were no recognised gains or losses for 2025 or 2026 other than those included in the Statement of Financial Activities

THE THOMAS FREKE AND LADY NORTON CHARITY

BALANCE SHEET AS AT 30TH JUNE 2026

	Notes	Unrestricted Funds 2025 £	Restricted Income Fund 2025 £	Endowment Funds 2025 £	Total Funds 2025 £	Unrestricted Funds 2026 £	Restricted Income Fund 2026 £	Endowment Funds 2026 £	Total Funds 2026 £
FIXED ASSETS									
Investments									
COIF Shares	9	498464.97	45490.21		543955.18	487689.13	43450.93		531140.06
Quoted Investments	10	2697091.00			2697091.00	3038664.00			3038664.00
Investment Properties	11			2800000.00	2800000.00			2800000.00	2800000.00
Social Investments Properties	12	206232.50			206232.50	206232.50			206232.50
TOTAL FIXED ASSETS		**3401788.47**	**45490.21**	**2800000.00**	**6247278.68**	**3732585.63**	**43450.93**	**2800000.00**	**6576036.56**
CURRENT ASSETS									
Debtors	13	19798.95			19798.95	26901.03			26901.03
Cash at Bank COIF Deposit		444.49			444.49	444.49			444.49
Cash at Bank		52483.53			52483.53	16259.87			16259.87
TOTAL CURRENT ASSETS		**72726.97**			**72726.97**	**43605.39**			**43605.39**
CREDITORS - AMOUNT FALLING DUE WITHIN ONE YEAR	14/15	57015.36			57015.36	46395.50			46395.50
NET CURRENT ASSETS		**15711.61**			**15711.61**	**-2790.11**			**-2790.11**
TOTAL ASSETS LESS CURRENT LIABILITIES		**3417500.08**	**45490.21**	**2800000.00**	**6262990.29**	**3729795.52**	**43450.93**	**2800000.00**	**6573246.45**
FUNDS	16								
Endowment Funds									
Permanent Endowment				1025468.94	1025468.94			1025468.94	1025468.94
Investment property Revaluation Fund				1774531.06	1774531.06			1774531.06	1774531.06
Unrestricted Income Fund		3417500.08			3417500.08	3729795.52			3729795.52
Restricted Income Fund			45490.21		45490.21		43450.93		43450.93
TOTAL CHARITY FUNDS		**3417500.08**	**45490.21**	**2800000.00**	**6262990.29**	**3729795.52**	**43450.93**	**2800000.00**	**6573246.45**

The financial statements have been prepared in accordance with the provisions of the Companies Act 2006 applicable to companies subject to the small companies' regime and in accordance with FRS102 SORP.

For the financial year ended 30th June 2026, the company was entitled to exemption from audit under Companies Act 2006, s477 relating to small companies and the members have not required the company to obtain an audit of its accounts for the year in question in accordance with Companies Act 2006, s476. The trustees, who are also directors, acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records, and for the preparation of accounts.

This report was approved by the trustees on ..... 16th September 2026 .....

And signed on their behalf by ..... J.M.E. Scott .....

Signature .....

THE THOMAS FREKE AND LADY NORTON CHARITY
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30TH JUNE 2026

1 ACCOUNTING POLICIES

1.1 Basis of Preparation of Accounts

The Financial Statements have been prepared under the historical cost convention except for investments which have been included at market value. The Financial Statements have been prepared in accordance with the Companies Act 2006, the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS102) issued on 16th July 2014 and with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) and with the Charities Act 2011.

The Charity constitutes a public benefit entity as defined by FRS102

1.2 Investment Income

Investment income is accounted for, on the basis of income accruing during the period of account, whether received or not during the period.

1.3 Resources Expended

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals' basis

Grants payable are payments made to third parties in the furtherance of the charitable objects of the charity. Grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and any condition attaching to the grant is outside the control of the charity.

1.4 Value added Tax

Value added Tax is not recoverable by the charity, and as such is included in the relevant costs in the Statement of Financial Activities.

1.5 Governance Costs

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examiners fees and costs linked to the strategic management of the charity including the costs associated with possible changes to Roundhill Farm. The professional fees have been incurred in connection with the proposed development at Roundhill Farm in anticipation of an increase in the value of the property if planning permission is obtained. While the Planning Applications have been made, the trustees still consider that it would be both inappropriate and imprudent at this early stage to capitalise these expenses, hence their inclusion in governance costs.

