REGISTERED CHARITY NUMBER: 1168918

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

FOR

THE SOLIHULL MANOR HOUSE CHARITY

Lowson Ward
Chartered Accountants
292 Wake Green Road
Birmingham
B13 9QP

THE SOLIHULL MANOR HOUSE CHARITY

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FOR THE YEAR ENDED 31 DECEMBER 2025

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THE SOLIHULL MANOR HOUSE CHARITY

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their annual report together with the financial statements for the year ended 31st December 2025.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The object of the Charity is the preservation of The Solihull Manor House with its ancillary buildings and Garden as a property of historic and natural beauty and to allow its use for the benefit and enjoyment of inhabitants of Solihull and neighbourhood, but having regard to the use of the property to the best advantage of the Charity.

The Charity constitutes a public benefit entity and the trustees have complied with the duty in section 17(5) of the 2011 Charities Act to have due regard to public benefit guidance published by the Charity Commission.

ACHIEVEMENTS AND PERFORMANCE

The major responsibility of the Trust is to ensure the continued viability of the property in accordance with the Trust Deed, and this has been carried out.

Primarily the fabric and general condition of the building is good, with maintenance work carried out as needed.

FINANCIAL REVIEW

Financial position

Total income for the year ended 31st December 2025 is £107,392 (2024: £85,702) with expenditure of £99,959 (2024: £90,557). This has generated a surplus of £7,433 (2024: Deficit £4,855) for the year, which has been carried forward in unrestricted reserves in the financial statements.

The Statement of Income & Expenditure and Balance Sheet are shown on pages 5 and 6 respectively.

Reserves policy

The trustees aim to maximise the reserves of the charity whilst ensuring the maintenance of the property.

Total reserves at the year end were £80,944 (2024: £73,511).

Going concern

No material uncertainties exist that cast doubt on the charities ability to continue. The Trustees are of the opinion that the Charity is financially sound and expect the outturn for the year to 31 December 2026 to maintain the stability of the Charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its constitution and is a charitable incorporated organisation.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

Trustees have been recruited from local voluntary organisations such as Rotary International and Soroptimists. Advertising in Voluntary sections of professional bodies is also used.

Potential Trustees are invited to attend a trustee committee meeting; this acts as an informal interview. If all goes well, they must then be formally elected by the members at the next AGM.

No other person or body, external to the Charity is entitled to appoint trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
1168918

Principal address
The Manor House
126 High Street
Solihull
West Midlands
B91 3SX

Trustees
Philip James Barham
Robert Michael Cox
Robert Christopher Vaughan (resigned 24.1.2025)
Richard John Harris Retired Chartered Accountant
Stanley Thomas Hems Trustee
Judith Anne Brown (appointed 28.10.2025) (resigned 1.2.2026)
Peter Hogarth (appointed 1.7.2026)

Philip Barham is the Chair of Trustees. Anyone wishing further details of the charity should contact Philip Barham at The Manor House.

Independent Examiner
Philip Ward FCA
Lowson Ward
Chartered Accountants
292 Wake Green Road
Birmingham
B13 9QP

Approved by order of the board of trustees on 9 October 2026 and signed on its behalf by:



Philip James Barham - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE SOLIHULL MANOR HOUSE CHARITY

Independent examiner's report to the trustees of The Solihull Manor House Charity
I report to the charity trustees on my examination of the accounts of The Solihull Manor House Charity (the Trust) for the year ended 31 December 2025.

Responsibilities and basis of report
As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement
I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.



Philip Ward FCA

Lowson Ward
Chartered Accountants
292 Wake Green Road
Birmingham
B13 9QP

9 October 2026

THE SOLIHULL MANOR HOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 Unrestricted funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM			
Investment income	2	**107,392**	85,702
EXPENDITURE ON			
Charitable activities			
Direct Charitable expenditure		**55,309**	49,256
Governance costs		**6,339**	8,783
Depreciation		**196**	261
Wages and Salaries		**38,115**	32,257
Total		**99,959**	90,557
NET INCOME/(EXPENDITURE)		**7,433**	(4,855)
RECONCILIATION OF FUNDS			
Total funds brought forward		**73,511**	78,366
TOTAL FUNDS CARRIED FORWARD		**80,944**	73,511

The notes form part of these financial statements

THE SOLIHULL MANOR HOUSE CHARITY

BALANCE SHEET
31 DECEMBER 2025

	Notes	2025 Unrestricted funds £	2024 Total funds £
FIXED ASSETS			
Tangible assets	6	**586**	782
CURRENT ASSETS			
Debtors	7	**5,930**	12,834
Cash at bank and in hand	8	**82,180**	81,947
		88,110	94,781
CREDITORS			
Amounts falling due within one year	9	**(7,752)**	(22,052)
NET CURRENT ASSETS		**80,358**	72,729
TOTAL ASSETS LESS CURRENT LIABILITIES		**80,944**	73,511
NET ASSETS		**80,944**	73,511
FUNDS	10		
Unrestricted funds		**80,944**	73,511
TOTAL FUNDS		**80,944**	73,511

The financial statements were approved by the Board of Trustees and authorised for issue on 9 October 2026 and were signed on its behalf by:

Philip James Barham - 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.

