Trustees' Report and Financial Statements
for the Year Ended
31st December 2025

for

Beauchamp Community at Newland

Registered charity number: 1190606

Beauchamp Community at Newland

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Beauchamp Community at Newland
Trustees Annual Report for the year ended 31st December 2025

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

The financial statements comply with the Charities Act 2011, the Memorandum and Articles of Association, 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 (FRS 102) (effective 1 January 2019).

The charity is set up as a charitable incorporated organisation and was registered with the Charity Commissioners under registration number 1190606 in July 2020, to replace the previous unincorporated association of the same name (no. 1015794) which was established in the Scheme dated 14 December 1979 as amended by the Scheme dated 27 October 1992.

The activity of pre-existing charity known as Beauchamp Community at Newland (charity number 1015794) was transferred to the CIO in April 2024 and the Charity Commission closed the charity number 1015794.

REFERENCE AND ADMINISTRATIVE DETAILS

Principle Address
Newland
Malvern
Worcestershire
WR13 5AX

Charity Number
1190606

Company Number
CE022682

Trustees

Mrs V Russell	
Sir N Lechmere Bt	
Mrs L M Chenevix-Trench	Appointed Chair April 2024
Mr N Horner	Resigned April 2025
Mrs L Webb	
Mr B Bamford	
Mr Alan MacKinnon	Appointed November 2025

Independent Examiner
Elizabeth Needham ACA CTA (VAT)
Institute of Chartered Accountants, England and Wales
Kendall Wadley LLP
Granta Lodge
71 Graham Road
Malvern, WR14 2JS

Bankers
Lloyds Bank plc
Belle Vue Terrace
Malvern, WR14 4QG

Accountants
KellyATC Ltd
20 Blackmore Road
Malvern WR14 1QT

Solicitors
Russell & Co
Holland House
Church Street
Malvern, WR14 2AH

Investment Advisers
Quilter Cheviot Investment Management
Senator House
85 Queen Victoria Street
London, EC4V 4AB

Beauchamp Community at Newland
Trustees Annual Report for the year ended 31st December 2025

OBJECTIVES AND ACTIVITIES

The Scheme states that the Almshouse dwellings specified in the Schedule and the property occupied therewith shall be appropriated and used for the residence Almspeople (hereafter referred to as residents) in conformity with the provisions of the Scheme. The original Quadrangle of Almshouses was opened in 1864 following a bequest of land and £60,000 by the 3rd Earl Beauchamp and his late wife, Charlotte, Countess Beauchamp.

The Scheme also states that the residents shall be poor members of the Church of England or Churches in communion therewith, provided that so far as practicable not less than an eighth nor more than a quarter of the residents shall be retired clergymen.

Vacancies are advertised and prospective residents are interviewed by the Chaplain and the Warden.
Forty-five (2024 - 45) of the units housed fourty-seven residents (2024 - 51) during the year, including a Warden and a Chaplain living onsite.

ACHIEVEMENT AND PERFORMANCE

Charitable Activities

Charitable activities of charity number 1015794 transferred to 1190606 on 1st April 2024.

For the year there were overall net incoming resources before gains on investments of Unrestricted Funds of £18,856 due to the trustees continuing with their policy of enhancement of the site and modernisation and refurbishment of the flats as they become vacant, and net outgoing resources before gains on investments of Restricted Funds of £159,101 due to essential works to the Boiler and Roof. The total sum expended on the almshouses refurbishment in 2025 was £290,136 (2024 £129,721).

Following the review of the Conditional Report work continues on the most important problems identified, money having been put aside for these purposes. This is in addition to the many day to day problems which arise, and which need dealing with urgently for the convenience and comfort of the residents. The trustees are very lucky to be able to call on the services of a number of skilled tradesmen to facilitate these works but there is no doubt that more could be done, but when considering this, one has to take into account not only the availability of funding and work force but also disturbance to the residents and balancing income with expenditure.

Public Benefit

The Trustees have regard to the Charity Commission's guidance on Public Benefit at their meetings and in planning their activities.

