Charity number: 200270

WEYBRIDGE LAND CHARITY

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

TWP Accounting LLP
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WEYBRIDGE LAND CHARITY

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WEYBRIDGE LAND CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 DECEMBER 2025

Trustees	J Martin, Chair S Tizard V Macleod M McLaren (appointed 14 May 2026) H Butler M O'Donnell (appointed 29 July 2025) J Brumwell (appointed 14 April 2026) Dr N Last (appointed 15 December 2025)
Charity registered number	200270
Principal office	Allotments Gate Curzon Road Weybridge Surrey KT13 8UN
Accountants	TWP Accounting LLP Chartered Accountants The Old Rectory Church Street Weybridge Surrey KT13 8DE
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4JQ
Fund manager	Michael Barlow JM Finn & Co. 4 Coleman Street London EC2R 5TA

WEYBRIDGE LAND CHARITY

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their report and the independently examined financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) “Accounting and Reporting by Charities” in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity’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 (FRS102) (effective 1 January 2019).

The registered name of the charity is the ‘Weybridge Poor’s Land’ charity, but its working name is now the ‘Weybridge Land Charity’, in preference to the short form “Weybridge Charity".

The trustees who have served during the year and since the year end were as follows:

J Martin, Chair
S Tizard
V Macleod
M Mclaren
H Butler
M O'Donnell
J Brumwell
Dr N Last

Objectives and activities

a. Policies and objectives

The Charity has one object and two activities as described in the Scheme as amended in June 2000:

The Object of the Charity is:
“The relief of persons resident in the area of benefit who are in need, hardship or distress”.

The activities are:
- Provision of allotments for use by residents of Weybridge.
- After settling its costs of operations, to use surplus funds to provide the relief of persons resident in Weybridge who are in need, hardship or distress.

To increase the utilisation and viability of the allotments, an amendment to the Scheme of the Charity in 2000 removed the requirement that existing and new allotment holders are themselves in need, hardship or distress.

Objectives and activities (continued)

b. History of the Charity

The Weybridge and Byfleet Enclosure Act, 1800 directed that Commissioners should set out and allot parts of the commons and waste lands in the Parish of Weybridge for the use of the occupiers of cottages within the Parish of Weybridge. The Allotments Extension Act of 1882, required that Trustees of land held for the benefit of the poor had to set aside a portion of that land for allotments. Accordingly, in 1883 a Scheme of the Charity Commissioners set aside land at the Heath at Weybridge for the general benefit of the inhabitants of the Parish of Weybridge and the income was used to rent land near Weybridge Church as allotments.

In 1910 Weybridge Council became trustees for the administration and management of the Charity; and in 1911 a Deed of Exchange effected the transfer of the title of 9.385 acres adjoining the Church together with land at Pine Grove to the Charity.

The Charity is still regulated by the scheme dated 1910, together with various subsequent amendments, and retains ownership of the 9.385 acres of land in central Weybridge.

In 1999, the land at Pine Grove was sold, and the proceeds invested to provide an income to support the Charity's "objects".

c. Social investment policies

The Churchfields Allotment site is at the centre of the Weybridge community. As well as renting out allotments of various sizes to local residents, we are also landlords to the Clubhouse Project (a local charity helping adults with learning difficulties) and Weybridge Men Shed and Weybridge in Bloom.

In addition, we are also engaged with the Community Payback Programme.

Due to other priorities, WLC was unable to promote the good work as much as planned during 2025. However, we are already doing more to promote WLC's Objectives and good work to local organisations and to improve how we can jointly collaborate and support WLC's Objectives as well as Weybridge's residents.

d. Main activities undertaken to further the Charity's purposes for the public benefit

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

Achievements and performance

a. Main achievements of the Charity

Returns and income from the invested fund is the Charity's primary income source, along with income from Churchfields allotment plot holders. There have also been a small number of voluntary donations from plot holders and local organisations.

The investment objective is to balance return between income and capital, with a medium level of risk applied, a balanced portfolio position, and to target circa £40,000 income per annum with an action initiated to define / ensure the investment portfolio is ethical. The portfolio performance will start being tracked against ARC Charities Indices Performance Report as a benchmark.

