REGISTERED CHARITY NUMBER: 1161716

Report of the Trustees and

Financial Statements for the Year Ended 31 March 2026

for

John Beane's Charity CIO

Brewers Chartered Accountants (Statutory Auditors)
Unit 3
Birtley Courtyard
Bramley
Surrey
GU5 0LA

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Report of the Trustees
for the Year Ended 31 March 2026

The trustees present their report with the financial statements of the charity for the year ended 31 March 2026. 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).

Origin and Historical Review

The Charity was founded In 1772 on the death of the Reverend John Beane, who left In trust two farms at Tunbridge and £800 in cash to be applied partly to the Dissenting (non-conformist ministers at Dorking and Guildford) and partly to the relief of the needy in Dorking and Guildford.

There Is no knowledge of how the Charity operated In the first 30 years. In 1802 there was a new trust deed that established one third of the income after paying all expenses should be paid to the Congregational minister at Dorking, a similar sum to his colleague at Guildford, and the other third to be paid at the discretion of the Trustees to poor Inhabitants of Dorking and Guildford and elsewhere in the Administrative County of Surrey.

The Trustees, in the mid-1800's, adopted the policy of Investing available funds in ground rents in London so that when the 99 year lease expired, the properties could revert to the Charity. Income increased rapidly, so much so the Charity Commissioners consented to the accumulation of part of the income while a new scheme was drawn up to replace the one then in force, this was approved In 1908 and varied In 1962.

A new scheme was approved by the Charity Commissioners in April 1981, which extended the grant-making powers of the Trustees,

In 1988 the Trustees decided it would be advantageous to have the Charity's investments professionally managed and in 1990 the Charity Commissioners approved a supplement to the Scheme authorising this.

In 2015 the Trustees felt It correct to avail themselves of new legislation available particularly as they were responsible for properties and the letting thereof. Thus on the 4th March 2016 the Charity and associated eleemosynary charities were amalgamated Into John Beane Charity controlled and reported as John Beane's Charity CIO.

OBJECTIVES AND ACTIVITIES
Aims and Policies of Trustees
The position of the Dorking and Guildford Ministers has been preserved as their grants have been linked with amounts payable to their predecessors under the superseded scheme, increased broadly in line with inflation. All other Ministers that qualify for grants receive a lower sum than the amount given to Dorking and Guildford Ministers. Ministers responsible for more than one Church receive income pro-rata to the amount of ministerial time allocated to each Church taking into account whether inside or outside the area of benefit. Part-time Ministers also receive grants pro-rata.

Grants are given to retired ministers from Dorking and Guildford United Reformed Churches and others who retire from the ministry in the area of benefit but still serve the needs of the churches in the area of benefit.

Other grants are given to Churches who are actively developing outreach schemes or developing their properties for the benefit of the community and adherents.

Report of the Trustees
for the Year Ended 31 March 2026

OBJECTIVES AND ACTIVITIES

Public benefit

Grants to those in need are reviewed by two Trustees before a grant is given with all grants given being then approved at a full meeting of Trustees. In the year to 31st March 2026 339 grants were given (2025 · 323).

Specific Investment Powers

The constitution empowers the Trustees to delegate the management of the Charity's investments to professional investment managers. All investments held by the Charity have been acquired in accordance with the powers available to the Trustees.

Volunteers

The Charity is not dependent upon the services of volunteers (other than the input of the Trustees themselves), donated facilities or services, though the Trustees recognise and appreciate the fees charged to the Charity for management and professional services may reflect concessions. The Trustees have not received any remuneration or benefits from the charity.

ACHIEVEMENTS AND PERFORMANCE

Application of Income

Under the constitution of John Beane's Charity CIO the objects are:

1. Augmentation of the stipends of the Ministers of the United Reformed Churches In Dorking and Guildford,
2. Augmentation of the stipends of Ministers of any other United Reformed or Congregational Church in the area of benefit. Which is defined as the Administrative County of Surrey as at the date or the constitution
3. To relieve the need of retired Ministers of United Reformed Churches In Dorking and Guildford or such of their widows as are in need
4. To relieve the need of those In Dorking, Guildford or elsewhere in the Area of Benefit
5. To advance the Christian religion and other charitable purposes of the United Reformed Churches or the Congregational Churches In the area of benefit as the Trustees think fit.