They maintain the buildings and grounds of the Beauchamp Community to the benefit of the residents and the members of the public who visit the Chapel and the grounds for whatever reason. Services in the Church and Chapel are held regularly and are open to all residents. The Trustees host several social events and as part of their commitment to fundraising, the residents host several charitable events and conduct tours for groups interested in the history of the Community and the Church. Many of the functions include senior citizens from the adjoining Pyndar Court. The Church, Library and Boardroom are also used regularly for Parish Council meetings, Local & National elections and by small groups, choirs and societies. A small charge is made for the use of the premises.

Public Benefit - continued

The Trustees also have responsibility for the Cosby White Library of ecclesiastical books which are housed within the Beauchamp Community.

The Trustees appoint a Chaplain to take responsibility for the spiritual and pastoral care of the residents and non-resident congregation.

POLICIES

The Warden and Chair continue to work closely on the risk assessment and policies to ensure they are relevant and effective.
The trustees continue to review and update their policies, procedures and administration processes.
A Risk Register is approved by the Trustees at the Spring Board meeting.

FINANCIAL REVIEW

Investment policy and objectives

The trustees have the power to invest in such stock, shares, investments and property in the United Kingdom as they see fit. The trustees engage Quilter Cheviot Ltd as investment managers. The policy is to adopt a medium risk strategy based on reasonable return of income and potential capital growth.

Reserves policy

The trustees consider the Funds provide financial stability and enable the trustees to continue the programme of modernising and maintaining the Charity's property.

The Unrestricted Funds at the Balance Sheet date show the General Funds of £76,732 (2024 £57,876) and the Property Reserve Funds of £1,715,222 (2024 £1,589,853) which are considered adequate to fulfil their continuing obligations for the ensuing year.

Activity in 2025

Significant work carried out in 2025 was the replacement of the heating system and boilers, along with urgent roofing and structural repairs. The large cost made it necessary to draw capital from the Extraordinary Repairs Fund. Quilters have transfered all of the funds from the CCLA Fund to release the necessary funds to pay for the new heating and boilers. The remaining funds have been invested in a CAIF Fund.

Trustees agreed on the Warden’s new title of Executive Officer, which optimises the results when dealing with partnership agencies and gives greater clarity of what service the Charity provides to its residents.
As a result of a police investigation, a serious incident referral was made to the Charites Commission and a resident’s appointment as a beneficiary of the charity was set aside.

FUTURE PLANS

A review of staffing levels and responsibilities will be conducted in 2026.
A quinquennial report is due to take place in 2026.
The continual prioritisation of repairs and maintenance and the renovation of three flats.

Beauchamp Community at Newland
Trustees Annual Report for the year ended 31st December 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Appointment of new trustee

The Trustees formally approved at a board meeting in November the appointment of Alan MacKinnon as a new Trustee.

Constitution

The charity is set up as a charitable incorporated organisation and is registered with the Charity Commissioners under registration number 1190606.

The CIO was registered with the Charity Commission on 28 July 2020 replacing the previous unincorporated association of the same name (no. 1015794) which was registered in 1992.

The CIO is governed by its constitution dated 16th July 2020 and it is managed by a Board of Trustees

Statement of Trustee Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity SORP requires the trustees 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 incoming resources and application of resources, including the receipts and payments of the charity for that year. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity. 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.

STRUCTURE, GOVERNANCE AND MANAGEMENT - Cont

Organisational structure

The Trustees meet routinely twice yearly but are available should it be necessary for them to meet between their regular meetings. The Annual Accounts are presented at the Spring Meeting.

The Warden is Duncan Filer. He is assisted by Patsy Hughes (Deputy Warden), Peter Twisleton (Assistant Warden) and John & Angie Tinnion (Assistant Wardens).

Reverend Angie Watts is the Chaplain to the Beauchamp Community.

The Warden and Chaplain work closely together and have weekly Safeguarding and Pastoral meetings as DSO and DDSO respectively. Residents are encouraged to live independently whilst a degree of support is available for complex administrative task.

Duncan Filer continues to deal with the day-to-day financial administration along with the monthly preparation of the income/expenditure spreadsheets. Kelly Philpotts of KellyATC Ltd, acts as Accountants to the Trustees. As well as with Duncan Filer, KellyATC Ltd liaise with Quilter Cheviot, and Lucy Chenevix-Trench. KellyATC Ltd will attend normal Trustees' meetings and prepare the year end accounts for Independent Examination.

