Charity Registered number: 1189214

THE ALFOXTON PARK TRUST

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE PERIOD ENDED
31 DECEMBER 2025

THE ALFOXTON PARK TRUST
FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2025

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Trustees

Jayaraja	Chair	(appointed 25 September 2019)
Lokabandhu	Secretary & Treasurer	(appointed 25 September 2019)
Robin Collett		(appointed 25 September 2019)
Philip Shann		(appointed 7 June 2023)

CHARITY REGISTERED NUMBER

1189214 (England and Wales)

PRINCIPAL ADDRESS

Alfoxton Park Estate
Alfoxton Park
Holford
Somerset
TA5 1SG,

Independent Examiner

Bill McGinley
Upper Demesne
The Turning, Garway
Herefordshire
HR2 8RJ

PRINCIPAL BANKERS

The Co-operative bank PLC
PO Box 250
Skelmersdale
WN8 6WT

MetroBank
18-19,Stall,Street

Bath BA1 1QB

SOLICITORS

Frederic Hall
York House
32 Cheriton Gardens Folkstone
Kent
CT20 2UR

Trustees
The Trustees are pleased to present the Trustees Report together with the financial statements of the charity for the period ended 31 December 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document
The Charity is constituted as a Charitable Incorporated Association (CIO) and is governed by its Rules.

Appointment of trustees
The Charity is governed by its Council whose members are all of the Triratna Buddhist Order. The members of the Council, who served throughout the year, are shown below.
The Charity inducts new Council members by providing them with a copy of 'Triratna Chairs & Trustees Handbook (2016), the Charity Commission's 'Responsibilities of Charity trustees' and by discussing their role during council meetings.

Trustees are aware of the Charity Governance Code and fulfil their trusteeships in that spirit - they are thus able to explain the charity's aims and how those aims are achieved, and are confident of the integrity of the charity's function in the public benefit.

Risk management
The Council Members keep under review the principal risks faced by the charity and seek to manage these. The key risks include the many risks associated with construction work, the ability of the charity to retain appropriately skilled volunteers and staff to facilitate running events and other sessions, and the need to retain the support of sufficient donors to ensure the charity can continue to operate.

Arrangements for setting pay and remuneration of key management personnel
The charity seeks to operate as far as possible using volunteers. However if full-time skilled members of the community require financial support, this may be offered at a flat rate of £530 per month.

Two individual members of the Council also hold executive posts for the day-to-day management of the Charity. One of these (the Chairman) is financially supported for doing so; the other (the bookkeeper) does so in a voluntary capacity

Day to day delegation of management
The Council meets bi-monthly, either in person or by Zoom. The Treasurer circulates reports on financial matters to the Council monthly.
Day-to-day running of the Charity is undertaken by the on-site management team and directed by the Chair of Trustees, Jayaraja.

OBJECTIVES AND ACTIVITIES
The objectives of the charity are the advancement of the Buddhist religion, in particular:

(a) to encourage members and others to live in accordance with the teachings of the Buddha, with special reference to living, practicing and inspiring others to adopt a simple, natural, and ecologically sustainable approach to life and environmental stewardship, as exemplified by the Buddha and his immediate disciples.
(b) to support ordained members of the Triratna Buddhist Order and other duly ordained Buddhists.
(c) to maintain close communication with and work under the guidance of the Triratna Buddhist Order and in cooperation with other groups with the same objects.

In pursuit of its objects the Charity runs a variety of residential retreats, both introductory and those designed to help people deepen their practice and understanding of Buddhism.

It is also an objective of the Charity to encourage the establishment of a residential community, where Buddhists can live and practise together, initially working on the renovation of Alfoxton Park and subsequently in the running of the Retreat Centre.

REVIEW OF ACTIVITIES

See chairman's report below.

PUBLIC BENEFIT

When planning the activities for the year, the trustees considered the Charity Commission's guidance on public benefit and are satisfied that the Charity's activities met the principles laid out in that guidance.

