REGISTERED CHARITY NUMBER: 210154

Report of the Trustees and

Unaudited Financial Statements
For The Year Ended
31st December 2025

for

Diss Parochial Charity

TC Group
8 Hopper Way
Diss
Norfolk
IP22 4GT

Diss Parochial Charity

Contents of the Financial Statements
For The Year Ended 31st December 2025

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7 to 10
Detailed Statement of Financial Activities	11

Diss Parochial Charity

Report of the Trustees
For The Year Ended 31st December 2025

The trustees present their report with the financial statements of the charity for the year ended 31st December 2025. The trustees have adopted the provisions of 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).

The Charity was established on 2nd December 1932 and amended in 1960 to unite a number of Will Trusts under common management trustees. It was further amended on 24th November 2009 to merge the two branches and simplify the administration.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the Charity are the relief of Diss residents who are in need or distress by:-

1. the provision of almshouses, or
2. small personal grants, and
3. annual payment to Diss Parochial Church Council.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The existing almshouses are regularly maintained, including electrical and gas inspections as required by law or recommended by the Almshouse Association. The next quinquennial report is due in 2026.

The Trustees made small grants to those in need or distress including seventeen to bereaved persons of £150 each, followed up by Christmas vouchers totalling £391. Another grant of £400 was made for a mattress.

£5,000 was paid to Diss Church from restricted funds as required by the constitution.

FINANCIAL REVIEW

Principal funding sources

All the original funding of the Charity arose from Will Trusts, the trustees obtained professional valuations in 2007 of the property and these are used as historic costs.

Income from the freehold property and fixed assets investments are the principal sources of income.

Investment policy and objectives

The trustees review the investments of the charity half yearly and consider that they have the correct mix of holdings to meet the charity's needs.

Reserves policy

The Charity operates the following funds:

Endowment Fund
All the original funding of the Charity arose from Will Trusts and is therefore presumed to be Endowment Funds. The trustees obtained professional valuations in 2007 and these are used as historic costs.

Restricted Fund
The Charity is obliged to make an annual contribution of not less than £1,840 to the Diss Parochial Church Council for general church purposes and specifically to maintain the tomb of William Burton located in the Parish Church of Diss. There is no further need for reserves to be maintained at the year-end.

Extraordinary Repair Fund
This provides for major long-term modernisation and repairs of a semi-capital nature. The extraordinary repair fund stands at £104,936 and is considered adequate, but is reviewed annually at the AGM. These funds are currently held as accumulation shares in M & G Charity Multi Asset Fund previously known as The National Almshouse Association Common Investment Fund.

Unrestricted Funds
These are the balances of the unrestricted funds that are expendable at the discretion of the trustees in furtherance of the objectives of the charity.

Going concern

The trustees consider that the balance of funds at 31 December 2025 is adequate to fund the charitable activities for a further year from the date of this report.

FUTURE PLANS

The Trustees continue to seek a suitable site to build a further almshouse but so far without success.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

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

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The Charity's governing instrument provides for one Ex-officio Trustee, namely, the Rector of Diss, together with four Nominated Trustees appointed by, but not necessarily members of, Diss Town Council on terms of four years and two co-opted trustees appointed by the Trustee Board on terms of two years.

The Charity records are maintained by the honorary clerk, Mr T Wenman, 3 Tavern Lane, Diss, Norfolk, IP22 4HT.

Risk management

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

The trustees have examined the major risks that the charity faces and confirm that systems have been established to mitigate those risks, including a Public Liability policy of insurance covering part of the charity's land at Meres Mouth.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
210154

Principal address
3 Tavern Lane
Diss
Norfolk
IP22 4HT

Trustees
Mrs A S Hughes
Mr J J Robertson
Mr J P Mason
Mrs J V Blight (resigned 31 December 2025)
Mr J R Maskell
Mr D B Young

Changes since the year end

Mr JJ Robertson sadly died 15 May 2026

Mr J G Welch appointed 22 May 2026
Rev E A Burren appointed 22 May 2026
Mrs D Collins appointed 1 August 2026

Independent Examiner
TC Group
8 Hopper Way
Diss
Norfolk
IP22 4GT

Bankers
Barclays Bank UK PLC
1 Churchill Place
London
E14 5HP

Solicitors
Gudgeons Prentice, Buttermarket, Stowmarket, IP14 1ED

Architectural Advisers
Chapman Chartered Surveyors, South Lopham, Diss, IP22 2JR

Insurers
Royal Sun Alliance and Ansvar, both through Grout Insurance Brokers Ltd, London.