The Charity's portfolio investment performance out-performed the ARC Steady Growth Index during the year while the income generated exceeded the target of £40,000 per annum.

Income was below previous year due to the lower performing financial investment portfolio and returns. Day to day operating costs remained low, however there were significant "one off items", most notably expenditure on legal fees. Net cash and current assets remained strongly and broadly in line with previous years.

A review took place with the Charity's external Fund Manager to validate and confirm that, despite the fluctuating markets, WLC's financial position would be protected for several years through a prudent investment approach.

b. Fundraising activities and income generation

The Charity (including its grant aid programme), is historically funded from three principal sources:

- Annual Rents received from allotment tenants
- Investment income, being dividends and interest
- Bequests and donations from donors

c. Assets of the Charity

i. Churchfields Allotments
Located in the centre of Weybridge town, the 9.385 acres of land commonly known as the Churchfields allotments, has been an important amenity and feature of community since 1910.

ii. Investment Portfolio
The charity is a long-term investor and the trustees, on professional advice, hold a mixed portfolio of equities, bonds and other investments designed to provide a level of income and capital growth. The composition of the investment portfolio is deemed to be of medium risk.

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

The Reserves Policy is part of the Charity's risk assessment process, and takes into account the working capital required, the reliability of income, the normal outgoings, and any potential risks of unusual expenditure (e.g., tree surgery on allotment land).

The Charity has a reliable income stream from the investment endowment fund, a simple cost structure and does not envisage having to cease operations for any reason.

On this basis, a nominal reserve of £25,000 is set, to be held within the "Unrestricted Investment Fund" and is reviewed annually.

c. Permanent Endowment and Unrestricted Funds

Historically, trustees understood that none of the invested funds of the Charity were "restricted". This was restated in the 2018 report.

During 2019 the trustees of the Charity obtained legal advice to review and clarify the status of Charity Funds and Land. The main points of that advice which confirmed that the Charity's land and part of the portfolio of investments are "Permanent Endowment" are summarised as follows:

1. The investment portfolio contains monies derived from four sources:
   a. Proceeds and capital gains arising from the sale of the Pine Grove Allotments in 1999 (Permanent Endowment - Restricted)
   b. Pre-existing Funds prior to the sale of Pine Grove and associated Capital Gains (Unrestricted)
   c. Funds raised and associated capital gains (Unrestricted)
   d. Income from investments and capital gains from re-investment (Unrestricted).

2. Land which is a permanent endowment cannot be sold without an order from the Charities Commission, as occurred on the occasion of the sale of the Pine Grove site. In accordance with the terms of the order for that sale, the proceeds from the Pine Grove site were to be invested. These investments are considered to be "investment permanent endowment".

As was the norm for accountancy practice at the time, only the income from that investment (and not any element of Capital Gains) can be drawn on to meet the costs and objects of the Charity.

Subsequent to the legal advice, the element of Unrestricted Funds has been identified in the investment portfolio, and the detail of the methodology shared with the Charity Commission. The request of the Charity Commission is that the split between Unrestricted Funds and Restricted Funds appears in the annual return; and this is shown in the Summary of funds note of the Statement of Financial Activities.

The practice has been those additions to, and withdrawals from, the unrestricted funds in the investment portfolio provide a longer-term approach to holding monies attributable to income and other funds raised (see Reserves Policy above).

The total of Unrestricted Funds in the portfolio at year end was £122,674 (2024: £151,143).

d. Financial activities

The financial activities are summarised on page 9 of the accounts. During the year the charity received total incoming resources of £63,246 (2024: £62,887). The charity expended £72,165 (2024: £63,408), excluding the net gains on investment of £282,082 (2024: £164,614).

e. Financial risk management objectives and policies

The trustees have considered and identified the major risks to which the Charity may be exposed. Procedures are in place to review these annually and to take positive measures to mitigate them. The Charity has an Insurance Policy with Zurich Insurance to cover the main risks.

A risk policy and register were put in place during 2025 and reviewed accordingly (and will now be reviewed going forward periodically).

The prime risks identified and the policies adopted to mitigate those risks are:
- dependency on individual trustees for support of Churchfields allotments and day to day running of the Charity. This is being de-risked by the appointment of a Clerk to document and manage key processes and by identifying work that could be undertaken by other local organisations on behalf of WLC. There is expected to be an increase in WLC running costs to implement these risk mitigation activities.