The Charity's strategy for achieving its objectives is to agree a list of priorities for the year and to move towards these objectives through agreeing actions at Council meetings, on site, and in meetings with visitors and local neighbours.

DIRECTORS AND MEMBERS OF THE BOARD OF TRUSTEES

The Directors and Members of the Board of Trustees who served during the year were:

• Jayaraja	Chair	(appointed 25 September 2019)
• Lokabandhu	Secretary & Treasurer	(appointed 25 September 2019)
• Robin Collett		(appointed 25 September 2019)
• Philip Shann		(appointed 7 June 2023)

FINANCIAL REVIEW

Incoming resources for the year amounted to **£246,988** which was comprised of donations, income from events and interest on bank reserves. Expenditure amounted to **£146,341**

Reserves policy

The closing balance of total reserves is **£1,649,831** of which restricted reserves total **£0.00** total fixed assets are valued at **£1,457,992** with free reserves at **£101,839**

The Trustees aim to have a reserve level of approximately 6 months' of expenditure, slightly higher than if income was more certain. Unrestricted expenditure for 6 months is estimated at **£37,000.**

PLANS FOR FUTURE PERIODS

The charity is currently focusing it's efforts in two areas. Firstly, the renovation of the buildings at Alfoxton Park so that they may be brought back into use and run as a Buddhist Retreat Centre. And secondly, operating a summer and autumn schedule of camping retreats in the grounds of Alfoxton Park.

FUND-RAISING ACTIVITIES

The charity has began an ambitious programme of fundraising seeking support from a range of institutions and supportive individuals.

GOING CONCERN

The charity trustees are confident that it is a going concern.

Chair's Report for 2025

I am pleased to present the annual report for The Alfoxton Park Trust for the year 2025. Building upon the foundations established in previous years, we continue the work of creating a vibrant community which is engaged not only in protecting this historic building but in creating a land-based Buddhist retreat centre with an emphasis on the arts.

Continuing Our Commitment to Community: Our community continues to thrive, with deepening friendships and engagement with the project. Throughout the year we have hosted approximately 150 volunteers, comprising both members of the local community, people from around the UK and international visitors from around the world. These volunteers join us for varying lengths of time to contribute to our ongoing work, strengthening both our global connections and our roots in the local area.

Our day revolves around a harmonious blend of renovation work, ecological restoration, hosting retreats, and the day-to-day tasks of communal living. This rhythm of the weeks, the community activities and working alongside each other continues to support friendship and a deep sense of connection.

The Three Jewels of Buddhism: Central to our practice is commitment to the Three Jewels - the Buddha, the Dharma, and the Sangha. These "jewels" inspire and inform our actions, reminding us of the importance of cultivating mindfulness, navigating life's complexities with grace, and supporting one another on the path of cultivating wisdom and compassion. We now host three mitra study groups each week and have initiated regular full moon practice days of meditation, reflection and Dharma study. Each morning includes a brief Dharma talk; in 2025 the recurring theme was the Mangala Sutta and the Buddha's advice for leading a good life.

Our Activities in 2025

In 2025, our activities can be divided into four core strands, each aligned with our commitment to fostering a community.

Retreats: In 2025 we fundraised for and purchased a 12m geodesic dome which has increased our shrine capacity in the retreat season as well as providing a beautiful space for the community to meditate in during the summer months. We have continued our practice of bringing together Buddhist teachings and Western culture by hosting a range of retreats. In 2025 we held a two-week meditation intensive, two singing and mantra retreats, a mindful communication retreat, a music retreat and three working retreats with different Buddhist centres bringing members of their communities here to help with the work and practice together. We also hosted three land-based retreats focusing on caring for the trees and land, tending the garden, and a harvest retreat where we processed, froze and pickled the produce from our garden.

