ANNUAL REPORT & ACCOUNTS

OF

THE UXBRIDGE UNITED REFORMED

CHURCH CHARITY

FOR THE YEAR ENDED
31 DECEMBER 2025

REGISTERED No: 247214

THE UXBRIDGE UNITED REFORMED CHURCH CHARITY
TRUSTEES' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025

INDEX

Page	
1 – 8	Trustees' Annual report
9-12	Independent auditors' report
13	Statement of financial activities
14 - 15	Balance sheet
16	Cash flow statement
17 – 25	Notes to the accounts

Trustees' Information

26 – 28	Rents, service charges and insurance receivable
29	Schedule of freehold properties
30	Investments
31	Schedule of repairs and maintenance

THE UXBRIDGE UNITED REFORMED CHURCH CHARITY
TRUSTEES' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2024

Report of the Trustees

The Trustees present their annual report and 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's trust deed, 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 (FRS102) (2019) (effective 1 January 2019).

1. Objectives and activities of the charity

The Charity was established in 1753 to support the dissenting minister in Uxbridge.

At present, the Charity is governed by a scheme dated 25 August 1983. The scheme updated the management arrangements for the Charity and enabled the Trustees to undertake a major redevelopment of part of the property held as income producing permanent holdings.

The objective of the charity shall be to further the religious and other charitable work of the Uxbridge United Reformed Church (the Church) by paying to the Church grants as agreed by the Trustees.

The principal function of the Trustees is to manage the income producing property, and from residual funds provide support to the Uxbridge United Reformed Church Minister and the Church.

a. Public Benefit

The Charity was set up to provide support to the Minister and Church. The Council of the Church has the role of using the income from the Charity in the form of grants to support its religious and other charitable objectives. These can include:

- the provision of the Church buildings and the Church grounds;
- contributing to the spiritual and moral education of children;
- raising awareness and understanding of religious beliefs and practices;
- carrying out religious devotional acts;
- contributing towards a better society for example by promoting social cohesion and social capital;
- carrying out missionary and outreach work.

The Church provides an annual report to the Trustees detailing the causes it has supported during the year.

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit. They have also reviewed the objectives and activities of the Church, and the way it provides a public benefit, which include:

- A commitment to reach out to the local community and a declared policy of inclusiveness.
- A wide variety of forms of worship, prayer and of learning about the Gospel.
- Access to the public, throughout the week, to the Church as a place of prayer, contemplation or rest. It also has Church halls available for public use such as meetings.
- The provision of pastoral care for people living in the vicinity.
  the support of missionary and outreach work, both at home and overseas.

2. Achievements and performances

a. Operational Overview

The Trustees retain the services of a managing agent who acts under delegated powers to undertake the routine management of the property portfolio, and to liaise with tenants. The Agent reports in writing, at every meeting, on all matters undertaken on behalf of the Trustees, and on all future events and changes requiring guidance or approval.

During 2025, the Trustees did not make any acquisitions to the property portfolio. The Trustees continue to monitor the financial markets and move funds in order to derive the best returns.

Risk Management – The Trustees recognise their responsibilities for the safe management of the properties and tenants. Works undertaken during the year included all reviews required under legislation, including fire safety, annual gas and five yearly electrical safety testing, and risk assessments.

The Trustees also work with the Beneficiary to ensure safety procedures are in place in those properties set aside for the use of the Beneficiary.

b. Occupancy Statistics

Commercial – All properties were occupied throughout the year.
Domestic – All properties occupied throughout the year except three, which were occupied for ten months, eight months and 3 months respectively.
A total overall occupancy of 98% was achieved in the year.

c. Servicing Tenants

Through the Managing Agent the Trustees maintain regular contact with tenants. Repairs and refurbishment works are carried out as necessary.

d. Adjoining Properties and Tenants

The adjoining property with an access agreement over Trust land changed ownership in December 2021 and was unused during 2025. An access agreement could be considered, if appropriate, for the new owners when use is re-established. There were no issues with others who have rights of way over Trust property. Local Police have rights of arrest on parts of Trust property in the interests of public safety and crime reduction.

e. Relationship with Beneficiary

On a day-to-day basis there were no issues, other than routine business, arising between the Trustees and the Beneficiary.

