SIDNEY HILL CHURCHILL WESLEYAN COTTAGE HOMES

FRONT STREET, CHURCHILL, WINSCOMBE,

NORTH SOMERSET

ANNUAL REPORT AND STATEMENT OF ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025

FOUR FIFTY PARTNERSHIP

CHARTERED ACCOUNTANTS

WESTON-SUPER-MARE

SIDNEY HILL CHURCHILL WESLEYAN COTTAGE HOMES

ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

The Sidney Hill Churchill Wesleyan Cottage Homes, Front Street, Churchill, Winscombe, North Somerset, is registered with the Charity Commission, Number 201051.

The Charity is regulated under a scheme set up by the Charity Commission in 2010 and is administered and managed by the following Trustees:

Mrs R Thomas (Chairperson)
Mrs J Brown
Mr B Price (resigned 26 May 2025)
Mrs A Pursey (resigned 13 May 2025)
Mr S Seel
Mr R Humm (Vice Chairperson)
Mr C Williamson (resigned 1 October 2025)
Mr M Parsons (appointed 8 July 2025)
Rev A Bell (appointed 8 July 2025)
Mrs S Lewis (appointed 19 May 2026)

Trustees are elected for periods of four years: new Trustees are elected at a special meeting of the Board.

The objects of the Charity are set out in its Governing Scheme and are the provision of accommodation for people over 50 years of age in a complex of twelve almshouses situated at Front Street, Churchill, North Somerset, BS25 5NE. In addition to the upkeep of the residences, the Trust funds the maintenance of the communal garden and operates the heating system which services all the units.

The total income in 2025 was £101,994 (2024: £99,603) (excluding COIF Deposit Account income), mainly derived from Weekly Maintenance Contributions paid by all the residents, although a small amount of investment and rental income was also received. Expenditure totalled £66,860 (2024: £70,637) of which £19,820 was spent on heating oil and £7,919 on grounds maintenance. Administration costs during the year were £11,485. There is a net profit for the year of £35,134 (2024: £28,966).

The Trust's policy on reserves is to maintain an Extraordinary Maintenance Fund for unforeseeable maintenance expenditure and a Cyclical Maintenance Fund for regular foreseeable maintenance expenditure. At the end of the year the market value of the Extraordinary Maintenance Fund was £319,459 (2024: £274,446). The balance of the Cyclical Maintenance Fund was £75,556 (2024: £72,689).

The Trustees have had regard to Charity Commission guidance on public benefit as set out in section 17(5) of the 2011 Charities Act.

Mrs R Thomas: Chairperson
For and on behalf of the Trustees
Date: 2/09/26

Independent examiner's report to the trustees on the accounts of

Sidney Hill Churchill Wesleyan Cottage Homes

On accounts for the year ended 31 December 2025 Charity no 201051

Set out on pages 4, 5 and 6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2025.

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").

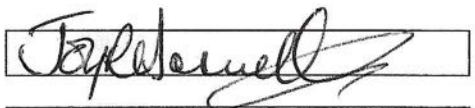
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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: 

