REGISTERED CHARITY NUMBER: 206294

THE DUNWICH TOWN TRUST

REPORT OF THE TRUSTEES

AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

THE DUNWICH TOWN TRUST

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

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THE DUNWICH TOWN TRUST

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their annual report and financial statements of the charity for the year ended 31 December 2025. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements, "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)" and the Charities Act 2011.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number 206294

Principal Address:
St Patrick's
Chediston
Halesworth
Suffolk
IP19 0AT

Independent Examiner
Mrs Helen Rumsey
Ensors
Blyth House
Rendham Road
Saxmundham
Suffolk
IP17 1WA

Bankers
Barclays Bank plc
36 Thoroughfare
Halesworth
Suffolk
IP19 8LF

Trustees:	nominated:	Dr D Cox (Chairperson) Mrs S Earp (co-opted, Vice Chair) Mr R Smith Ms J Hamilton Mr H Tomlinson Mr J Perry Mrs P Boechler
	co-opted:	Mr H Goodchild (co-opted 13/10/2025)
Officers:		Mrs J Davison-Wilson (Clerk) Mr J Dawson (Bookkeeper)

REFERENCE AND ADMINISTRATIVE DETAILS - continued

Solicitors
Nicholsons
23 Alexandra Road
Lowestoft
Suffolk
NR32 1PP

Property Agent
Clarke & Simpson
Well Close Square
Framlingham
Suffolk
IP13 9DU

COMMENCEMENT OF ACTIVITIES

The Dunwich Town Trust was formed under a Charity Commission Scheme in 1889 to administer the property of the dissolved Corporation of Dunwich. The Pension Charity was founded in 1899 under a separate Charity Commission Scheme to administer the endowments of a charity known as The Hospital of St James and The Maison Dieu. Since then, there have been several revisions to both Schemes culminating in the current Scheme, dated 1 January 2010, which amalgamated the above two charities maintaining the original Pension Charity as a restricted fund.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document
The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

Recruitment and appointment of Trustees
In accordance with the Charity's governing document, seven trustees are appointed by the Dunwich Parish Meeting (DPM) at meetings held according to the ordinary practice of that body; and one trustee is co-opted at special meetings of the trustees. All trustees serve for a term of three years. The trustees who have served during the year are set out on page 1.

Risk management
The trustees have a duty to identify and review the risks to which the Charity is exposed and to ensure that the appropriate controls are in place to provide reasonable assurance against fraud and error.

OBJECTIVES AND ACTIVITIES

Charitable objectives
The object of the charity is to further the general benefit of the inhabitants of the area of benefit in such charitable ways for the public benefit as the trustees think fit.
In exceptional cases the trustees may further the objects of the charity outside the area of benefit if they are satisfied that to do so is in the best interests of the charity.

Charitable activities

The charitable activities include awarding grants to institutions or individuals for purposes which benefit the community of Dunwich as a whole.

A restricted fund awards grants to individuals in need and the elderly for a range of purposes from provision of care alarms, to help with tertiary education expenses, emergency problems in the home and help with fuel costs; and makes grants of money to other bodies who provide assistance to those in need.

Object of the restricted fund

The income from the restricted fund is to be applied for the following objects:

(1) The relief of persons resident in the area of benefit who are in need, hardship or distress.

(2) The trustees may relieve such persons in need, hardship or distress by:
   (a) making grants of money to them; or
   (b) providing or paying for goods, services or facilities for them; or
   (c) making grants of money to other persons or bodies who provide goods, services or facilities to those in need.

(3) In exceptional cases the trustees may decide to assist someone (who is otherwise qualified) who is:
   (a) resident outside the area of benefit; or
   (b) only temporarily resident in the area of benefit.

Trustees to act jointly

(1) Subject to the exception stated in sub-clause (2) of this clause, the trustees must exercise their powers jointly at properly convened meetings.