Property Restoration:

Our commitment to restoring the dilapidated grade 2 listed Manor House and the surrounding buildings has progressed significantly. Following the survey of the roof and top floor in 2024 we continued to clear the top floor to improve air flow to prevent further decline of the roof timbers, supporting beams and monitor leaks. This involved several weeks of intense work, wrapped from head to toe in PPE to remove the lathe and plaster, likely dating from the Victorian era. We also repaired a long rotten beam on the first floor enabling us to remove the supporting acro prop that has been a feature of the entrance hall since soon after our arrival.

We successfully fundraised to help create a new commercial kitchen with funds coming from individuals and the Garfield Weston Trust. The kitchen will be suitable for a retreat centre hosting retreats of up to 60 people. It is designed to be practical and aesthetic with natural light whilst respecting the heritage nature of the building. Work began on stripping out the old storage room that will become the new kitchen, laying suitable foundations for an extension of the wing to match the boundary of the other wing on the west side. We also built an extension for food storage. We removed the old roofs on both the old conservatory and the west wing (new kitchen), installing a bat loft in the former. The new kitchen will have induction hobs and electric ovens which we can run on green electricity.

Caring for the Land:
Recognizing the ecological significance of Alfoxton Park, we have been actively engaged in preserving and enhancing its natural beauty. We have continued to care for the newly planted native trees, hedges and orchard most of which continue to do well. Our permaculture design course has continued with 6 new graduates from the 2025 course. A significant achievement has been the completion of the green house in the walled garden which is not only practical but beautiful. The potting shed, covered these last few years by a sturdy tarp, which is now in tatters, has been renovated with a new roof and re-rendered both externally and internally, creating a light and pleasing storage space and workspace. Through the summer months the majority of our fruit and vegetables we ate came directly from our garden, including 72 kilos of fresh organic strawberries in June marking an important step toward self-sustainability.

Arts and Culture:
We began the year as has become a tradition with a winter concert featuring classical music, poetry and singing, inviting the local community and volunteers and friends, followed by a shared winter soup. This was attended by around 60 people, some from the local area and others who have a significant connection with the project came for three or four days.

In early July, we also hosted a birthday party to mark our fifth anniversary, which attracted around 150 people, featuring a combination of talks, workshops, discussion, a tour of the land meeting the many magnificent trees, and a concert.

In September, we held a public performance of "The Rime of the Ancient Mariner," which included the creation of a magnificent back cloth depicting the ocean, the ship and the albatross. This was attended by around 75 people.

Mental Health:
We continued our focus on promoting mental health and wellbeing through our various retreats and community activities. Our weekly meditation class in the Holford village continues to be popular. The mindful communication retreat, singing and mantra sessions, and our land-based work all contribute to creating a nurturing environment for psychological wellbeing.

Looking Forward:
In the past year, our community has grown stronger, our connections with local and global communities more vibrant, and our infrastructure significantly improved.
As we move forward, I look forward to detailing the successes of 2026, with gratitude to all who have given of their time, skills and energy to help Alfoxton Park.



Yours sincerely,
Jayaraja
Chair of the Board of Trustees of Alfoxton Park Trust

THE ALFOXTON PARK TRUST
TRUSTEES' REPORT
FOR THE PERIOD ENDED 31 DECEMBER 2025

STATEMENT OF TRUSTEES RESPONSIBILITIES

The Trustees are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

The Trustees are required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of the charity, including the net income and expenditure of the charity for the year. In preparing these 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 company will continue in business.

This report has been prepared in accordance with the statement of recommended practice- Accounting and Reporting by Charities.

