JOHN JONES CHARITY

UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31st DECEMBER 2025

JOHN JONES CHARITY

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st DECEMBER 2025

INDEX **Page**

Annual Report of the Trustees	1 - 3
Report of the Independent Examiner	4
Receipts and Payments Account	5
Statement of Assets and Liabilities	6
Notes to the Financial Statements	7 - 9

JOHN JONES CHARITY
ANNUAL REPORT OF THE TRUSTEES

The Trustees submit their report and financial statements for the year ended 31st December 2025.

History, objectives and activities of the Charity

The John Jones Charity was founded by a will proved on 27th April 1513 and comprised in a scheme made under the Endowed Schools Acts on the 29th November 1881. The Charity is a registered charity number 204800.

The Charity is established to provide financial assistance to the Parochial Church Council of Cirencester for the upkeep and repair of the fabric of the Parish Church and to Powells Educational Foundation.

Grant making policy

The Charity is bound by the scheme whereby three-fifths of net income is applied to the Parochial Church Council of Cirencester for the upkeep and repair of the fabric of the Parish Church, one fifth is applied to Powells Educational Foundation and the remaining one fifth is applied at the discretion of the Trustees to the before mentioned purposes.

Due to significant maintenance work required to the investment property during the period it was deemed that the net income available was nil. Therefore, no grant was awarded during the period.

Achievements and performance

The flats and the shops remained in occupation during the year apart from a vacancy in one shop in December. The Trustees are supported in their management of the flats by Perry Bishop. **Condition of the property:** During the year the Trustees carried out significant maintenance work which was required on the property and commissioned Terrace Surveyors to manage a project for them. This will resolve a number of external and internal issues, particularly involving windows and roofing, and concluded in November 2025. The regular property inspections by Perry Bishop of the residential areas also continued.

Management and governance arrangements

The Trust Deed provides for a maximum of 7 Trustees: 3 ex-officio Trustees, being the Vicar and Churchwardens of Parish of St. John Baptist, Cirencester; 2 nominative Trustees, appointed by Powell's Educational Foundation and 2 co-optative Trustees, who through residence, occupation or employment, or otherwise have special knowledge of Cirencester. Where there is a requirement for new co-optative trustees, they are identified and appointed by the remaining Trustees. The chair of Trustees is responsible for the induction of any new Trustee which involves the awareness of a Trustee's responsibilities, the governing document, administrative procedures, the history and philosophical approach of the Charity.

The Trustees who served during the year were:-

Miss A S Anderson (died 5th February 2026)
Mr R R Mullings
Rev. Canon G E Morris
Mr N Robbins OBE
Mrs D Waddell (retired 1st September 2025)
Mr C F B Woodd - Chair

JOHN JONES CHARITY

ANNUAL REPORT OF THE TRUSTEES (CONTINUED)

Financial review, investment policy and reserves

The results for the year are as set out in the Receipts and Payments Account on page 5. The Trustees consider that the state of affairs of the Charity is satisfactory.

Cash not needed for immediate purposes is invested in bank deposit accounts and endowment funds are invested in the CCLA CBF Church of England Investment Fund.

It is the policy of the Charity to maintain unrestricted funds, which are the free reserves of the Charity, at a level which provides sufficient funds to cover anticipated property expenses and managerial and administration costs.

Public Benefit

In planning the Charity's activities for the year the Trustees kept in mind the Charity Commission's guidance on public benefit at their meetings.

Trustees, professional advisers and correspondence address

Trustees as at 31st December 2025	Miss A S Anderson Mr R R Mullings Rev. Canon G E Morris	Mr N Robbins OBE Mr C F B Woodd

Clerk to the Trustees: Miss E Stilwell

Independent Examiner: Miss Ruth Herbert FCCA
Wenn Townsend
Watermoor Point
Watermoor Road
Cirencester
Gloucestershire
GL7 1LF

Bankers: Lloyds Bank plc
14 Castle Street
Cirencester
Gloucestershire
GL7 1QJ

Solicitors: Sewell Mullings Logie
7 Dollar Street
Cirencester
Gloucestershire
GL7 2AS

Correspondence Address: 7 Dollar Street
Cirencester
Gloucestershire GL7 2AS

JOHN JONES CHARITY

ANNUAL REPORT OF THE TRUSTEES (CONTINUED)

Statement of Trustees responsibilities

The Trustees are responsible for preparing the Trustees' Annual 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 year which give a true and fair view of the state of affairs of the Charity and of the income and expenditure of the Charity for that period.

The Trustees are responsible for keeping proper accounting records that 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 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.

Mr. C F B Woodd - Chairman
On behalf of the Trustees

Date

JOHN JONES CHARITY

INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF JOHN JONES CHARITY

I report to the Charity Trustees on my examination of the accounts of the Charity for the year ended 31st December 2025 which are set out on pages 5 to 9.

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 Charity's accounts carried out under section 145 of the 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 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 Act; or
2. the accounts do not accord with those records.

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.