(2) The trustees may appoint a committee of not less than three of their number to deal with applications for assistance from the charity which cannot await the trustees' next meeting. The decisions of such a committee must be reported to the next meeting.

Use of income and capital - the restricted fund

(1) The trustees must firstly apply:
   (a) The income of the restricted fund: and
   (b) If the trustees think fit, expendable endowment; and
   (c) When the expenditure can properly be charged to it, its permanent endowment in meeting the proper costs of administering the restricted fund and of managing its assets (including the repair and insurance of its buildings).

(2) After payment of these costs, the trustees must apply the remaining income in furthering the object of the restricted fund.

(3) The trustees may also apply for the object of the restricted fund:
   (a) expendable endowment; and
   (b) permanent endowment, but only on such terms for the replacement of the amount spent as the Commission may approve in advance or is permitted by law.

Use of income and capital - the unrestricted fund

(1) The trustees must firstly apply:
   (a) the income of the charity; and
   (b) if the trustees think fit, expendable endowment; and
   (c) when the expenditure can properly be charged to it, its permanent endowment in meeting the proper costs of administering the charity and of managing its assets (including the repair and insurance of its buildings)

(2) After payment of these costs, the trustees must apply the remaining income in furthering the object of the charity.
(3) The trustees may also apply for the object of the charity:
(a) expendable endowment; and
(b) permanent endowment, but only on such terms for the replacement of the amount spent as the Commission may approve in advance or is permitted by law.

Questions relating to the Scheme
The Commission may decide any question put to it concerning:
(1) the interpretation of this scheme: or
(2) the propriety or validity of anything done or intended to be done under it.

ACHIEVEMENT AND PERFORMANCE

Governance
Dr Dennis Cox continued as Chairperson and Mrs Sharon Earp continued as Vice Chairperson throughout the year. Mr Rod Smith was re-elected for a further term of 3 years as Nominated Trustee to 7 January 2027. Mr Julian Perry and Mr Henry Tomlinson were re-elected by the DPM on 25 April 2025 to be Nominated Trustees for a further 3 year term of office. All policies and risk assessments were reviewed. The Trust remains registered with the Information Commissioner's Office.

Meetings
Meetings have been held bi-monthly during the year in the Dunwich Reading Room and reports regularly provided to the village, by local trustees to the Parish Meeting and in writing with the minutes of the meetings posted on the village notice boards and on the Trust's website. Zoom meeting capacity was made available for those unable to attend in person. A villager was invited to a meeting to give a presentation to the trustees on coastal erosion, a subject of great interest to the local community.

Housing
The Trust's property agent, Clarke and Simpson carried out regular inspections on the seven tenanted properties, checking for maintenance and repair issues, ensuring that safety measures were in place in all the properties, and organising repairs. The builders completed the drainage and flooding repairs to one property and to a stretch of the Westleton Road. They also cleared a bee infestation in a tenant's chimney.

Grants
The Chairperson wrote to 31 potential Winter grant recipients asking if they would benefit from such a grant before any transfer of funds was made. In all, 25 Winter grants were accepted, and payment was made by bank transfer. The Trust amalgamated the Spring and Winter grants into one Winter grant so that young families with children would be included with other villagers and benefit at the most expensive time of the year from the extra funds, rather than as happened in Spring 2024.

Additionally during 2025, grants were made to St Elizabeth Hospice, to Dunwich Parish Meeting for village pavement repairs, also for a St John's Ambulance first aid course for villagers to learn how to lift someone after a fall, to Dunwich Community Heritage Centre towards utility costs incurred from use of the Reading Room by community groups and for the village coffee mornings, and towards volunteer activity at the museum, to Westleton PCC for new disabled access to the church, and Westleton Soup and Pud club which many Dunwich residents attend.