This report was approved by the Trustees on 30 August 2026

and signed on their behalf by



Jayaraja
Trustee

THE ALFOXTON PARK TRUST
STATEMENT OF FINANCIAL ACTIVITIES (Incorporating the Income and Expenditure Account)
FOR THE PERIOD ENDED 31 DECEMBER 2025

	notes	Unrestricted Funds	Restricted Funds	2025 Total Funds	2024 Total Funds
		£	£	£	£
Income From					
Grants and Donations	2	204,193		**204,193**	191,877
Charitable activities	3	40,404		**40,404**	35,175
Other Income				**0**	20
Total Income		**244,597**	**0**	**244,597**	**227,072**
Expenditure on					
Charitable Activities	4	146,341		**146,341**	**136,892**
Total Expenditure	**6**	**146,341**	**0**	**146,341**	**136,892**
Net gains (losses) on investments		2,391	0	**2,391**	**1,360**
Net Income (Expenditure)		**100,647**	**0**	**100,647**	**91,540**
Transfer between funds		24,525	(24,525)	**0**	0
Net Movement in Funds		**125,172**	**(24,525)**	**100,647**	**91,540**
Reconciliation Of Funds					
Funds brought forwards		1,524,659	24,525	1,549,184	1,457,644
Total Funds carried forward		**1,649,831**	**0**	**1,649,831**	**1,549,184**

Continuing Operations

None of the charity's activities were discontinued during the current year. All of the charity's activities are continuing.
The notes on pages 12 to 17 form part of these financial statements.

THE ALFOXTON PARK TRUST BALANCE SHEET

AS AT 31 December 2025

	Notes	2025 £	2024 £
Fixed Assets			
Tangible Assets	9	1,547,992	1,417,200
Current Assets			
Debtors and Prepayments	10	0	13,670
Cash at bank and in hand		138,484	154,574
		1,686,475	**1,585,444**
Liabilities			
Creditors: amounts falling due within one year	11	(36,645)	(36,260)
Net Current Assets		**1,649,831**	**1,549,184**
Liabilities			
Creditors: amounts falling due after one year	12	0	-
Net Assets		**1,649,831**	**1,549,184**
The Funds of the Charity			
Restricted Funds	14	0	24,525
Unrestricted Funds	14	1,649,831	1,524,660
Total Charity Funds		**1,649,831**	**1,549,184**

The financial statements were approved by the board of trustees on 30 August 2026 and signed on its behalf by:



Jayaraja (Chair of Trustees)

Trustee

The notes on pages 9 to 15 form part of these financial statements.

1. STATEMENT OF ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investments, and in accordance Financial Reporting Standard 102 – 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102'), and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

The Alfoxton Park Trust meets the definition of a public benefit entity under FRS 102.

The presentation currency of the financial statements is the Pound Sterling (£).

1.2 Charitable status

The charity is a CIO registered with the Charities Commission on 27 April 2020 and its trustees appointed under its constitution on 21 September 2019.

1.3 Fund accounting

General funds are unrestricted funds which are available for use at the direction of the trustees in the furtherance of the general objectives of the company and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors which have been raised by the company for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

1.4 Income

Voluntary income including donations, gifts and legacies and grants that provide core funding or are of a general nature are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting years; or
- The donor has imposed conditions, which must be met before the charity has unconditional entitlement.

Investment income is included when receivable.

1.5 Expenditure

All expenditure is accounted for on an accruals basis and has been included under expense categories that aggregate all costs for allocation to activities. Where costs cannot be directly attributed to particular activities they have been allocated on a basis consistent with the use of the resources. Expenditure includes any VAT which cannot be fully recovered.

1. STATEMENT OF ACCOUNTING POLICIES (CONTINUED)

1.6 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.7 Creditors and provisions

Creditors and provisions are recognised where The Alfoxton Park Trust has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

1.8 Going concern

The Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The Trustees have considered the potential impact on the charity of the current global pandemic known as COVID-19. In the opinion of the Trustees there will be no material adverse effect on the charity's ability to continue. The trustees believe the charity is well placed to manage its business risks successfully despite the current uncertain economic outlook. Accordingly, they continue to adopt the going concern basis in preparing the annual report and accounts.

