CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01/01/2025 Period start date To 31/12/2025 Period end date

Charity name: The Ullenhall Chapel Lands and Other Charities

Charity registration number: 219333

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	**To provide income from net profit for the benefit of the church and the local residents**
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	**8/11ths given to Ullenhall PCC** **3/11ths given to Ullenhall Parish Council**
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	

Additional information (optional)
You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	**Income from the net profit has been available for distribution**

Additional information (optional)
You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	**Constitution**
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	**Trust**
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	**Appointed by**

Additional information (optional)
You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	The Ullenhall Chapel Lands and Other Charities
Other name the charity uses	
Registered charity number	219333
Charity's principal address	3 St Marks Ullenhall Solihull B95 5PH

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	
Amount of reserves held	Para 1.22	
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)
You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr Peter Cornford			
2	Mrs Shirley Clayton			
3	Mr John Brian Clayton			
4	Mrs Irene Grimes			
5	Mr Derek Jones			
6	Mrs Joan Bucknell			
7	Mr Eamon Connolly			
8	Rev Catherine Rindl			
9	Mrs Mira Bushell		From 31.12.25	
10	Mr Andrew Jones		To 30.06.25	
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Exemptions from disclosure

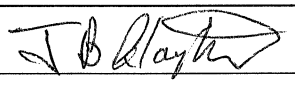
Reason for non-disclosure of key personnel details

Other optional information

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	John Brian Clayton	
Position (eg Secretary, Chair, etc)	Trustee	

Date	27/10/2026

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

ACCOUNTS
(INCORPORATING THE REQUIREMENTS OF
THE CHARITY COMMISSION)

FOR THE YEAR ENDED

31 DECEMBER 2025

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ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

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FOR THE YEAR ENDED 31 DECEMBER 2025

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FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

ACCOUNTANTS' REPORT TO

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

We have prepared the attached Balance Sheet and accompanying Income and Expenditure Account, as accountants, using the information contained within our client's business records for the year ended 31 December 2025.

Chamberlains (Accountancy and Taxation) Limited
Ground Floor, 5 The Pavilions
Cranmore Drive
Shirley
Solihull
B90 4SB

12 February 2026

CLIENT APPROVAL CERTIFICATE

I have approved these financial statements and authorise them for production to HM Revenue and Customs and the Charity Commission.

J Clayton

12 February 2026

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

BALANCE SHEET
AS AT 31 DECEMBER 2025

	2025	2024
	£	£
FIXED ASSETS		
Freehold Property	1,060,000	1,060,000
Investments	386,503	346,858
	1,446,503	1,406,858
CURRENT ASSETS		
Lloyds Treasurer Account	31,086	25,434
Lloyds Commerical Instant Access	20,025	-
	51,111	25,434
CURRENT LIABILITIES		
Creditors and Accruals	(780)	(960)
	50,331	24,474
NET ASSETS	1,496,834	1,431,332
FINANCED BY		
UNRESTRICTED FUNDS		
Capital Reserve	75,637	75,637
Contingency Reserve	500	500
Revaluation Reserve	1,380,886	1,341,241
Extraordinary Repair Fund	18,754	14,229
Accumulated Surplus (Available for Distribution)	21,057	(275)
	1,496,834	1,431,332

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2025

	2025		2024	
	£	£	£	£
Income				
Investment Income		11,378		11,441
Bank Interest		25		6
Property Rents		37,600		34,300
Wayleaves		16		19
		49,019		45,766
Expenditure				
Administration Charges	1,560		2,120	
Heat, Light and Power	-		273	
Rent, Rates and Water Charges	75		167	
Property Maintenance	16,951		909	
Property Refurbishment	-		72,542	
Property Insurance	2,268		2,591	
Trade Subscriptions	209		-	
Accountancy Charges	780		960	
Legal and Professional Fees	1,320		-	
Bank Charges	-		25	
(Profit)/Loss on Investments	-		(33,990)	
		23,163		45,597
		25,856		169
Transfer (to)/from Extraordinary Repair Fund				
Income x 17.5%		(4,525)		-
		21,331		169
Charitable Donations		-		(11,000)
Net Surplus/(Deficit)		21,331		(10,831)

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

SCHEDULE OF FIXED ASSETS
31 DECEMBER 2025

	£
FREEHOLD PROPERTY	
1 Crowleys Cottages	
2 Crowleys Cottages	
1 St Marks Cottages	
2 St Marks Cottages	
Land at rear of Crowleys Cottages	
Land at Chapel Gate Lane	
VALUE	
Market Value as at 5 October 2021	1,060,000

The most recent valuation was carried out by Peter Cornford FRICS, FNAEA of John Earle and Son on 5th October 2021, when the property was valued at £1,060,000.

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

SCHEDULE OF INVESTMENTS
31 DECEMBER 2025

	Cost	Market Value at 31.12.25	Market Value at 31.12.24
	£	£	£
ST MARK'S CHARITY			
Invesco Fund Managers Limited			
Invesco Perpetual UK Strategic Income Fund			
246554.30 Income Units	17,500	293,301	248,970
CCLA Investment Management Limited			
Charities Official Investment Fund			
4,823.64 Income Shares	25,243	93,202	97,888
	42,743	386,503	346,858

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	2025		2024	
	£	£	£	£
INCOMING RESOURCES				
Investment Income				
Charities Official Investment Fund				
Francis Brittain Charity	178		30	
Undesignated	2,079		2,024	
Knights Charity	479		610	
Invesco Exempt Trust	8,642		8,382	
Charibond Income	-		395	
		11,378		11,441
Profit on Investment Disposals		-		33,990
Bank Interest				
Business No-Notice Account		25		6
		11,403		45,437
Trading Activities				
Property Rents	37,600		34,300	
Wayleaves	16		19	
		37,616		34,319
		49,019		79,756
RESOURCES EXPENDED				
Direct Charitable Expenditure				
Property Maintenance	16,951		909	
Property Refurbishment	-		72,542	
Property Insurance	2,268		2,591	
Heat, Light & Power	-		273	
Rent, Rates & Water Charges	75		167	
Charitable Distributions				
Ullenhall Parish Council	-		3,000	
Parochial Church Council	-		8,000	
		19,294		87,482
		29,725		(7,726)
Management and Administration				
Administration Charges	1,560		2,120	
Trade Subscriptions	209		-	
Accountancy Charges	780		960	
Legal & Professional Fees	1,320		-	
Bank Charges	-		25	
		3,869		3,105
		25,856		(10,831)
Transfer to Extraordinary Repair Fund		(4,525)		-
Net Surplus/(Deficit)		21,331		(10,831)
Fund Balances Brought Forward		1,431,332		1,444,217
Adjustments to Reserves		39,646		(2,054)
Fund Balances Carried Forward		1,492,309		1,431,332

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	Charity Name: THE ULLENHALL CHAPEL LANDS & OTHER CHARITIES		
On accounts for the year ended	31 DECEMBER 2025	**Charity no (if any)**	219333
Set out on pages	1 TO 6		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity's trustees, 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 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- 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:		**Date:**	28.10.2026
Name:	PAUL SMITH		
Relevant professional qualification(s) or body (if any):	FCCA		
Address:	CHAMBERLAINS (ACCOUNTANCY & TAXATION) LIMITED GROUND FLOOR, 5 THE PAVILIONS, CRANMORE DRIVE SHIRLEY, SOLIHULL, B90 4SB		

Section B	Disclosure
	Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).
Give here brief details of any items that the examiner wishes to disclose.	