Other activities

The trust worked on several projects throughout the year. The Fisherman's Hut was fully booked throughout the season in 2025 and a Winter letting scheme initiated from 1 November 2025 whereby artists could book the studio for a week at a time and use it as a workplace. The results of the survey of invertebrates in Gallows Field revealed that some rare species thrived there. 850 hedging plants were planted at joint AONB and village volunteer days in 2025. The new irrigation system worked well and helped the hedging to survive through the early Summer drought. A grant from Suffolk Coasts and Heaths National Landscape largely paid for the hedging.

The Sauna Box continues to prove a popular attraction in the car park, and the rent paid to the Trust is used to further benefit the community, new owners took over in November 2025.

The paling fence beneath the cliff was repaired and the Trust financed a second paling fence to be installed a metre from the original to further deter climbing up the cliff and to act as a barricade for eroding sand from the cliff.

Design plans continued for a new website with several quotations sought with the final choice being Community Action Suffolk, they have worked collaboratively with the Trust to accommodate their ideas on the redesign. The website went live in early 2026. At the end of the year, an annual contract was given to a local contractor to maintain and care for the Orchard, villagers were invited to pick apples in the Autumn. New more officious signs were erected in the car park to deter overnight parking.

The trustees have paid due regard to the guidance on public benefit issued by the Charity Commission in deciding what activities the charity should undertake.

Treasury

Overall annual income from domestic rents continued to account for 78% of the total income of the charity. The restricted fund's main source of income continued to be rental income from its assets. Surplus funds from both the unrestricted and restricted current accounts remain invested in the respective COIF investment accounts, in line with the reserves policy.

Unrestricted Funds

As part of its continuous review of financing future projects and making prudent provision for adverse conditions, the trustees have allocated the following designated funds for the 2025 year:

	£
General Reserve	156,723
Capital Fund	1,879,166
Flood Protection Fund	100,000
Property Renovation Fund	50,000
Total Funds	**2,185,889**

Restricted Funds

The closing restricted funds are broken down as follows at the year end:

	£
General Reserve	72,804
Capital Fund	465,000
Inundation Fund	1,219,885
Total Funds	**1,757,689**

ALL FUNDS	**3,943,578**

Unrestricted Grants expended

	£
Dunwich Community Heritage Centre - utilities/running costs	3.000
Dunwich Community Heritage Centre - volunteer costs for 3 mths	1,750
Dunwich Community Heritage Centre - coffee mornings	250
Dunwich Parish Meeting - St John's Ambulance first aid course	1,164
Dunwich Parish Meeting - paving slabs for St James Street	1,553
St Elizabeth Hospice	1,000
Westleton PCC - towards disabled access costs to church	2,689
Westleton Soup & Pud Club	500
General relief – 2 grants to individuals for help with rent and heating costs	1,140
Total	**13,046**

Restricted Grants expended

	£
Contact Care Alarms	862
Winter Grants	15,000
General Relief	1,200
Total	**17,062**

FINANCIAL REVIEW

The financial statements show a net deficit for the year across all funds of £(37,937) (2024: net surplus of £88,712). The closing fund balances total £3,943,578 as at 31 December 2025, with £1,757,689 of the total funds being restricted.

Reserves policy

(1) General Reserve Fund for unforeseen liabilities and fluctuation in demand for grant giving.
(2) Capital and Flood Protection Fund to contribute funds towards anticipated construction of banks and sea defences.
(3) Property Renovation Fund for major works to the Dunwich Town Trust properties.
(4) Inundation Fund for the anticipated inundation of its major asset, The Flora Tea Rooms, and expenditure anticipated in the furtherance of protection of its property by coastal erosion.

Grant making policy

The charity will receive and consider applications from individuals and institutions in the parish of Dunwich and adjoining parishes if they are for the general benefit of the people of Dunwich or for the relief of distress of individuals. Decisions relating to grants are at the absolute discretion of the trustees.

Investment policy and objectives

There are no restrictions on the charity's power to invest. The investment strategy is set by the trustees and takes account of recent demands for funds. The trustees also consider the income requirements.