The Charity is dependent on the deployment of Its assets for its income; - It is not a fund-raising Charity, the aim of the Trustees is to preserve and, If possible, enhance the Charity's capital and Income in real terms,

The Trustees' property holdings are managed by a Consultant Surveyor. They welcome the income yield from the property and consider it prudent for a significant proportion of the Charity's endowment to be in tangible assets.

Report of the Trustees for the Year Ended 31 March 2026

FINANCIAL REVIEW

Financial position

This report is confined to an overview of the financial performance in the year under review, and of the position at 31st March 2026.

Statement of Financial Activities:

The opening balance at 1st April 2025 on the general fund was £929,021. Income amounted to £347,732 compared with £378,625 in the previous year and expenditure amounted to £208,463. These activities resulted in the net resources being increased by £139,269. After taking into account the positive movement in investments during the year, there is an Increase in the general fund of £360,852 leaving a balance carried forward of £1,289,803 at 31st March 2026.

Unrestricted funds include both general funds and the following designated funds:
The In Need designated fund opening balance at 1st April 2025 was £289,311; during the year grants were given to 339 people amounting to £98,864 and the one-third of net income transfer into into the fund from general funds was £123,507 leaving a balance in the designated fund of £313,954 at Balance Sheet date (see note 14 to the financial statements).

Property Maintenance fund - during the year under review £127,073 was spent on property maintenance and refurbishment which, after transfer of £130,000 from general funds, leaves a balance carried forward of £76,150 in the appropriate designated fund at the Balance Sheet date (see note 15 to the financial statements).

The Endowment fund opening balance was £7,265,000, represented by investment properties held at Abbeville Mansions and 36-38 Abbeville Road; the property known as Abbeville Mansions was revalued in the prior year.

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Balance Sheet:

Total net assets at 31st March 2026 were £9,795,240 which represents an increase of £171,102 on the total net assets at 31st March 2025 .

Reserves policy

The Trustees having considered all matters appertaining to the Charity feel they would be failing in their duty if insufficient funds were not available for distribution in any one year. Therefore they have decided they should retain as a strategic reserve a sum equal to approximately one year's expenditure by way of grants.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

John Beane's Charity CIO operates under a new constitution document dated 4th March 2016,

Recruitment and appointment of new trustees

There are six Trustees appointed. Three representing Dorking United Reformed Church and three representing Guildford United Reformed Church. Trustees when appointed remain in situ until they resign, die or are no longer eligible to stand at which stage the remaining Trustees from the appropriate Church bring to the body of Trustees a replacement name for consideration.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1161716

Principal address
Mulberry Cottage
Goose Rye Road
Worplesdon
Surrey
GU3 3RJ

Trustees
The Trustees during the year were:

Dr Tudor Ewart Thomas JP BSc PhD (Chairman)
Mrs Diana Elizabeth Ferguson
Mrs Jennifer Elizabeth Green (resigned 31 July 2026)
Mrs Pamela Mary Hosegood
Mr Leslie John Mitchell
Mr Derrick Morrison

Clerk and Principal Address
Clerk to the Trustees is:
Mrs Nicola M Willshire

Principal Address is:
Mulberry Cottage, Goose Rye Road, Worplesdon, GU3 3RJ

Auditors
Brewers Chartered Accountants (Statutory Auditors)
Unit 3
Birtley Courtyard
Bramley
Surrey
GU5 0LA

Consultant Property Manager
Guy Joseph
Joseph Jameson Evans Limited
4, 20 Streatham Common
North London
SW16 3HJ

Investment Consultant
Jeremy Barker
Cazenove Capital
1 London Wall Place
London
EC2Y SAU

Bankers

CAF Bank Ltd
PO Box 289
West Malling Kent
ME19 4TA

Report of the Independent Auditors to the Trustees of John Beane's Charity CIO

Opinion

We have audited the financial statements of John Beane's Charity CIO (the 'charity') for the year ended 31 March 2026 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2026 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. These matters were discussed amongst the engagement team at the planning stage and the team remained alert to non-compliance throughout the audit.