f. Works for Beneficiary

At the request of the Beneficiary, the Trustees continue to undertake certain maintenance items on the premises. The costs of these works are notified to the Beneficiary periodically, in order that the total support from the charity is identified.

g. Long-Term Plans

The Charity continues to review its assets and operations to produce optimum income for the beneficiary. Consideration has been given in the past to converting some of the property to investments in order to reduce the workload involved in letting and maintaining premises, but the Trustees do not consider such change would be beneficial in present economic conditions.

h. Financial position

The Charity achieved a reasonably healthy financial position in the financial year under review and was able to maintain its level of support to the Beneficiary.

Expenditure on refurbishments was as anticipated in the long-term plan and was accommodated through the Reserve Fund. The Reserve Fund is held, by agreement with the Beneficiary, in order that the Charity's property portfolio may be maintained and an income stream to the Beneficiary preserved. The financial position is sound and as detailed in the accompanying audited accounts prepared by Barnes Roffe Audit Limited. Investments held in the Charities Official Investment Fund form part of the capital assets of the Charity and as such contribute to the income stream.

The Beneficiary now has an ordained URC Minister since September 2024. The Trustees agreed to start paying the Church Ministerial expenses grant as soon as the Minister took position. The Trustees agreed to return past held money for the grant to the Trust accounts.

No doubt or uncertainty exists over the ability of the Charity to remain as a going concern for the foreseeable future.

The Trust aims to continue keeping its domestic properties let on shorthold tenancies, and in good repair.

i. Assets of the Charity

The charity owns the following land and properties:

Income-Producing Permanently Held Property

- Domestic Properties:
  - 13 and 15 Lancaster Road, Uxbridge — Domestic Semi-detached Houses
  - Bailey Hall Flat — Domestic Flat
  - Penfield House — Four domestic flats
- Commercial Properties:
  - Penfield Industrial Estate comprising:
    - Car parking area formerly Units 1a & 1b (pending redevelopment) — Car parking
    - Units 2a, 2b and 2c — Light Industrial Units
    - Unit 3 — Light Industrial Unit
  - Aston House — Office Unit
  - Beasley House — Office Unit
  - Units 1, 2 and 3 Beasley Yard — Office Units
  - Luther Bouch House 126 High Street, Uxbridge comprising:
    - 2 shop units, one with offices — Retail and office units
    - 2 single floor office units — Office Units
- Other:
  - Adjoining Property Access

Non-Income-Producing Property - Retained for the use of the Beneficiary

- Church Halls comprising Watts and Bailey Halls, and Link Building, plus adjoining car parking.

Investments

The Charity has financial assets deposited in the Charities Official Investment Fund, and on deposit with CAF Bank Ltd. Details are contained in the main body of the accounts. The Trustees keep all investments under review but did not propose or undertake any other changes to their holdings during the year other than to gain maximum benefit from interest rates.

Funds are invested in such a manner as the Trustees think fit in order to provide an appropriate and balanced portfolio taking into account the requirements of the law relating to the investment of charitable monies.

Risk management

The risks policy is set and monitored by the Trustees. The Trustees maintain a Risk Register which is reviewed annually. The Trustees consider a range of risks including health and safety issues including electrical and fire considerations, and procedures for controls over the bank accounts. The Trustees take a practical approach and implement policies where the benefits outweigh the costs involved.

3. Structure governance and management

The Charity is a self-appointing body consisting of between 5 and 13 trustees. Trustees serve a minimum term of five years and may be re-appointed.

The Trust was established by Deed on 3rd April, 1753 to manage an endowment of land with the purpose of providing an income to support a "Minister to the Uxbridge Protestant Dissenters". Today it operates within a Charity Commissioners' Scheme of 25th August 1983, "to further the religious and other charitable work of the Uxbridge United Reformed Church." Trustees are charged with applying the income of the Trust to maintain its property and to pass any remainder to the Uxbridge United Reformed Church for its ministerial fund and religious/charitable work.

a. Recruitment and appointment of Trustees

Trustees are requested to serve for two terms of five years, with an option to stand down after the expiration of the first term. Trustees, who usually are individuals with some involvement with the Church, are recruited through invitation. The Charity's constitution provides that the number of Trustees shall be not more than 13, nor less than 5, and recruitment of new Trustees is undertaken to replace outgoing Trustees.

b. Induction and training of Trustees

The elected Trustees are provided with copies of the latest annual report and accounts, current management accounts, and other documents explaining the history of the charity, the terms of its charitable trusts, details of its investments, and copies of the minutes of recent meetings of the Trustees. The Chair, assisted by other Trustees, endeavours to ensure that new Trustees have all relevant information concerning the charity's policies and procedures and also have an induction meeting with the incoming Trustee.

