GREAT BARR CHURCH LANDS TRUST
Registered Charity Number: 220030

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2025

Dains Audit Ltd
Chartered Accountants
2 Chamberlain Square
Paradise Circus
Birmingham
B3 3AX

GREAT BARR CHURCH LANDS TRUST
INDEX TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

	PAGE
Annual Report	1-3
Independent Examiners Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Accounts	7-8

GREAT BARR CHURCH LANDS TRUST
ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025

Reference and administrative information

Trustees:

The Charity trustees who served during the year are:

D J Large	Chairman	Co-optative
P Clark	expired 22/09/2025	Ex officio
Mrs J Aubrook	expired 22/09/2025	Ex officio
M D Hardy		Co-optative
M S J Howell	resigned 6/03/2026	Co-optative
A K Humpage	appointed 22/09/2025	Ex officio
D M Milne		Co-optative
Dr J F Milne	resigned 20/10/2025	Co-optative
C S Pritchard		Co-optative
A M Reeves	appointed 22/09/2025	Ex officio

Principal Address:

Mr C J Spruce
The Clerk to the Trustees
12 Perry Avenue
Streethay
Lichfield
Staffs
WS13 8FW

Registered Charity Number: 220030

Principal Bankers:

Lloyds Bank plc
The Bridge
Walsall

Independent Examiner:

Mark Gurney FCCA, DChA
of Dains Audit Ltd
Chartered Accountants
2 Chamberlain Square
Paradise Circus
Birmingham
B3 3AX

Solicitors:

Squire Patton Boggs
Rutland House
148 Edmund Street
Birmingham
B3 3JR

Report of the Trustees for the year ended 31 December 2025
The trustees present their report along with the financial statements of the Charity for the year ended 31 December 2025. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity Commission Scheme, the Charities Act 2011 and 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 effective 1 January 2019.

Structure, Governance and Management
Great Barr Church Lands Trust was founded in 1891 and is now governed by a Charity Commission Scheme dated 13 November 1891 as varied by a scheme dated 30 March 1966.

The trustees are to use the income of the trust for the management of the land and property held by the trust and to respond to requests to assist with the maintenance and running of St. Margaret's Church and graveyard. The trustees may also accumulate any income for future need.

Management and Governance
The Scheme provides for the appointment of nine trustees, three ex-officio and six co-optative. The ex-officio trustees are the vicar and churchwardens of St Margaret's P.C.C Great Barr. New co-optative trustees are identified from people residing or carrying on business in or near Great Barr who have the necessary skills and interest and are appointed by the remaining trustees. Co-optative trustees are appointed for life.

The induction process for any newly appointed trustee comprises an initial meeting with the Board of Trustees, at which a pack is provided. This includes a copy of the governing document, a copy of the most recent annual report and accounts, copy minutes of previous trustees' meetings and a copy of the Charity Commission guidance 'The Essential Trustee'.

The trustees normally meet four times a year to consider the charity's affairs, including investments, reserves and risk management policies and performance. The day to day administration of the charity is delegated to the Clerk.

Risk Review
The trustees have examined the major internal and external risks which the Charity faces and confirm that systems have been established to minimise these risks.

Achievements and Performance
During the year grants totalling £20,061 were made to St Margaret's Church, in response to specific requests from the P.C.C.

Financial Review
Total funds of the charity at 31 December 2025 amounted to £1,114,939 and comprised permanent endowment £110,242 and unrestricted reserves of £1,004,697. The trustees respond to specific requests from the P.C.C. and aim to spend the net income arising when averaged over a 5 year period.

The investment portfolio is invested to achieve a balanced return from income and capital growth by accepting a moderate level of risk over a long-term time horizon. The portfolio achieved a total return of 13.18% over the year as compared with 12.4% in the ARC Sterling Balanced Asset ARC Charities index. The performance of the portfolio is monitored on a regular basis by the trustees.

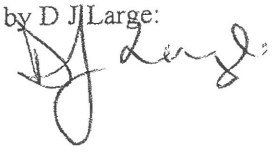
Public Benefit
The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and have complied with their duties under the Charities Act 2011.

Trustees' Responsibilities in Relation to the Financial Statements
Law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements;
  and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees and signed on their behalf by D J Large:



Date: 6 July 2026

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF GREAT BARR CHURCH LANDS TRUST

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 5-8.

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 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; or

3. the accounts do not comply with the accounting 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.