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised: enquiries of management and Trustees as to whether the entity complies with such laws and regulations; enquiries with the same concerning actual or potential litigation or claims; inspection of relevant legal correspondence; review of Trustees meeting minutes; testing the appropriateness of journal entries and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud. We identified those laws and regulations considered to have a material effect on the financial statements.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Report of the Independent Auditors to the Trustees of John Beane's Charity CIO

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Brewers Chartered Accountants (Statutory Auditors)
Unit 3
Birtley Courtyard
Bramley
Surrey
GU5 0LA

Date: 29 August 2024

John Beane's Charity CIO

Statement of Financial Activities
for the Year Ended 31 March 2026

	Notes	Unrestricted funds £	Endowment fund £	**2026 Total funds £**	2025 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	**292,305**	**-**	**292,305**	323,716
Investment income	3	**55,427**	**-**	**55,427**	54,908
Total		**347,732**	**-**	**347,732**	378,624
EXPENDITURE ON					
Charitable activities	4				
Charitable Activities		**434,402**	**-**	**434,402**	518,013
Net gains/(losses) on investments		**257,772**	**-**	**257,772**	(484,879)
NET INCOME/(EXPENDITURE)		**171,102**	**-**	**171,102**	(624,268)
RECONCILIATION OF FUNDS					
Total funds brought forward		**2,359,136**	**7,265,000**	**9,624,136**	10,248,404
TOTAL FUNDS CARRIED FORWARD		**2,530,238**	**7,265,000**	**9,795,238**	9,624,136

Unrestricted funds include designated funds

The notes form part of these financial statements

Report of the Trustees
for the Year Ended 31 March 2026

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity 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 charity law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

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

Approved by order of the board of trustees on 27 Aug 2026 and signed on its behalf by:

Tudor E Thomas
Trustee

L J Mitchell
Trustee

John Beane's Charity CIO

Balance Sheet
31 March 2026

	Notes	Unrestricted funds £	Endowment fund £	**2026 Total funds £**	2025 Total funds £
FIXED ASSETS					
Investments					
Investments	8	**1,196,009**	**-**	**1,196,009**	1,430,115
Investment property	9	**-**	**7,265,000**	**7,265,000**	7,265,000
		1,196,009	**7,265,000**	**8,461,009**	8,695,115
CURRENT ASSETS					
Investments	10	**1,290,609**	**-**	**1,290,609**	936,473
Cash at bank		**89,057**	**-**	**89,057**	32,777
		1,379,666	**-**	**1,379,666**	969,250
CREDITORS					
Amounts falling due within one year	11	**(45,437)**	**-**	**(45,437)**	(40,229)
NET CURRENT ASSETS		**1,334,229**	**-**	**1,334,229**	929,021
TOTAL ASSETS LESS CURRENT LIABILITIES		**2,530,238**	**7,265,000**	**9,795,238**	9,624,136
NET ASSETS		**2,530,238**	**7,265,000**	**9,795,238**	9,624,136
FUNDS	12				
Unrestricted funds including designated funds				**2,530,238**	2,359,136
Endowment funds				**7,265,000**	7,265,000
TOTAL FUNDS				**9,795,238**	9,624,136

The financial statements were approved by the Board of Trustees and authorised for issue on 29 August 2026 and were signed on its behalf by:

Tudor E. Thomas
.....
Trustee

C J Matthews
.....
Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, 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 Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

The presentational currency is £ Sterling and the rounding is £1.