Going concern

In the current cost-of-living crisis, the trustees have considered whether any further risks exist to the Trust's ability to continue as a going concern. Given the levels of investment held alongside the investment property, it is the trustees' view that the Trust is well placed to function throughout these difficult economic times and that the Trust continues as a going concern.

On BEHALF OF THE BOARD



Dr D Cox
Chairperson

Date: 12 June 2026

On behalf of the Board of Trustees

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE DUNWICH TOWN TRUST FOR THE YEAR ENDED 31 DECEMBER 2025

I report to the trustees on my examination of the accounts of the Dunwich Town 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 Charities Act 2011 ('the 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 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 give me cause to believe that in, any material respect:

i. the accounting records were not kept in accordance with section 130 of the Act; or
ii. the accounts did not accord with those accounting records; or
iii. the accounts did not comply with the applicable requirements concerning the form and contents 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.

H Rumsey

Helen Rumsey FCA
Ensors

Blyth House
Rendham Road
Saxmundham
Suffolk
IP17 1WA

Date: 31 July 2026

DUNWICH TOWN TRUST
STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

Current financial year	Notes	Unrestricted Funds	Restricted Funds	2025 Total Funds	2024 Total Funds
		£	£	£	£
INCOME					
Income and endowments from:					
Charitable activities	2	70,532	38,950	109,482	103,886
Investments	3	5,863	13,954	19,817	19,296
Total income		76,395	52,904	129,299	123,182
EXPENDITURE					
Expenditure on:					
Charitable activities					
Investment management costs	4	66,988	7,269	74,257	37,904
Grants payable	5	13,046	17,062	30,108	33,993
Management and administration	6	7,066	7,066	14,132	14,994
Total expenditure		87,100	31,397	118,497	86,891
Net income/(expenditure) before gains/losses		(10,705)	21,507	10,802	36,291
Other recognised gains/losses					
Gains/(losses) on investment assets		(10,039)	(38,700)	(48,739)	52,421
Net movement in funds		(20,744)	(17,193)	(37,937)	88,712
Transfers		-	-	-	-
Total funds brought forward		2,206,633	1,774,882	3,981,515	3,892,803
TOTAL FUNDS CARRIED FORWARD		2,185,889	1,757,689	3,943,578	3,981,515

The notes on pages 12 to 21 form part of the financial statements.

DUNWICH TOWN TRUST
STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

Prior financial year	Notes	Unrestricted Funds £	Restricted Funds £	2024 Total Funds £	2023 Total Funds £
INCOME					
Income and endowments from:					
Charitable activities	2	64,936	38,950	103,886	97,846
Investments	3	5,709	13,587	19,296	19,030
Total		70,645	52,537	123,182	116,876
EXPENDITURE					
Expenditure on:					
Charitable activities					
Investment management costs	4	27,859	10,045	37,904	44,173
Grants payable	5	7,575	26,418	33,993	25,630
Management and administration	6	7,497	7,497	14,994	10,656
Total		42,931	43,960	86,891	80,459
Net income/(expenditure)		27,714	8,577	36,291	36,417
Other recognised gains/losses					
Gains/(losses) on investment assets		4,633	47,788	52,421	137,895
Net movement in funds		32,347	56,365	88,712	174,312
Transfers		-	-	-	-
Total funds brought forward		2,174,286	1,718,517	3,892,803	3,718,491
TOTAL FUNDS CARRIED FORWARD		2,206,633	1,774,882	3,981,515	3,892,803

The notes on pages 12 to 21 form part of the financial statements.