Mark Gurney FCCA, DChA
of Dains Audit Ltd
2 Chamberlain Square
Paradise Circus
Birmingham
B3 3AX

July 6, 2026

GREAT BARR CHURCH LANDS TRUST
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 DECEMBER 2025

	Notes	Income Fund £	Endowment Fund £	Total 2025 £	Total 2024 £
Income and Endowments from:					
Rental Income - Chapel Works		3,501		3,501	3,500
Land		8,929		8,929	9,095
Income from Listed Investments		30,588		30,588	36,583
Deposit Interest		5,629		5,629	4,746
Option fee			20,000	20,000	
Total Income		48,647	20,000	68,647	53,924
Expenditure on:					
St Margaret's Church for specific items		20,061		20,061	16,179
Clerk's Salary		1,500		1,500	1,500
Independent Examiner's Fee		1,544		1,544	1,300
Investment Management Fees		3,777		3,777	3,636
Legal Fees		599		599	3,460
Sundry Expenses		15		15	14
Total		27,496		27,496	26,089
Net gains on investments - realised	4	429		429	7,981
- unrealised		72,790		72,790	21,553
Net income/(expenditure)		94,370		94,370	57,369
Net movement in funds		94,370	20,000	114,370	57,369
Reconciliation of Funds:					
Total funds brought forward		910,327	90,242	1,000,569	943,200
Total funds carried forward		1,004,697	110,242	1,114,939	1,000,569

GREAT BARR CHURCH LANDS TRUST
BALANCE SHEET
31 DECEMBER 2025

	Notes	Income Fund £	Endowment Fund £	Total 2025 £	Total 2024 £
Fixed Assets					
Investment Assets					
Investment Property	3	-	77,000	77,000	77,000
Listed Investments	4	856,258	-	856,258	790,308
		856,258	77,000	933,258	867,308
Current Assets					
Debtors		4,273	-	4,273	3,821
Balances at Bank:					
Deposit		107,758	33,242	141,000	121,000
Current		39,423		39,423	9,540
Total Current Assets		151,454	33,242	184,696	134,361
Liabilities:					
Creditors falling due within one year		3,015	-	3,015	1,100
Net Current Assets		148,439	33,242	181,681	133,261
Net Assets		1,004,697	110,242	1,114,939	1,000,569
The funds of the charity:					
Permanent endowment		-	110,242	110,242	90,242
Unrestricted income funds		1,004,697	-	1,004,697	910,327
Total charity funds		1,004,697	110,242	1,114,939	1,000,569

These financial statements were approved by the Board of Trustees on 6 July 2026 and signed on their behalf by:

C S Pritchard

D J Large

GREAT BARR CHURCH LANDS TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting Policies

General

The financial statements have been prepared in accordance with 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 (FRS102) effective 1 January 2019, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

These financial statements have been prepared on the accruals basis.

The income fund comprises those assets which the trustees are free to use in accordance with the charitable objects.

The endowment fund comprises those assets which must be held permanently by the charity. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of that fund.

2 Trustees Remuneration and Expenses

No remuneration directly or indirectly out of the funds of the Charity was paid or payable for the year to any trustee or to any person or persons known to be connected with any of them. No expenses were paid to any Trustee during the year. (2024 - nil).

3 Investment Property

	2025	2024
	£	£
	Not valued	Not valued
Chapel Works	77,000	77,000
Freehold Land	77,000	77,000

The trustees valued the freehold land during 2002 on the basis of open market value subject to existing use. The current trustees do not have the knowledge and expertise to value the investment property and are of the opinion that the cost of obtaining a professional valuation outweighs any benefit to the users of the accounts.

4 Listed Investments

	Income Fund £	Total 2025 £	Total 2024 £
Investments held at 01.01.25	790,308	790,308	763,960
Additions	12,975	12,975	80,292
Disposals	(36,002)	(36,002)	(83,478)
Profit on disposal	429	429	7,981
Net unrealised gains	72,790	72,790	21,553
Investments held at 31.12.25	840,500	840,500	790,308
Investment portfolio cash	15,758	15,758	
	856,258	856,258	790,308

All investments are carried at their market value.
All investments are quoted on the London Stock Exchange.
Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value.

The portfolio includes the following material holdings:

	Market Value 31.12.25 £	Market Value 31.12.24 £
M & G Charifund	43,188	36,810
Blackrock UK Equity	42,909	38,091
North American Income Trust	42,908	38,012
Murray International Trust	46,732	35,921
Scottish Mortgage Investment Trust	48,804	39,298

5 Related party transactions

The ex officio trustees are all members of St Margaret's PCC.
Grants to St Margaret's Church are separately disclosed in the Statement of Financial Activities.

6 At 31 December 2024, the assets and liabilities of the Charity were represented by the funds as detailed:

	Income Fund £	Endowment Fund £	Total 2024 £
Investment Assets	790,308	77,000	867,308
Current Assets	121,119	13,242	134,361
Creditors	(1,100)		(1,100)
	910,327	90,242	1,000,569