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. After making enquiries, the trustees have concluded that John Beanes Charity CIO has adequate resources to continue its activities for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparation of the financial statements.

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.

Investment properties
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

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

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Endowment fund holds the investment properties, Abbeville Mansion and 36-38 Abbeville Road.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

continued...

1. ACCOUNTING POLICIES - continued

Investments
Investments are valued at the mid-market value at close of business on the last business day before the Balance Sheet date. Gains or losses on disposals are taken to the Statement of Financial Activities and classified accordingly.

2. OTHER TRADING ACTIVITIES

	2026	2025
	£	£
Rents received	**292,305**	323,716

3. INVESTMENT INCOME

	2026	2025
	£	£
Investment income	**54,174**	53,571
Deposit account interest	**1,253**	1,337
	55,427	54,908

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support costs	Totals
	£	£	£
Charitable Activities	**412,511**	**21,891**	**434,402**

GRANTS FROM GENERAL FUND

	2026	2025
	£	£
Grants to Ministers of United Reformed Churches and Congregational Churches in the Administrative County of Surrey	**73,020**	70,126
Grants for religious purposes	**70,854**	80,069
	143,874	150,195

Note: Included in the grants figures are 8 grants to organisations. These are grants for church workers at URC churches, made for the furtherance of religious purposes. There are also grants for church projects amounting to £2,500.

	2026	2025
	£	£
United Reformed Churches Trust	**36,561**	36,834
Woking URC Worker Grant/Capital grant	**21,722**	22,504
Guildford URC Worker Grant	**21,985**	19,087
Bookham URC Worker/Holiday grant	**4,000**	3,333
Dorking URC Worker Grant	**11,527**	12,075
High Cross Church Worker Grant	**5,316**	4,125
Godalming United Church Worker Grant	**1,500**	-
Staines URC Worker grant	**-**	7,403
Ashford Congregational	**-**	9,802

continued...

4. CHARITABLE ACTIVITIES COSTS - continued

The Spire Church Worker Grant	**2,523**	-
	105,136	115,136

The remaining grants are made to individuals relating to:

Grants to individual retired ministers for furtherance of religious purposes	**36,459**	33,292
Holiday Clubs	**2,760**	1,740
	39,219	35,032

5. OTHER

	2026	2025
	£	£
Support costs	**21,891**	48,593

	2026	2025
	£	£
Auditor remuneration	**5,894**	5,394
Investment manager charges	**11,917**	11,917
	17,811	17,311

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2026 nor for the year ended 31 March 2025.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2026 nor for the year ended 31 March 2025.

7. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Endowment fund	Total funds
	£	£	£
INCOME AND ENDOWMENTS FROM			
Other trading activities	323,716	-	323,716
Investment income	54,908	-	54,908
Total	378,624	-	378,624
EXPENDITURE ON			
Charitable activities			
Charitable Activities	518,013	-	518,013

continued...

7. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Endowment fund £	Total funds £
Net gains/(losses) on investments	25,121	(510,000)	(484,879)
NET INCOME/(EXPENDITURE)	(114,268)	(510,000)	(624,268)
Transfers between funds	(510,000)	510,000	-
Net movement in funds	(624,268)	-	(624,268)
RECONCILIATION OF FUNDS			
Total funds brought forward	2,983,404	7,265,000	10,248,404
TOTAL FUNDS CARRIED FORWARD	2,359,136	7,265,000	9,624,136

8. FIXED ASSET INVESTMENTS

	Listed investment £
MARKET VALUE	
At 1 April 2025	**1,430,115**
Disposals	**(234,106)**
At 31 March 2026	**1,196,009**
NET BOOK VALUE	
At 31 March 2026	**1,196,009**
At 31 March 2025	1,430,115

There were no investment assets outside the UK.

Listed investments in this classification are managed by Cazenove Capital on a full discretion basis.

A summary of listed investments held is disclosed in an appendix to this report.

continued...

9. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 April 2025 and 31 March 2026	**7,265,000**
NET BOOK VALUE	
At 31 March 2026	**7,265,000**
At 31 March 2025	7,265,000

Investment properties consist of following:

1) Abbeville Mansions - historical cost £3,350,000 but revalued by external advisers, Messrs Savills, in September 2024 at £4,490,000

2) 36 - 38 Abbeville Road - historical cost £1,1650,000 but revalued by external advisers, Messrs Joseph Jameson Evans Limited, in December 2022 at £2,325,000

The trustees, in association with independent qualified advisers, consider that the fair value of all assets within this class continues to be appropriate.

10. CURRENT ASSET INVESTMENTS

	2026	2025
	£	£
Listed investments	**1,290,609**	936,473

Listed investments in this classification are managed by Cazenove Capital on a full discretion basis.
A summary of listed investments held is disclosed in an appendix to this report.

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Trade creditors	**30**	31
Taxation and social security	**5,744**	6,244
Other creditors	**39,663**	33,954
	45,437	40,229

Included in creditors (Note 11) is deferred income of £19,193 (2025 - £12,843) which relates to rental income.

continued...

12. MOVEMENT IN FUNDS

	At 1.4.25 £	Net movement in funds £	Transfers between funds £	At 31.3.26 £
Unrestricted funds				
General fund	**929,021**	**151,186**	**254,024**	**1,334,231**
Designated fund	**1,430,115**	**19,916**	**(254,024)**	**1,196,007**
	2,359,136	**171,102**	**-**	**2,530,238**
Endowment funds				
Endowment fund	**7,265,000**	**-**	**-**	**7,265,000**
TOTAL FUNDS	**9,624,136**	**171,102**	**-**	**9,795,238**

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	**347,732**	**(196,546)**	**-**	**151,186**
Designated fund	**-**	**(237,856)**	**257,772**	**19,916**
	347,732	**(434,402)**	**257,772**	**171,102**
TOTAL FUNDS	**347,732**	**(434,402)**	**257,772**	**171,102**

Comparatives for movement in funds

	At 1.4.24 £	Net movement in funds £	Transfers between funds £	At 31.3.25 £
Unrestricted funds				
General fund	1,553,289	148,168	(772,436)	929,021
Designated fund	1,430,115	(262,436)	262,436	1,430,115
	2,983,404	(114,268)	(510,000)	2,359,136
Endowment funds				
Endowment fund	7,265,000	(510,000)	510,000	7,265,000
TOTAL FUNDS	10,248,404	(624,268)	-	9,624,136

continued...

12. MOVEMENT IN FUNDS - continued

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	378,624	(230,456)	-	148,168
Designated fund	-	(287,557)	25,121	(262,436)
	378,624	(518,013)	25,121	(114,268)
Endowment funds				
Endowment fund	-	-	(510,000)	(510,000)
TOTAL FUNDS	378,624	(518,013)	(484,879)	(624,268)

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

	At 1.4.24 £	Net movement in funds £	Transfers between funds £	At 31.3.26 £
Unrestricted funds				
General fund	1,553,289	299,354	(518,412)	1,334,231
Designated fund	1,430,115	(242,520)	8,412	1,196,007
	2,983,404	56,834	(510,000)	2,530,238
Endowment funds				
Endowment fund	7,265,000	(510,000)	510,000	7,265,000
TOTAL FUNDS	10,248,404	(453,166)	-	9,795,238

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	726,356	(427,002)	-	299,354
Designated fund	-	(525,413)	282,893	(242,520)
	726,356	(952,415)	282,893	56,834
Endowment funds				
Endowment fund	-	-	(510,000)	(510,000)
TOTAL FUNDS	726,356	(952,415)	(227,107)	(453,166)

continued...