- additional running costs of the Churchfields site (maintenance and improvements). The site was underinvested in for many years, so expenditure has been increased to improve it. Emergency and planned spending has included continued repairs to the water system, finalized installation of new gates to make the site more accessible, and the initiation of a tree survey. Further site expenditure will be required on an ongoing basis.

- WLC's constitution was highly complex due to several amendments and additions being made since the Charity was first established. As well as being complex to understand, in areas, the constitution also no longer reflected Charity Commission best practice e.g., the approach to remove trustees. Work was commissioned through a specialist law firm to put together a revised, simplified constitution, and this was ready and implemented during early 2025.

- The flux in the global trading markets e.g., the impact of Russia Ukraine war, Brexit, Covid etc have continued during 2025. This has impacted WLC's financial portfolio although the overall cash and portfolio position remain strong.

f. Contribution made by Volunteers

All trustees are volunteers, and we value the contribution made by our trustees and our volunteers. In addition, we have a Tenants Advisory Group who monitor activity and need on the allotments.

Expert advice has been sought from a number of local supporters including:
- Financial process management advice and relationships and collaborations have improved and progressed between WLC, and tenant organisations Weybridge Men's Shed and Weybridge in Bloom, and WAHGA along with other organisations such as the Community Payback Programme.

Structure, governance and management

a. Constitution

Weybridge Land Charity is a registered charity, number 200270, and is constituted under a Trust deed.

b. Methods of appointment or election of Trustees

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

c. Financial risk management

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

Structure, governance and management (continued)

d. Trustee Induction

As a small volunteer-based charity, WLC previously did not have a documented induction training policy for new trustees. We are now working to the trustee induction checklist as issued by the Charity Commission rather than creating our own. This, combined with sharing the knowledge we have between us as a small group of trustees, and a simplified constitution, means we can quickly bring new trustees up to speed.

Statement of Trustees' responsibilities

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. 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.

Approved by order of the members of the board of Trustees on 26 October 2026 and signed on their behalf by:

J Martin

Jackie Martin (Oct 28, 2026, 8:22am)

Jackie Martin
Trustee

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025

Independent Examiner's Report to the Trustees of Weybridge Land Charity ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2025.

Responsibilities and Basis of Report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity'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 2011 Act.

Independent Examiner's Statement

Your attention is drawn to the fact that the Charity has prepared the accounts 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) 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 been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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 Charity as required by section 130 of the 2011 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.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: Jay Gill — Dated: 28 Oct 2026

Jay Gill (Oct 28, 2026, 8:25am)

Jay Gill FCCA

TWP Accounting LLP
Chartered Accountants
The Old Rectory
Church Street
Weybridge
Surrey
KT13 8DE

WEYBRIDGE LAND CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted funds 2025 £	Endowment funds 2025 £	Total funds 2025 £	*Total funds 2024 £*
Income and endowments from:					
Donations and legacies	3	**1,212**	**-**	**1,212**	*-*
Charitable activities	4	**12,413**	**-**	**12,413**	*11,296*
Investments	5	**49,621**	**-**	**49,621**	*51,391*
Total income and endowments		**63,246**	**-**	**63,246**	*62,687*
Expenditure on:					
Charitable activities	6	**56,715**	**15,450**	**72,165**	*63,408*
Total expenditure		**56,715**	**15,450**	**72,165**	*63,408*
Net income/(expenditure) before net gains on investments		**6,531**	**(15,450)**	**(8,919)**	*(721)*
Net gains on investments		**-**	**282,082**	**282,082**	*164,614*
Net income		**6,531**	**266,632**	**273,163**	*163,893*
Transfers between funds	15	**(35,000)**	**35,000**	**-**	*-*
Net movement in funds		**(28,469)**	**301,632**	**273,163**	*163,893*
Reconciliation of funds:					
Total funds brought forward		**151,143**	**2,368,253**	**2,519,396**	*2,355,503*
Net movement in funds		**(28,469)**	**301,632**	**273,163**	*163,893*
Total funds carried forward		**122,674**	**2,669,885**	**2,792,559**	*2,519,396*

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 11 to 23 form part of these financial statements.