Bankers
Barclays Bank Plc, Market Hill, Diss, Norfolk, IP22 4JU.

The Charity is a member of The Almshouse Association.

Approved by order of the board of trustees on 23/10/26 and signed on its behalf by:

A Hughes

Mrs A S Hughes - Trustee

Independent examiner's report to the trustees of Diss Parochial Charity
I report to the charity trustees on my examination of the accounts of Diss Parochial Charity (the Trust) for the year ended 31st December 2025.

Responsibilities and basis of report
As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all 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 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.



Simonetta Castellano
The Institute of Chartered Accountants in England and Wales

TC Group
8 Hopper Way
Diss
Norfolk
IP22 4GT

Date: 23 October 2026

Diss Parochial Charity

Statement of Financial Activities
For The Year Ended 31st December 2025

	Notes	Unrestricted fund £	Restricted funds £	Endowment fund £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies		-	-	-	-	150
Charitable activities						
Weekly Maintenance Contributions		20,585	-	-	20,585	21,620
Investment income	2	10,238	5,000	-	15,238	13,381
Total		30,823	5,000	-	35,823	35,151
EXPENDITURE ON						
Charitable activities						
Almshouses		7,982	-	-	7,982	13,872
Grants		3,041	5,000	-	8,041	12,410
Other		5,410	-	-	5,410	6,137
Total		16,433	5,000	-	21,433	32,419
NET INCOME		14,390	-	-	14,390	2,732
Other recognised gains/(losses)						
Gains on revaluation of fixed assets		30,861	14,786	6,559	52,206	24,606
Net movement in funds		45,251	14,786	6,559	66,596	27,338
RECONCILIATION OF FUNDS						
Total funds brought forward		253,102	90,150	663,963	1,007,215	979,877
TOTAL FUNDS CARRIED FORWARD		298,353	104,936	670,522	1,073,811	1,007,215

The notes form part of these financial statements

Balance Sheet
31st December 2025

	Notes	Unrestricted fund £	Restricted funds £	Endowment fund £	2025 Total funds £	2024 Total funds £
FIXED ASSETS						
Tangible assets	5	-	-	465,000	465,000	465,000
Investments	6	251,087	104,936	205,522	561,545	509,339
		251,087	104,936	670,522	1,026,545	974,339
CURRENT ASSETS						
Cash at bank		47,874	-	-	47,874	32,876
CREDITORS						
Amounts falling due within one year	7	(608)	-	-	(608)	-
NET CURRENT ASSETS		47,266	-	-	47,266	32,876
TOTAL ASSETS LESS CURRENT LIABILITIES		298,353	104,936	670,522	1,073,811	1,007,215
NET ASSETS		298,353	104,936	670,522	1,073,811	1,007,215
FUNDS	8					
Unrestricted funds					298,353	253,102
Restricted funds					104,936	90,150
Endowment funds					670,522	663,963
TOTAL FUNDS					1,073,811	1,007,215

The financial statements were approved by the Board of Trustees and authorised for issue on 23/10/26 and were signed on its behalf by:

A Hughes

A S Hughes - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income
Income is recognised in the Statement of Financial Activities once the charity has received the funds.

Expenditure
Expenditure is recognised when it has been paid by the charity .

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the trustees report.

2. INVESTMENT INCOME

	2025	2024
	£	£
Rents received	**6,776**	5,687
Dividends received	**8,033**	7,331
Deposit account interest	**429**	363
	15,238	13,381

3. TRUSTEES' REMUNERATION AND BENEFITS

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

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st December 2025 nor for the year ended 31st December 2024.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund	Restricted funds	Endowment fund	Total funds
	£	£	£	£
INCOME AND ENDOWMENTS FROM				
Donations and legacies	150	-	-	150
Charitable activities				
Weekly Maintenance Contributions	21,620	-	-	21,620
Investment income	3,381	10,000	-	13,381
Total	25,151	10,000	-	35,151
EXPENDITURE ON				
Charitable activities				
Almshouses	13,872	-	-	13,872
Grants	2,410	10,000	-	12,410
Other	6,137	-	-	6,137
Total	22,419	10,000	-	32,419

continued...

