MOORE THOMPSON
Part of the SUMER Group

SURFLEET UNITED CHARITIES

incorporating

THE CHARITY OF THE SURFLEET SALTMARSH ALLOTMENTS

CHARITY COMMISSION REGISTERED NO. 215260

FINANCIAL STATEMENTS

for the year ended

31 December 2025

SURFLEET UNITED CHARITIES

Annual Report

for the year ended 31 December 2025

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SURFLEET UNITED CHARITIES

Trustees' Annual Report

for the year ended 31 December 2025

The trustees present their annual report and financial statements for the year ended 31 December 2025.

The Surfleet United Charities are constituted by a Charity Commission scheme and includes the registered charity, no. 215260. The Charities contained within include The Charity of Joseph Burton, The Charity of Samuel Elsdale, The Charity known as the Poor's Land and the Charity known as Surfleet Saltmarsh Allotments. The registered Charity address is 2 Farthing Close, Boston, Lincs. PE21 7LY.

Co-operative Trustees (Nominated by other trustees)

Simon Brand, 11 Station Road, Surfleet, Spalding, PE11 4DA

Graham Hillier, Old Lammas, Reservoir Road, Surfleet, Spalding, Lincs. PE11 4DH

Annette Mary Rhodes, 110 Station Road, Surfleet, Spalding, Lincs. PE11 4DB

Nominative Trustees (Nominated by Parish Council)

Chairman - Glynn Waltham, 89 Seas End Road, Surfleet, Spalding, Lincs. PE11 4DQ

Vice Chairman - Mike Chapman, 17 Station Road, Surfleet, Spalding, Lincs. PE11 4DA

Alan Tokley, 39 Station Road, Surfleet, Spalding, PE11 4DB

Other assisting bodies

Mrs L Barlow - Clerk (Paid), 2 Farthing Close, Boston, Lincs. PE21 7LY

Lloyds Bank Plc, Market Place, Spalding, Lincs. PE11 1SF

Moore Thompson Chartered Accountants, Bank House, Broad Street, Spalding, Lincs. PE11 1TB

Maples Solicitors, 23 New Road, Spalding, Lincs. PE11 1DH

R Longstaff & Co., Professional advisers, 5 New Road, Spalding, Lincs. PE11 1BS

Roythornes Solicitors, Enterprise Way, Spalding, Lincs. PE11 3YR

Calthrops Solicitors LLP, 18 Hall Place, Spalding, Lincs. PE11 1SQ

Objectives, achievements and financial review

The objective of the Charities known as Samuel Elsdale, Joseph Burton and the Poorlands is to apply seven eighths of any income generated after defraying any incurred expenses towards the benefit of the aged and poor associated with the ancient Parish of Surfleet. This usually takes the form of Gifts at the discretion of the trustees. During the year ended 31 December 2025, £2,545 was gifted.

The Trustees shall apply the yearly income of the Charity known as the Salt Marsh Allotment in supplementing relief or assistance provided out of public funds.

At 31 December 2025, the bank accounts and investments totalled £349,506

Public benefit

The trustees consider that the objectives and activities of the charity are in accordance with the Charity Commission's general guidance on public benefit. The objectives and activities of the charity during the year which demonstrate this are given in the objectives, achievements and financial review section above.

Risk management

The trustees have assessed the major risks to which the charity is exposed, in particular those related to the management of its investments and finances and are satisfied that the systems in place sufficiently manage its exposure to these risks. The trustees have also developed strong working relationships with assisting bodies who are able to provide professional advice when required.

Going concern

At the time of writing, the trustees are of the opinion that there is nothing to negatively affect the going concern status of the charity and that there are sufficient reserves to protect the beneficiaries.

Glynn Waltham, Chairman

On behalf of the Trustees.

Date: 24 August 2026

Independent Examiner's Report to the Trustees of
SURFLEET UNITED CHARITIES

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2025, which are set out on pages 4 to10.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirement 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.