1.6 Investment Property

The valuation at 30th. June 2026 represents the Market Value of the properties in the opinion of the trustees based on information informally provided by the qualified Land Agent. This valuation represents their opinion only and is not a professional valuation.

1.7 Quoted Investments.

Investments are stated at market value as at the balance sheet date. The figures have been provided by the Investment Managers. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year.

1.8 Social Investments

Social Investments comprise properties purchased to further the objects of the charity by benefitting the community of Hannington. They are valued at cost.

1.9 Realised Gains and Losses

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and opening market value (or cost if purchased in the year) Unrealised gains and losses are calculated as the difference between market value at the year end and opening market value (or cost if purchased in the year). Realised and unrealised gains are not separated in the Statement of Financial Activities.

2 DONATIONS

	2025	2026
Donations comprise:-		
Grant from Swindon Borough Council to cover Queens Platinum Jubilee Wood work done in 2024	1824.00	
Grant from Swindon Borough Council to cover Queens Platinum Jubilee Wood work done in 2025	2862.00	
Grant from Swindon Borough Council to cover Queens Platinum Jubilee Wood work done in 2026		6753.60
	4686.00	**6753.60**

3 INVESTMENT INCOME

Sundry Investment income comprises Way Leaves for Scottish and Southern Energy and Ground Rent of the two houses in Skinners Close .

4.1 INVESTMENT INCOME – RENT RECEIVABLE RE- ENDOWMENT PROPERTY (Charity Reg. Number 1157967)

	2025	2026
Endowment Investment Property 1	17278.80	17278.80
Endowment Investment Property 2	16780.00	16780.00
Total Investment Property income	**34058.80**	**34058.80**

4.2 Rent received [Not Endowed]

Land at Hannington Wick	**480.00**	**480.00**

THE THOMAS FREKE AND LADY NORTON CHARITY
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30TH JUNE 2026
(CONTINUED)

5 COSTS OF GENERATING FUNDS

	2025	2026
Investment Management Costs	14742.12	15685.56
Investment Property Expenses		
Management Costs	2371.76	2245.02
Insurance	3154.05	3337.79
Compensation to tenant of Roundhill Farm for damage due to Archaeological Survey	3260.00	
	23527.93	**21268.37**

6 CHARITABLE GRANTS - FROM UNRESTRICTED FUNDS

	2025	2026
Grants to organisations and individuals approved during year	102724.72	76978.24
Grants to organisations and individuals approved During year not taken up/excess paid	-46.40	-295.66
Grants to organisations and projects in prior years Not taken up/excess paid	-496.35	-275.00
Christmas gifts to needy pensioners	6800.00	6000.00
	108981.97	**82407.58**
Grants made to organisations and individuals approved During the year comprise		
Grants to organisations	102724.72	76978.24
	102724.72	**76978.24**

6.1 CHARITABLE GRANTS - FROM RESTRICTED INCOME FUND (Kate Light Bequest)

	2025	2026
Chocolates/Gifts given to children at Christmas service	101.09	178.15
Computer Cost for Hannington young person		200.00
Christmas Trees for Hannington PC		1385.10
Lights for Christmas Trees		636.33
	101.09	**2399.58**

THE THOMAS FREKE AND LADY NORTON CHARITY
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30TH JUNE 2026
(CONTINUED)

7 MATERIAL EXPENSE	2025	2026
Essential Tree maintenance Costs in QPJW .	**2862.00**	**6753.60**

8 GOVERNANCE COSTS

	2025	2026
Independent Examiners Fee	1242.00	1284.00
Clerk's Salary	6250.00	7000.00
Clerk's Expenses	305.90	262.94
Bank Charges	83.00	85.00
Companies House Annual Return Filing Fee	34.00	50.00
Domain registration		106.68
Legal and Professional Fees and Planning Application Cost – Re- proposed land Development	146465.11	62923.28
	154380.01	**71711.90**

No employee benefits were paid to the clerk who is the sole employee

9 INVESTMENTS - COIF ETHICAL FUND [Includes Kate Light Bequest.]

	2025	2026
Balance b/f 1st July	567403.74	543955.18
Gain/loss on revaluation transferred to Statement of Financial Activities	-23448.56	-12815.12
Balance c/f 30th June (Valuation provided by COIF Investment Managers)	**543955.18**	**531140.06**

THE THOMAS FREKE AND LADY NORTON CHARITY
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30TH JUNE 2026
(CONTINUED)

