Charity registration number: 11335

Somerton Church Lands Estate

Annual Report and Financial Statements

for the Year Ended 31 December 2025

Somerton Church Lands Estate

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Somerton Church Lands Estate

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2025.

Objectives and activities

Public benefit

The Somerton Church Lands Estate Trust was established under a trust deed dated 16 October 1889. The trust was registered with the Charity Commission (Registration Number 11335 Somerset) on the 16 October 1889 as a charity.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Reference and Administrative Details

Charity Registration Number:	11335
Principal Office:	10 Ivyleaf Road Somerton Somerset TA11 6RP
Independent Examiner:	Blue Lias Accounting Limited Chartered Accountants Walker House Market Place Somerton Somerset TA11 7LX

Trustees and officers

The trustees and officers serving during the year and since the year end were as follows:

Trustees:	Mrs Mary Pike (resigned 28 February 2026)
	Mr Alan Hilbourne (resigned 31 July 2025)
	Rev Judith Swan
	Mr Steven Thomas John Davis
Chairman:	Mr Rodger Calderwood
Senior Management / Leadership Team:	Mr Rodger Calderwood, Chairman
	Mr Ray Thompson, Honoary Treasurer (resigned 31 May 2026)

Trustees' Report (continued)

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities 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 incoming resources and application of resources of the charity for that period. In preparing these 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 have been followed, subject to any material 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 proper accounting records that 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, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The annual report was approved by the trustees of the charity on 14/07/26 and signed on its behalf by:

R R Calderwood

.....

Mr Rodger Calderwood
Chairman

Somerton Church Lands Estate

Independent Examiner's Report to the trustees of Somerton Church Lands Estate

I report to the trustees on my examination of the accounts of Somerton Church Lands Estate for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity trustees of Somerton Church Lands Estate 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 Somerton Church Lands Estate'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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of Somerton Church Lands Estate 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.

.....
LIndsey Wright
Chartered Accountants
ICAEW

Walker House
Market Place
Somerton
Somerset
TA11 7LX

6 July 2026

Somerton Church Lands Estate

Statement of Financial Activities for the Year Ended 31 December 2025

	Note	Unrestricted funds £	Total 2025 £
Income and Endowments from:			
Investment income	2	118,911	118,911
Total income		118,911	118,911
Expenditure on:			
Raising funds		(21,380)	(21,380)
Charitable activities		(15,655)	(15,655)
Total expenditure		(37,035)	(37,035)
Gains/losses on investment assets		47,323	47,323
Net income		129,199	129,199
Net movement in funds		129,199	129,199
Reconciliation of funds			
Total funds brought forward		3,455,907	3,455,907
Total funds carried forward		3,585,106	3,585,106

	Note	Unrestricted funds £	Total 2024 £
Income and Endowments from:			
Investment income	2	114,181	114,181
Total income		114,181	114,181
Expenditure on:			
Raising funds		728	728
Charitable activities		(23,498)	(23,498)
Total expenditure		(22,770)	(22,770)
Gains/losses on investment assets		42,939	42,939
Net income		134,350	134,350
Net movement in funds		134,350	134,350
Reconciliation of funds			
Total funds brought forward		3,364,495	3,364,495
Total funds carried forward		3,498,845	3,498,845

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in note .

Somerton Church Lands Estate

(Registration number: 11335)
Balance Sheet as at 31 December 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	6	1,704,945	1,704,945
Investments	7	1,450,779	1,427,699
		3,155,724	3,132,644
Current assets			
Debtors	8	1,796	2,185
Cash at bank and in hand	9	428,649	365,081
		430,445	367,266
Creditors: Amounts falling due within one year	10	(1,063)	(1,065)
Net current assets		429,382	366,201
Net assets		3,585,106	3,498,845
Funds of the charity:			
Unrestricted income funds			
Unrestricted funds		3,585,106	3,498,845
Total funds		3,585,106	3,498,845

The financial statements on pages 4 to 8 were approved by the trustees, and authorised for issue on ...14/07/26... and signed on their behalf by:

R R Calderwood
.....
Mr Rodger Calderwood
Chairman

Somerton Church Lands Estate

Notes to the Financial Statements for the Year Ended 31 December 2025

1 Accounting policies

Statement of compliance
The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation
Somerton Church Lands Estate meets the definition of a public benefit entity under FRS 102. The accounts (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.

Income and endowments

Investment income

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

Cash and cash equivalents
Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

2 Investment income

	Unrestricted funds General £	Total funds £
Income from dividends;		
Dividends receivable from group undertakings	12,386	12,386
Other income from fixed asset investments	27,265	27,265
Income from rents	79,260	79,260
Total for 2025	118,911	118,911
Total for 2024	114,181	114,181

3 Analysis of governance and support costs

4 Net incoming/outgoing resources

Net incoming resources for the year include:

	2025 £

5 Taxation

The charity is a registered charity and is therefore exempt from taxation.

6 Tangible fixed assets

	Land and buildings £	Total £
Cost		
At 1 January 2025	1,704,945	1,704,945
At 31 December 2025	1,704,945	1,704,945
Depreciation		
At 31 December 2025	-	-
Net book value		
At 31 December 2025	1,704,945	1,704,945
At 31 December 2024	1,704,945	1,704,945

7 Fixed asset investments

	2025 £	2024 £
Other investments	1,450,779	1,427,699

Other investments

	Listed investments £	Total £
Cost or Valuation		
At 1 January 2025	1,427,699	1,427,699
Revaluation	4,385	4,385
Additions	18,695	18,695
At 31 December 2025	1,450,779	1,450,779
Net book value		
At 31 December 2025	1,450,779	1,450,779
At 31 December 2024	1,427,699	1,427,699

8 Debtors

	2025 £	2024 £
Other debtors	1,796	2,185

9 Cash and cash equivalents

	2025 £	2024 £
Cash at bank	428,649	365,081

10 Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	(1)	1
Accruals	1,064	1,064
	1,063	1,065

Somerton Church Lands Estate

Statement of Financial Activities by fund for the Year Ended 31 December 2025

	Total Unrestricted Funds 2025 £	Total Unrestricted Funds 2024 £
Income and Endowments from:		
Investment income	118,911	114,181
Total income	118,911	114,181
Expenditure on:		
Raising funds	(21,380)	728
Charitable activities	(15,655)	(23,498)
Total expenditure	(37,035)	(22,770)
Net income	81,876	91,411
Net movement in funds	81,876	91,411
Reconciliation of funds		
Total funds brought forward	3,455,907	3,364,495
Total funds carried forward	3,537,783	3,455,906

Somerton Church Lands Estate

Detailed Statement of Financial Activities for the Year Ended 31 December 2025

	Total 2025 £	Total 2024 £
Investment income		
Income from investment properties	79,260	74,584
Income from listed investments	27,265	27,403
Dividends from shares in group undertakings	12,386	12,194
	118,911	114,181
Raising funds		
Casual wages	(200)	(200)
Insurance	(4,436)	(3,768)
Repairs and maintenance	(5,703)	(10,868)
Courier services	(120)	(120)
Accountancy fees	(864)	(864)
Management fees	(10,057)	(9,740)
Legal and professional fees	-	(1,143)
(Profit)/loss on sale of tangible fixed assets held for charity's own use	-	27,431
	(21,380)	728
Charitable activities		
Rates	(25)	(381)
Light, heat and power	-	(199)
PCC	(15,597)	(22,918)
Bank charges	(33)	-
	(15,655)	(23,498)