Name: Ruth Herbert FCCA

Relevant Professional qualification or body: **Chartered Certified Accountant**
Address: **Wenn Townsend**
Watermoor Point
Watermoor Road
Cirencester
Gloucestershire
GL7 1LF

Date:

JOHN JONES CHARITY

RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31st DECEMBER 2025

	Note	Unrestricted Funds	Endowment Funds	2025	Total 2024
Receipts					
Rents received	1	55,898	-	55,898	57,794
Investment income	2	5,565	-	5,565	6,328
		61,463	-	61,463	64,122
Investments sales	8	83,148	1,852	85,000	-
Total receipts		144,611	1,852	146,463	64,122
Payments					
Property expenses	3	239,096	-	239,096	14,547
Grants	4	-	-	-	-
Governance costs	5	12,101	-	12,101	10,752
		251,197	-	251,197	25,299
Investment purchases	8	-	-	-	-
Total payments		251,197	-	251,197	25,299
Net receipts/(payments) for the year		(106,586)	1,852	(104,734)	38,823
Transfers between funds		-	-	-	-
Cash funds brought forward		126,254	-	126,254	87,431
Cash funds carried forward		£ 19,668	£ 1,852	£ 21,520	£ 126,254

JOHN JONES CHARITY

STATEMENT OF ASSETS AND LIABILITIES
31st DECEMBER 2025

	Note	Unrestricted Fund	Endowment	Total 2025	2024
Fixed assets					
Freehold properties	7	-	361,701	361,701	361,701
Investments	8	-	139,500	139,500	233,182
		-	501,201	501,201	594,883
Current assets					
Debtors	9	-	-	-	3,667
Cash funds	10	19,668	1,852	21,520	126,254
		19,668	1,852	21,520	129,921
Creditors: amounts falling due within one year	11	8,854	-	8,854	10,241
Net current assets/(liabilities)		10,814	1,852	12,666	119,680
Net assets		£ 10,814	£ 503,053	£ 513,867	£ 714,563

These financial statements were approved by the Trustees on
and signed on its behalf by:

……Chairman – Mr. C F B Woodd

JOHN JONES CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31st DECEMBER 2025

	2025	2024
1. Rents received		
Buchner	18	18
21 West Market Place	14,420	14,500
23 West Market Place	10,875	14,176
1st Floor	10,980	10,650
2nd Floor	10,580	10,000
3rd Floor	9,025	8,450
	£ 55,898	£ 57,794
2. Investment income		
Dividends	5,565	6,328
Bank deposit interest	-	-
	£ 5,565	£ 6,328
3. Property expenses		
Letting agents fees	4,064	3,919
Legal and professional fees	26,658	5,896
Repairs	1,615	1,565
Major building repairs	202,939	-
Stairway light and heat	826	1,029
Insurance	4,476	4,148
Deduct: Tenants contributions	(1,482)	(2,010)
	£ 239,096	£ 14,547
4. Grants paid in year		
Fabric fund of Cirencester Parish Church (3/5ths)	-	-
Powells Educational Foundation (1/5th)	-	-
Trustees discretion – Powells Educational Foundation(1/5th)	-	-
Trustees discretion – Fabric fund of Cirencester Parish Church (1/5th)	-	-
	£ -	£ -

JOHN JONES CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31st DECEMBER 2025

5. Governance costs

	2025	2024
Clerks fees	-	-
Legal and professional fees	9,581	8,472
Accountancy charges	2,520	2,280
	£ 12,101	£ 10,752

6. Employees and trustees

a) There were no remunerated employees.

b) No Trustees or any person connected with them received or is due to receive any remuneration or expenses for the year directly or indirectly from the Charity's funds.

7. Tangible fixed assets

Freehold properties held for letting

Valuation:	
At 31st December 2024	361,701
Additions	-
At 31st December 2025	£ 361,701

The original cost of the freehold property is unknown. The value in the financial statements is that provided by Messrs. Rylands, Chartered Surveyors, in 1989 of £325,000 and subsequent improvements at cost.

8. Investments

	2025	2024
Market value at 1st January 2025	233,182	227,964
Sales in the year -	(85,000)	-
Unrealised gain/(loss) in the year	(5,801)	5,218
Realised gain/(loss) in the year	(2,881)	-
Market value at 31st December 2025	£ 139,500	£ 233,182

The investments are held in the CBF Church of England Investment Fund. The original cost of the shares is unknown.

JOHN JONES CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31st DECEMBER 2025

		2025	2024
9.	**Debtors**		
	Rent and insurance contributions owing	£ -	£ 3,667
10.	**Cash Funds**		
	Lloyds Bank Plc	£ 21,520	£ 126,254
11.	**Creditors: amounts falling due within one year**		
	Grants payable	-	-
	Rent guarantee deposits	3,125	3,125
	Rent in advance	207	2,704
	Stairway light and heat	-	-
	Clerks fees	2,822	2,012
	Accountancy	2,700	2,400
		£ 8,854	£ 10,241