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £	Restricted funds £	Endowment fund £	Total funds £
NET INCOME	2,732	-	-	2,732
Other recognised gains/(losses)				
Gains on revaluation of fixed assets	14,150	6,693	3,763	24,606
Net movement in funds	16,882	6,693	3,763	27,338
RECONCILIATION OF FUNDS				
Total funds brought forward	236,220	83,457	660,200	979,877
TOTAL FUNDS CARRIED FORWARD	253,102	90,150	663,963	1,007,215

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1st January 2025 and 31st December 2025	**465,000**
NET BOOK VALUE	
At 31st December 2025	**465,000**
At 31st December 2024	465,000

The Almshouses and land at Mere's Mouth in Diss were professionally valued at 31 December 2007 to introduce their value into the financial statements as they were both gifts under will trusts.

6. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1st January 2025	**509,339**
Revaluations	**52,206**
At 31st December 2025	**561,545**
NET BOOK VALUE	
At 31st December 2025	**561,545**
At 31st December 2024	509,339

There were no investment assets outside the UK.

Cost or valuation at 31st December 2025 is represented by:

	Listed investments £
Valuation in 2020	**169,546**
Valuation in 2021	**45,725**
Valuation in 2022	**(16,218)**
Valuation in 2023	**18,212**
Valuation in 2024	**24,606**
Valuation in 2025	**52,206**
Cost	**267,468**
	561,545

continued...

6. FIXED ASSET INVESTMENTS - continued

If fixed asset investments had not been revalued they would have been included at the following historical cost:

	2025	2024
	£	£
Cost	**267,468**	267,468

Fixed asset investments were valued on an open market basis on 31st December 2025 by reference to the published list price.

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other creditors	**608**	-

8. MOVEMENT IN FUNDS

	At 1/1/25	Net movement in funds	At 31/12/25
	£	£	£
Unrestricted funds			
General fund	**253,102**	**45,251**	**298,353**
Restricted funds			
Extraordinary Repair Fund	**90,150**	**14,786**	**104,936**
Endowment funds			
Endowment fund	**663,963**	**6,559**	**670,522**
TOTAL FUNDS	**1,007,215**	**66,596**	**1,073,811**

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	**30,823**	**(16,433)**	**30,861**	**45,251**
Restricted funds				
Diss Parochial Church Council	**5,000**	**(5,000)**	-	-
Extraordinary Repair Fund	-	-	**14,786**	**14,786**
	5,000	**(5,000)**	**14,786**	**14,786**
Endowment funds				
Endowment fund	-	-	**6,559**	**6,559**
TOTAL FUNDS	**35,823**	**(21,433)**	**52,206**	**66,596**

continued...

8. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/1/24	Net movement in funds	At 31/12/24
	£	£	£
Unrestricted fund	236,220	16,882	253,102
Restricted funds			
Extraordinary Repair Fund	83,457	6,693	90,150
Endowment fund			
Endowment fund	660,200	3,763	663,963
TOTAL FUNDS	979,877	27,338	1,007,215

Comparative net movement in funds included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted fund	25,151	(22,419)	14,150	16,882
Restricted funds				
Diss Parochial Church Council	10,000	(10,000)	-	-
Extraordinary Repair Fund	-	-	6,693	6,693
	10,000	(10,000)	6,693	6,693
Endowment fund				
Endowment fund	-	-	3,763	3,763
TOTAL FUNDS	35,151	(32,419)	24,606	27,338

9. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st December 2025.

Diss Parochial Charity

Detailed Statement of Financial Activities
For The Year Ended 31st December 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	-	150
Investment income		
Rents received	6,776	5,687
Dividends received	8,033	7,331
Deposit account interest	429	363
	15,238	13,381
Charitable activities		
Weekly Maintenance Contributions	20,585	21,620
Total incoming resources	35,823	35,151
EXPENDITURE		
Charitable activities		
Rates and water	1,496	1,388
Insurance	894	867
Telephone	385	420
Repairs and Maintenance	1,486	2,668
Resident's Gifts	95	151
Contact care	784	1,508
Grants to institutions	5,000	10,000
Grants to individuals	3,041	2,410
	13,181	19,412
Support costs		
Management		
Clerk's Honorarium	4,200	4,200
Subscriptions	275	292
Insurance	-	480
Telephone	-	30
Postage and stationery	43	73
Computer expenses	507	412
Professional fees	105	105
Tenancy costs	2,462	6,473
	7,592	12,065
Governance costs		
Accountancy and legal fees	660	942
Total resources expended	21,433	32,419
Net income	14,390	2,732