Quilter Cheviot Ltd act as stockbrokers and regularly review the portfolio of investments. All the investments are held on behalf of the Trustees, in the name of the Nominee Company of Quilter Cheviot Ltd and all dividends and stock interest are mandated to them and remitted to the Community's bankers monthly. Mr William Reid of Quilter Cheviot normally presents to the Trustees' November meeting, or a member of his team if he is unavailable.

St. Leonard's Church, Newland is in the custody of the Charity as the private chapel of the Beauchamp Community and is known as 'The Church' to distinguish it from the Chapel in the Cloisters.

The Chair wishes to thank all of those involved in making The Beauchamp Community a wonderful place in which to live, work and worship – the warden, chaplain, trustees, advisors, clergy, residents and contractors.

Approved by order of the board of trustees on 28/06/2026 and signed on its behalf by:

.....

Lucy Chenevix-Trench - Chair

28/06/2026

Date

Independent Examiner's Report to the Trustees of Beauchamp Community at Newland

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31st December 2025 set out on pages 7 to 18

Responsibilities and basis of report

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

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in Section 145 of the Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW, which is one of the listed bodies.

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 charity 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.

Signed:
.....
Elizabeth Needham ACA CTA (VAT)
Kendall Wadley LLP
Granta Lodge
71 Graham Road
Malvern, WR14 2JS

Date.....

Beauchamp Community at Newland
Statement of Financial Activities
For the Year Ended 31st December 2025

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Fund £	2025 Total Funds £	2024 Total Funds £
INCOME AND ENDOWMENTS FROM						
Donations and Legacies	2	10,409	-	-	10,409	12,683
Charitable Activities						
Providing almshouse accommodation	3	263,309	-	-	263,309	253,149
Investment Income	4	85,048	-	-	85,048	61,670
Other Income	5	-	-	-	-	137
Total		358,766	-	-	358,766	327,639
EXPENDITURE ON						
Raising funds	6	-	130	-	130	4,922
Charitable Activities						
Providing almshouse accomodation	7	339,910	158,971	-	498,881	335,501
Total		339,910	159,101	-	499,011	340,423
Net gains / (losses) on investments		125,369	32,090	81,870	239,329	150,662
NET INCOME AND NET MOVEMENT IN FUNDS		144,225	(127,011)	81,870	99,084	137,878
RECONCILIATION OF FUNDS						
Total funds brought fwd		1,647,729	382,975	1,038,215	3,068,919	2,931,041
Total funds carried forward		**1,647,729**	**382,975**	**1,038,215**	**3,068,919**	**2,931,041**

The notes form part of these financial statements

Beauchamp Community at Newland
Balance Sheet
As at 31st December 2025

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Fund £	2025 Total Funds £	2024 Total Funds £
FIXED ASSETS						
Tangible assets	11	5	-	-	5	5
Investments	12	1,715,222	255,964	1,120,085	3,091,271	3,011,043
		1,715,227	255,964	1,120,085	3,091,276	3,011,048
CURRENT ASSETS						
Debtors	14	10,782	-	-	10,782	11,154
Cash at bank and in hand		85,430	-	-	85,430	58,217
		96,212	-	-	96,212	69,371
CREDITORS						
Amounts falling due within one year	15	(19,485)	-	-	(19,485)	(11,500)
		(19,485)	-	-	(19,485)	(11,500)
NET CURRENT ASSETS / (LIABILITIES)		76,727	-	-	76,727	57,871
TOTAL ASSETS LESS CURRENT LIABILITIES		1,791,954	255,964	1,120,085	3,168,003	3,068,919
NET ASSETS		1,791,954	255,964	1,120,085	3,168,003	3,068,919
FUNDS						
Unrestricted funds					1,791,954	1,647,729
Restricted funds					255,964	382,975
Endowment Funds					1,120,085	1,038,215
Total Funds					**3,168,003**	**3,068,919**

The financial statements were approved by the Board of Trustees on .....

and were signed on its behalf by:

.....
Trustee

.....
Trustee

The notes form part of these financial statements

Beauchamp Community at Newland
Notes to the Financial Statements
For the Year Ended 31st December 2025

1 ACCOUNTING POLICIES

Charity Information

Beauchamp Community at Newland is a CIO and was registered in England and Wales. The registered office is Newland, Malvern, WR13 5AX, charity number 1190606.

