Moulton Poor Land Trust

(Incorporating the Moulton Minor Charities)

of

Anne Denny

William Gulson

John Rea

Henry Holland

Sir Anthony Irby

Erasmus Amy

Jacob Davey

Annual Report and Financial Statements

For the year ended 31 December 2025

MOULTON POOR LAND TRUST
(Incorporating the Moulton Minor Charities)
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FOR THE YEAR ENDED 31 DECEMBER 2025

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MOULTON POOR LAND TRUST
(Incorporating the Moulton Minor Charities)
Officials and Addresses

Trustees

Mr T H Charlton
Mr R Oldershaw
Mrs P Pates
Mr D J Grimwood
Mr P Dean
Mr R W Lewis
Mr T Driver
Mr N Barnett
Mr C Woodrow

Charity Address

C/o Maples Solicitors LLP
23 New Road
Spalding
Lincolnshire
PE11 1DH

Clerk to the Charity

Mrs Faye Blair
C/o Maples Solicitors LLP
23 New Road
Spalding
Lincolnshire
PE11 1DH

Solicitors

Maples Solicitors LLP
23 New Road
Spalding
Lincolnshire
PE11 1DH

Independent Examiners

TC Bulley Davey
1 - 4 London Road
Spalding
Lincolnshire
PE11 2TA

Bankers

Lloyds Bank Plc
Hall Place
Spalding
Lincolnshire

MOULTON POOR LAND TRUST
(Incorporating the Moulton Minor Charities)
ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025

The Moulton Poor Land Trust Charity otherwise known as "The Poor's Lands" is registered with the Charity Commissioners (Number 2166300) and is constituted by the Charity Commissioners Scheme of 9 September 1870 for the regulation and management of the Moulton Poor Trust Land.

The Charity is administered by a management committee. The trustees serving the charity for the year ended 31 December 2025 were as follows:-

Mr T H Charlton
Mr R Oldershaw
Mrs P Pates
Mr D J Grimwood
Mr P Dean
Mr R W Lewis
Mr T Driver
Mr N Barnett

Mr C Woodrow

All rents have been successfully collected during the year.

The Trustees regularly consider the investments of the charity and continue to believe that investment in agricultural land provides the correct balance between income and capital growth for the charity.

Payments to those in receipt of the Dole have been increased and any applicants now in receipt of Guaranteed Pension Credit now receive a bi-annual payment similar to the Dole. The charity has trialled a successful winter fuel allowance payment to those in receipt of the Dole and the Pension Credit payments and this will be considered again in the future.

The vouchers scheme whereby vouchers are supplied at Christmas to the parents of all primary school children at the two Moulton schools who qualify for pupil premium payments to the schools has continued for 2025. This was administered by the two schools in order to preserve confidentiality of pupil information and the cooperation of the schools was much appreciated. It was again very successful, and so the Trustees will consider whether it should be operated again in the future

Given that specific grant applications are few and far between, the voucher scheme also trialled a summer voucher scheme which was successful, and therefore may be considered for future years.

The Trustees continue to liaise with local schools, social workers, Age UK and religious leaders to identify cases of need which are met by regular payments to the elderly, specific grants and contributions to other charities providing assistance to people in need in the village.

Signed and agreed by

T H Charlton

R W Lewis
(Chairman)

Trustee of Moulton Poor Land Trust

Signed on 16th April 2026

MOULTON POOR LAND TRUST
(Incorporating the Moulton Minor Charities)
RECEIPTS AND PAYMENTS ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2025	Total Funds 2024
		£	£	£	£	£
RECEIPTS						
Investment income						
Land rent		37,774	-	-	37,774	37,109
Almshouses rent		-	13,485	-	13,485	12,709
Bank interest gross		36	-	-	36	53
CCLA Investment Interest		57	-	-	57	65
Other income						
Wayleave		390	-	-	390	387
Sale of assets (balance of funds from 2022)		786	-	-	786	-
TOTAL RECEIPTS		39,043	13,485	-	52,528	50,323
PAYMENTS						
Direct charitable expenditure	2(a)	36,320	-	-	36,320	22,692
Other charitable expenditure	2(b)	4,276	8,185	-	12,461	12,189
Governance costs	2(c)	2,592	-	-	2,592	3,102
TOTAL PAYMENTS		43,188	8,185	-	51,373	37,983
NET INCOME / (EXPENDITURE)		(4,145)	5,300	-	1,155	12,340
Cash Funds at 1 January 2025 (2024)		49,073	11,713	-	60,786	48,446
Cash Funds at 31 December 2025 (2024)		44,928	17,013	-	61,941	60,786

MOULTON POOR LAND TRUST
STATEMENT OF ASSETS AND LIABILITIES AS AT 31 DECEMBER 2025

	Note	2025 Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total £	2024 Total £
Cash Funds						
Cash at Maples re Almshouses		-	17,013	-	17,013	11,713
Cash at Maples re Dole Monies		565	-	-	565	10,327
Cash at Lloyds - Main account		38,397	-	-	38,397	32,873
Cash at Lloyds - Savings account		4,566	-	-	4,566	4,530
Cash at CCLA - COIF Charities Deposit Fund		1,400	-	-	1,400	1,343
Total Cash Funds (as per Receipts and Payments account)		44,928	17,013	-	61,941	60,786
Investment Assets						
Tangible assets	3	-	-	270,000	270,000	270,000
Investments	3	609,289	-	-	609,289	609,289
		609,289	-	270,000	879,289	879,289
Current Liabilities						
Creditors	4	660	-	-	660	660
		660	-	-	660	660

Signed by the Trustees:-

Mr C Woodrow

Mr T H Charlton

Mr R Oldershaw

Mrs P Pates

Mr D J Grimwood

Mr P Dean

Mr R W Lewis

Mr T Driver

Mr N Barnett

Signed on: 21st April 2026.