4. Reference & administrative details

The charity is registered with the Charity Commission as number 247214.

The charity's address is:
c/o Managing Agent
Mark Thomas Chartered Surveyor
7 Hillcroft Road
Penn
High Wycombe
Buckinghamshire. HP10 8EA

Correspondence should be addressed to:
Trust Secretary
c/o Managing Agent
Mark Thomas Chartered Surveyor
7 Hillcroft Road
Penn
High Wycombe
Buckinghamshire. HP10 8EA

Trustees serving during the last year and up to the date of this report were:

Mr S Dimmock	Mr W Lillis	Mr G Hinton (resigned 9 December 2025)
Mrs P M Mandozana	Mr B W Moere	Mr P King (until 1 March 2026*)
Mr M George	Mr S Tidball	Mr J Bowman (appointed 15 July 2025)
Mr N Mackin		

* Deceased 1st March 2026. The Board expresses its deep gratitude for Peter's long and dedicated service and his invaluable contributions to the Trust.

The Trustees met on 5 occasions during the financial year ended 31 December 2025. Meetings deal with all business matters of the charity and are supported by the Managing Agent and the Accountant, as necessary.

Trustees' attendance was as follows:

Mr N Mackin (Chair)	4	Mr M George	2
Mr P King	4	Mr S Dimmock	3
Mrs P M Mandozana (Treasurer)	5	Mr S Tidball	4
Mr J Bowman	2	Mr W Lillis	5
Mr G Hinton	5		
Mr B W Moere	5		

A Chair of Trustees' Meetings is elected annually by the Trustees in line with the Charity's trust deed. Mr N Mackin was elected Chair for 2025 at the Trustees' meeting on 18 February 2025.

Trustee development opportunities include Charity Commission publications, periodicals specifically for charities, advice and guidance from relevant professionals, and seminars. Trustees also bring their own professional skills into a wide range of subjects.

a. Professional Services

The Trustees retain the services of the following professionals:

- Bankers:
  CAF Bank Ltd, 25 Kings Hill Avenue, West Malling, Kent, ME19 4JQ
- Statutory Auditor:
  Barnes Roffe Audit Limited, 3 Brook Business Centre, Cowley Mill Road, Uxbridge, UB8 2FX
- Solicitors:
  IBB Solicitors, Capital Court, 30 Windsor Street, Uxbridge, UB8 1AB
- Managing Agent:
  Mark Thomas, Chartered Surveyor, 7 Hillcroft Road, Penn, High Wycombe, Buckinghamshire, HP10 8EA
- Accounts system adviser:
  David Heeley, Independent Finance Directors Ltd, 4 Braddens Furlong, Long Crendon, Buckinghamshire, HP18 9BL

5. Exemption from disclosure

The Charity is not exempt from the disclosure of certain information and as such no names of Trustees have been omitted.

6. Funds held as custodian trustee on behalf of others

The Charity, or its Trustees, do not hold funds as a custodian trustee on behalf of others.

7. Statement of Trustees' responsibilities

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

The law applicable to charities in England & Wales 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 of the 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 (FRS 102) (2019);
- 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 operation.

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 trust deed. 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.

8. Auditor

The auditors, Barnes Roffe Audit Limited, will be proposed for reappointment by the Trustees in accordance with section 145 of the Charities Act 2011.

9. Authorisation

The Annual Report and Accounts were approved by the Trustees on 15-Oct-2026

Signed on behalf of the Trustees ....