DUNWICH TOWN TRUST
BALANCE SHEET

AT 31 DECEMBER 2025

	Notes	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	2024 Total Funds £
FIXED ASSETS					
Tangible assets	10	-	-	-	-
Investments					
Investment property	11	1,923,719	465,000	2,388,719	2,388,719
Programme related investments	12	199,688	1,219,885	1,419,573	1,468,311
		2,123,407	1,684,885	3,808,292	3,857,030
CURRENT ASSETS					
Debtors: amounts falling due in one year	13	32,563	51,148	83,711	69,543
Cash at bank		92,637	45,620	138,257	121,865
		125,200	96,768	221,968	191,408
CREDITORS					
Amounts falling due in one year	14	(62,718)	(23,964)	(86,682)	(66,923)
NET CURRENT ASSETS		62,482	72,804	135,286	124,485
TOTAL ASSETS LESS CURRENT LIABILITIES		2,185,889	1,757,689	3,943,578	3,981,515
NET ASSETS		2,185,889	1,757,689	3,943,578	3,981,515
FUNDS					
Unrestricted funds	15			2,185,889	2,206,633
Restricted funds				1,757,689	1,774,882
				3,943,578	3,981,515

The financial statements were approved by the Board of Trustees on 12 June 2026 and were signed on its behalf:-



Dr D Cox
Trustee

The notes on pages 12 to 21 form part of the financial statements.

DUNWICH TOWN TRUST
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

1 ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019) and the Charities Act 2011. The charity constitutes a public benefit entity as defined by FRS 102.

The financial statements 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 Statement of Recommended Practice for charities applying FRS102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under historic cost convention, modified to include the fixed asset investments at fair value. The principal accounting policies adopted are set out below.

Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

Income

All incoming resources are included on the Statement of Financial Activities when the charity has sufficient certainty that receipt of the income is probable and the amount can be measured reliably. Income from investments and from rental income is included on an accrual basis for the period which the income relates.

Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party. It has been classified under headings that aggregate all costs related to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources. The charity is not registered for VAT and accordingly expenditure is shown gross of irrecoverable VAT. Grants offered subject to conditions in the control of the charity which have not been met at the year end date are noted as commitments but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off the cost less residual value of each asset over its estimated useful life.

Fencing and water supply	10% on cost
Equipment	25% on cost

All assets costing more than £500 are to be capitalised. At both the current and previous year end, all tangible fixed assets have been written down to nil.

1 ACCOUNTING POLICIES - continued

Investment property
Investment property is stated at market value at the balance sheet date. The Statement of Financial Activities includes the net gains and losses arising on the revaluations and disposals during the year.

Fixed asset investments
Fixed asset investments are initially measured at transaction price excluding transaction costs, and subsequently are measured at fair value at each reporting date. Changes in fair value are recognised in the net movement in funds for the year.

Cash at bank
Cash and cash equivalents include cash in hand, deposits held at call with banks.

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.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by the donors, or which have been raised by the charity for a particular purpose, or which are imposed by the scheme which governs the charity. The cost of raising and administering such funds is charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.
Investment income and gains are allocated to the appropriate fund.

Further explanation of the purpose of each fund is included in the note 16 to the financial statements.

2 CHARITABLE ACTIVITIES	Unrestricted Funds 2025	Restricted Funds 2025	Total Funds 2024
Rent receivable:	£	£	£
Town Houses, Maison Dieu and Spinney	46,600	-	46,060
Barne Cottages	15,670	-	15,480
Fishermans Hut Exhibition Space	5,230	-	-
Sauna Box	1,162	-	1,500
Corporation Marshes	1,725	-	981
Winch Hut Licences	120	-	140
Mortuary - storage	25	-	25
Wayleave	-	-	750
Car Park	-	22,500	22,500
Flora Tea Rooms	-	14,000	14,000
	70,532	36,500	101,436
Grant income:	-	2,450	2,450
Total income from charitable activities	70,532	38,950	103,886

3 INVESTMENT INCOME	Unrestricted Funds 2025	Restricted Funds 2025	Total Funds 2024
	£	£	£
Dividends receivable	5,863	13,954	19,296