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.

Charitable activities
Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities to maintain the upkeep of the Manor House.

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

Fixtures and fittings	-	25% on reducing balance
Computer equipment	-	25% on reducing balance

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.

1. ACCOUNTING POLICIES - continued

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

Cash and cash equivalents
Cash and cash equivalents comprise cash on hand and held in accounts.

Going concern
The Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

2. INVESTMENT INCOME

	2025	2024
	£	£
Rents received	107,215	85,702
Deposit account interest	177	-
	107,392	85,702

3. TRUSTEES' REMUNERATION AND BENEFITS

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

Trustees' expenses

A Trustee has a reimbursement of expenses owed to them from the Charity at the year end amounting to £389 in respect of two supplier invoices that they paid on behalf of the Charity. There were no Trustees expenses for 2024.

4. STAFF COSTS

Staff costs include:-

	2025	2024
	£	£
Staff costs	37,411	35,226
Social security	704	(2,969)
	38,115	32,257

5. GOVERNANCE FEES:

Governance costs include:-

	2025	2024
	£	£
Independent examination	1,740	1,620
Payroll services	423	546
Legal & professional service fees	4,176	6,617
	6,339	8,783

6. TANGIBLE FIXED ASSETS

	Fixtures and fittings	Computer equipment	Totals
	£	£	£
COST			
At 1 January 2025 and 31 December 2025	3,041	36	3,077
DEPRECIATION			
At 1 January 2025	2,259	36	2,295
Charge for year	196	-	196
At 31 December 2025	2,455	36	2,491
NET BOOK VALUE			
At 31 December 2025	586	-	586
At 31 December 2024	782	-	782

6. TANGIBLE FIXED ASSETS - continued

The premises originally known as The Old Manor House are freehold, and the freehold is vested in the Official Custodian for Charities on behalf of the The Solihull Manor House Charity.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Rents receivable	5,350	2,100
Prepayments	580	10,734
	5,930	12,834

8. CASH AT BANK AND IN HAND

	2025 Total funds	2024 Total funds
	£	£
Cash in hand	205	65
Bank account no. 1	6,297	81,882
Bank account no. 2	25,501	-
Bank account no. 3	50,177	-
Total	82,180	81,947

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Trade creditors	1,440	11,257
Social security and other taxes	1,485	923
Other creditors	501	26
Accruals and deferred income	-	6,750
Accrued expenses	4,326	3,096
	7,752	22,052

10. MOVEMENT IN FUNDS

	At 1.1.25	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted funds			
General fund	73,511	7,433	80,944
TOTAL FUNDS	73,511	7,433	80,944

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	107,392	(99,959)	7,433
TOTAL FUNDS	107,392	(99,959)	7,433

10. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.24	Net movement in funds	At 31.12.24
	£	£	£
Unrestricted funds	78,366	(4,855)	73,511
TOTAL FUNDS	78,366	(4,855)	73,511

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds	85,702	(90,557)	(4,855)
TOTAL FUNDS	85,702	(90,557)	(4,855)

11. OTHER FINANCIAL COMMITMENTS

	2025	2024
	£	£
Due in < 1 year	-	1,458
Due > 2 years < 5 years	-	-
Total	1,458	3,402

Hire agreement signed in November 2020 for various equipment / services connected to hygiene.

12. RELATED PARTY DISCLOSURES

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

THE SOLIHULL MANOR HOUSE CHARITY

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

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received	**107,215**	85,702
Deposit account interest	**177**	-
	107,392	85,702
Total incoming resources	**107,392**	85,702
EXPENDITURE		
Charitable activities		
Wages	**37,411**	35,226
Social security	**704**	(2,969)
Rates and water	**6,094**	4,785
Insurance	**10,734**	10,411
Light and heat	**18,888**	18,264
Telephone	**1,583**	1,382
Postage and stationery	**78**	55
Repairs and maintenance	**8,815**	5,634
Sundries	**89**	108
Cleaning	**8,938**	8,557
Computer costs	**90**	60
	93,424	81,513
Support costs		
Finance		
Depreciation of tangible fixed assets	**196**	261
Governance costs		
Accountancy	**1,740**	1,620
Carried forward	**1,740**	1,620

THE SOLIHULL MANOR HOUSE CHARITY

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

	2025	2024
	£	£
Governance costs		
Brought forward	**1,740**	1,620
Other professional charges	**4,599**	7,163
	6,339	8,783
Total resources expended	**99,959**	90,557
Net income/(expenditure)	**7,433**	(4,855)

This page does not form part of the statutory financial statements