10 INVESTMENTS - QUILTER/CHEVIOT QUOTED INVESTMENTS

	2025	2026
Balance b/f 1st. July	2638757.00	2697091.00
Capital Withdrawal – transfer to Bank Cash Acc.	- 40000.00	
Profit(loss) on disposals transferred to Statement of Financial Activities	40208.55	4612.18
Profit(loss) on revaluation transferred to Statement of Financial Activities	68360.82	356230.74
Dividends reinvested	270.05	152.34
Investment management cost paid ex –capital	-14580.32	-15347.36
Creditor c/f /b/f	4074.90	-4074.90
Balance c/f at 30th June (Valuation provided by Investment Managers)	**2697091.00**	**3038664.00**
Balance includes cash held	9451.19	1252.92

Investment in the following companies comprises more than 5% of the value of the charity's holdings in quoted securities

Allianz Gbl Inv UK	11.9%	10.4%
HSBC Etfs S & P 500	7.3%	8.1%

11 INVESTMENT PROPERTY – ENDOWED CHARITY

	2025	2026
Freehold Properties , Roundhill Farm Highworth And Snowswick Farm Buscot		
Balance brought forward 1st. July - valuation	2800000.00	2800000.00
Balance Carried forward 30th. June	**2800000.00**	**2800000.00**

The valuation at 30th. June 2026 represents the Market Value of the properties in the opinion of the trustees based on information informally provided by the qualified Land Agent. This valuation represents their opinion only and is not a professional valuation.

THE THOMAS FREKE AND LADY NORTON CHARITY
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30TH JUNE 2026
(CONTINUED)

12 SOCIAL INVESTMENTS

Freehold Properties purchased for the benefit of the community of Hannington

	2025	2026
"Village Field" at Skinners Close, Hannington (at cost)	27472.50	27472.50
Ambrose Walk Hannington (at cost)	12500.00	12500.00
The Queens Platinum Jubilee Wood (at cost)	166260.00	166260.00
	206232.50	**206232.50**

The Charity considers that it would be inappropriate to depreciate these properties since their useful life is unlimited.

13 DEBTORS

Accrued income	2025	2026
Interest on deposits	1.50	1.35
Dividends	10372.75	11741.38
Rent receivable	8394.70	8394.70
Other debtors	1030.00	6763.60
	19798.95	**26901.03**

14 CREDITORS DUE WITHIN ONE YEAR

	2025	2026
Grants awaiting payment	41280.00	26530.00
Accrual – Independent Examiners Fees	1242.00	1284.00
Accrual – Accountancy Fees re Corporation Tax Return	300.00	
Accrual – Investment Management costs	3661.80	4000.00
Accrual -Land Management costs	545.66	545.66
Accrual – Professional Fees	3240.00	13251.84
Sundry Creditors	6745.90	784.00
	57015.36	**46395.50**

15 RELATED PARTY TRANSACTIONS

There were no related party transactions during the year

Trustees received no emoluments during this year (2024/25 – nil) nor were any expenses reimbursed to them

THE THOMAS FREKE AND LADY NORTON CHARITY
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30TH JUNE 2026
(CONTINUED)

16 FUNDS

The original endowments of the former separate charities – The Charity of Thomas Freke for the Poor and the Charity of Lady Norton – were absorbed into the Thomas Freke and Lady Norton Charity under the Charity Commission Scheme 200824 on the 6th April 1990 and continued into the later scheme dated 12th April 2011. In the year ended 30th June 2015 the permanently endowed assets, the farms, were transferred to the Registered Charity Number 1157967 with their rental income immediately transferred to the company. All the other funds were transferred into the new Registered Company number 09071364. In year ended 30th June 2022 the charity received the assets of two local charities, the Mary Matthews Charity (ex-charity number 200823) which were added to the Unrestricted Fund, and the Kate Light Bequest (ex-charity number 309468) which forms the separate Restricted Income Fund. Otherwise all current assets derive from the growth of and transactions in the original endowments.

Summary of Year 1st July 2025 to 30th June 2026

Movement of Funds	Unrestricted Fund	Restricted Income Fund	Endowment Fund	Total Funds
Balance brought forward 1st July 2025	£3417500.08	£45490.21	£2800000.00	£6262990.29
Net movement of Funds for year (See Page 14)				
Unrestricted	312295.44			312295.44
Restricted		-2039.28		-2039.28
Balance carried forward 30th June 2026	**£ 3729795.52**	**£ 43450.93**	**£2800000.00**	**£6573246.45**