N Mackin
Chair

.....
P M Mandozana
Treasurer

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE UXBRIDGE UNITED REFORMED CHURCH CHARITY FOR THE YEAR ENDED 31 DECEMBER 2025

Opinion

We have audited the financial statements of The Uxbridge United Reformed Church Charity for the year ended 31 December 2025 which comprise the Statement of Financial Activities, Balance Sheet, Cash Flow Statement and notes to the financial statements. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2025, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on pages 7-8, the trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud, is detailed below.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with law and regulations, was as follows:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- We identified the laws and regulations applicable to the charity through discussion with directors and other management, and from our commercial knowledge and experience of the relevant sector;
- The specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, are as follows:
    - FRS102.
    - Charities Act 2011.
    - Health and Safety legislation.
- We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and reviewing minutes of Trustees' meetings;
- Laws and regulations were communicated within the audit team at the planning meeting, and during the audit as any further laws and regulation were identified. The audit team remained alert to instances of non-compliance throughout the audit; and
- We confirmed that there were no discrepancies between the accounts and the Charities' Commission register.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur by:

- Making enquiries of management as to where they consider there was susceptibility to fraud and their knowledge of actual suspected and alleged fraud;
- Considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations;
- Reviewing the financial statements and testing the disclosures against supporting documentation;
- Performing analytical procedures to identify any unusual or unexpected trends or anomalies;
- Inspecting and testing journal entries to identify unusual or unexpected transactions;
- Assessing whether judgement and assumptions made in determining significant accounting estimates, including investment property valuation, were indicative of management bias; and
- Investigating the rationale behind significant transactions, or transactions that are unusual or outside the charity's usual course of business.

The areas that we identified as being susceptible to misstatement through fraud were:

- Management bias in the estimates and judgements made;
- Management override of controls; and
- Posting of unusual journals or transactions.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk\auditorsresponsibilities. This description forms part of our auditor's report.

Use of the Report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Signature:

Email: m.hancock@barnesroffe.com

Mark Hancock (Senior statutory auditor)
for and on behalf of
Barnes Roffe Audit Limited
Chartered Accountants & Statutory Auditors
3 Brook Business Centre
Cowley Mill Road
Uxbridge
Middlesex
UB8 2FX

Date: 16-Oct-2026

THE UXBRIDGE UNITED REFORMED CHURCH CHARITY
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Unrestricted funds	Designated funds	Restricted funds	Total funds	Prior period total funds
	£	£	£	£	£
Income from:					
Rental income	396,663	-	-	396,663	*383,835*
Investments	83,415	31,169	-	114,584	*105,144*
Total	**480,078**	**-**	-	**511,247**	***488,978***
Expenditure on:					
Grants	129,000	-	-	129,000	*101,000*
Management and administration costs	261,684	-	-	261,684	*185,187*
Total	**390,684**	-	-	**390,684**	***286,187***
Net income/(expenditure)	**89,394**	**31,169**	-	**120,563**	***202,791***
Transfers between funds					
Other recognised gains/(losses):					
Gains/(loss) on revaluation of fixed assets	(250,000)	-	(20,000)	(270,000)	*(5,000)*
Gains/(losses) on revaluation of investments	(194,040)	-	-	(194,040)	*135,357*
Net movement in funds	**(354,646)**	**31,169**	**(20,000)**	**(343,477)**	***333,148***
Reconciliation of funds:					
Total funds brought forward	9,079,500	754,693	770,000	10,604,193	*10,271,045*
Total funds carried forward	**8,724,854**	**785,962**	**750,000**	**10,260,716**	***10,604,193***

The notes on pages 17 - 25 form part of these accounts.

THE UXBRIDGE UNITED REFORMED CHURCH CHARITY
BALANCE SHEET AS AT 31 DECEMBER 2025

	Notes	2025 £	2025 £	*2024* £	*2024* £
Fixed assets					
Tangible fixed assets	5		5,490,001		*5,760,001*
Investments	6		4,315,444		*4,502,510*
			9,805,445		*10,262,511*
Current assets					
Debtors amounts falling due within one year	7	35,318		*40,003*	
Cash at bank	8	483,846		*375,994*	
		519,164		*415,997*	
Current liabilities:					
Amounts falling due within one year	9	63,893		*74,315*	
Net current assets			455,271		*341,682*
Net assets			10,260,716		*10,604,193*
Funds:					
Unrestricted funds	10		8,724,854		*9,074,500*
Designated funds	10		785,862		*754,693*
Restricted funds	10		750,000		*775,000*
Total Funds			10,260,716		*10,604,193*

THE UXBRIDGE UNITED REFORMED CHURCH CHARITY
BALANCE SHEET AS AT 31 DECEMBER 2025

APPROVAL OF THE TRUSTEES

15-Oct-2026

The Financial Statements herewith were app stees on .....

