Elizabeth Wright's Charity

Report and Financial Statements

For the year ended 31st December 2025

Elizabeth Wright's Charity

Financial Statements

For the year ended 31st December 2025

Contents

	Page
Legal and Administrative Information	3
Trustees Report	4
Independent Examiners Report	6
Statement of Financial Activities	7
Balance Sheet	8
Notes to the Financial Statements	9

Elizabeth Wright's Charity

Legal and administrative information

Trustees

By a scheme dated the 5th June 1810. The Charity Commission appointed the Trustees for the time being of The Elizabeth Wright Charity [Charity Registration number 203896] as trustees of the fund.

The Charity's Trustees during the year ended 31st December 2025 were:

Dr. I.H. Mason
Mr R S G Barnwell
Mr K Aplin
Reverend M Bradbury
Mr S Harris
Mrs K Crawley
Dr R. Wate QPM

Address
The correspondence address for the Trustees is c/o Dr I. Mason, 13 Tavistock Road, Wisbech, Cambs. PE13 2DY.

Bankers
Barclays Bank PLC, Leicester LE87 2BB

Independent Examiner
C L Smithee FCCA, G14, The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambs PE13 3BH

Land Agents
Maxey Grounds, 1-3 South Brink, Wisbech, Cambridgeshire PE13 1JA

Solicitors
Fraser Dawbarns LLP, 1-3 York Row, Wisbech, Cambridgeshire PE13 1EA

Elizabeth Wright's Charity

Trustees Report

The Trustees present their report together with the financial statements of the Fund for the year ended 31st December 2025. The financial statements have been prepared in accordance with the accounting policies set out on pages 9-12 and comply with applicable law.

Constitution and objects

The Elizabeth Wright's Charity was founded under the will of Elizabeth Wright, proved in 1732. It has two main aims, the relief of poverty and enhancing education. Both objectives are applicable to residents of Wisbech and the immediate surrounding area.

Organisation and administration

The Trustees hold a formal meeting three times a year with the AGM in in the Autumn. The Trustees are informed of requests for grants throughout the year.

Grant making policy and Public Benefit

In 2025 the Trustees agreed to provide grants to 31 applications, totalling £20,656. The grants were dispersed in the following categories-

£11,056 for the relief of poverty. This included £6000 to Wisbech Food Bank.

£5100 to support education.

£4500 for public benefit in the community. This included £2000.00 AGEUK Cambridgeshire and Peterborough (St Augustine's Day Centre) , £1500 Wisbech Community Farm, £1000 Wisbech PCN (Neurodiverse Project)

Financial review and investment policy

The trustees have the authority to vary the form of investment of the Funds permanent endowment by virtue of powers granted by the Trustee Act 2000.

Most of the permanent endowment of the Fund remains invested in agricultural land which was part of the original endowment of Elizabeth Wright. The trustees undertake an annual land visit and review with the land agent.

The greater proportion of the remaining balance of the endowment is represented by a holding of shares in a COIF Charity Investment Fund which yields a quarterly dividend.

Elizabeth Wright's Charity

Reserves policy

During the year ended 31st December 2025, the total net income of the Charity was £56,401 of which £25,210 was expended in accordance with its objects and the surplus of £31,191 has been added to the reserves. The movement in the market value of investments amounting to £52,778 decreased in the unrestricted and has been deducted from the Endowment fund. The trustees are aware of the current level of General Reserves and will look to further distribute funds in accordance with their aims during the coming years.

Trustees' responsibilities in relation to the financial statements

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the Fund's financial activities during the year and of its financial position at the end of the year. In preparing these Financial Statements, the Trustees are required to: -

1. Select suitable accounting policies and then apply them consistently
2. Make judgements and estimates that are reasonable and prudent
3. State whether applicable standards and statements of recommended practice have been followed subject to any departures disclosed and explained in the financial statements; and
4. Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Fund will continue

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the Financial Statements comply with the Charities Act 2011('the Act'). 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 the Trustees and signed on their behalf by

Dr. I. Mason, Trustee IHMason

Mrs K. Crawley vice Chairman K.E. Crawley

Dated :

INDEPENDENT EXAMINERS REPORT
To the Trustees of Elizabeth Wright's Charity

I report to the trustees on my examination of the accounts for the year ended 31st December 2025 which are set out on pages 7 to 11.

