REGISTERED COMPANY NUMBER: 12530939 (England and Wales)
REGISTERED CHARITY NUMBER: 1193363

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 December 2025

for

The House of Bread (Warwickshire)

Francis & Co
Second Floor
123 Promenade
Cheltenham
Gloucestershire
GL50 1NW

The House of Bread (Warwickshire)

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for the Year Ended 31 December 2025

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The House of Bread (Warwickshire)

Report of the Trustees
for the Year Ended 31 December 2025

The House of Bread can be found on the edge of the Cotswolds in beautiful south Warwick's countryside. Our extensive site has provided peace and tranquillity for day and residential guests for the past 29 years, offering beautiful gardens and grounds with a river, meeting rooms and 19 en-suite bedrooms.

The vision of The House of Bread is to be a place where guests can encounter the presence of God, being restored and transformed. The vision aligns with our charitable objectives to advance the Christian faith and meet the spiritual needs of the public through the life and hospitality of a Christian community. We welcome all who want to retreat from daily life, explore or go deeper into the Christian faith. They can take time in quietness and stillness and grow closer to God, and be spiritually strengthened and emotionally renewed. They can receive pastoral guidance and prayer as well as gather with others for fellowship, worship and prayer. The House of Bread hosts events that guests can come to; this includes guided retreats, prayer spaces, art days and teaching events.

Groups can also book to come on a time of retreat or host their own event. The groups who come to The House of Bread are from churches of different Christian denominations, and various charities and organisations - taking time to pray and have fellowship together and to prepare and plan the way ahead for the vision and mission of their organisations, in serving and supporting people in the UK and worldwide, including the persecuted church and people, groups and communities who are marginalised and vulnerable.

The community life of The House of Bread continues to flourish, and the team are a highly-valued part of the work of the charity. The small on-site staff work alongside a paid housekeeping team and bookings administrator, and several committed regular volunteers work within the site maintenance team and gardening team. There is further support from volunteers within the retreat and prayer ministry and hospitality team.

Update on the 2025 year
Towards the end of 2025 we began preparing for growing the team to include the role of House Hosts. This is a voluntary role, helping with welcome and hospitality, and helping to host some of the events that we hold.
The approximate numbers for 2025 were 1,970 day guests and 1,495 residential guests. This included about 60 small groups of leadership teams/charities, about 360 individual people on retreat and 700 guests to House of Bread events (guided retreat days, teaching day and Abiding sessions, and prayer groups).

Compared to 2024's figures, the number of residential guests in 2025 stayed at a similar level while day guests in 2025 were around 370 higher than the previous year. The Trustees are pleased with this continued engagement as well as the growth in day guests engaging with the Charity's activities and provisions.

Comments on finances
Guests are asked to pay set charges for the use of the facilities, which along with other donations are the main source of income for the House of Bread. There are bursaries available for those who are unable to afford these charges and the Trustees seek to use this system generously and flexibly to further the Charity's aims. The Trustees are pleased with the continued income from these activities and continue to plan and budget prudently to ensure there are sufficient reserves for ongoing activities as well as for specific projects they wish to pursue in the coming years.

During the year we benefitted from a significant one off unrestricted donation of around £20,000 which covered the substantial one off maintenance works that had been carried out earlier in the year. Income from guests was around £19,000 higher than the Trustees had budgeted for due to the overall increase in guests.
Expenses continue to rise but this is not unexpected. Key expenses relate to the maintenance costs of the site, utility costs, and staffing costs. There were also some higher pension costs for historic amounts due but these have now been fully paid.

The year's surplus was higher than budgeted allowing the Trustees to increase the cash balance held by around £40,000 to around £135,000. Of total cash held, £1,353 is restricted for use on the Forge building project. Alongside maintaining ongoing reserve for day to day costs the trustees are accumulating funds for the Forge project and other substantive building projects to further develop the site for the Charity's work.