Signed on behalf of the Trustees

N Mackin
Chair

P M Mandozana
Treasurer

The notes on pages 17 - 25 form part of these accounts.

THE UXBRIDGE UNITED REFORMED CHURCH CHARITY
CASH FLOW STATEMENT AS AT 31 DECEMBER 2025

	2025	***2024***
	£	£
Net movement in funds	**(343,477)**	***333,148***
Losses/(Gains) from Fixed asset activities	270,000	*5,000*
Losses/(Gains) from investing activities	194,040	*(135,357)*
Decrease/(Increase) in debtors	4,685	*17,690*
Increase/(Decrease) in creditors	(10,422)	*(5,215)*
Dividends receivable	(106,450)	*(94,638)*
Interest receivable	(8,134)	*(10,506)*
Net cash generated from operating activities	**242**	***110,122***
Cash flow from investing activities		
Purchase of investments	(6,974)	*(504,668)*
Sale of investments	-	-
Dividends received	106,450	*94,638*
Interest received	8,134	*10,506*
Net cash generated/(used in) from investing activities	**107,610**	***(399,524)***
Net cash from financing activities	**-**	**-**
Net increase/(decrease) in cash and cash equivalents	**107,852**	***(289,402)***
Cash at bank and in hand brought forward	375,994	*665,396*
Cash and cash equivalents carried forward	**483,846**	***375,994***

Reconciliation of net debt	**Cash**	***Cash***
	£	£
At start of year	375,994	*665,396*
Cashflows	107,852	*(289,402)*
At end of year	**483,846**	***375,994***

a) **Basis of accounting**
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.

The charity constitutes a public benefit entity as defined by FRS 102. 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and 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 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) issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The accounts have been prepared under the historical cost convention, as modified by the revaluation of freehold land and buildings and investments.

b) **Fund accounting**
The unrestricted funds may be used for any of the charity purposes at the discretion of the Trustees. These funds are shown separately as general income funds, accumulated funds, unrealised gains and designated funds. The general income funds are available on a day-to-day basis for use by the Trustees to run the charity. The accumulated fund represents costs of property and other investments owned, some of which have been designated for future spending. The un-realised gains represent the revaluations of property and investments. The designated funds have been set aside by the Trustees from general funds and from sale proceeds of former property plus interest for specific purposes as noted. Restricted funds arise where the donor has placed some restriction on the use of funds.

c) **Income**
Incoming resources are accounted for when due. Rental income is accrued or deferred when billed in arrears or advance respectively to ensure it is reported in the correct accounting period.

d) **Fixed assets**
Fixed assets are capitalised in the year of purchase and are stated at cost or revalued amount in the case of investment, property and freehold land. Depreciation is provided on fixed assets, other than investment properties and freehold land, to write off the value of assets over their estimated useful lives as follows: Computer equipment: over 6 years straight line

e) **Freehold/Investment properties**
Investment properties are measured at fair value at each reporting date with changes in fair value recognised in 'net gains / (losses) on investments' in the Statement of financial activities.

ACCOUNTING POLICIES (continued)

f) **Reserves**
The free reserves in the General Fund as at 31st December 2025 amounted to £327,118 *(2024 - £212,948)* which represents approximately 11 months of expenditure. These reserves are required to cover for the variation in investment income where there is a change of tenant or a delay in the receipt of rental income. The need and the level of reserves required is reviewed annually.

g) **Financial instrument**
The Charity only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors.

Financial assets that are measured at cost and amortised cost are assessed at each reporting date for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of financial activities.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Charity would receive for the asset if it were to be sold at the reporting date.

Investments are measured at fair value with changes recognised in the Statement of financial activities if the shares are publicly traded or their fair value can otherwise be measured reliably and at cost less impairment for all other investments.