M.A. East F.C.C.A
Moore Thompson
Chartered Accountants

Date: 24 August 2026

SURFLEET UNITED CHARITIES

Receipts and Payments Account

for the year ended 31 December 2025

	Note	2025 £	2025 £	2024 £	2024 £
SURFLEET SALTMARSH ALLOTMENTS					
Receipts					
Land rent	**2**		66,892		52,084
Investment income			6,929		2,988
Deposit interest			190		216
Wayleave			1,166		653
Clerk Administration Fees			1,980		1,980
Total receipts			77,157		57,921
Direct payments					
Maintenance of property		1,519		(322)	
Insurance premiums		2,114		1,922	
			3,633		1,600
Surfleet Parish Council			12,000		12,000
			15,633		13,600
Clerk's salary		3,960		3,960	
Office and sundry expenses		711		2,090	
Room hire		900		850	
Independent examiner's fee		442		320	
Trustees' insurance		453		453	
Legal and professional		1,711		-	
			8,177		7,673
Total payments			23,810		21,273
Excess receipts for the year			53,347		36,648
Bank balances at 1 January			205,546		168,898
Bank balances at 31 December			258,893		205,546

All receipts and payments are in respect of unrestricted funds.

SURFLEET UNITED CHARITIES

Receipts and Payments Account

for the year ended 31 December 2025

	Notes	2025 £	2025 £	2024 £	2024 £
JOSEPH BURTON CHARITY					
Receipts					
Land rent:					
Poorland's Charity	**3**		6,231		5,710
Investment income			2,529		969
Wayleave			-		3
Distrubtion to the elderly and poor of surfleet			-		40
Sundry			427		750
Total Receipts			9,187		7,472
Direct Payments					
Drainage rates		8		(19)	
Doles		2,545		2,950	
			2,553		2,931
Indirect payments					
Independent examiner's fee		442		320	
Trustee's Insurance		453		453	
			895		773
Total payments			3,448		3,704
Net cash inflow for the year			5,739		3,768
Bank balances at 1 January			84,874		81,106
Bank balances at 31 December			90,613		84,874

All receipts and payments are in respect of unrestricted funds.

SURFLEET UNITED CHARITIES

Statement of Assets and Liabilities

at 31 December 2025

	Unrestricted £	Endowment £	2025 £	2024 £
SURFLEET SALTMARSH ALLOTMENTS				
MONETARY ASSETS				
Cash deposits				
Current account	114,764	74,104	188,868	49,904
Investment Account	65,388	-	65,388	151,195
C.O.I.F. Charities deposit	4,637	-	4,637	4,447
	184,789	74,104	258,893	205,546
Debtors				
Rent payable	-	-	-	-
MONETARY LIABILITIES				
Creditors				
Independent examiner's fee	(465)	-	(465)	(335)
NET MONETARY ASSETS	184,324	74,104	258,428	205,211
Reserves Summary				
Endowment funds	-	74,104	74,104	74,104
General unrestricted fund	171,824	-	171,824	118,607
Designated fund: land management	12,500	-	12,500	12,500
	184,324	74,104	258,428	205,211
JOSEPH BURTON CHARITY				
MONETARY ASSETS				
Cash deposits				
Current account	7,205		7,205	3,949
Investment account	83,408		83,408	80,925
	90,613	-	90,613	84,874
Debtors				
Rent payable	-	-	-	8,846
MONETARY LIABILITIES				
Creditors				
Independent examiner's fee	(465)	-	(465)	(335)
NET MONETARY ASSETS	90,148	-	90,148	93,385

We approve these accounts and confirm that we have made available all relevant records and information for their preparation.

ON BEHALF OF SURFLEET UNITED CHARITIES

G. Waltham Chairman **M. Chapman** Vice Chairman

Date: 24 August 2026

1 Accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained consistent with the previous year.

a) Basis of preparation of financial statements.

The financial statements have been prepared in accordance with the exemptions applicable under the Statement of Recommended Practice on Accounting by Charities, the Charities Act 2011 and the requirements of the Charities Commissioners publication 'Accounting for the Smaller Charity'.

b) Statement of financial activities

The statements of financial activities has been prepared on a receipts and payments basis which is a consistent basis to previous years.

c) Statement of Net Assets

The Statement of Assets shows the assets of the charity and any amounts due to or owed by the charity. The statement will not include any provisions for liabilities and charges. The trustees are of the opinion that should any significant matters arise prior to the year end, they will disclose them within the notes to the financial statements.