Respective responsibilities of trustees and examiner
The charity's trustees 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.

Basis of independent examiner's report
My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the 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.

C L Smithee FCCA
TC Group
G14, The Boathouse Business Centre,
1 Harbour Square
WISBECH
Cambs PE13 3BH

Dated 7/10/2026

ELIZABETH WRIGHT'S CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31st December 2025

	Notes	Unrestricted Funds 2025 £	Endowment Fund 2025 £	Total 2025 £	Total 2024 £
INCOME					
Rents from land	2	24,997	-	**24,997**	17,341
Investment Income	3	31,404	-	**31,404**	30,110
TOTAL INCOME		56,401	-	**56,401**	47,451
EXPENDITURE					
Direct Charitable Grants	4	20,656	-	**20,656**	38,604
Administration	5	4,554	-	**4,554**	4,347
TOTAL EXPENDITURE		25,210	-	**25,210**	42,951
NET INCOME/(EXPENDITURE) FOR THE YEAR		31,191	-	**31,191**	**4,500**
TRANSFER BETWEEN FUNDS					
Cost of investments		(15,000)	15,000		
NET GAINS/(LOSSES) ON INVESTMENTS					
Unrealised - Freehold Investment land	2	-	-	-	531,392
Realised - Investment gain	7	-	-		
Unrealised - Investments gains/(losses)	7	-	(52,778)	**(52,778)**	23,916
NET MOVEMENT IN FUNDS		16,191	(37,778)	**(21,587)**	559,808
TOTAL FUNDS BROUGHT FORWARD at 1st January 2025		166,483	2,169,263	**2,335,746**	1,775,938
TOTAL FUNDS CARRIED FORWARD at 31st December 2025		182,674	2,131,485	**2,314,159**	2,335,746

ELIZABETH WRIGHT'S CHARITY

BALANCE SHEET

As at 31st December 2025

	Notes	Unrestricted Funds £	Endowment Funds £	Total 2025 £	Total 2024 £
FIXED ASSETS					
Tangible Assets	2	-	1,183,392	**1,183,392**	1,183,392
Intangible Assets	6	2,333	-	**2,333**	2,333
Investments	7	-	1,074,794	**1,074,794**	1,112,572
		2,333	2,258,186	**2,260,519**	2,298,297
CURRENT ASSETS					
Debtors	8	1,007	-	**1,007**	9,307
Cash at Bank		186,137	(126,701)	**59,436**	64,162
		187,144	(126,701)	**60,443**	73,469
Creditors: amounts falling due within one year	9	6,803	-	**6,803**	7,622
NET CURRENT ASSETS/(LIABILITIES)		180,341	(126,701)	**53,640**	65,847
TOTAL ASSETS LESS CURRENT LIABILITIES		182,674	2,131,485	**2,314,159**	2,364,144
Creditors: amounts falling due after more that one year		-	-	-	-
NET ASSETS		182,674	2,131,485	**2,314,159**	2,364,144
TOTAL FUNDS OF THE CHARITY		182,674	2,131,485	**2,314,159**	2,335,746

The notes that follow form part of these accounts

Approved by the Trustees on
and signed on their behalf by:

Dr. I. Mason, Trustee I H Mason

Mrs K.Crawley vice Chairman K E Crawley

ELIZABETH WRIGHT'S CHARITY

Notes to the Financial Statements

For the year ended 31st December 2025

1 **Accounting Policies:**

Accounting convention

The financial statements are prepared under the historical cost convention as modified by the inclusion of investments at market value and in accordance with the applicable accounting standards. In preparin the financial statements the charity follows best practice as laid down in the Statement of Recommendec Practice: Accounting and Reporting by Charities' (SORP 2015) (effective 1 January 2015).

Investment Income

Rents are included on an accruals basis and Investment Income credited as received.

Resources Expended

Expenditure is included on an accruals basis. Expenditure includes any VAT which cannot be recovered and is reported as part of the expenditure to which it relates.

Management and administration comprises the costs for the running of the charity itself as an organisation.

Fixed Asset Investments

Investments are included at closing mid-market value at the balance sheet date. Any gain or loss on revaluation is taken to the Statement of Financial Activities.

Fund accounting

Details and purpose of each fund is set out in note 10.

