HUNTS & OTHER CHARITIES

(Thaxted Relief in Need Charities)

Registered Charity number: 243782

Financial Report and Statements
for the year ended 31st December 2025

HUNTS & OTHER CHARITIES

(Thaxted Relief in Need Charities)

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Legal and Administrative Information

Trustees
Andrew McKernan (Chair)
Susan Freeman (Vice Chair)
Peter Burns
Victoria Knight
Victoria Saych
Joe Stagg
Adrian Lowe
Robert Caton

Independent Assessor
Bentens
51 High Street,
Saffron Walden,
Essex,
CB10 1AF

Bankers
Barclays Bank plc.,
10 North Street,
Bishop's Stortford,
Hertfordshire,
CM23 2LH

Solicitors
Tees,
68 High Street,
Saffron Walden,
Essex,
CB10 1AD

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Constitution and Objects

1) The object of the CIO shall be to relieve either generally or individually persons resident in the Parish of Thaxted who are in conditions of need, hardship or distress by the provision of almshouse accommodation.
2) The trustees shall apply the clear income of the CIO for that object by making grants of money or paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons.

Organisation

The Trustees are set out in the Legal and Administrative Information appended to this report. The Trustees are appointed by the existing Trustees at such times as they deem necessary.

Reserves policy

The charities policy is to aim to distribute all of its income subject to retaining approximately twelve months gross income as a reserve against unforeseen occurrences plus amounts designated for specific future expenditure. These designated sums amounted to £66,195 being amounts set aside for building maintenance planned for the medium term and Income Allocations approved but not yet paid.

Trustees' responsibility in relation to the financial statements

The 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 these financial statements the Trustees are required to:-

1. select suitable accounting practices and to apply them properly and consistently;

2. make judgements and estimates that are reasonable and prudent;

3. state whether applicable accounting standards and statements practice have been followed subject to any departures disclosed and explained in the financial statements; and;

4. prepare the financial statements on the going concern basis unless it is inappropriate to presume the charity will continue in business.

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The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy, at any time, the financial position of the Charity and to 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: -

A. C. McKernan (Chair)

Date: ……

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Independent Examiner's Report to the Trustees
For the year to 31st December 2025

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31st December 2025 which are set out on pages 1 to 6.

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.

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: Dated: .....

S Warner FCCA

For and on behalf of Bentens
Chartered Certified Accountants
Abbey House
51 High St
Saffron Walden
CB10 1AF

HUNTS & OTHER CHARITIES

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Statement of Receipts and Payments
For the year ended 31st December 2025

	2025		2024	
	£		£	
Unrestricted Receipts in year				
Receipts				
Investment income from COIF	7,273		5,677	
Interest	2,950		3,364	
Property & Land rentals	21,961		21,945	
Almshouse Rentals	18,544		23,198	
Other income	153		2,296	
		50,881		56,480
Property Expenses				
Heat, Light & Water	8,422		5,670	
Maintenance Costs	6,804		8,020	
Insurance & Professional fees	10,554	25,780	5,831	19,521
		25,101		36,959
Administration expenses				
General Administration Costs	1,426		1,272	
Transfer to Funds	-	1,426	195	1,467
Surplus before allocations to those in need		**23,675**		**35,492**
Less:- Grant allocations paid in year	11,294		18,065	
Surplus in year - **Unrestricted**		12,381		17,427
Sum transferred from General funds to Restricted				
		12,381		**17,427**
Restricted Receipts & Payments in year				
Sale of Hunts Farm Field Corner			-	
Less:- Proceeds invested for income			-	
Surplus in year - **Restricted**		-		-
Total Surplus in year - All Funds		**12,381**		**17,427**

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Statement of assets and liabilities

For the year ended 31st December 2025

	2025		2024	
	£		£	
Bank & Deposit Balances				
General Fund - Barclays Current Acc.	83,904		74,473	
General Fund - COIF Deposit Acc.	71,972		69,022	
Total General Fund		155,876		143,495
Restricted Fund - COIF Deposit Acc.			-	
Total Cash Balances		155,876		143,495
Reconciliation of Cash Balances				
Opening Cash Balance - General	143,495		126,068	
Add Surplus in year - General	12,381		17,427	
Less:- Transferred to Restricted	-		-	
Total General Fund		155,876		143,495
Opening Cash Balance - Restricted	-		-	
Add: surplus in year - Restricted	-		-	
Transferred from General	-		-	
Less:- Invested	-		-	
Total Restricted Cash Balance		-		-
Total Cash Funds - Cash Balances		**155,876**		**143,495**
Investment with COIF Investment Fund				
General Funds				
Market value 31st December	249,022		258,628	
8,302.18 shares (2024 - 8,302.18)				
Designated Funds				
Accumulating COIF Shares being Cyclical Repair				
Fund for the Almshouses and NO. 19 Lt Maypo	94,551		99,305	
4,893.47 Shares (2024 - 4,893.47)				
Restricted Funds				
Accumulating COIF Shares being Extraordinary				
Repair Fund for the Almshouses	143,628		146,484	
562.07 shares (2024 - 562.07)				
Amounts designated against bank & deposit balances for Future Expenditure				
Provision for repairs to the Almshouses	10,000.00		60,000	
Allocated to the Windmill Trust	50,000.00		-	
Almshouse improvements / maintenance	2,695.00		2,695	
Income allocations approved but unpaid	-		-	
Repairs and renewals accrual No. 19, Lt Maypole	3,500.00		3,500	
		66,195.00		66,195

Liabilities

No significant known liabilities (2024 - £Nil).

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1 **Accounting Policies**

i Income

Income shown in the financial statements represents the Charity's income received in the year based on a Receipts and Payments basis within the provisions of the Charities Act 2011.

ii Expenses

Expenses are recognised when paid in accordance with the Receipts and Payments basis.

iii Grants

The statement of Receipts and Payments shows grants approved by the Trustees and paid during the period of the financial statements. Grants outstanding at the end of the year are shown within the statement of assets and liabilities under "Amounts designated against bank & deposit balances for future expenditure".