The Poor's Land, Woolpit
Report and Financial Statements

For the Year Ended 11 October 2025

Charity No 207667

Reference and Administrative information

Trustees

T P Parker (Chairman until 10 November 2025)
R J Baker
P J Barnard
R J Chaplin
H L Clifton
Dr R S Dean (retired 10 November 2025)
L M Hicks
D M G Hughes
B A F Pashley
P C Sparkes
Dr R J West (Chairman from 10 November 2025)

Clerk to the Trustees

S Turner

Principal Office

Northfields, The Green, Woolpit, Bury St Edmunds, Suffolk, IP30 9RQ

Charity Number: 207667

Bankers

Barclays Bank plc

Investment Managers

J M Finn & Co

Report of the Trustees for the Year Ended 11 October 2025
The trustees present their annual report and financial statements of the charity for the year ended 11 October 2025. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts.

Structure, Governance and Management
The charity is registered, number 207667 and was constituted under a deed dated 16 December 1887 for the benefit of deserving and necessitous persons resident in Woolpit, Suffolk.

The Charity's purposes are as follows:
The Trustees shall apply the income of the Charity for the public benefit to the prevention or relief of poverty, the advancement of education insofar as consistent with the relief of poverty, the advancement of health or the saving of lives, or the relief of those in need because of youth, age, ill-health, disability, financial hardship or other disadvantage, in each case for the benefit of persons

resident in the Parish and in such ways as the Trustees think fit, including providing grants and items to individuals, charities and other organisations benefitting residents in the Parish.

The trustees meet at least annually and agree the broad strategy and areas of activity for the charity, including consideration of grant making, investment, reserves and risk management policies and performance. The day-to-day administration of grants and the processing and handling of applications prior to consideration by the trustees is delegated to the Clerk to the Trustees.

The Administrative Powers under the Trust Deed have been updated, under the guidance of the Charity Commission, and agreed by trustee resolution on 10 November 2025.

All trustees give of their time freely and no trustee remuneration is paid.

Risk Management
The trustees have considered the major risks to which the charity is exposed and have reviewed those risks and established systems and procedures to manage those risks.

The trustees consider variability of investment returns on the permanent endowment to constitute the charity's major risk. Accordingly, the trustees limit grant making to investment returns already achieved and maintain a surplus on the income fund.

Public Benefit
The objects of the charity are to benefit deserving and necessitous persons resident in Woolpit, Suffolk and the trustees direct the income fund entirely towards this public benefit.

Grant Making Policy
The charity has established a grant making policy to achieve its objects for public benefit directing funds towards the elderly of Woolpit and towards students, resident in Woolpit, in further education.

Vouchers that can be exchanged at the local village retail outlets for goods and services are distributed to the elderly at Christmas time.

Grants are made to students in further education on the basis of applications made on an annual basis which are reviewed by the trustees.

Grants are also made to educational establishments and other persons and bodies within the parish of Woolpit, Suffolk.

Financial Review
The charity's work is entirely reliant on income and investment returns from its endowment which are received into the General Fund. The endowment comprises some 13.5 acres of agricultural and grazing land from which rents are received, a share portfolio and cash deposits. The charity made a deficit on its income account of £437. This deficit is deducted from the surplus brought forward of £34,179.

The investment income remained stable. However, the Trustees recognise that there continues to be much turmoil in the world economy which may have an effect on the investment income of the charity and will take this into account in considering future grants. The Endowment Fund has

increased in value but this may not continue to be the case. These investments are held and managed for the long term and are subject to market forces.

During the year the charity distributed vouchers to the elderly amounting to £7,300 and made grants of £17,500 for educational purposes. Other grants for the elderly and other needy persons or groups totalled £1,000.
The Endowment Fund is carried in the financial statements at market value.

Reserves Policy
Only income received, net of expenses, is considered for annual grant funding and a reserve is maintained on the income fund to cover any unforeseen reduction in investment returns.

Plans for the Future
The charity is a lasting testimony to the original founders who worked to benefit the residents of Woolpit, Suffolk. The trustees will continue to apply the funds for the benefit of the residents whether elderly, young or needy.

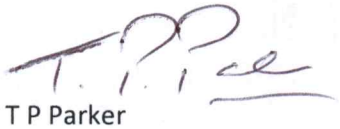
It is recognised that the population of Woolpit is growing because of significant housing development. The Charity will adapt to this increased demand on its resources.

Trustees Responsibilities in relation to the Financial Statements
The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards. The law applicable to charities in England and 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 incoming resources and application of reserves of the charity for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- 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 accounting records which disclose with reasonable accuracy the financial position of the charity and enable them to ascertain 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 the trustees on 10 November 2025 and signed on their behalf by:



T P Parker
Chairman of Trustees

Balance Sheet at 11 October 2025

	Notes	Unrestricted Funds	Endowment Funds	Total Funds 2025	Total Funds 2024
		£	£	£	£
Fixed Assets					
Land	8	-	100,000	**100,000**	100,000
Investment portfolio	8	-	880,422	**880,422**	829,532
Current Assets					
Investment fund cash account		30,142	-	**30,142**	30,817
COIF deposit account		-	300	**300**	300
Cash at bank		3,600	-	**3,600**	3,362
Net Assets		£ 33,742	£980,722	**£ 1,014,464**	£ 964,011
Charity funds	9				
Endowment funds		-	980,722	**980,722**	929,832
Income funds		33,742	-	**33,742**	34,179
		£ 33,742	£ 980,722	**£ 1,014,464**	£ 964,011

The notes on pages 7 to 9 form part of these accounts.