2 **Tangible Fixed Assets and Income Therefrom**

		Annual Rental		Valuation on	
		2025	2024	31/12/25	31/12/24
		£	£	£	£
Freehold Agricultural Land:	Reference				
7.894 acres land, Wisbech High Fen, Wisbech St.Mary	ARC006	**800**	800	**63,152**	63,152
2.900 aces land, Wisbech St. Mary	ARC009	**500**	500	**23,200**	23,200
13.640 and 5.609 acres land, Gedney Hill Gate, Gedney Hill	ARC008 & ARC007	**3,172**	2,751	**153,992**	153,992
21.662 acres, Spendla's Lane, Long Sutton & Old Eau Farm, Tydd St. Mary	ARC004 & ARC003	**4,765**	2,520	**173,280**	173,280
9.9225 acres land, Spendla's Lane, Long Sutton	ARC005	**1,240**	1,240	**79,376**	79,376
6.437 acres land, Gowts Lane, Long Sutton	ARC010	**1,290**	1,290	**51,496**	51,496
3.856 and 7.656 acres land, Childergate Lane, Sutton St. James	ARC011	**4,560**	0	**92,096**	92,096
48.210 Acres land, Turf Fen, Doddington	ARC012	**6,870**	6,870	**385,680**	385,680
5.14 Acres Land High Side, Wisbech	ARC013	**430**	0	**41,120**	41,120
9.18 acres Cox's Lane, Wisbech St Mary	ARC029	**1,370**	1,370	**120,000**	120,000
		24,997	17,341	**1,183,392**	1,183,392

The Trustees have valued the land at 31st December 2025 on the basis of current circumstances, at approximately £8,000.00 per acre. The Trustees believe that this valuation is appropriate at this time.

3 Investment Income

	2025 £	2024 £
Dividends received from COIF Income Shares	31,330	30,018
Bank Interest	3	4
Wayleave	69	67
COIF Deposit Account Interest	2	21
	31,404	30,110

4 Direct Charitable Grants

	2025 £	2024 £
Wisbech Charities Almshouses -		
Christmas gifts and Trips for residents	-	425
Wisbech St Peters Church	-	500
Wisbech Museum	-	7,690
Music Projects/Schools	4,250	7,590
Various grants to individuals and organisations	10,406	16,399
Food Bank	6,000	6,000
	20,656	38,604

5 Administration

	2025 £	2024 £
Drainage Rates	125	122
Accountancy	1,500	1,500
Admin Expenses	432	550
Sundries	25	538
Rent Collection fee	2,472	1,637
	4,554	4,347
Less: Contribution from the Wright Educational Foundation	-	
	4,554	4,347

The Trustees received no remuneration during the year.

6 Intangible Assets

	2025 £	2024 £
BPS Entitlements Purchased		
21.662 acres Spendla's Lane, Long Sutton & Old Eau Farm, Tydd St. Mary	1,500	1,500
RPA Entitlements Purchased		
4.70 Ha Sutton St James	833	833
As at 31st December	2,333	2,333

7 Investments

	2025 £	2024 £
COIF - Charities Investment Fund - Income Units		
At Cost	544,474	529,474
Market Value as at 31st December	1,074,794	1,112,572
Excess Market Value over Cost	530,320	583,098
Fund		
As at 1st January	583,098	559,182
Movement in year ended 31st December	(52,778)	23,916
As at 31st December	530,320	583,098
Market Value as at 1st January	1,112,572	1,068,656
Additions	15,000	20,000
Net Gains on Revaluation as 31st December	(52,778)	23,916
Market Value as at 31st December 2025	1,074,794	1,112,572

8 Debtors

	2025	2024
	£	£
Debtors and Prepayments	1,007	9,307
	1,007	9,307

9 Creditors: Amounts falling due within one year

	2025	2024
	£	£
Rents received in Advance	5,303	6,122
Sundry Creditors	1,500	1,500
	6,803	7,622

10 Funds

Unrestricted funds comprise those funds which the trustees are free to use in accordance with the charitable objects.

The endowment fund represents those assets which must be held permanently by the Charity. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

11 Taxation

Elizabeth Wight's Charity is a registered Charity, and is, therefore exempt from liabilty to taxation on its income and capital gains.