On a quarterly basis, the Trustees set aside a percentage of overall gross income. This money is used for the Charity's purposes but separate from the ongoing running costs of its main site. At the end of the year this fund stood at around £24,000. In early 2026 the Trustees decided on a range of other charities and charitable purposes to use pay these funds to. We will continue to set funds aside in this way and make regular and one off payments to other charities and for charitable purposes aligned with the Charity's own. The funds set aside in this way are not from restricted income and nor is the allocation by the Trustees into this fund a restriction on the money's future use.
The Trustees maintain a 3 month contingency of around £33,000. This will be reviewed in 2026 and adjusted in line with increasing expenses.

Future projects
The Trustees are excited by the direction of the Charity heading into 2026 and in particular the role of House Hosts. They are supportive of this new initiative and using the site to house these volunteers when they are supporting the Charity's work.
Historically the Charity has mainly hosted events for others but increasingly is now providing guided events and sessions for guests. We are encouraged by the engagement with these and will continue to expand these in 2026.

In relation to key building projects carried out in 2025, these included:

- Significant maintenance work across the site ensuring the Charity is able to offer the best facilities it can to guests.
- Decoration and new carpets for staff accommodation
- Refurbishment of self-catering kitchen for guests
- Replacing fencing and entrance to the office/reception

Building plans for the future include:

- Continued work in relation to the renovation of the Forge for which there is planning permission for two further meeting rooms enhancing the offering that can be provided for guests.
- Refurbishment of another guest kitchen
- Grounds maintenance - repointing of walls.
- There are plans in place to carry out repairs to the cottage roofs as and when funds are available.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

12530939 (England and Wales)

Registered Charity number

1193363

Registered office
1 Mill House
Burmington
Shipston on Stour
Warwickshire
CV36 5AF

Trustees
Mr R S Akers
Mrs A M Akers
Mrs E Harvey
Mrs L J Isgrove Church Leader
Mrs R M Matthews
Mr G Matthews
Mr R Lee
Mr A J Kerr

Independent Examiner
Francis & Co
Second Floor
123 Promenade
Cheltenham
Gloucestershire
GL50 1NW

Approved by order of the board of trustees on 14 September 2026 and signed on its behalf by:

Mr G Matthews - Trustee

Independent examiner's report to the trustees of The House of Bread (Warwickshire) ('the Company')
I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2025.

Responsibilities and basis of report
As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

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

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Warren Francis ACA

Francis & Co
Second Floor
123 Promenade
Cheltenham
Gloucestershire
GL50 1NW

14 September 2026

The House of Bread (Warwickshire)

Statement of Financial Activities
for the Year Ended 31 December 2025

	Notes	Unrestricted fund £	Restricted fund £	31.12.25 Total funds £	31.12.24 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		211,606	-	211,606	172,929
Investment income	2	300	-	300	5
Total		211,906	-	211,906	172,934
EXPENDITURE ON					
Raising funds	3	179,726	-	179,726	162,293
NET INCOME		32,180	-	32,180	10,641
RECONCILIATION OF FUNDS					
Total funds brought forward		240,639	-	240,639	229,998
TOTAL FUNDS CARRIED FORWARD		272,819	-	272,819	240,639

The notes form part of these financial statements

Balance Sheet
31 December 2025

	Notes	Unrestricted fund £	Restricted fund £	31.12.25 Total funds £	31.12.24 Total funds £
FIXED ASSETS					
Tangible assets	8	170,000	-	170,000	170,116
CURRENT ASSETS					
Debtors	9	(425)	-	(425)	4,722
Cash at bank and in hand		133,156	1,352	134,508	94,493
		132,731	1,352	134,083	99,215
CREDITORS					
Amounts falling due within one year	10	(29,912)	(1,352)	(31,264)	(28,692)
NET CURRENT ASSETS		102,819	-	102,819	70,523
TOTAL ASSETS LESS CURRENT LIABILITIES		272,819	-	272,819	240,639
NET ASSETS		272,819	-	272,819	240,639
FUNDS	11				
Unrestricted funds				272,819	240,639
TOTAL FUNDS				272,819	240,639

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

(a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 14 September 2026 and were signed on its behalf by:

Mr G Matthews - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charitable company, 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 Companies Act 2006. 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.

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

Computer equipment	-	33% on cost

Taxation
The charity is exempt from corporation 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.