1.9 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Land and Buildings	2% per annum straight line
Furniture and equipment	10% per annum straight line
Motor Vehicles	25% per annum straight line

The Trustees have estimated the value of land in proportion to the land and building and have considered that an estimate of 20% of the original purchase costs is reasonable and should not be depreciated.

2. Donations and Legacies

	Unrestricted Funds	Restricted Funds	2025 Total Funds	2024 Total Funds
Donations	196,091	-	196,091	180,271
Gift Aid	8,102	-	8,102	11,606
	204,193	-	204,193	191,877

3. Income from charitable activities

	Unrestricted Funds	Restricted Funds	2025 Total Funds	2024 Total Funds
Retreats and other events	40,404	-	40,404	35,175
	40,404	-	40,404	35,175

4. Charitable expenditure

	Direct Costs (note 4a)	Support Costs (note 4b)	2025 Total	2024 Total
Retreats and other events	18,273		18,273	13,176
Projects: Buddhist	110,342	16,723	127,065	123,019
Governance		1,003	1,003	697
	128,614	17,726	146,341	136,892

4a. Direct costs

Staff costs	15,443		15,443	11,364
Rent & council tax	11,264		11,264	19,724
Insurance	13,143		13,143	17,799
Repairs and maintenance	-		-	-
Depreciation	31,290		31,290	27,649
Bank charges	1,169		1,169	681
Legal and professional fees	4,669		4,669	713
Food for the community	30,045		30,045	28,979
Vehicle expenses	3,320		3,320	1,579
Admin and other costs			-	-
	110,342	-	110,342	108,488

Governance:

Audit /Examination	150		150	150
Accountancy & fees	853		853	853
	1,003		1,003	1,003

4b. SUPPORT COSTS	**2025**	**2024**
	£	£
Office and admin expenses	2,413	4,454
Travel and meetings	1,856	916
Utility bills	10,669	9,161
Volunteer expenses	1,785	
	16,723	14,530

5. ANALYSIS OF RESOURCES EXPENDED BY EXPENDITURE TYPE

	Staff costs	Depreciation & Amortisation	Other costs	**2024** Total	**2024** Total
	£	£	£	£	£
Charitable activities	15,443	31,290	99,609	**146,341**	136,892
	15,443	**31,290**	**99,609**	**146,341**	**146,341**

6. NET INCOME	**2025**	**2024**
	£	£
The excess of expenditure over income is stated after charging:		
Depreciation of fixed assets - owned by the charity	**31,290**	27,649
Auditors & examiners remuneration	**150**	352

7. STAFF COSTS	**2025**	**2024**
	£	£
Wages and salaries	**14,808**	**10,956**
Social security costs	**-**	**-**
Other pension costs	**634**	**408**
	15,442	**11,364**

The average monthly number of employees during the year was as follows:

	2025	2024
Project workers and administrative staff	**2**	**2**

No employee received remuneration totalling to more than £60,000 in this year.

The Chairman of the Board received remuneration of £6,360 in his capacity as Director of the building project

8. TANGIBLE FIXED ASSETS	Freehold land & buildings	Furniture & equipment	Motor vehicles	Total
	£	**£**	**£**	**£**
Cost				
Balance at 31/12/2024	1,527,463	11,795	3,750	**1,543,008**
additions in the period	145,376	16,705	-	**162,081**
Balance at 31/12/2025	**1,672,839**	**28,500**	**3,750**	**1,705,089**
Depreciation				
at 31/12/2024	118,194	3,863	3,750	**125,807**
Charge for the period	28,440	2,850	-	**31,290**
Balance at 31/12/2025	**146,634**	**6,713**	**3,750**	**157,097**
Net book value				
At 31/12/2025	**1,526,205**	**21,787**	**-**	**1,547,992**
at 31/12/2024	**1,409,269**	**7,932**	**-**	**1,417,201**

Fixed assets are all used for charitable purposes.