4 CHARITABLE ACTIVITIES - INVESTMENT MANAGEMENT COSTS

Agents fees	9,815	1,095	9,260
Insurance	4,447	-	3,361
Water rates (cattle trough)	-	148	81
Electricity and broadband (exhibition hut)	662	-	33
Repairs and renewals	49,941	6,026	24,194
Professional fees	2,123	-	975
	66,988	7,269	37,904

5 CHARITABLE ACTIVITIES - GRANTS PAYABLE

The total grants paid to institutions during the year were as follows:-			
Dunwich Community Heritage Centre - towards utilities/running costs	3,000	-	2,500
Dunwich Community Heritage Centre - toilets redecoration	-	-	850
Dunwich Community Heritage Centre - volunteer costs for 3 mths	1,750	-	-
Dunwich Community Heritage Centre - coffee mornings	250	-	-
Dunwich Parish Meeting - St John's Ambulance first aid course	1,164	-	-
Dunwich Parish Meeting - paving slabs for St James St	1,553	-	-
Dunwich Greyfriars Trust - footpath steps and fence	-	-	1,100
Disability Advice Centre	-	-	1,250
St Elizabeth Hospice	1,000	-	-
Westleton PCC - towards disabled access costs to church	2,689	-	-
Westleton Soup & Pud Club	500	-	300
British Divers Marine Life Rescue	-	-	575
Yoxmere Benefice	-	-	500
	11,906	-	7,075
The total grants paid to individuals during the year were as follows:-			
Contact Care Alarms	-	862	1,118
Spring Grants	-	-	3,600
Winter Grants	-	15,000	17,100
General Relief	1,140	1,200	2,100
Education	-	-	3,000
	1,140	17,062	26,918
Total grants payable	13,046	17,062	33,993

6 CHARITABLE ACTIVITIES - MANAGEMENT COSTS

	Unrestricted Funds 2025	Restricted Funds 2025	Total Funds 2024
	£	£	£
Honorarium (see note 9)	3,038	3,039	5,574
Accountancy preparation fee	919	918	-
Independent Examiner's fee	651	651	3,336
Bookkeeping	1,691	1,691	3,180
Trustees Indemnity insurance	109	109	205
Postage, stationery and advertising	74	74	544
Mileage and travel costs	156	156	200
Clerk's expenses (see note 9)	-	-	-
Accounting software subscription	99	99	109
Domain registration, website and fees	329	329	176
Professional fees - governance and compliance advice	-	-	1,670
	7,066	7,066	14,994

7 TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses
There were trustees' expenses of £Nil paid for the year ended 31 December 2025 (2024: £Nil)

8 STAFF COSTS

There were no staff costs for the year ended 31 December 2025 nor for the year ended 31 December 2024.

9 HONORARIUM

	2025	2024
	£	£
Clerk's fees	6,077	5,574
	6,077	5,574

The clerk is also reimbursed for out of pocket expenses incurred during the year totalling £Nil (2024: £Nil)

10 TANGIBLE FIXED ASSETS

	Fencing and Water Supply	Total
	£	£
COST		
At 1 January 2025 and 31 December 2025	4,929	4,929
DEPRECIATION		
At 1 January 2025 and 31 December 2025	4,929	4,929
NET BOOK VALUE		
At 31 December 2025	-	-
At 31 December 2024	-	-

11 INVESTMENT PROPERTY

	£
MARKET VALUE	
At 1 January 2025	2,388,719
Revaluation	-
At 31 December 2025	2,388,719

	Unrestricted Fund	Restricted Fund	Total
	£	£	£
No 1 Maison Dieu	225,000	-	225,000
No2 Maison Dieu	225,000	-	225,000
No 1 Town House	275,000	-	275,000
No 2 Town House	275,000	-	275,000
The Spinney	330,000	-	330,000
Allotment	30,000	-	30,000
Corporation Marshes	16,000	-	16,000
Old Mortuary	26,000	-	26,000
Fisherman's Exhibition hut	36,719		36,719
Flora Tea Rooms and Car Park	-	390,000	390,000
Agricultural Land	-	75,000	75,000
Conservation plot	10,000	-	10,000
No1 Barne Cottage	235,000	-	235,000
No 2 Barne Cottage	240,000	-	240,000
	1,923,719	465,000	2,388,719

11 INVESTMENT PROPERTY - continued

All investment properties are held in the UK.