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is an 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.

h) **Debtors**
Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

i) **Creditors**
Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

	2025	*2024*
	£	*£*
2. DIRECT CHARITABLE EXPENDITURE		
Grants to Uxbridge United Reformed Church	127,000	*127,000*
Ministerial Fund	2,000	*2,000*
Write-back of deferred grants	-	*(28,000)*
	129,000	*101,000*

	2025	*2024*
	£	*£*
3. MANAGEMENT AND ADMINISTRATION COSTS		
Fundraising costs	-	*910*
Repairs and maintenance	163,158	*79,781*
Insurance	16,929	*19,543*
Postage, printing, stationary and telephone	670	*618*
Rechargeable expenses	27,027	*24,107*
Surveyors fee	29,975	*35,761*
Legal and professional fees	9,028	*12,511*
Accountancy fees	8,100	*9,637*
Bank charges	70	*60*
Office administrative expenses	6,727	*2,259*
	261,684	*185,187*

No trustees received payment for work undertaken on the properties during the year *(2024 - £Nil)*.

No trustee received out of pocket expenses in the year ended 31 December 2025 (*2024 - £Nil)*. No trustee received remuneration in the year ended 31 December 2025 *(2024 - £Nil)*.

Audit fees charged for the year totalled £6,750 *(2024 - £6,750)*.

4. ANALYSIS OF STAFF COSTS AND REMUNERATION OF KEY MANAGEMENT PERSONNEL

The average number of employees during the year was Nil *(2024 – Nil)*.

All operations in the year were undertaken by the trustees who do so on a voluntary basis.

5. TANGIBLE FIXED ASSETS

	Freehold Properties	Investment Properties	Equipment	Total
Cost or valuation	£	£	£	£
At 1st January 2025	500,000	5,260,000	2,537	5,762,537
Additions	-	-	-	-
Revaluations	-	(270,000)	-	(270,000)
At 31st December 2025	500,000	4,990,000	2,537	5,492,537
Depreciation				
At 1st January 2025	-	-	2,536	2,536
Provision for year	-	-	-	-
At 31st December 2025	-	-	2, 536	2,536
Net Book Values				
At 31st December 2025	500,000	4,990,000	1	5,490,001
At 31st December 2024	*500,000*	*5,260,000*	*1*	*5,760,001*

The investment properties (excluding Halls Complex) are valued by the Trustees at an estimated open market value of £4,990,000 *(2024 - £5,260,000)* from a cost of £1,519,070 *(2024 - £1,519,070)* which is not depreciated. Watts and Bailey Halls and Bailey Hall Flat, were valued in 2013 using replacement costs at £1,731,670; however, due to a restrictive covenant on the Halls, this was revalued in 2023 at open market value of £775,000 from an original cost of £40,000, which is not depreciated; it was revalued in 2024 to £750,000 and remains at that value in 2025. This is based on a report prepared by Mark Thomas BSc FRICS as at 31st December 2025.

The Charity has legacy interests in the Christ Church chapel building and an associated house which are not included in the above figures. Currently, it is not certain what future liabilities associated with the assets may arise. The Trustees are continuing to monitor the matter.

6. INVESTMENTS

Value at 1 January 2025	Purchases at cost	Sales proceeds	Profit on disposal	Change in market value	Value at 31 December 2025
£	£	£	£	£	£
4,502,510	-	-	-	(187,066)	4,315,444

The cost of the investments was £2,230,425 *(2024 - £2,223,452)* and consists of holdings in funds with CCLA Investment Management Limited.

All the Charity's assets are used for charitable purposes.

The major holdings in the charity's portfolio, based on valuation, are:

	2025	*2024*
COIF Charities Investment Fund (Inc.)	34.3%	*34.5%*
COIF Charities Investment Fund (Acc.)	22.9%	*22.4%*
COIF Charities Ethical Inv. Fund (Inc.)	42.8%	*43.1%*
	100.0%	*100.0%*

7. DEBTORS

	2025	*2024*
	£	*£*
Income due	13,938	*20,034*
Other debtors	-	-
Prepayments	21,380	*19,969*
	35,318	*40,003*

8. CASH AT BANK

	2025	*2024*
	£	*£*
Cash at bank and hand	483,846	*375,994*
	483,846	*375,994*

	2025	*2024*
9. CREDITORS	£	*£*
Creditors	346	*37,302*
Deferred income	22,936	*27,465*
Other creditors	2,361	*1,000*
Accruals	38,250	*8,548*
	63,893	*74,315*

10. FUNDS

The **Accumulated Fund** is the cost of the properties and investments owned.