WEYBRIDGE LAND CHARITY

BALANCE SHEET
AS AT 31 DECEMBER 2025

	Note		2025 £		*2024 £*
Fixed assets					
Tangible assets	10		**3,751**		*5,817*
Investments	11		**2,674,520**		*2,369,849*
			2,678,271		*2,375,666*
Current assets					
Debtors	12	**209**		*40*	
Cash balances held	13	**118,579**		*145,640*	
		118,788		*145,680*	
Current liabilities					
Creditors: amounts falling due within one year	14	**(4,500)**		*(1,950)*	
Net current assets			**114,288**		*143,730*
Total assets less current liabilities			**2,792,559**		*2,519,396*
Total net assets			**2,792,559**		*2,519,396*
Charity funds					
Endowment funds	15		**2,669,885**		*2,368,253*
Unrestricted funds	15		**122,674**		*151,143*
Total funds			**2,792,559**		*2,519,396*

Approved by order of the members of the board of Trustees on 26 October 2026 and signed on their behalf by:

J Martin

Jackie Martin (Oct 28, 2026, 8:22am)

Jackie Martin
Trustee

The notes on pages 11 to 23 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1. General information

Weybridge Land Charity is a registered charity in England and Wales. The address of the registered office is given in the charity information on page 1 of these financial statements.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements 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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and 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 Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Weybridge Land Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Cash flow
The charity has taken advantage of the exemption of 'Update Bulletin 1' in preparing these financial statements as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

The significant accounting policies applied in the preparation of these financial statements are set out below:

2.2 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

2. Accounting policies (continued)

2.3 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 allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the charity's objectives, as well as any associated support costs.

Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

2.4 Taxation

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

2.5 Tangible fixed assets and depreciation

The charity owns the freehold of approximately 9.385 acres of land at Churchfields, Weybridge. This land is valued in the accounts at nil cost as it was obtained by the charity without charge on the exchange of lands with the former Weybridge Urban District Council in 1910. An estimated current-use value of £96,000 has been ascribed to this land.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant and machinery	-	25%

2.6 Investments

Investments are measured initially at cost and subsequently at their market value at the reporting date in accordance with paragraph 11.14(d) of FRS 102.

The investment fund managers (JM Finn & Co.) are instructed to seek growth but maintain a medium risk portfolio. They are instructed to achieve income of at least £50,000 each year.

2. Accounting policies (continued)

2.7 Reserves

Reserves held by the charity are either:

Unrestricted reserves – which may be used in accordance with operational and charitable activities at the discretion of the trustees.

Permanent Endowment – are funds of which the capital cannot be spent but are to be invested to generate income.

Costs which can be offset against the permanent endowment funds include the costs of maintaining the capital element of the endowment funds, gains and losses on disposal of assets, unrealised gains and losses and similar charges.

2.8 Debtors

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

2.9 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.10 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

2.11 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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the appropriate fund.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

3. Income from donations and legacies

	Unrestricted funds 2025 £	Total funds 2025 £	*Total funds 2024 £*
Donations	1,212	**1,212**	-

4. Income from charitable activities

	Unrestricted funds 2025 £	Total funds 2025 £
Allotment Rents & Wayleaves	12,413	**12,413**

	Unrestricted funds 2024 £	*Total funds 2024 £*
Allotment Rents & Wayleaves	*11,296*	*11,296*

5. Investment income

	Unrestricted funds 2025 £	Total funds 2025 £
Investment income	49,621	**49,621**

	Unrestricted funds 2024 £	*Total funds 2024 £*
Investment income	*51,391*	*51,391*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

6. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2025 £	Endowment funds 2025 £	Total 2025 £
Allotment Rents & Wayleaves	56,715	-	**56,715**
Investments	-	15,450	**15,450**
	56,715	15,450	**72,165**

	Unrestricted funds 2024 £	*Endowment funds 2024 £*	*Total 2024 £*
Allotment Rents & Wayleaves	*48,848*	*-*	*48,848*
Investments	*-*	*14,560*	*14,560*
	48,848	*14,560*	*63,408*

7. Analysis of expenditure by activities

	Activities undertaken directly 2025 £	Support costs 2025 £	Total funds 2025 £
Allotment Rents & Wayleaves	48,439	8,276	**56,715**
Investments	-	15,450	**15,450**
	48,439	23,726	**72,165**

