Medmenham Church Cottages

Registered Charity (England & Wales) No:1208372

Accounts for the year ended
31st December 2025

Trustees:	Rev Andrew Julian Storch	Chairman
	Clive Turner	
	Timothy John Jones	
	Tracy Lloyd Van Wyk	

The 2025 Trustee Report for The Medmenham Church Cottages Charity

Charity No 1208372

Address **THE RECTORY PHEASANT'S HILL**
HAMBLEDEN
READING
HAMBLEDEN
RG9 6SN

Trustees

Rev Andy Storch	23 May 2024	Chairman
Tim Jones	6 June 2024	
Tracy van Wyk	6 June 2024	
Clive Turner	10 November 2025	

Charitable Governance

The charity's governing document was set on 10 July 1945, the Rector or Church Warden of St Peter & St Pauls' church Medmenham are entitled to recruit trustees.

The charity exists to maintain and let our 5 cottages that were built on former church land centuries ago specifically to enable future provision for the church, so the charity oversees the letting and maintenance of the cottages and applies the net rental proceeds to the upkeep of the church building and grounds, and to the church services.

Annual Report for 2025

Cottage Repairs and Improvements:
During 2025, all five cottages required significant repairs. One cottage, in particular, needed costly work to resolve damp problems. Following an in-depth review of each property, the trustees agreed to use reserves to improve the standard of the cottages. This programme of work will continue into 2026.

Church Grant:
The charity awarded a grant of £7,500 to St Peter & St Paul Church, Medmenham, to support the work of the Parochial Church Council.

Reserves policy:

The charities Commission recommend a reserves policy of between 3 and 12 months operating costs and we therefore aim to keep reserves within those limits. In monetary terms the operating costs of the last financial year were: £48,354

During this time our reserves fluctuated between a minimum of £17,216 and a maximum of £24,124.

The largest costs that might arise in emergency are likely to be insured costs to do with building maintenance and these can therefore be claimed on. For non-emergency repair, it will have been planned to avoid exhausting our reserves. Because there are 5 cottages non payment of rent by 1 tenant is less damaging than if there were just one tenant.



Rev Andy Storch Chairman

Date 10/7/26

MEDMENHAN CHURCH COTTAGES CHARITY

Registered charity number 1208372

Report to the Trustees on the accounts for the year ended 31st December 2025

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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



Michael Wortley, Lowlands House, Fingest
21st April 2026

MEDMENHAM CHURCH COTTAGES

STATEMENT OF FINANCIAL ACTIVITIES
For the year ended 31st December 2025

	Note	2025 £	2024 £
Income			
Charitable activities	3	45,510	33,190
Deposit interest		1,092	1,229
		46,602	34,419
Expenditure			
Charitable activities		41,204	33,909
Administration		7,150	8,310
Grants	4	7,500	7,500
		55,854	49,719
Surplus/(Deficit) for the year		(9,252)	(15,300)
General fund balance at 31st December 2024		26,065	41,365
General fund balance at 31st December 2025		**16,813**	**26,065**

BALANCE SHEET
At 31st December 2025

CCLA deposit account	17,216	24,124
Lloyds Bank	211	3,174
Co-op Bank	2,040	
Sundry debtor	496	
Current assets	**19,963**	**27,298**
Current liabilities - Accruals	**3,150**	**1,233**
Total assets less current liabilities	**16,813**	**26,065**
Geneal Fund at 31st December 2025	**16,813**	**26,065**

Approved by the Trustees
and signed on its behalf by



Rev Andrew Storch (Chairman)
Date 10/7/26

MEDMENHAM CHURCH COTTAGES

Accounts for the year ended 31st December 2025

INCOME & EXPENDITURE ACCOUNT

Cottages	***Border***	***No 3***	***No 4***	***No 5***	***No 6***	***Not Attributed***	***2025 Total***	***2024***
Rents received	9,962	5,950	5,975	10,658	12,918	47	45,510	33,190
Repairs & maintenance			-	870	2,971	4,407	8,248	4,391
Sale of items							-	(374)
Refurbishment	30,913						30,913	26,502
Rates	(217)						(217)	1,028
	30,696	-	-	870	2,971	4,407	38,944	31,547
Surplus on Cottages							6,566	1,643
Rent collection						-		-
Legal & Professional fees						-		-
Management fees						7,200		8,310
Insurances						2,444		2,362
							9,644	10,672
Surplus/(Deficit) for the year							(3,078)	(9,029)
CCLA Interest							1,092	1,229
							(1,986)	(7,800)
Less: Contribution to PCC							7,500	7,500
Surplus/(Deficit) for year							(9,486)	(15,300)
Rent deposits held								
Deposits received	1,442				1,587		3,029	
Paid to Tenancy Deposit Scheme							(3,029)	

BALANCE SHEET

Current assets		
CCLA deposit account	17,216	24,124
Lloyds bank	211	3,174
Co-op bank	2,040	
Sundry debtor	312	
	19,779	27,298
Current liabilities		
Accruals	3,200	1,233
	3,200	1,233
Net assets	£ 16,579	£ 26,065
General Cottage fund (Unrestricted)		
Opening balance	26,065	41,365
Surplus/(Deficit) for year	(9,486)	(15,300)
Closing balance	£ 16,579	£ 26,065
	-	-

MEDMENHAM CHURCH COTTAGES

Notes to the accounts
For the year ended 31st December 2025

1 Chaitable objects

The Charity holds an endowment of land and six cottages adjacent to Medmenham Churchyard made for the purpose of providing for the financial security of the Church and its services in perpetuity. The cottages and land are managed and let by the Trustees and all proper costs, charges and expenses of and incidental to the administration amd management of the Charity shall first be defrayed by the Trustees out of the income thereof. Subject to the payment aforedaid the income of the Charity shall be applied in repairing the Parish Church of Medmenham and in maintaining the services therein.

The Land is vested in the Official Trustee of Charity Lands with registered title number BM333455

2 Accounting policies

The financial statements have been prepared in accordance with the Church Accounting Regulations 1997 together with applicable accounting standards and the charities SORP.

The financial statements have been prepared under the historical cost convention.

3 Incoming resources	***2025***	***2024***
Rents receivable from the cottages	45,510	33,190

4 Grants

Funds made over to Medmenham Parochial Curch Council for maintenance and upkeep	7,500	7,500