12. MOVEMENT IN FUNDS - continued

Designated fund is determined by the trustees to support property maintenance and relief of poverty. The In Need Fund, as part of the designated fund, is applied for relief of persons in "need, hardship or distress" and funded by an allocation of one-third of net income transferable from the General Fund in accordance with direction in the Charity's constitution. The property maintenance element of the designated fund is determined for expenditure on Abbeville Mansions only. The designated fund consists of listed investments managed by Cazenove Capital and classified within current assets.

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2026.

14. PROPORTION OF NET INCOME FOR THOSE IN NEED

One third of the net income, calculated as follows, transferrable to the restricted fund for the relief of persons in "need, hardship or distress".

	2026	2025
	£	£
Total Incoming Resources	**347,732**	368,127
Other realised (losses)/gains on Investment Assets	**173,276**	65,801
	521,008	433,928
Less: Management and Administration	**20,447**	19,134
Less: Property Maintenance Reserve	**130,000**	80,000
	370,561	334,794
One third, therefore	**123,507**	111,587

15. DESIGNATED FUND (PROPERTY MAINTENANCE RESERVE)

	2026	2025
	£	£
Balance as at 1 April 2025	**73,223**	61,158
Add: Transfer in the Year	**130,000**	80,000
	203,223	141,158
Less: Expenditure in the Year	**127,073**	67,935
Balance as at 31 March 2026	**76,150**	73,223

John Beane's Charity CIO

Detailed Statement of Financial Activities for the Year Ended 31 March 2026

	2026 £	2025 £
INCOME AND ENDOWMENTS		
Other trading activities		
Rents received	**292,305**	323,716
Investment income		
Investment income	**54,174**	53,571
Deposit account interest	**1,253**	1,337
	55,427	54,908
Total incoming resources	**347,732**	378,624
EXPENDITURE		
Charitable activities		
Insurance	**4,857**	6,704
Light and heat	**367**	506
Sundries	**1,435**	1,146
Property management	**17,340**	17,096
Church Minister Grants	**34,605**	31,451
Church Minister Wages	**36,561**	36,834
Church Projects	**-**	2,500
Church Worker Grants	**68,094**	75,829
Clerks fees & expenses	**20,106**	19,555
Holiday Club Grants	**2,760**	1,740
Widows Grants	**1,854**	1,841
Furnistore Grants	**11,094**	13,060
Grants	**87,771**	84,796
Property repairs	**62,896**	143,444
Maintenance charges	**62,771**	32,918
	412,511	469,420
Support costs		
Finance		
Bank charges	**80**	88
Governance costs		
Auditors' remuneration	**5,894**	5,394
Accountancy and legal fees	**-**	4,921
Professional Fees	**4,000**	26,400
Investment manager charges	**11,917**	11,790
	21,811	48,505
Total resources expended	**434,402**	518,013
Net expenditure before gains and losses	**(86,670)**	(139,389)

John Beane's Charity CIO

Detailed Statement of Financial Activities for the Year Ended 31 March 2026

	2026 £	2025 £
Realised recognised gains and losses		
Gains/losses on investments	**257,772**	25,121
Realised gains/(losses) on investment property	-	(510,000)
Net income/(expenditure)	**171,102**	(624,268)

