TOWN LAND OR JOHN COWPER'S CHARITY
KNOWN AS JOHN COOPERS CHARITY
ANNUAL REPORT

From 1st January 2025 to 31st December 2025
Charity Registration Number: 217607

THE OBJECTS OF THE CHARITY

The objects of the charity are met as far as possible by applying the income of the charity for public charitable purposes for the benefit of the inhabitants of East Langton

SUMMARY OF ACTIVITIES FOR THE YEAR

St Peter's Church

A grant of £2000 was made to the Church for maintenance of the churchyard.

Langtons Cricket Club

A grant of £4000 was made to Langtons Cricket Club

Development

The Charity is developing plans to build up to 4 dwelling on land owned by the charity. Pre-application advice is being sought from Harborough District Council. A total of £18,200 has been spent so far. It is anticipated that a Planning Application will be made in 2026.

Sale of Land

The Charity sold a field for £245,811 after all costs.

Cottages

The 2 cottages were fully let for the year. These had been extensively refurbished in the year 2024/2025

FINANCIAL REVIEW

Income
Total Income for the year: £279,184

Expenditure
Total Expenditure for the year: £18,863

Assets

Fixed Assets comprise of 2 Cottages, land and gardens owned by the Trustees for a number of years with no established book value.
Investments are held in the following funds:

CCLA - COIF Charities Investment Fund
CCLA – COIF Charities Deposit Fund
Blackrock – Charities UK Equity Fund

STRUCTURE, GOVERNANCE and MANAGEMENT

Governing Document: P.R.VOL.32 PT V PAGE 273
Charity Constitution: Unincorporated

REFERENCE and ADMINISTRATIVE DETAILS

Charity Name: Town Land or John Cowper's Charity Known as John Coopers Charity
Charity No.: 217607
Charity's Address: c/o 16 The Old Stables, East Langton, Market Harborough, LE16 7SB

Names of Trustees

Mr. J Loney
Mr. J Preston
Mr. J House
Mr. M Weare
Mr. M Freer
Mrs. C Freer

Declarations

The trustees declare that they have approved the trustees' report above.
Signed on behalf of the charity's trustees

Signature



Full Name: John Ivor Loney
Position: Trustee
Date: 27/10/2026

EAST LANGTON TOWN LANDS COOPERS CHARITY

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2025

berry accountants ltd

Bowden House
36 Northampton Road
Market Harborough
Leicestershire
LE16 9HE

EAST LANGTON TOWN LANDS COOPERS CHARITY
RECEIPTS AND PAYMENTS ACCOUNT
YEAR ENDED 31 DECEMBER 2025

		2025 £		2024 £	
PROPERTY INCOME					
Mrs E A Haynes & Mr B Packwood	Field		3,241		1,950
Mr A Julian	Garden		-		200
Mrs S Johnson	Cottage No 1		10,800		7,200
Mr E Sharman	Cottage No 2		12,900		8,600
			26,941		17,950
Less Expenses					
Repairs and Maintenance		2,312		3,488	
Insurance		776		-	
Surveyor Fees		-		-	
Agents Land Registration Fees		-		-	
Agents Fees re Rent Collections (Land)		2,275		2,544	
			5,363		6,032
NET PROPERTY INCOME			21,578		11,918
OTHER INCOME					
Sale of Land at Home Farm			245,811		-
INVESTMENT INCOME					
Charishare Common Investment Fund - Notional Dividend		5,853		5,477	
Charities Official Investment Fund - Deposit Fund Interest		579		205	
			6,432		5,682
			273,821		17,600
ADMINISTRATION EXPENSES					
Bank charges		40			60
Insurance		2,464			-
Donations		4,000			5,000
Hall Hire		-			20
Accountants Fees		586	7,090		200
INCOME LESS INDIRECT EXPENDITURE			266,731		12,320
INDIRECT EXPENDITURE					
Church Langton PCC Churchyard Maintenance		2,000		2,105	
Refurbishing&Maintenance		4,410		4,077	
			6,410		6,182
DEFICIT/SURPLUS for the year			260,321		6,138

