CHARITY NUMBER: 223046

THE JOHN HOLFORD CHARITY

FINANCIAL STATEMENTS

31 DECEMBER 2025

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FINANCIAL STATEMENTS
31 DECEMBER 2025

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THE JOHN HOLFORD CHARITY
FINANCIAL STATEMENTS
31 DECEMBER 2025
CHARITY INFORMATION

PRINCIPAL ADDRESS
The Parish Office
St Peters Church
The Cross
Chester
CH1 2LA

TRUSTEES
Co-opted Trustees:
Mrs Isabella Roberts
Mrs Fionnuala Keen
Mr Christopher Henretty (Chair)
Mr Denis Murphy
Mrs Jane Shelmerdine
Ex-officio Trustees:
The Revd Heather Carter

REGISTERED CHARITY NUMBER:
223046

INVESTMENT ADVISORS:
Torevell & Partners
Wealth Management
5 Oxford Court
Manchester
M2 3WQ

INDEPENDENT EXAMINERS:
Xeinadin North West Limited
First Floor, The Foundation
Herons Way
Chester Business Park
Chester
Cheshire
CH4 9GB

THE JOHN HOLFORD CHARITY
FINANCIAL STATEMENTS
31 DECEMBER 2025
REPORT OF THE TRUSTEES

The Trustees present their report and the financial statements for year ended 31 December 2025. The Trustees confirm that their annual report and the financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of 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 (FRS 102) (effective 1 January 2019) (Charities SORP (FRS102)).

STRUCTURE, GOVERNANCE AND MANAGEMENT
The John Holford charity was registered on 14 November 1984. The charity is registered in England and Wales.

The assets of the charity consist of significant fund investments and some properties in Cheshire.

The charity appoints ex officio trustees automatically when they take up a parish in Clutton, Middlewich or Congleton. Co-opted trustees are elected by the current trustees on their knowledge of the local district that the charity operates in.

OBJECTIVES AND ACTIVITIES
The objects of the charity are the relieving either generally or individually persons resident in the parish of Clutton, parish of Middlewich, Borough of Congleton and part of Astbury who are in conditions of need, hardship or distress. The trustees use the income to support with total and absolute discretion.

ACHIEVEMENTS AND PERFORMANCE
The trustees managed the charity's assets competently and were able to make significant and wide-ranging grants to many individuals and organisations. The charity has made a huge difference to its beneficiaries by aiding families who are struggling financially for example with the purchase of school uniform and school trips, in addition to helping disadvantaged and disabled people by purchasing much needed equipment.

GRANT MAKING POLICY
The trustees mainly support applications from a wide variety of good causes with the underlying principle that the grants will be used in the specific geographical area of Cheshire. Trustees prefer to award monies through third parties via schools, suppliers of school uniforms or through social services. Individuals often approach the charity with requests however estimates are required first in order to fund them.

FINANCIAL REVIEW
The Trustees are continuing to incur property expenses with a view to increasing income in the medium to long term.

During the year the charity received rents and investment income of £740,496 (2024 - £613,154). It made charitable grants of £76,096 (2024 - £93,628) and incurred other property and administration expenditure of £228,413 (2024 - £196,379). Total expenditure was £304,509 (2024 - £290,007) so income exceeded expenditure by £435,987 (2024 – £323,147).

In addition the charity made a gain on disposal of investments of £3,113 (2024 – Loss £29,440) and revaluation of investments of £163,639 (2024 - £68,441).

At 31 December 2025 the unrestricted fund stood at £5,878,644 (2024 - £5,275,905).

FUTURE PLANS
The trustees will continue with progressing the mineral Option at Holford Farm. Overall the good management of all the investments will be maintained.

Reviews of the charity's administration, investment advice and on-going training will be monitored.

PUBLIC BENEFIT
The distribution of grant money to individuals and organisations, many of whom have experienced considerable loss of income due to the financial situation in the country, is of enormous benefit to them all.

RISK MANAGEMENT
As indicated in their future plans, the trustees intend to maintain their prudent position regarding the management costs and investment advice.

INVESTMENT POLICY
The trustees take a medium risk approach to investments and rely on advice from their investment managers who follow charity law guidelines regarding risk.

RESERVES POLICY
The trustees have no plans to diminish the considerable assets that they hold and consider its free reserves adequate to for the charity's needs in the foreseeable future.

TRUSTEES
The trustees who served during the year and up to the date of signature of the financial statements were:

Mr Christopher Henretty (Chair)
Mr Denis Murphy
Mrs Isabella Roberts
Mrs Jane Shelmerdine
Mrs Fionnuala Keen
The Rev'd Ian Enticott
The Revd Heather Carter

Trustees are appointed in accordance with the governing document of the charity.

The two following trustees are connected to organisations that the John Holford Trust funds.
Simon Drew is the vicar of Middlewich Parish Church
Isabella Roberts is the CEO of the Clonter Farm Music Trust
When requests for grants for the Middlewich foodbank and the Clonter Farm Music Trust are discussed and voted upon, the respective related parties are not present.

