Charity registration number 1196119 (England and Wales)

HAWTHORNE MEADOW TRUST CIO

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

Caladine

Chartered Certified Accountants

HAWTHORNE MEADOW TRUST CIO

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr D Southgate (Chairman) Mrs R Southgate Mrs J E D'Lima Mr B Spencer Mrs M Spencer
Charity number (England and Wales)	1196119
Principal address	Chantry House 22 Upperton Road Eastbourne East Sussex BN21 1BF
Independent examiner	Caladine Limited Chantry House 22 Upperton Road Eastbourne East Sussex BN21 1BF

HAWTHORNE MEADOW TRUST CIO

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HAWTHORNE MEADOW TRUST CIO

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

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

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the CIO's governing document, the Charities Act 2011 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).

Objectives and activities

Public benefit

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the CIO should undertake.

Achievements and performance

Significant activities and achievements against objectives

The CIO is now a formal part of the contractual arrangements for the completion of the development of Pinewood Court (which has now been officially named as Gallant Close). The CIO's current role is as the Employer under the building contract with U2 Homes Ltd. Also the CIO is a party to a Design & Build Agreement with The Hawthorne Meadow Trust (charity registration number 1058375) which includes provision for the CIO receive funds sufficient for it to make payments to the building contractor.

Financial review

The result for the year was a surplus on the general unrestricted fund of £7,474 (2024: deficit of £60) . General unrestricted reserves ended the year at £7,414 (2024: £60).

Structure, governance and management

The CIO is registered with the Charity Commission for England and Wales (no. 1196119). It is governed in accordance with its Constitution dated 12 October 2021.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr D Southgate (Chairman)	
Mrs R Southgate	
Mrs M Hammond	(Resigned 31 August 2025)
Mrs J E D'Lima	
Mr D W E G Hammond	(Resigned 31 August 2025)
Mr B Spencer	
Mrs M Spencer	

Recruitment and appointment of trustees

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

The Trustees' report was approved by the Board of Trustees.

Mr B Spencer
Trustee
Date: 24/09/2026

HAWTHORNE MEADOW TRUST CIO

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF HAWTHORNE MEADOW TRUST CIO

I report to the trustees on my examination of the financial statements of Hawthorne Meadow Trust CIO (the CIO) for the year ended 31 December 2025.

Responsibilities and basis of report

As the trustees of the CIO you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the CIO's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

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 that in any material respect:

1 accounting records were not kept in respect of the CIO as required by section 130 of the Charities Act 2011.

2 the financial statements do not accord with those records; or

3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

Caladine Limited
Chantry House
22 Upperton Road
Eastbourne
East Sussex
BN21 1BF
Date: 22 September 2026

HAWTHORNE MEADOW TRUST CIO

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from:			
Charitable activities	**3**	199,700	-
Investments	**4**	25	-
Total income		199,725	-
Expenditure on:			
Charitable activities	**5**	192,251	60
Total expenditure		192,251	60
Net income/(expenditure) and movement in funds		7,474	(60)
Reconciliation of funds:			
Fund balances at 1 January 2025		(60)	-
Fund balances at 31 December 2025		7,414	(60)

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

HAWTHORNE MEADOW TRUST CIO

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025 £	£	2024 £	£
Current assets					
Debtors	**10**	18		-	
Cash at bank and in hand		34,994		140	
		35,012		140	
Creditors: amounts falling due within one year	**12**	(27,598)		(200)	
Net current assets/(liabilities)			7,414		(60)
The funds of the CIO					
Unrestricted funds	**13**		7,414		(60)
			7,414		(60)

The financial statements were approved by the trustees on 24/09/2026

Mr B Spencer
Trustee

1 Accounting policies

Charity information

The CIO is registered with the Charity Commission for England and Wales (no. 1196119). It is governed in accordance with its Constitution dated 12 October 2021.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the CIO's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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 CIO is a Public Benefit Entity as defined by FRS 102.

The CIO has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the CIO. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the CIO has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

In due course, the CIO will be taking over the existing activities of The Hawthorne Meadow Trust, charity registration number 1058375.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the CIO.

1.4 Income

Income is recognised when the CIO is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the CIO has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

1 Accounting policies (Continued)

Legacies are recognised on receipt or otherwise if the CIO has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 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, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The CIO has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the CIO's balance sheet when the CIO becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1 Accounting policies (Continued)

Derecognition of financial liabilities

Financial liabilities are derecognised when the CIO's contractual obligations expire or are discharged or cancelled.

2 Critical accounting estimates and judgements

In the application of the CIO's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Charitable activities		
Fees receivable	199,700	-

4 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Interest receivable	25	-

5 Expenditure on charitable activities

	Unrestricted Funds	Unrestricted Funds
	2025	2024
	£	**£**
Direct costs		
Software and IT	195	-
Property and building site costs	190,190	-
Bank charges	66	60
	190,451	60
Share of support and governance costs (see note 6)		
Governance	1,800	-
	192,251	60
Analysis by fund		
Unrestricted funds	192,251	60

6 Support costs allocated to activities

	2025	**2024**
	£	**£**
Governance costs	1,800	-
Analysed between:		
Unrestricted Funds	1,800	-

	2025	**2024**
Governance costs comprise:	**£**	**£**
Independent examination fees	500	-
Accountancy	900	-
Bookkeeping and VAT	400	-
	1,800	-

7 Net movement in funds

	2025	2024
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable to the charity's independent examiner:		
- for the independent examination of the charity's financial statements	500	-
- for other assurance services	900	-
- for other financial services	400	-

8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the CIO during the year, except as disclosed in the Related Party note.

9 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

10 Debtors

	2025	2024
Amounts falling due within one year:	£	£
Other debtors	18	-

11 Loans and overdrafts

	2025	2024
	£	£
Loans from related parties	25,798	200
Payable within one year	25,798	200

12 Creditors: amounts falling due within one year

	2025	2024
	£	£
Borrowings	25,798	200
Accruals and deferred income	1,800	-
	27,598	200

13 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2025	Incoming resources	Resources expended	At 31 December 2025
	£	£	£	£
General funds	(60)	199,725	(192,251)	7,414

Previous year:	At 1 January 2024	Incoming resources	Resources expended	At 31 December 2024
	£	£	£	£
General funds	-	-	(60)	(60)

14 Related party transactions

During the year the CIO entered into the following transactions with related parties:

£199,700 (2024: 0) was received from The Hawthorne Meadow Trust (charity number 1058375) for the development of the Pinewoods site. The trustees of both entities are the same.

A loan of £25,798 from The Hawthorne Meadow Trust (2024: £200).

The building project is being undertaken by U2 Homes Ltd. U2 Homes Ltd is controlled by a related party of trustees Mr D & Mrs R Southgate. Following an informal tender process the trustees were unable to find any reputable contractor other than U2 Homes Ltd that was willing to quote for the work. Mr D Southgate and Mrs Southgate were excluded from the trustees' decision to appoint U2 Homes Ltd and obtained detailed legal advice from their solicitors throughout the process of the negotiation and approval of the building contract with U2 Homes Ltd in respect of actual and potential conflicts of interest. The other trustees of the charity are satisfied that this arrangement is at arms length and is in the best interest of the charity. The total amount paid to U2 Homes Ltd during the year was £187,540.