Basis of preparing the financial statements

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The accounts have been prepared in accordance with 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) – Charities SORP (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The Beauchamp Community at Newland CIO meets the definition of a public benefit entity under FRS 102.

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.

Tangible Fixed Assets

Expenditure on fixtures and fittings and improvements to buildings is written off in the year of expenditure. Smaller items of equipment are written off in the year of purchase. The freehold and buildings, which are held for the Charity's use, and Newland Library Collection are stated in the accounts at a nominal book value of £5.
Significant costs would be involved in valuing these assets and the trustees do not consider it expedient to have the assets independently valued. The trustees do not consider a depreciation policy is necessary as the buildings are maintained in good condition resulting from a consistent maintenance programme.

Investments

Investments are stated at market value at the year end.

Cash and Cash Equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less.

1 ACCOUNTING POLICIES - continued

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

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. Accrued income and tax recoverable is included at the best estimate of the amounts receivable at the balance sheet date.

Creditors
Creditors are recognised where the charity 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 are normally recognised at their settlement amount after allowing for any trade discounts due.

Financial Instruments
The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Going Concern
At the time of approving the accounts, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future and that there are no material uncertainties about its ability to continue. Thus the Trustees' continue to adopt the going concern basis of accounting in preparing the accounts.

Fund Accounting

UNRESTRICTED FUNDS

Property Reserve Fund
The Property Reserve Fund is held to provide income for the charity so that the capital and its income cover the cost of maintenance, refurbishment and the running costs of the Charity.

RESTRICTED FUNDS

Extraordinary Repairs Reserve Fund
The Extraordinary Repairs Reserve Fund is a fund set up as part of the Charity's scheme dated 14th December 1979, as amended on 27th October 1992. The trustees have not needed to top up this fund in recent years, but, as stated in the scheme, it is at the discretion of the trustee's to draw on it for the purposes of "providing for the extraordinary repair, improvement or rebuilding of the almshouses belonging to the Charity".

Endowment Fund
The Endowment Fund is the permanent endowment of the Charity and the capital cannot be spent. The fund was established upon foundation of the charity in 1864 and provides an income to the charity.

2 DONATIONS AND LEGACIES

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	2025 £	2024 £
Church Collections	3,557	-	3,557	3,619
Church Donations	3,189	-	3,189	4,596
Donations	953	-	953	1,477
Fundraising Events	1,441	-	1,441	1,675
Gift Aid	1,269	-	1,269	1,316
	10,409	-	10,409	12,683

There was no restricted income received in 2025 or 2024.

3 CHARITABLE ACTIVITES

	2025 £	2024 £
Rent Contributions from residents	252,780	241,566
Utility Contributions from residents	7,307	7,140
Other residents contributions	3,222	4,443
	263,309	253,149

All Income from charitable activities in both the current and previous year relate to unrestricted funds.

4 INVESTMENT INCOME

	2025 £	2024 £
Income from Securities	84,203	61,109
Deposit Account Interest	845	561
	85,048	61,670

All investment income in the current and previous year relate to unrestricted funds.

5 OTHER INCOME

	2025 £	2024 £
Church Fees	-	-
Sundry Income	-	137
	-	137

All other income in both the current and previous year relate to unrestricted funds.

6 RAISING FUNDS

	Unrestricted Funds	Restricted Funds	Endowment Fund	Total Funds
	2025	2025	2025	2025
	£	£	£	£
Investment Management Costs				
Portfolio management	-	130	-	130
	-	130	-	130

Raising Funds - Prior Year	2024	2024	2024	2024
Investment Management Costs	£	£	£	£
Foreign Tax	84	-	52	136
Portfolio management	3,064	-	1,722	4,786
	3,148	-	1,774	4,922