All Trustees have defined areas of responsibility commensurate with their skills and experience. An appropriate financial control policy is in place and is reviewed regularly by the trustees.

RECRUITMENT AND APPOINTMENT OF NEW TRUSTEES
New trustees are recruited and appointed by the existing trustees as vacancies arise on the Board.

INDUCTION AND TRAINING OF TRUSTEES
New trustees are provided with information about the charity and its work and their role and responsibilities as trustees.

THE JOHN HOLFORD CHARITY
FINANCIAL STATEMENTS
31 DECEMBER 2025
REPORT OF THE TRUSTEES (continued)

STATEMENT OF TRUSTEES' RESPONSIBILITIES

Charity Law requires the Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charity and of the income and expenditure of the charity for that period. 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 (FRS102).
- Make judgements and estimates that are reasonable and prudent.
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records, which disclose with reasonable accuracy, the financial position of the charity and to enable them to ensure that the accounts show a true and fair state of affairs and of the income and expenditure. 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.

By order of the trustees
Signed on its behalf by:

Mr Christopher Henretty (Chair)
DATE: XX October 2026

THE JOHN HOLFORD CHARITY
YEAR ENDED 31 DECEMBER 2025
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE JOHN HOLFORD CHARITY

I report to the trustees on my examination of the financial statements of The John Holford Charity (the charity) for the year ended 31 December 2025.

Responsibilities and basis of report
As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement
I have completed my examination. I confirm that no 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 2011 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements 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 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 financial statements to be reached.

Stephanie Baker BA (Hons) ACA
Xeinadin North West Limited
First Floor, The Foundation
Herons Way
Chester Business Park
Chester
Cheshire
CH4 9GB

DATE: XX October 2026

THE JOHN HOLFORD CHARITY
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 DECEMBER 2025

		2025 Total £	2024 Total £
INCOME			
Investment income	2	48,665	36,972
Income from charitable activities	3	691,831	576,182
TOTAL INCOME		740,496	613,154
EXPENDITURE			
Expenditure on charitable activities	4	304,509	290,007
TOTAL EXPENDITURE		304,509	290,007
NET INCOME BEFORE GAINS AND LOSSES ON INVESTMENTS		435,987	323,147
Gain on disposal of investments		3,113	(29,440)
Surplus on revaluation of investments	10	163,639	68,441
Revaluation of investment property		-	-
NET MOVEMENT IN FUNDS FOR THE YEAR		602,739	362,148
Balances brought forward at 1 January 2025		5,275,905	4,913,757
BALANCES CARRIED FORWARD At 31 December 2025		5,878,644	5,275,905

All activities relate to continuing operations.

The notes on pages 8 to 14 form part of these financial statements.

THE JOHN HOLFORD CHARITY
BALANCE SHEET
31 DECEMBER 2025

		2025 £	2024 £
TANGIBLE FIXED ASSETS	9		
Investment property		3,825,000	3,825,000
FIXED ASSET INVESTMENTS	10		
Investments at Market Value		1,939,017	1,416,655
		5,764,017	5,241,655
CURRENT ASSETS			
Debtors		10,468	-
Cash at Property Agents		43,836	-
Cash at Bank		61,373	58,856
		115,677	58,856
Creditors: amounts falling due within one year		(1,050)	(24,606)
Net Current Assets		114,627	34,250
TOTAL NET ASSETS		5,878,644	5,275,905
FUNDS			
Unrestricted Funds		5,878,644	5,275,905
		5,878,644	5,275,905

Approved by the Trustees on XX October 2026
Signed on its behalf by:

Mr Christopher Henretty
CHAIR

1. ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a) Basis of preparation
The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”) and the Charities SORP "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 (FRS 102)" (effective 1 January 2019).

The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity.

Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

b) Going concern
At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

c) Charitable funds
Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

d) Income
Grants and donations are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

Investment income is recognised on a received basis.

e) Expenditure
Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

THE JOHN HOLFORD CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

e) Expenditure (continued)
Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

f) Investment property
Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

g) Fixed asset investments
Investments are stated at market value at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

h) Cash at bank
Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the account.

i) Financial instruments
The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets
Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted.

2. INVESTMENT INCOME

	2025 Total £	2024 Total £
Dividends and interest	48,665	36,972

3. INCOME ON CHARITABLE ACTIVITIES

	2025 Total £	2024 Total £
Property rentals and mineral income	691,831	576,182

THE JOHN HOLFORD CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

4. EXPENDITURE ON CHARITABLE ACTIVITIES

	2025 Total £	2024 Total £
Grants (note 7)	76,096	93,628
Direct costs (note 5)	223,343	193,605
Governance costs (note 6)	5,070	2,774
	304,509	290,007

5. DIRECT COSTS

	2025 Total £	2024 Total £
Property insurance	5,396	5,363
Property maintenance	134,992	81,989
Legal and professional fees	32,644	63,756
Administration/Clerk fees	13,000	13,000
Property fees	29,176	25,391
Investment fees	7,804	3,799
Subscriptions	330	3,077
	223,343	193,605

6. GOVERNANCE COSTS

	2025 Total £	2024 Total £
Accountancy fees: independent examination	3,820	1,540
Trustees professional indemnity	1,250	1,234
	5,070	2,774

The independent examination fee of £3,820 (2024: £1,540) includes invoices relating to the examinations of the financial statements for the years ended 31 December 2023 and 31 December 2024, both of which were paid during the year.