The **Un-realised Gains Fund** refers to the revaluations of properties and investments.

The **General Funds** are available for the day-to-day running of the Charity as referred to in accounting policy note 1 (b).

The **Designated Funds** have been set aside by the Trustees for the future redevelopment of the Penfield Estate and to provide a manse for the Uxbridge United Reformed Church if required. Also included is the net book value of office equipment.

The **Restricted Fund** is the replacement cost value of the Halls Complex property which includes the Watts Hall which must permanently be available for worship.

FUNDS (CONTINUED)

	Total	Accumulated Fund	Unrealised Gains	General Fund	Designated Fund
UNRESTRICTED FUNDS	£	£	£	£	£
At 1st January 2025	9,079,500	2,644,731	5,612,751	822,018	-
Net surplus for the year	89,394	-	-	89,394	-
Investment disposal	-	-	-		-
Investment property additions	-	-	-	-	-
Unrealised profit on revaluation of investments	(194,040)	-	(194,040)	-	-
Unrealised gain on revaluation of properties	(250,000)	-	(250,000)	-	-
Write-back of deferred grants	-	-	-	-	
At 31st December 2025	8,724,854	2,644,731	5,168,711	911,412	-
DESIGNATED FUNDS					
At 1st January 2025	754,693	625,958	-	-	128,735
UURC Manse funds	31,169	-	-	-	31,169
At 31st December 2025	785,862	625,958	-	-	159,904
Being:					
Provision for UURC Manse	785,861	625,958	-	-	159,903
Office equipment	1	-	-	-	1
RESTRICTED FUNDS					
At 1st January 2025	770,000	40,000	730,000	-	-
Unrealised loss on revaluation of properties	(20,000)	-	(20,000)	-	-
At 31st December 2025	750,000	40,000	710,000	-	-
TOTAL FUNDS	10,260,716	3,310,689	5,878,711	911,412	159,904

11. ANALYSIS OF NET ASSETS

	Fixed Assets	Bank Funds	Debtors/ Creditors	Total
	£	£	£	£
General Funds – Accumulated	2,644,731			2,644,731
General Funds – Unrealised	5,168,711			5,168,711
General Funds – Income	-	323,943	(28,575)	295,368
General Funds – Capital	616,044			616,044
Designated Funds – Capital	625,958			625,958
Designated Funds – Income	1	159,903		159,904
Restricted Funds	750,000			750,000
At 31st December 2025	9,805,445	483,846	(28,575)	10,260,716

	2025	*2024*
12. FINANCIAL INSTRUMENTS	£	*£*
Financial assets		
Financial assets that are debt instruments measured at amortised cost	-	-
Financial assets measured at fair value	4,315,444	*4,502,510*
	4,315,444	*4,502,510*
Financial liabilities		
Financial liabilities measured at amortised cost	-	-
	-	-

Financial assets that are debt instruments measured at amortised cost comprise other debtors.

Financial assets measured at fair value comprise investments.

Financial liabilities measured at amortised cost comprise other creditors.

13. CONTROLLING PARTY

There was no controlling party either in the year ended 31 December 2025 or the comparative year.

14. CONNECTED CHARITIES

Grants are made to Uxbridge United Reformed Church, Christ Church, Uxbridge (Registered Charity number: 1139255).

There is a common Trustee between the Uxbridge United Reformed Church Charity and the Uxbridge United Reformed Church.

15. GRANT MAKING ACTIVITIES

Activity	Grants to Institutions	Support costs	Total
	£	£	£
Charitable funding	127,000	-	127,000
Ministerial Funds	2,000	-	2,000
Write-back of deferred grants	-	-	-
Total	**129,000**	**-**	**129,000**

Grants and funding are given exclusively to the Uxbridge United Reformed Church.

Charitable funding consists of the agreed quarterly payment grants to the Uxbridge United Reformed Church.