JOHN BEANES CHARITY CIO

Analysis of Investments for the year 2025/26

	Values at 31st March 2025			Period to 31 March 2026								Values at 31st March 2026		
				Sales			Purchases		Accumulations/Transfers		(Profit)/Loss			
Name of Investments	**Stock**	**Cost**	**Value**	**Stock**	**Cost**	**Sale Value**	**Stock**	**Cost**	**Stock**	**Cost**		**Stock**	**Cost**	**Value**
ENDOWMENT FUND		£	£		£	£		£					£	£
Cazenove Charity Equity Value	**100,000.00**	**63,858.00**	**75,110.00**	80,678.00	44,540.34	68,849.51			289,678.00	147,492.00	24,309.17	**309,000.00**	**166,809.66**	**264,844.00**
Charity Equity Value	**400,000.00**	**147,492.00**	**219,800.00**						- 400,000.00	- 147,492.00		-	-	-
Schroder Div alt asset	**1,100.00**	**110,015.00**	**96,888.00**									**1,100.00**	**110,015.00**	**100,188.00**
Trojan Investments Funds-Trojan Fund	**25,000.00**	**42,533.44**	**83,838.00**	3,000.00	5,104.01	10,279.50					5,175.49	**22,000.00**	**42,533.44**	**76,641.00**
Wellington GI Hitcare Eq	**5,504.926**	**40,304.00**	**52,205.00**	5,504.926	40,304.00	50,387.14					10,083.14	-	-	-
JP Morgan	**8,000.00**	**8,000.00**	**8,000.00**									**8,000.00**	**8,000.00**	**8,000.00**
JPM Glb Gov SD Bond				450.00	45,063.00	45,490.50	450.00	45,063.00			427.50	-	-	
Findley Park FDS American	**800.00**	**27,172.46**	**135,024.00**	400.00	13,586.23	68,452.00					54,865.77	**400.00**	**13,586.23**	**69,852.00**
SPDR S & P 500 Etf	**240.00**	**95,901.60**	**102,883.00**				100.00	49,750.00				**340.00**	**145,651.60**	**165,519.00**
L & G Enh Com	**7,303.00**	**70,595.02**	**79,442.00**									**7,303.00**	**70,595.02**	**97,751.00**
Polar Cap EU	**2,500.00**	**18,150.00**	**25,825.00**									**2,500.00**	**18,150.00**	**26,425.00**
4.25 UK Gilt	**80,000.00**	**83,219.18**	**74,152.00**	80,000.00	83,219.18	76,000.63					- 7,218.55	-	-	
Man glg corp bond	**87,281.00**	**80,209.28**	**90,074.00**									**87,281.00**	**80,209.28**	**89,812.00**
CG Portfolio ABS Return	**400.00**	**51,468.00**	**54,350.00**									**400.00**	**51,468.00**	**56,005.00**
Fisher US SMID	**470.00**	**60,691.10**	**49,750.00**				200.00	23,196.00				**670.00**	**83,887.10**	**85,666.00**
William Blair US	**503.572**	**37,346.85**	**52,900.00**	503.57	37,346.85	55,085.74					17,738.89	-	**0.00**	-
T Rowe	**3,500.00**	**41,041.35**	**39,389.00**									**3,500.00**	**41,041.35**	**51,434.00**
4.125 UK Gilt	**37,000.00**	**36,912.60**	**36,952.00**				12,500.00	12,597.15				**49,500.00**	**49,509.75**	**49,412.00**
Morgan Stanley GI ABS	**1,000.00**	**23,900.00**	**23,720.00**									**1,000.00**	**23,900.00**	**24,020.00**
Man GLG Asia	**250.00**	**30,337.50**	**30,108.00**				314.00	38,713.06	57.76			**621.76**	**69,050.56**	**78,578.00**
Cash	-	**33,271.07**	**33,271.07**									-	**46,462.09**	**46,462.09**
TOTAL INVESTMENT	**760,852.50**	**1,102,418.45**	**1,363,681.07**	**170,536.50**	**269,163.62**	**374,545.02**	**13,564.00**	**169,319.21**	- **110,264.24**	-	**105,381.40**	**493,615.76**	**1,020,869.07**	**1,290,609.09**
GENERAL FUND														
M & G Japan Fund	**91,299.00**	**118,662.45**	**128,668.00**									**91,299.00**	**118,662.45**	**160,732.00**
Vanguard FTSE	**400.00**	**18,613.82**	**50,692.00**									**400.00**	**18,613.82**	**89,509.00**