THE JOHN HOLFORD CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

7. ANALYSIS OF GRANTS

All grants were awarded to institutions to support specific charitable projects or activities.

Recipients of grants for 2025 comprise:

	£
	2025
Middlewich & District food bank	20,000
Children First	1,890
Clonter Farm Music Trust	20,000
DP Sportswear – school uniforms	24,659
The Learning Partner	4,950
Other grants	4,596
	76,096

Recipients of grants for 2024 comprise:

Middlewich & District food bank	30,000
Congleton Carpets - various households	5,085
Clonter Farm Music Trust	10,000
DP Sportswear – school uniforms	18,539
The Old Sawmill	8,000
Visyon	8,600
Other grants	13,404
	93,628

THE JOHN HOLFORD CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

8. 2024 COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

		2024 Total £	2023 Total £
INCOME			
Investment income	2	36,972	24,965
Income from charitable activities	3	576,182	231,179
Other income		-	-
TOTAL INCOME		613,154	256,144
EXPENDITURE			
Expenditure on charitable activities	4	290,007	94,995
TOTAL EXPENDITURE		290,007	94,995
NET INCOME BEFORE GAINS AND LOSSES ON INVESTMENTS		323,147	160,268
Loss on disposal of investments		(29,440)	(3,322)
Surplus on revaluation of investments	10	68,441	16,192
Revaluation of investment property		-	2,475,294
NET MOVEMENT IN FUNDS FOR THE YEAR		362,148	2,648,432
Balances brought forward at 1 January 2024		4,913,757	2,264,444
BALANCES CARRIED FORWARD At 31 December 2024		5,275,905	4,913,757

9. INVESTMENT PROPERTIES

Property	Cost (£)	Valuation (£)
Holford Farm	998,000	3,390,000
Land at Brownlow	10,000	50,000
Land at Canal Street	10,000	115,000
23 West Street	75,000	62,500
25 West Street	82,500	62,500
27 West Street	80,000	145,000
West Street refurbishments 2014	38,219	Included above
West Street refurbishments 2015	32,500	Included above
West Street refurbishments 2015	23.487	Included above
Carried Forward	1,349,706	3,825,000

	2025 £	2024 £
Brought Forward	3,825,000	1,349,706
Revaluation	-	2,475,294
Carried Forward	3,825,000	3,825,000

The investment properties were last professionally valued by Fisher German LLP as at 31 December 2023. The trustees have considered the valuation at 31 December 2025 and are satisfied that it remains appropriate. The properties are therefore included in the financial statements at £3,825,000. The historic cost of the properties is £1,349,706 (2024: £1,349,706).

10. FIXED ASSET INVESTMENTS

Market value	Listed Securities £	2025 Total £
At 1 January 2025	1,416,655	1,416,655
Additions	449,500	449,500
Revaluations	163,639	163,639
Disposals	(90,777)	(90,777)

At 31 December 2025	1,939,017	1,939,017

THE JOHN HOLFORD CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

10. FIXED ASSET INVESTMENTS (continued)

Listed securities comprise UK fund investments.
The cost associated with these investments is £1,560,184 (2024: £1,204,575).

11. STATEMENT OF FUNDS

Year Ended 31 December 2025

	1 January 2025	Income	Expenditure	Other Movements	As at 31 December 2025
	£	£	£	£	£
Unrestricted Fund	5,275,905	740,496	(304,509)	166,752	5,878,644
	5,275,905	740,496	(304,509)	166,752	5,878,644

Year Ended 31 December 2024

	As at 1 January 2024	Income	Expenditure	Other Movements	As at 31 December 2024
	£	£	£	£	£
Unrestricted Fund	4,913,757	613,154	(290,007)	39,001	5,275,905
	4,913,757	613,154	(290,007)	39,001	5,275,905

12. ANALYSIS OF FUNDS

All transactions are included within the unrestricted fund.

13. RELATED PARTY TRANSACTIONS

Trustee Simon Drew is the vicar of Middlewich Parish Church and Isabella Roberts is the CEO of the Clonter Farm Music Trust. When requests for grants for the Middlewich foodbank and the Clonter Farm Music Trust are discussed and voted upon, the respective related parties are not present.

During the year grants were awarded to Clonter Farm Music Trust totalling £20,000 (2024: £10,000) and £20,000 for Middlewich foodbank. (2024: £30,000).

No trustee received remuneration during the year and no trustees were reimbursed expenses during the year.