A professional valuation was carried out by Clarke & Simpson Chartered Surveyors, an independent external valuer, on all properties in 2021 except the Conservation Plot which was last valued in February 2018.

1 and 2 Barne Cottages have been valued at open market value, ignoring the Section 106 requirements for affordable housing. This allows the valuation to compare with other properties held by the Trust but does not remove the restriction of Section 106.

In the trustees opinion, these valuations reflect the open market value at the balance sheet date.

12 PROGRAMME RELATED INVESTMENTS

	COIF Income Shares	COIF Accumulation Shares	Total
MARKET VALUE	£	£	£
At 1 January 2025	708,877	759,434	1,468,311
Additions	-	-	-
Disposals	-	-	-
Revaluations	(33,932)	(14,806)	(48,738)
At 31 December 2025	674,945	744,628	1,419,573

13 DEBTORS

	Unrestricted Funds 2025	Restricted Funds 2025	Total Funds 2024
	£	£	£
Due to Unrestricted Fund from Restricted Fund	23,964	-	16,898
Due to Restricted Fund from Unrestricted Fund	-	48,698	45,027
Other debtors	4,042	2,450	4,222
Prepayments	4,557	-	3,396
	32,563	51,148	69,543

14 CREDITORS

Due to Unrestricted Fund from Restricted Fund	-	23,964	16,898
Due to Restricted Fund from Unrestricted Fund	48,698	-	45,027
Deferred income	6,040	-	375
Other creditors	5,268	-	2,695
Accrued expenses	2,712	-	1,928
	62,718	23,964	66,923

15 MOVEMENT IN FUNDS

At current year end 31 December 2025

	Balance b/fwd 01-Jan-25 £	Net movements £	Transfers £	Balance c/fwd 31-Dec-25 £
Unrestricted funds				
General Fund	177,467	(20,744)	-	156,723
Capital Fund	1,879,166	-	-	1,879,166
Flood Protection Fund	100,000	-	-	100,000
Property Maintenance and Renovation Fund	50,000	-	-	50,000
	2,206,633	(20,744)	-	2,185,889
Restricted Funds				
General Fund	51,297	21,507	-	72,804
Capital Fund	465,000	-	-	465,000
Inundation Fund	1,258,585	(38,700)	-	1,219,885
	1,774,882	(17,193)	-	1,757,689
Total Funds	3,981,515	(37,937)	-	3,943,578

Net movement in funds, included in the above are as follows:-

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General Fund	76,395	87,100	(10,039)	(20,744)
	76,395	87,100	(10,039)	(20,744)
Restricted Funds				
General Fund	52,904	31,397	-	21,507
Inundation Fund	-	-	(38,700)	(38,700)
	52,904	31,397	(38,700)	(17,193)

15 MOVEMENT IN FUNDS - continued

At prior year end 31 December 2024

	Balance b/fwd 01-Jan-24 £	Net movements £	Transfers £	Balance c/fwd 31-Dec-24 £
Unrestricted funds				
General Fund	181,839	32,347	(36,719)	177,467
Capital Fund	1,842,447	-	36,719	1,879,166
Flood Protection Fund	100,000	-	-	100,000
Property Maintenance and Renovation Fund	50,000	-	-	50,000
	2,174,286	32,347	-	2,206,633
Restricted Funds				
General Fund	42,720	8,577	-	51,297
Capital Fund	465,000	-	-	465,000
Inundation Fund	1,210,797	47,788	-	1,258,585
	1,718,517	56,365	-	1,774,882
Total Funds	3,892,803	88,712	-	3,981,515