7. Analysis of expenditure by activities (continued)

	Activities undertaken directly 2024 £	*Support costs 2024 £*	*Total funds 2024 £*
Allotment Rents & Wayleaves	*38,712*	*10,136*	*48,848*
Investments	-	*14,560*	*14,560*
	38,712	*24,696*	*63,408*

Analysis of direct costs

	Allotment Rents & Wayleaves 2025 £	**Total funds 2025 £**
Professional Fees	2,516	**2,516**
Grants paid	36,009	**36,009**
Maintenance/Development of land	9,914	**9,914**
Total 2025	48,439	**48,439**

	Allotment Rents & Wayleaves 2024 £	*Total funds 2024 £*
Professional Fees	*2,405*	*2,405*
Grants paid	*26,372*	*26,372*
Maintenance/Development of land	*9,935*	*9,935*
Total 2024	*38,712*	*38,712*

7. Analysis of expenditure by activities (continued)

Analysis of support costs

	Allotment Rents & Wayleaves 2025 £	Investments 2025 £	Total funds 2025 £
Depreciation	2,066	-	**2,066**
Professional Fees	240	-	**240**
Fund Manager Fees	-	15,450	**15,450**
Independent Examination Fee	4,500	-	**4,500**
Bank Charges	62	-	**62**
Insurance	290	-	**290**
Stationary, Postage & Web Costs	944	-	**944**
Other costs	174	-	**174**
Total 2025	8,276	15,450	**23,726**

	Allotment Rents & Wayleaves 2024 £	*Investments 2024 £*	*Total funds 2024 £*
Depreciation	*1,649*	-	*1,649*
Professional Fees	*2,116*	-	*2,116*
Fund Manager Fees	-	*14,560*	*14,560*
Independent Examination Fee	*1,590*	-	*1,590*
Bank Charges	*227*	-	*227*
Insurance	*276*	-	*276*
Stationary, Postage & Web Costs	*1,140*	-	*1,140*
P/L on disposal of FA	*3,032*	-	*3,032*
Other costs	*106*	-	*106*
Total 2024	*10,136*	*14,560*	*24,696*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

8. Independent examiner's remuneration

	2025 £	*2024 £*
Fees payable to the Charity's independent examiner for the independent examination of the Charity's annual accounts	**4,500**	*1,590*

9. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits *(2024 - £NIL)*.

During the year ended 31 December 2025, no Trustee expenses have been incurred *(2024 - £NIL)*.

10. Tangible fixed assets

	Plant and machinery £
Cost or valuation	
At 1 January 2025	**12,963**
Additions	**1,566**
At 31 December 2025	**14,529**
Depreciation	
At 1 January 2025	**7,146**
Charge for the year	**3,632**
At 31 December 2025	**10,778**
Net book value	
At 31 December 2025	**3,751**
At 31 December 2024	*5,817*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

11. Fixed asset investments

	Other fixed asset investments £
Cost or valuation	
At 1 January 2025	**2,369,849**
Additions	**140,570**
Disposals	**(117,981)**
Revaluations	**282,082**
At 31 December 2025	**2,674,520**
Net book value	
At 31 December 2025	**2,674,520**
At 31 December 2024	*2,369,849*

12. Debtors

	2025 £	*2024 £*
Due within one year		
Allotment rents repayable	**209**	-
Prepayments and accrued income	**-**	*40*
	209	*40*

13. Cash balances held

	Unrestricted funds 2025 £	Endowment funds 2025 £	Total funds 2025 £
Investment cash			
JM Finn Dealing Account	-	(4,635)	**(4,635)**
JM Finn Income and Deposit Account	117,153	-	**117,153**
Total	117,153	(4,635)	**112,518**
Cash at bank			
CAF Current Account	3,930	-	**3,930**
CAF Gold Deposit Account	769	-	**769**
PayPal Account	1,362	-	**1,362**
Total	6,061	-	**6,061**
Total 2025	123,214	(4,635)	**118,579**