7 CHARITABLE ACTVITIES

	2025 Total Funds	2024 Total Funds
Salaries and warden fees	27,084	29,270
Staff Accommodation	18,852	18,420
Rates and water	13,769	9,958
Insurance	12,871	12,716
Light and heat	52,711	53,929
Telephone	2,482	2,071
Postage and Stationery	212	687
Advertising	-	-
Sundries	3,966	3,683
Repairs and Refurbishments	290,136	129,721
Groundwork	18,921	18,840
Residents and visitors welfare	2,650	2,360
Cleaning	6,019	6,356
Alarm System	2,233	3,042
Funeral and wedding fees	-	-
Church supplies	2,085	1,941
Clergy honorarium	4,374	-
Organist and organ tuning	7,046	4,390
Church insurance	12,839	11,348
Church light and heat	7,670	6,347
Church repairs	3,237	4,848
Church sundries and vestments	1,008	1,347
Church cleaning	-	300
Bank charges	286	95
Independent examination fee	990	900
Accountancy and Legal Fees	7,440	11,699
Surveys and Assessments	-	1,233
	498,881	335,501

The total expenditure on charitable activities relate to unrestricted funds of £339,910 (2024 - £335,501), restricted funds of £158,971 (2024 - 0) and endowment funds of £0 (2024 - £0)

8 TRUSTEES' REMUNERATION AND BENEFITS

The following remuneration was paid to persons listed as trustees:

	2025	2024
Rev A Law -	£	£
Clergy Honorarium	-	-
	-	-

Rev. A Law was not paid an honorarium in the current year or previous year.

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
There were no reimbursement of expenses to trustees in 2025 (2024: £389 trustee re-imbursement for a leaving gift).

9 STAFF COSTS

	2025	2024
	£	£
Salaries	26,534	28,870
Pensions	550	400
Total Staff Costs	27,084	29,270

The average number of employees in the year was 2 (2024 – 2).
No employees received employee benefits of more than £60,000.
The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.
There were no severance payments made in 2025 (2024: £7,711).

Accommodation is provided free of charge to the Chaplain, Warden and Deputy Wardens and, at a reduced rate, to the Sacristans. The values below were included in both Income and Expenditure of providing Almshouse Accommodation:

	2025	Restated 2024
	£	£
Staff Accommodation	18,852	18,420

All staff costs in both the current and previous year relate to unrestricted funds.

10 COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Fund £	2024 Total Funds £
INCOME AND ENDOWMENTS FROM					
Donations and Legacies	2	12,683	-	-	12,683
Charitable Activities					
Providing almshouse accommodation		253,149	-	-	253,149
Investment Income	3	61,670	-	-	61,670
Other Income	4	137	-	-	137
Total		327,639	-	-	327,639
EXPENDITURE ON					
Raising funds	5	3,148	-	1,774	4,922
Charitable Activities					
Providing almshouse accommodation		335,501	-	-	335,501
Total		338,649	-	1,774	340,423
Net gains / (losses) on investments		79,881	18,539	52,242	150,662
NET INCOME		68,871	18,539	50,468	137,878
Transfers between funds		(3,765)	-	3,765	-
Net Movement in funds		65,106	18,539	54,233	137,878
RECONCILIATION OF FUNDS					
Total funds Brought forward		1,582,623	364,436	983,982	2,931,041
Total funds carried forward		**1,647,729**	**382,975**	**1,038,215**	**3,068,919**

11 TANGIBLE FIXED ASSETS

	Freehold Property £	Long Leasehold £	Totals £
COST			
At 1st January 2025	4	1	5
NET BOOK VALUE			
At 31st December 2025	4	1	5
At 31st December 2024	4	1	5

It is difficult and costly to attribute cost or value to the inalienable and historic assets. These assets are therefore excluded from the balance as:

a) Reliable cost information is not available and conventional valuation approaches lack sufficient reliability; and
b) significant costs would be involved which may be onerous compared with the additional benefit derived by users of the accounts in assessing the trustees stewardship of the assets.