Amundi Prime Wld							6,000.00	61,534.00				**6,000.00**	**61,534.00**	**59,526.00**
Schroder WM Global	**900.00**	**93,838.00**	**89,766.00**	300.00	31,279.33	31,966.99					687.66	**600.00**	**62,558.67**	**64,164.00**
Vanguard S+P 500 ETF	**3,000.00**	**208,556.99**	**244,140.00**									**3,000.00**	**208,556.99**	**277,035.00**
Schroder Asia Alpha	**40,000.00**	**52,483.87**	**46,480.00**									**40,000.00**	**52,483.87**	**57,080.00**
HSBC Glb govt bd idx	**7,700.00**	**71,073.64**	**71,797.00**	4,000.00	36,921.37	37,345.40					424.03	**3,700.00**	**34,152.27**	**34,281.00**
HSBC FTSEAll World	**37,000.00**	**85,194.56**	**94,043.00**	37,000.00	85,194.56	100,843.00					15,648.44	-	-	-
CIF - Brevan Howard	**331.94**	**32,900.71**	**40,933.00**									**331.94**	**32,900.71**	**41,792.00**
Wisdom Tree Gold ETC	**3,300.00**	**43,634.25**	**53,246.00**	600.00	7,933.50	12,693.96	1,000.00	22,674.30			4,760.46	**3,700.00**	**58,375.05**	**87,191.00**
Blackrock Euro Dyn	**21,000.00**	**62,109.33**	**58,971.00**									**21,000.00**	**62,109.33**	**63,371.00**
Vonotobel-24 Abs Ret	**814.93**	**78,527.30**	**80,654.00**	234.93	22,638.32	23,509.98	300.00	30,117.00			871.66	**880.000**	**86,005.98**	**86,997.00**
Vanguard EM Index fund	**300.00**	**39,060.75**	**38,413.00**	332.00	43,227.23	54,526.10	500.00	75,574.86			11,298.87	**468.00**	**71,408.38**	**42,596.00**
1.5 UK Gilt							95,000.00	44,341.35				**95,000.00**	**44,341.35**	**41,210.00**
AB Health Care							500.00	49,465.64				**500.00**	**49,465.00**	**54,360.00**
iShares Japan govt							7,000.00	34,755.70				**7,000.00**	**34,755.70**	**34,344.00**
Cash	-	**5,104.49**	**5,104.49**									-	**1,821.01**	**1,821.01**
TOTAL INVESTMENT	**206,045.87**	**909,761.16**	**1,002,907.49**	**42,466.93**	**227,194.31**	**260,885.43**	**110,300.00**	**318,462.85**	-	-	**33,692.12**	**273,878.94**	**997,744.59**	**1,196,009.01**
		2,012,179.61	**2,366,588.56**			635,430.45		487,782.06			139,073.53		2,018,613.66	2,486,618.10
CASH MOVEMENTS						635,430.44		487,782.06						
Account 714080.0020						0.01		-						
Brought Forward		**5,104.49**												5,104.49
Dividends				32,272.66										32,272.66
Interest				4,232.34										4,232.34
Transfers				- 21,141.78										- 21,141.78
JB				35,000.00										35,000.00
Distributions														-
Unit Trusts				16,353.30										16,353.30
TOTALS		**5,104.49**	-	**66,716.52**	-	-	-	-				-	-	**1,821.01**
INVESTMENT ACCOUNT														
Account No 714080.0110														
Brought Forward		**33,271.07**												33,271.07
JB				145,000.00										145,000.00
Dividends				1,317.69										1,317.69
Interest														-
Transfer from Cash				- 21,141.78										- 21,141.78

JOHN BEANES CHARITY CIO														
Analysis of Investments for the year 2025/26														
				Period to 31 March 2026								Values at 31st March 2026		
	Values at 31st March 2025			Sales			Purchases		Accumulations/Transfers		(Profit)/Loss			
Name of Investments	Stock	Cost	Value	Stock	Cost	Sale Value	Stock	Cost	Stock	Cost		Stock	Cost	Value
Purchases				487,782.06										487,782.06
Sales				635,430.44										635,430.44
Fees				11,801.09										11,801.09
LEI Provider FEE				115.74										115.74
		33,271.07	-	**1,260,305.24**	-	-	-	-				-	-	**46,462.09**