	Unrestricted funds 2024 £	*Endowment funds 2024 £*	*Total funds 2024 £*
Investment cash			
JM Finn Dealing Account	*-*	*(1,596)*	*(1,596)*
JM Finn Income and Deposit Account	*137,645*	*-*	*137,645*
Total	*137,645*	*(1,596)*	**136,049**
Cash at bank			
CAF Current Account	*1,400*	*-*	*1,400*
CAF Gold Deposit Account	*8,124*	*-*	*8,124*
PayPal Account	*67*	*-*	*67*
Total	*9,591*	*-*	**9,591**
Total 2024	*147,236*	*(1,596)*	*145,640*

14. Creditors: Amounts falling due within one year

	2025 £	*2024 £*
Accruals and deferred income	**4,500**	*1,950*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

15. Statement of funds

Statement of funds - current year

	Balance at 1 January 2025 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2025 £
Unrestricted funds						
General Funds - all funds	**151,143**	**63,246**	**(56,715)**	**(35,000)**	**-**	**122,674**
Endowment funds						
Endowment Funds - all funds	**2,368,253**	**-**	**(15,450)**	**35,000**	**282,082**	**2,669,885**
Total of funds	**2,519,396**	**63,246**	**(72,165)**	**-**	**282,082**	**2,792,559**

Statement of funds - prior year

	Balance at 1 January 2024 £	*Income £*	*Expenditure £*	*Gains/ (Losses) £*	*Balance at 31 December 2024 £*
Unrestricted funds					
General Funds - all funds	*137,304*	*62,687*	*(48,848)*	*-*	*151,143*
Endowment funds					
Endowment Funds - all funds	*2,218,199*	*-*	*(14,560)*	*164,614*	*2,368,253*
Total of funds	*2,355,503*	*62,687*	*(63,408)*	*164,614*	*2,519,396*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

16. Summary of funds

Summary of funds - current year

	Balance at 1 January 2025 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2025 £
General funds	**151,143**	**63,246**	**(56,715)**	**(35,000)**	**-**	**122,674**
Endowment funds	**2,368,253**	**-**	**(15,450)**	**35,000**	**282,082**	**2,669,885**
	2,519,396	**63,246**	**(72,165)**	**-**	**282,082**	**2,792,559**

Summary of funds - prior year

	Balance at 1 January 2024 £	*Income £*	*Expenditure £*	*Gains/ (Losses) £*	*Balance at 31 December 2024 £*
General funds	*137,304*	*62,687*	*(48,848)*	*-*	*151,143*
Endowment funds	*2,218,199*	*-*	*(14,560)*	*164,614*	*2,368,253*
	2,355,503	*62,687*	*(63,408)*	*164,614*	*2,519,396*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

17. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2025 £	Endowment funds 2025 £	Total funds 2025 £
Tangible fixed assets	3,751	-	**3,751**
Fixed asset investments	-	2,674,520	**2,674,520**
Current assets	123,423	(4,635)	**118,788**
Creditors due within one year	(4,500)	-	**(4,500)**
Total	122,674	2,669,885	**2,792,559**

Analysis of net assets between funds - prior year

	Unrestricted funds 2024 £	*Endowment funds 2024 £*	*Total funds 2024 £*
Tangible fixed assets	*5,817*	*-*	*5,817*
Fixed asset investments	*-*	*2,369,849*	*2,369,849*
Current assets	*147,276*	*(1,596)*	*145,680*
Creditors due within one year	*(1,950)*	*-*	*(1,950)*
Total	*151,143*	*2,368,253*	*2,519,396*

18. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 December 2025.

19. Controlling party

The Charity was under the control of the Trustees during the year.

Signable

Issuer	TWP Accounting
Document generated	Tue, 27th Oct 2026 15:34:39 GMT
Document fingerprint	1bbbe5fb598237c1494852b9c83aaafa

Parties involved with this document

Document processed	Party + Fingerprint
Wed, 28th Oct 2026 8:22:16 GMT	Jackie Martin - Signer (2b029954dfa3027bee3414520f8ad738)
Wed, 28th Oct 2026 8:25:50 GMT	Jay Gill - Signer (7d39b4b36e55439a511e148e3e174fbb)
Wed, 28th Oct 2026 8:25:50 GMT	Charlie Hall - Copied In (46b5bfd4b0a6eab284a2ff0a52185a49)
Wed, 28th Oct 2026 8:25:50 GMT	Simon Tizard - Copied In (c642785f061b61f505a398d1baceb9ce)