12 FIXED ASSET INVESTMENTS

	Listed Investments £	Cash Deposits £	Totals £
MARKET VALUE			
At 1st January 2025	3,011,043	-	3,011,043
Additions	325,810	-	325,810
Proceeds	(484,911)	-	(484,911)
Realised Loss	239,329	-	239,329
At 31st December 2025	3,091,271	-	3,091,271
NET BOOK VALUE			
At 31st December 2025	3,091,271	-	3,091,271
At 31st December 2024	3,011,043	-	3,011,043

The total fixed asset investments relate to unrestricted funds of £1,715,222 (2024 - £1,589,853), restricted funds of £255,964 (2024 - £382,975) and endowment funds of £1,120,085 (2024 - £1,038,218)

13 FINANCIAL INSTRUMENTS

	2025 £	2024 £
Instruments measured at fair value through profit and loss	3,091,271	3,011,043

14 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Income from Securities	-	-
Gift Aid Claim	1,264	1,313
Prepayments	9,471	9,499
Contributions in arrears	47	342
	10,782	11,154

All debtors in both the current and previous year relate to unrestricted funds.

15 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Endowment Fund 2025 £	Total Funds 2025 £
Trade Creditors	18,475	-	-	18,475
Other Creditors	1,010	-	-	1,010
	19,485	-	-	19,485
Creditors: Prior Year	2024 £	2024 £	2024 £	2024 £
Trade Creditors	10,564	-	-	10,564
Other Creditors	936	-	-	936
	11,500	-	-	11,500

16 MOVEMENT IN FUNDS

	At 01.01.25 £	Net Movement in funds £	Transfers between Funds £	At 31.12.25 £
Unrestricted Funds				
General Fund	57,876	18,856	-	76,732
Property Reserve Fund	1,589,853	125,369	-	1,715,222
	1,647,729	144,225	-	1,791,954
Restricted Funds				
Extraordinary Rep. Res. Fund	382,975	(127,011)	-	255,964
	382,975	(127,011)	-	255,964
Endowment Funds				
Endowment Fund	1,038,215	81,870	-	1,120,085
TOTAL FUNDS	3,068,919	99,084	-	3,168,003

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	358,766	(339,910)	-	18,856
Property Reserve Fund	-	-	125,369	125,369
	358,766	(339,910)	125,369	144,225
Restricted Funds				
Extraordinary Rep. Res. Fund	-	(159,101)	32,090	(127,011)
	-	(159,101)	32,090	(127,011)
Endowment Funds				-
Endowment Fund	-	-	81,870	81,870
TOTAL FUNDS	358,766	(499,011)	239,329	99,084

Funds totalling £159,101 were released from the Extraordinary Repairs fund during 2025 to part fund the cost of replacing the boiler including external gas mains works, plus substantial roof repairs. The balance of the works £40,319 was funded from general funds.

17 MOVEMENT IN FUNDS PRIOR YEAR

	At 01.01.24	Net Movement in funds	Transfers between Funds	At 31.12.24
Unrestricted Funds	£	£	£	£
General Fund	70,582	(11,010)	(1,696)	57,876
Property Reserve Fund	1,512,041	79,881	(2,069)	1,589,853
	1,582,623	68,871	(3,765)	1,647,729
Restricted Funds				
Ext. Repairs - Res. Funds	364,436	18,539	-	382,975
Organ Repairs	-	-	-	-
Thurible	-	-	-	-
	364,436	18,539	-	382,975
Endowment Funds				
Endowment Fund	983,982	50,468	3,765	1,038,215
TOTAL FUNDS	2,931,041	137,878	-	3,068,919

£3,765 was transferred from unrestricted funds to the endowment fund to cover the shortfalls in the fund activities.

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	327,639	(338,649)	-	(11,010)
Property Reserve Fund	-	-	79,881	79,881
	327,639	(338,649)	79,881	68,871
Restricted Funds				
Ext. Repairs - Res. Funds	-	-	18,539	18,539
Organ Repairs	-	-	-	-
Thurible	-	-	-	-
	-	-	18,539	18,539
Endowment Funds				-
Endowment Fund	-	(1,774)	52,242	50,468
TOTAL FUNDS	327,639	(340,423)	150,662	137,878

18 RELATED PARTY TRANSACTIONS

The following related party transactions took place with Ms. P Hughes, a sibling of Mr. P Hughes who served as a trustee until April 2024.

	2024
	£
Rent Contribution - Waived in lieu of Warden services	4,188
Warden Service Fees	750
10 Qaudrangle Expenses	-
Expenses - (Kitchen/office admin sundries)	635
	5,573

There were no related party transactions during 2025.