2 The Charity of The Surfleet Saltmarsh Allotment - Non-monetary assets

Land		Rent received 2025 £	2024 £
30a.	Grassland in Surfleet Marsh Tenant: French	1,375	3,667
29a.3r.32p.	Arable land with farmhouse and agricultural building in Surfleet Marsh Tenant: Naylor Flowers	13,466	13,466
12.5a.	Grazing Land in Surfleet Marsh Tenant: M Parker & Sons Limited	1,625	1,625
37.261a.	Land at Old Three Tuns Farm in Surfleet Marsh Tenant: R Bratley (Quadring) Limited	13,502	13,502
9.42a.	Link Road Roundabout, Surfleet Tenant: L & D Flowers Limited	4,511	1,500
7.3a.	The Café Field, Surfleet Tenant: L & D Flowers Limited	2,388	780
	The Slipway, Surfleet Reservoir Tenant: Sulman	100	100
14.282a.	Land at Old Hall Place and Herdgate Lane, Pinchbeck Tenant: Horizon Flowers	5,712	5,712
39a	Parsons Drove Tenant: L & D Flowers Limited	19,638	6,566
14.16a	Marsh Drove Tenant: K & J Palmer	4,575	5,166
		66,892	52,084

2 The Charity of The Surfleet Saltmarsh Allotment - Non-monetary assets (continued)

The freehold title of this land, except for that noted below, is vested in the Official Custodian of Charitable Lands.

Other Land		**2025** £	2024 £
8.35a	Café Field, Surfleet	92,943	92,943
14.16a	Land at Marsh Drove	137,183	137,183
10.24a	Additional land at Marsh Drove, Surfleet Marsh	112,538	112,538
		342,664	342,664

Café Fields

In March 2012, the Charity has purchased 8.35a of land at the Café Field, Surfleet for a total cost of £92,943 under the name of the Surfleet Saltmarsh Allotments.

Marsh Drove

During 2020, the charity purchased 14.16a of land at Marsh Drove, Surfleet for a total cost of £137,183 under the name of the Surfleet Slatmarsh Allotments.

Additional land at Marsh Drove

The charity subsequently purchased an additional 10.24 acres of land at Marsh Drove, Surfleet in December 2023 for £112,538 under the name of the Surfleet Saltmarsh Allotment

Investments

	Cost £	**Holding units**	**Market Value £**
C.O.I.F. Income Shares	19.3219	3,246.56	62,730
C.O.I.F. Income Shares	19.3219	76.97	1,487
	38.6438		64,217
Surfleet Saltmarsh Allotment Building Fund:			
Black Rock Charities UK Bond Fund Class A (Distributing) (formerly Charishare Common Investment Fund)	3,166.198	2,164.95	68,547
M&G Charifund Unit Trust	40,740.76	523.43	213,248
	43,906.96		281,795
Total Investments	43,946		346,012

3 Joseph Burton Charities - Non-monetary assets

Land		Rent received 2025	2024
The Charity of The Poorland's			
22a.3r.34p.	Gosberton Road and Marsh Road, Sufleet let as allotments (less 2.93 acres sold May 2022)	2,223	3,184
9.75a.0r.0p.	Surfleet Cheal, Surfleet Marsh Road, let to Mr. K. Palmer	4,008	2,526
		6,231	5,710

The freehold title of this land is vested in the Official Custodian of Charitable Lands.

4 Statement of Assets and Liabilities Comparatives

	Unrestricted £	Endowment £	2024 £
SURFLEET SALTMARSH ALLOTMENTS			
MONETARY ASSETS			
Cash deposits			
Current account	*(24,200)*	*74,104*	*49,904*
Investment account	*151,195*	*-*	*151,195*
C.O.I.F. Charities deposit	*4,447*	*-*	*4,447*
	131,442	*74,104*	*205,546*
Debtors			
Rent payable	*-*	*-*	*-*
MONETARY LIABILITIES			
Creditors			
Independent examiner's fee	*(335)*	*-*	*(335)*
NET MONETARY ASSETS	*131,107*	*74,104*	*205,211*
Reserves Summary			
Endowment funds	*-*	*74,104*	*74,104*
General unrestricted fund	*118,607*	*-*	*118,607*
Designated fund: land management	*12,500*	*-*	*12,500*
	131,107	*74,104*	*205,211*
JOSEPH BURTON CHARITY			
MONETARY ASSETS			
Cash deposits			
Current account	*3,949*	*-*	*3,949*
Investment account	*80,925*	*-*	*80,925*
	84,874	*-*	*84,874*
Debtors			
Rent Payable	*8,846*	*-*	*8,846*
MONETARY LIABILITIES			
Creditors			
Independent examiner's fee	*(335)*	*-*	*(335)*
NET MONETARY ASSETS	*93,385*	*-*	*93,385*