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

Pension costs and other post-retirement benefits
The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. INVESTMENT INCOME

	31.12.25	31.12.24
	£	£
Deposit account interest	300	5

3. RAISING FUNDS

Raising donations and legacies

	31.12.25	31.12.24
	£	£
Support costs	173,334	148,085

Investment management costs

	31.12.25	31.12.24
	£	£
Property repairs	6,276	14,092
Aggregate amounts	179,726	162,293

4. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.12.25	31.12.24
	£	£
Depreciation - owned assets	116	117

5. 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

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

6. STAFF COSTS

	31.12.25	31.12.24
	£	£
Wages and salaries	50,893	35,971
Other pension costs	11,117	12,518
	62,010	48,489

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

	31.12.25	31.12.24
Employees	5	6

No employees received emoluments in excess of £60,000.

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7. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	172,929	-	172,929
Investment income	5	-	5
Total	172,934	-	172,934
EXPENDITURE ON			
Raising funds	162,293	-	162,293
NET INCOME	10,641	-	10,641
RECONCILIATION OF FUNDS			
Total funds brought forward	229,998	-	229,998
TOTAL FUNDS CARRIED FORWARD	240,639	-	240,639

8. TANGIBLE FIXED ASSETS

	Freehold property £	Computer equipment £	Totals £
COST			
At 1 January 2025 and 31 December 2025	170,000	349	170,349
DEPRECIATION			
At 1 January 2025	-	233	233
Charge for year	-	116	116
At 31 December 2025	-	349	349
NET BOOK VALUE			
At 31 December 2025	170,000	-	170,000
At 31 December 2024	170,000	116	170,116

continued...

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.25	31.12.24
	£	£
Trade debtors	(425)	4,595
Other debtors	-	127
	(425)	4,722

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.25	31.12.24
	£	£
Social security and other taxes	1,001	-
Other creditors	28,943	27,492
Accruals and deferred income	1,320	1,200
	31,264	28,692

11. MOVEMENT IN FUNDS

	At 1.1.25	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted funds			
General fund	240,639	32,180	272,819
TOTAL FUNDS	240,639	32,180	272,819

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	211,906	(179,726)	32,180
TOTAL FUNDS	211,906	(179,726)	32,180

Comparatives for movement in funds

	At 1.1.24	Net movement in funds	At 31.12.24
	£	£	£
Unrestricted fund	229,998	10,641	240,639
TOTAL FUNDS	229,998	10,641	240,639

continued...

11. MOVEMENT IN FUNDS - continued

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted fund	172,934	(162,293)	10,641
TOTAL FUNDS	172,934	(162,293)	10,641

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

	At 1.1.24	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted fund	229,998	42,821	272,819
TOTAL FUNDS	229,998	42,821	272,819

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted fund	384,840	(342,019)	42,821
TOTAL FUNDS	384,840	(342,019)	42,821

12. RELATED PARTY DISCLOSURES

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

The House of Bread (Warwickshire)

Detailed Statement of Financial Activities
for the Year Ended 31 December 2025

	31.12.25 £	31.12.24 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Gifts	34,645	11,079
Donations	176,961	161,850
	211,606	172,929
Investment income		
Deposit account interest	300	5
Total incoming resources	211,906	172,934
EXPENDITURE		
Other trading activities		
Depreciation of tangible fixed assets	116	116
Investment management costs		
Property repairs	6,276	14,092
Support costs		
Management		
Wages	50,893	35,971
Pensions	11,117	12,518
Rates and water	22,029	15,874
Insurance	6,667	6,132
Light and heat	17,906	20,222
Telephone	713	597
Postage and stationery	884	644
Sundries	5,469	3,759
Household and Cleaning Costs	8,847	13,176
Site Maintenance	17,358	13,793
Gifts & Donations	25,970	21,470
	167,853	144,156
Finance		
Bank charges	300	307
Governance costs		
Accountancy fees	2,407	2,837
Professional fees	2,774	785
	5,181	3,622
Total resources expended	179,726	162,293
Net income	32,180	10,641