EAST LANGTON TOWN LANDS COOPERS CHARITY
BALANCE SHEET
YEAR ENDED 31 DECEMBER 2025

		2025 £		2024 £
FIXED ASSETS				
Comprise 2 cottages, land and gardens owned by the Trustees for a number of years with no established book value		-		-
New Cottages Expenditure (2024)		10,326.00		10,326.00
Cottage Improvements - Refurbishment (2024)		38,588.00		38,588.00
Cottage Improvements - Refurbishment (2023)		46,661		46,661
Cottage Improvements - Refurbishment (2015)		36,959		36,959
Cottage Improvements - Central Heating (2009)		15,222		15,222
Cottage development 2025		3,464		
INVESTMENTS				
Charishare Common Investment Fund				
Accumulation Shares - 6038.327		95,882		90,030
Charities Official Investment Fund				
Accumulation Shares - 440.5284		10,000		10,000
Charities Official Investment Fund				
Deposit Fund		247,397		817
		504,499		248,603
CURRENT ASSETS				
Cheques in Hand	-		-	
Cash at Bank - Community Account	15,834		11,216	
- Community Savings Account	-		-	
Rents held by Estate Agents	1,736		1,716	
		17,570		12,932
CREDITORS AND ACCRUED EXPENSES		624		410
Net assets representing Trust Fund below		521,446		261,125
TRUST FUND				
Balance as at 1 January 2024		261,125		224,986
Add Proceeds from sale of shares		-		30,000
Add Surplus for the year		260,321		6,139
		521,446		261,125

NOTES

Investments

The following investments had a market value as stated below at the dates shown alongside:-

		£	Valuation Date
6,038.327	Charishare CIF Accumulation Shares	191,185	31/12/2025
440.5284	Charishare COIF Accumulation Shares	112,570	31/12/2025

INDEPENDENT EXAMINER'S REPORT
EAST LANGTON TOWN LANDS COOPERS CHARITY

I report on the accounts of the Trust for the year ended 31 December 2025, which are set out on pages 1 and 2

Respective responsibilities of trustees and examiner
The charity's trustees are responsible for the preparation of the accounts. The Charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is eligible for independent examination,
It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report
My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the Accounts present a 'true and fair view' and the report is limited to those matters set out in statement below.

Independent examiner's statement
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:-

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act.

have not been met; or

(2) to which, in my opinion, attention should be drawn, in order to enable a proper understanding of the accounts to be reached.

Signed:

ADRIAN NEAL FCA
BERRY ACCOUNTANTS LTD
Bowden House
36 Northampton Road
Market Harborough
Leicestershire
LE16 9HE

Dated: 7 October 2026

THE ANNUAL REPORT FOR THE YEAR 2024
FOR THE TOWN LAND OR JOHN COOPER'S CHARITY
IN THE PARISH OF EAST LANGTON, commonly known as

COOPERS CHARITY
Registered Number 217607

The Objects of the Charity	Repairing the annoyances, highways and bridges within the town and fields of East Langton. (Charity Commission Central Register 22.2.77).
The Trustees of the Charity	The Trustees of the Charity are appointed (by an Order of the Charity Commissioners dated 25 October 1895 under Section 14(3) of the Local Government Act 1894) by the East Langton Parish Council. The Trustees are: MR J I LONEY of Cedar House, East Langton, Market Harborough, LE16 7SB MR J PRESTON of The Cottage, Main Street, East Langton, Market Harborough, LE16 7SB MR J HOUSE of 14 The Old Stables, East Langton, Market Harborough, LE16 7SB MR M T WEARE of Autumn House, Main Street, East Langton, Market Harborough, LE16 7TW MR R M Freer, of The Forge, Main Street, East Langton, Market Harborough, LE16 7TW MRS C FREER of The Forge, Main Street, East Langton, Market Harborough, LE16 7TW
The principal addressee of the Charity	Cedar House, The Old Stables, East Langton, Market Harborough, Leicestershire, LE16 7SB
Summary of the main activities	The objects of the Charity are met as far as possible by applying the income of the Charity for public charitable purposes for the benefit of the inhabitants of the Parish of East Langton. The income of the Charity in 2025 derived from the letting of land and property and from investment of accumulated surplus income. After meeting the necessary cost of maintaining and managing the property and administration expenses there was a surplus of £14,510. In addition the proceeds of the sale of land at Home Farm added £245,811 to the overall surplus. The £3,464 cottage development cost has been capitalised on the balance sheet. The charitable expenditure amounted to £6,000 paid on behalf of Church Langton PCC as shown on the Accounts.

CHAIRMAN OF THE TRUSTEES



Date: 16/10/26

EAST LANGTON TOWN LANDS COOPERS CHARITY

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2025

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CHAIRMAN OF THE TRUSTEES



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