The notes on pages 5 and 6 form a part of these accounts

MOULTON POOR LAND TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1 ACCOUNTING POLICIES

The financial statements have been prepared on a receipts and payments basis only, referring to applicable UK Accounting Standards and the Charities Act 2011.

(a) Endowment funds

Endowment funds relate to the capital value of the charity's Almshouses.

(b) Restricted funds

Restricted funds comprise the rental income derived from the endowment fund assets (the Almshouses) and the expenditure in relation thereto.

(c) Unrestricted funds

Unrestricted funds are donations and other income received or generated for the objects of the charity without further specified purpose and are available as general funds.

2. RESOURCES USED		Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL 2025 £	2024 £
2(a) **Direct charitable expenditure**						
Distribution of Cash Amongst the Poor of the Parish						
Moulton Village	Dole & Pension credits	6,300	-	-	6,300	5,240
Moulton Chapel	Dole & Pension credits	3,500	-	-	3,500	2,500
Moulton Seas End	Dole & Pension credits	4,400	-	-	4,400	3,900
Moulton Village	Widows	40	-	-	40	-
Grants:-						
Moulton John Harrox Primary School		3,000	-	-	3,000	-
Moulton Chapel Primary School		3,000	-	-	3,000	-
Butchers and Morrisons vouchers		15,850	-	-	15,850	9,930
Mrs J Benton - electricity		100	-	-	100	600
Mrs P Sculthorpe - cushion flooring		130	-	-	130	522
		36,320	-	-	36,320	22,692
Costs of charitable activities						
Rates & heating		-	5,742	-	5,742	7,011
Insurances		2,443	-	-	2,443	2,281
Drainage rates		1,353	-	-	1,353	1,270
Repairs to properties		-	2,443	-	2,443	1,147
Advertising		480	-	-	480	480
		4,276	8,185	-	12,461	12,189
Governance costs						
Accountancy and Independent Examiners Fees		1,032	-	-	1,032	1,032
Professional Fees		-	-	-	-	570
Miscellaneous expenditure		60	-	-	60	-
Clerks Salary		1,500	-	-	1,500	1,500
		2,592	-	-	2,592	3,102
		43,188	8,185	-	51,373	37,983

MOULTON POOR LAND TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

3. FIXED ASSETS

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total 2025	Total 2024
Tangible assets	£	£	£	£	£
Almhouses:					
Clement Rosling Homes (3 Units)	-	-	150,000	150,000	150,000
46 Woodgate Road	-	-	120,000	120,000	120,000
Total tangible assets	-	-	270,000	270,000	270,000
Investment assets					
Other land & buildings:					
43.1 acres of land at Moulton Seas End	129,300	-	-	129,300	129,300
20.72 acres of land at Moulton Washway	62,160	-	-	62,160	62,160
12.13 acres of land Eaugate Road, Moulton Eaugate	36,390	-	-	36,390	36,390
20.52 acres of land at Hither Old Gate, Holbeach Fen	53,660	-	-	53,660	53,660
32.01 acres of land in Weston Hills	76,392	-	-	76,392	76,392
35.15 acres of land at Whaplode Fen	81,980	-	-	81,980	81,980
7.22 acres of land at Delgate Bank, Weston	20,358	-	-	20,358	20,358
3 acres of land, Moulton Chapel	9,000	-	-	9,000	9,000
40.065 Acres of Land Moulton Chapel & Whaplode Fen	140,049	-	-	140,049	140,049
Total investment assets	609,289	-	-	609,289	609,289

4. LIABILITIES

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total 2025	Total 2024
	£	£	£	£	£
Professional fees	660	-	-	660	660
	660	-	-	660	660

5. MOVEMENT IN FUNDS

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total 2025	Total 2024
	£	£	£	£	£
Cash funds held at 1 January 2025 (2024)	49,073	11,713	-	60,786	48,446
Assets (net of liabilities)	608,629	-	270,000	878,629	878,629
Balance at 1 January 2025 (2024)	657,702	11,713	270,000	939,415	927,075
Movements per receipts and payments account	(4,145)	5,300	-	1,155	12,340
Balance at 31 December 2025 (2024)	653,557	17,013	270,000	940,570	939,415

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS TO THE TRUSTEES OF THE MOULTON POOR LAND TRUST (Incorporating the Moulton Minor Charities) FOR THE YEAR ENDED 31 DECEMBER 2025

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 3 to 6.

Responsibilities and basis of the 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 2011 Act and in carrying out my examination, I have followed 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 gives me cause to believe that in, any material respect:

accounting records were not kept in accordance with section 130 of the Act; or

the accounts do not accord with those records; or

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 the 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.

.....**P R Wright FCCA**
TC Group
1 - 4 London Road
Spalding
Lincs
PE11 2TA

Dated: .....