Audit history log

Date	Action
Tue, 27th Oct 2026 15:34:39 GMT	Envelope generated with fingerprint 9c5659144960d2e1d1f5932de9c39e17 by c.hall@twpaccounting.co.uk (62.232.145.170)
Tue, 27th Oct 2026 15:34:40 GMT	Document generated with fingerprint 4cb8278b8a9336bc9bdc4adebe86ae9b (62.232.145.170)
Tue, 27th Oct 2026 15:34:40 GMT	Document generated with fingerprint 704b7bcbe9c404f71509d69ea6c0a70f (62.232.145.170)
Tue, 27th Oct 2026 15:36:26 GMT	Jackie Martin has been assigned to this envelope. (62.232.145.170)
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Tue, 27th Oct 2026 15:56:27 GMT	Document generated with fingerprint 1bbbe5fb598237c1494852b9c83aaafa (62.232.145.170)
Tue, 27th Oct 2026 15:56:27 GMT	Document generated with fingerprint 8d839d18cce4eec03b155e8d477efb70 (62.232.145.170)
Tue, 27th Oct 2026 15:57:22 GMT	Simon Tizard has been assigned to this envelope. (62.232.145.170)
Tue, 27th Oct 2026 15:59:25 GMT	Sent the envelope to Jackie Martin (jackie.martin44@googlemail.com) for signing (62.232.145.170)
Tue, 27th Oct 2026 15:59:25 GMT	Document emailed to jackie.martin44@googlemail.com
Tue, 27th Oct 2026 18:21:37 GMT	Jackie Martin opened the document email. (172.226.134.4)
Tue, 27th Oct 2026 20:29:43 GMT	Jackie Martin opened the document email. (146.75.174.12)

Wed, 28th Oct 2026 8:20:54 GMT	Jackie Martin opened the document email. (172.225.116.22)
Wed, 28th Oct 2026 8:21:02 GMT	Jackie Martin viewed the envelope (51.155.103.193)
Wed, 28th Oct 2026 8:22:16 GMT	Jackie Martin signed the envelope (51.155.103.193)
Wed, 28th Oct 2026 8:22:16 GMT	Sent the envelope to Jay Gill (j.gill@twpaccounting.co.uk) for signing (51.155.103.193)
Wed, 28th Oct 2026 8:22:18 GMT	Document emailed to j.gill@twpaccounting.co.uk
Wed, 28th Oct 2026 8:23:02 GMT	Jay Gill opened the document email. (176.252.115.104)
Wed, 28th Oct 2026 8:23:03 GMT	Jay Gill opened the document email. (176.252.115.104)
Wed, 28th Oct 2026 8:23:17 GMT	Jay Gill viewed the envelope (176.252.115.104)
Wed, 28th Oct 2026 8:23:29 GMT	Jay Gill viewed the envelope (85.210.241.2)
Wed, 28th Oct 2026 8:25:50 GMT	Jay Gill signed the envelope (176.252.115.104)
Wed, 28th Oct 2026 8:25:50 GMT	Sent a copy of the envelope to Charlie Hall (C.Hall@twpaccounting.co.uk) (176.252.115.104)
Wed, 28th Oct 2026 8:25:51 GMT	Sent a copy of the envelope to Simon Tizard (simon@weybridgecharity.org.uk) (176.252.115.104)
Wed, 28th Oct 2026 8:25:51 GMT	This envelope has been signed by all parties (176.252.115.104)
Wed, 28th Oct 2026 8:25:51 GMT	Signed document confirmation emailed to jackie.martin44@googlemail.com (176.252.115.104)
Wed, 28th Oct 2026 8:25:51 GMT	Signed document confirmation emailed to j.gill@twpaccounting.co.uk (176.252.115.104)
Wed, 28th Oct 2026 8:25:51 GMT	Signed document confirmation emailed to c.hall@twpaccounting.co.uk (176.252.115.104)
Wed, 28th Oct 2026 8:25:51 GMT	Signed document confirmation emailed to simon@weybridgecharity.org.uk (176.252.115.104)
Wed, 28th Oct 2026 8:25:51 GMT	Signed document confirmation emails have been sent to all parties (176.252.115.104)