Date: 17 SEPTEMBER 2026

Name: Joy Boswell, FCA, FCCA

Four Fifty Partnership
34 Boulevard
Weston-super-Mare
BS23 1NF

SIDNEY HILL CHURCHILL WESLEYAN COTTAGE HOMES

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2025

		2025		2024	
		£	£	£	£
	ASSETS AND LIABILITIES				
	12 Cottages, Board Room, Hill House and outbuildings		2,565,000		2,565,000
	4.5 acres agricultural land		120,000		120,000
	Investments				
	Endowment- 22,464 M&G Charity Multi Asset Fund Income Units at cost. Market Value at 31/12/25 £23,232 (2024 £20,853)		5,827		5,827
2	Extraordinary Repair Fund				
	2,266.808 M&G Charity Multi Asset Fund Accumulation Units at cost. Market value at 31/12/26 £319,459 (2024 £274,446)		32,850		32,850
	Cyclical Maintenance Fund				
3	COIF Deposit Account		75,795		72,689
	Lloyds TSB Bank				
	Business Bank Trustee		7,893		12,299
	Business Savings Account		91,178		52,129
	Residents' balances		2,068		1,375
	Trade creditors		(208)		(7)
			100,931		65,796
			2,900,403		2,862,162
	REPRESENTED BY				
	General Fund				
	Balance as at 1 January 2025	65,796		36,830	
	Add: Net receipts for the year	35,135		28,966	
	Balance as at 31 December 2025	100,931		65,796	
	Less: Transfer to Extraordinary Repair Fund	0		0	
	Add: Transfer from Extraordinary Repair Fund	0		0	
	Less: Transfer to Cyclical Maintenance Fund	0		0	
			100,931		65,796
	Extraordinary Repair Fund				
	Balance as at 1 January 2025	32,850		32,850	
	Add: Transfer to General Fund	0		0	
	Less: Transfer to General Fund	0		0	
			32,850		32,850
	Cyclical Maintenance Fund				
	Balance as at 1 January 2025	72,689		69,146	
	Add: COIF Deposit Account Interest	3,106		3,543	
	Add: Transfer from General Fund	0		0	
	Less: Transfer to General Fund	0		0	
			75,795		72,689
	Endowment				
	Land and Buildings	1,370,000		1,370,000	
	Revaluation Reserve	1,315,000		1,315,000	
	Investments	5,827		5,827	
			2,690,827		2,690,827
			2,900,403		2,862,162

Mrs R Thomas: Chairperson
For and on behalf of the Trustees

SIDNEY HILL CHURCHILL WESLEYAN COTTAGE HOMES

RECEIPTS AND PAYMENTS ACCOUNT

FOR YEAR ENDING 31 DECEMBER 2025

SIDNEY HILL CHURCHILL WESLEYAN COTTAGE HOMES

	2025		2024	
	£	£	£	£
Income				
Weekly maintenance	59,181		57,610	
Weekly heating/hot water	21,682		22,015	
Weekly water rate	3,518		3,302	
Rent of Close	400		400	
Rent of Hill House	15,664		15,120	
NAACIF (endowment) interest	955		910	
Bank interest	514		129	
Other income	81		117	
Total income		**101,995**		**99,603**
Expenditure				
Hill House private rental	2,617		2,333	
Heating oil	19,820		21,035	
Electricity	1,360		1,226	
Insurance	3,412		3,303	
Water and sewerage	4,224		3,521	
R&M day to day	3,426		5,854	
R&M cyclical	7,568		5,612	
R&M major	3,420		5,445	
R&M boilers	0		975	
Clerk's salary	11,182		10,499	
Clerk's expenses	303		554	
Professional fees & subscriptions	1,460		1,716	
Trustee fees/training	0		330	
Garden Maintenance	7,919		8,188	
Sundry	149		46	
Total expenditure		**66,860**		**70,637**
Net Income for the Year		**35,135**		**28,966**
Receipts to COIF Deposit Account		**3,106**		**3,543**
		38,241		**32,509**
Current Funds at 31 December 2024		**177,162**		**144,653**
Current Funds at 31 December 2025		**215,403**		**177,162**

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025

1. These financial statements have been prepared on the Receipts and Payments basis with the Trustees report being prepared in accordance with the Charities SORP (FRS 102).

2. The Sidney Hill Churchill Wesleyan Cottage Homes have an Extraordinary Repair Fund valued at £319,459 at 31 December 2025 (£274,446 at 31 December 2024) represented by 2,267 M & G Charity Multi Asset Fund Accumulation Units.

3. The Sidney Hill Churchill Wesleyan Cottage Homes also have a Cyclical Maintenance Fund of £75,795 (£72,689 at 31 December 2024) held in the COIF Deposit Account.