9. DEBTORS	**2025**	**2024**
	£	**£**
Prepayments and accrued income	-	13,670
Other debtors	-	**-**
	-	**13,670**

10. CREDITORS: amounts falling due within one year	2025	2024
	£	£
Trade creditors	1,255	1,260
Accruals and deferred income	390	-
Private Loans	35,000	35,000
	36,645	**36,260**

11. CREDITORS: amounts falling due after one year	2025	2024
	£	£
Private loan (repaid)	-	-
	-	-

12. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds	Restricted Funds	2025 Total	2024
	£	£	£	£
Fixed assets	1,547,992	-	1,547,992	1,417,200
Current assets	138,483		138,483	168,244
Current liabilities	(36,645)		(36,645)	(36,260)
Long term liabilities	0		0	
	1,649,831	**-**	**1,649,831**	**1,549,184**

13. MOVEMENT IN FUNDS

	at 31 December 2024	incoming resources	outgoing resources	transfers	at 31 December 2025
	£	£	£	£	£
Unrestricted Funds	1,524,659	246,988	(146,341)	24,525	1,649,831
Resticted Funds:					
Alfoxton Park Renovation	24,525			(24,525)	0
Total Restricted funds	**24,525**	**0**	**0**	**(24,525)**	**0**
Total funds	**1,549,184**	**246,988**	**(146,341)**		**1,649,831**

14. RELATED PARTY TRANSACTIONS

The charity is not controlled by any one individual.

During the year there were no material related party transactions.

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE ALFOXTON PARK TRUST .

I report on the accounts of the charity the Alfoxton Park Trust for the Year Ended 31st December 2025

RESPECTIVE RESPONSIBLILTIES OF TRUSTEES AND EXAMINER

As the charity's trustees you are responsible for the preparation of the accounts: you consider that the audit requirement of section 43(2)e of the Charities Act 1993 (the Act) does not apply; it is my responsibility to state, on the basis of procedures specified in the General Directions given by the charity Commissioners under section 43(7) (b) of the Act, whether particular matters have come to my attention.

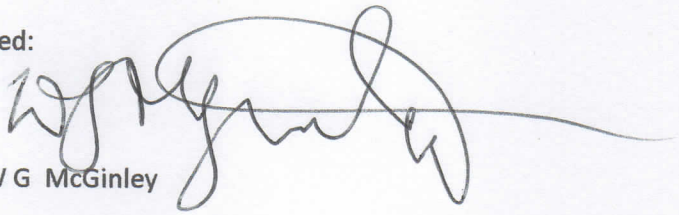
BASIS OF INDEPENDENT EXAMINERS REPORT.

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with records. It includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning such matters. The procedures undertaken do not provide evidence that would be required in an audit, and consequently I do not express an audit opinion given by the accounts.

INDEPENDENT EXAMINER' STATEMENT

All records that were asked for were provided to me in my examination, and no matters came to light that suggested true and accurate records were not being kept.

Signed:



Dr W G McGinley

Upper Demesne,
The Turning,

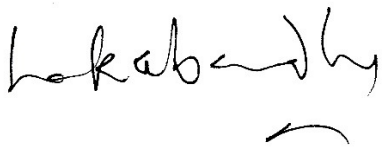
Garway, HR2 8RJ

23rd September 2026

Alfoxton Park Trust

Note to the 2025 accounts

After preparation of the 2025 accounts were completed, we identified a late downward investment revaluation of £4,041 to a portion of our reserves held with CCLA. This was due to the late arrival of the relevant accont statements and was reported to our external examiner. In dialogue with him and our accountant, given our total asset base of £1.65m, it was evaluated as quantitatively immaterial. Accordingly the 2025 accounts were left as originally completed and the adjustment was made at the start of the 2026 financial year.



Lokabandhu
Trustee and Treasurer
Alfoxton Park Trust
31 August 2026