Net movement in funds, included in the above are as follows:-

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General Fund	70,645	42,931	4,633	32,347
	70,645	42,931	4,633	32,347
Restricted Funds				
General Fund	52,537	43,960	-	8,577
Inundation Fund	-	-	47,788	47,788
	52,537	43,960	47,788	56,365

16 ANALYSIS OF NET ASSETS BETWEEN FUNDS

At current year end 31 December 2025

	Tangible Fixed Assets	Fixed Asset Investments	Net Current Assets	Total Funds 2025	Total Funds 2024
Unrestricted Funds	£	£	£	£	£
General Fund	-	94,241	62,482	156,723	177,467
Designated Funds					
Capital Fund	-	1,879,166	-	1,879,166	1,879,166
Flood Protection Fund	-	100,000	-	100,000	100,000
Renovation Fund	-	50,000	-	50,000	50,000
	-	2,123,407	62,482	2,185,889	2,206,633
Restricted Funds					
General Fund	-	-	72,804	72,804	51,298
Designated Funds					
Capital Fund	-	465,000	-	465,000	465,000
Inundation Fund	-	1,219,885	-	1,219,885	1,258,584
	-	1,684,885	72,804	1,757,689	1,774,882
Total Funds	-	3,808,292	135,286	3,943,578	3,981,515

At prior year end 31 December 2024

	Tangible Fixed Assets	Fixed Asset Investments	Net Current Assets	Total Funds 2024	Total Funds 2023
Unrestricted Funds	£	£	£	£	£
General Fund	-	104,280	73,187	177,467	181,839
Designated Funds					
Capital Fund	-	1,879,166	-	1,879,166	1,842,447
Flood Protection Fund	-	100,000	-	100,000	100,000
Renovation Fund	-	50,000	-	50,000	50,000
	-	2,133,446	73,187	2,206,633	2,174,286
Restricted Funds					
General Fund	-	-	51,298	51,298	42,720
Designated Funds					
Capital Fund	-	465,000	-	465,000	465,000
Inundation Fund	-	1,258,584	-	1,258,584	1,210,797
	-	1,723,584	51,298	1,774,882	1,718,517
Total Funds	-	3,857,030	124,485	3,981,515	3,892,803

16 ANALYSIS OF NET ASSETS BETWEEN FUNDS - continued

The purposes of each fund are set as follows:

The General Fund represents the free funds of the charity which are not designated for particular purposes.

The Capital Fund has been set up to assist in identifying those funds that are not free funds.

The Flood Protection Fund has been created as a provision for possible future contributions towards consulting, plans or works relating to the protection of Dunwich from flooding and coastal erosion.

The Property Maintenance and Renovation Fund has been designated by the trustees for future repairs to the charity's properties.

All restricted funds represent the funds of the old Pension Charity assets and income which were merged with the old Town Trust under the new scheme.

The trustees are very aware that a time will arise when the beach car park, which is the principal income source for the Restricted Fund, will be inundated by the sea. With no expectation that coastal defence works would be carried out and assets subsequently recovered, in 1996, the trustees set up an Inundation Fund to which it was agreed that unallocated year end surpluses from the Restricted Fund would be transferred. The trustees are committed to continue to build the Inundation Fund by increasing the Fund's portfolio of COIF investment units. These will ultimately provide a replacement income when that generated by the car park is lost.

The Coastal Erosion Fund had been designated by the trustees for future work on the experimental beach stabilising project in front of the Coastguard cottages. As Suffolk Coastal District Council have agreed that they are responsible for future costs in respect of this project the Trustees agreed that this fund should be combined with the Inundation Fund and would now be known as the Inundation Fund (September 2013).

17 RELATED PARTY TRANSACTIONS

There were no disclosable related party transactions during the year (2024 - none).