Approved by the trustees on 10 November 2025 and signed on their behalf by:



T P Parker
Chairman of Trustees

Statement of Financial Activities
For the Year Ended 11 October 2025

	Notes	Unrestricted Funds	Endowment Funds	Total Funds 2025	Total Funds 2024
		£	£	£	£
Incoming resources					
Investment income	3	26,098	-	26,098	25,972
Other		-	-	-	-
		26,098	-	26,098	25,972
Resources expended					
Investment management costs	4	-	6,173	6,173	6,030
Voucher distribution	5	7,300	-	7,300	6,030
Grants	6	18,500	-	18,500	15,800
Administration	7	735	-	735	1,710
Total resources expended		26,535	6,173	32,708	29,570
Net incoming resources before other recognised gains and losses		(437)	(6,173)	(6,610)	(3,598)
Realised and unrealised gains/(losses)on investments		-	57,063	57,063	79,504
Net movement in funds		(437)	50,890	50,453	75,906
Total funds brought forward		34,179	929,832	964,011	888,105
Total funds carried forward		£ 33,742	£ 980,722	£ 1,014,464	£ 964,011

Notes to the Accounts

1 **Accounting Policies**

a) **Basis of preparation**
The financial statements have been prepared under the historic cost convention with the exception that investments are included at market value.

b) **Funds structure**
The charity has a permanent endowment providing for the trustees to invest the capital in perpetuity. Income from the endowment fund is credited to the unrestricted income fund. The charity does not apply the 'total return basis' in deriving unrestricted income. Unrestricted income funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects.

c) **Income resources**
All incoming resources are recognised once the charity has entitlement to the resources and they have been received.

d) **Resources expended**
All expenditure is accounted for on a cash basis.

Grants and voucher distribution to third parties in furtherance of the charitable objects are accounted for on a cash basis.

e) **Fixed asset investments**
Investments are stated at market value as at the balance sheet date. The statement of financial activities includes the net realised and unrealised gains and losses on disposals throughout the year.

2 **Related Party Transactions and Trustees' Remuneration**

Trustees received no remuneration (2024 £nil). There were no transactions involving any Trustee other than the reimbursement of expenses.

3 **Investment income and compensation**

	2025 £	2024 £
Rent	1,720	970
Dividends and fixed interest stock	24,325	24,947
Wayleave	40	40
Interest	13	15
	£ 26,098	£ 25,972

4 Investment Management Costs

	2025 £	2024 £
Portfolio investment – Management Charged to capital	6,173	6,030
	£ 6,173	£ 6,030

5 Voucher Distribution

	2025 £	2024 £
Distribution of vouchers to residents of Woolpit	£ 7,300	£ 6,030

774 vouchers at £10 were issued and 730 redeemed. The vouchers expired on 31 January 2025.

6 Grants

	2025 £	2024 £
Higher education grants to individuals	10,000	8,500
Grants to places of education	7,500	6.300
Other	1,000	1,000
	£ 18,500	£ 15,800

7 Administration and Governance Costs

	2025 £	2024 £
Legal and professional	546	1,522
Printing and stationery	154	153
Subscriptions	35	35
	£ 735	£ 1,710

8 Fixed Asset Investments

Movements in fixed asset investments

	2025 £	2024 £
Market value brought forward at 12th October 2024	929,832	856,358
Realised gains/(losses) in year	2,644	2,635
Unrealised gains/(losses) in year	54,419	76,869
Management costs	(6,173)	(6,030)
Market value carried forward at 11th October 2025	£ 980,722	£ 929,832
Comprising:		
Agricultural land	100,000	100,000
Investments – managed portfolio	880,422	829,532
Cash	300	300
	£ 980,722	£ 929,832

Investments are valued by reference to quoted Stock Exchange prices.
Agricultural land is valued by the trustees on the basis of current use.

9 Analysis of charitable funds

	Permanent Endowments £	Unrestricted Funds £
Brought forward	929,832	34,179
Incoming resources	-	26,098
Resources expended	(6,173)	(26,535)
Gains on investments	57,063	-
Carried forward	£980,722	£33,742

a) The permanent endowments arose from endowments made when the charity was constituted in 1887.

b) The unrestricted funds are available to be spent for any of the purposes of the charity.

Independent examiner's report to the trustees of The Poor's Land

I report to the trustees on my examination of the accounts of The Poor's Land for the year ended 11 October 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 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 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 or

3. 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: Robin Jackson

Mr Robin Jackson FCA, CTA, Dip PFS

Address: Churchgates Accountants Ltd, 18 Langton Place, Bury St Edmunds, IP33 1NE

Date: 20th January 2026