The Ministerial expenses grant is paid when a Minister is in place at the Uxbridge United Reformed Church. The deferred grants previously accrued have been written back to Unrestricted Funds.

THE UXBRIDGE UNITED REFORMED CHURCH CHARITY
YEAR ENDED 31ST DECEMBER 2025
REPAIRS AND MAINTENANCE

		2025	*2024*
RENTS		£	*£*
Unit 2a Penfield		10,080	*10,080*
Unit 2b Penfield		12,600	*12,600*
Unit 2c Penfield		4,000	*4,250*
Unit 3 Penfield		37,000	*37,000*
Aston House		49,000	*36,750*
Unit 1 Beasley Yard		17,000	*17,000*
Unit 2 Beasley Yard		7,200	*7,237*
Unit 3 Beasley Yard		13,290	*13,290*
Luther Bouch House	- Shop 1	22,250	*20,648*
	- Shop 2	18,905	*18,922*
	- First Floor Offices	16,870	*16,870*
	- Second Floor Offices	17,660	*16,272*
13 Lancaster Road		4,824	*4,628*
15 Lancaster Road		20,468	*19,282*
Penfield Flat 1		15,500	*14,920*
Penfield Flat 2		15,550	*16,048*
Penfield Flat 3		15,150	*15,000*
Penfield Flat 4		13,517	*13,750*
Bailey Hall Flat		4,387	*16,875*
Halls		10	*10*
127 High Street access		-	*(500)*
		315,261	*310,932*

This page does not form part of the statutory accounts and is prepared for the information of the Trustees only.

THE UXBRIDGE UNITED REFORMED CHURCH CHARITY
YEAR ENDED 31ST DECEMBER 2025
RENT, SERVICE CHARGES AND INSURANCE RECEIVABLE

		2025	*2024*
SERVICE CHARGES		£	*£*
Aston House		2,240	*1,395*
Unit 1 Beasley Yard		2,500	*4,444*
Unit 2 Beasley Yard		903	*1,780*
Unit 3 Beasley Yard		2,206	*2,690*
Luther Bouch House	- Shop 1	792	*432*
	- Shop 2	871	*1,131*
	- First Floor Offices	3,001	*3,709*
	- Second Floor Offices	3,340	*1,993*
Beasley House		8,995	*5,691*
Love u (Bailey Forecourt)		683	*1,947*
127 High Street access		-	*1,170*
Hall		-	*(142)*
		25,531	*26,240*

	2025	*2024*
INSURANCE RECOVERIES	£	*£*
Unit 2a Penfield	396	*387*
Unit 2b Penfield	387	*387*
Unit 2c Penfield	211	*411*
Unit 3 Penfield	1,380	*1,347*
Aston House	1,206	*1,177*
Unit 1 Beasley Yard	910	*888*
Unit 2 Beasley Yard	297	*289*
Unit 3 Beasley Yard	771	*2,094*
Luther Bouch House	2,448	*2,417*
	8,006	*9,397*

	2025	*2024*
CAR PARK LICENSES	£	*£*
Unit 1 Beasley Yard	5,720	*5,250*
Beasley House parking spaces	2,400	*2,700*
Luther Bouch House – Second Floor Offices	4,500	*3,900*
Penfield Estate – Unit 2b	5,400	*4,950*
Penfield Estate – Unit 2c	11,476	*11,476*
	29,496	*28,276*

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THE UXBRIDGE UNITED REFORMED CHURCH CHARITY
YEAR ENDED 31ST DECEMBER 2025
RENT, SERVICE CHARGES AND INSURANCE RECEIVABLE

	2025	***2024***
ELECTRICITY	£	*£*
Penfield Estate - Unit 2a	664	*456*
Penfield Estate - Unit 2b	1,381	*1,503*
Penfield Estate - Unit 2c	4,987	*5,512*
Aston House	-	*-*
	7,032	*7,471*
OTHERS	11,337	*4,963*
TOTAL	396,663	*383,385*

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THE UXBRIDGE UNITED REFORMED CHURCH CHARITY
YEAR ENDED 31ST DECEMBER 2025
SCHEDULE OF FREEHOLD PROPERTY

	Cost		Valuation	
	2025	***2024***	**2025**	***2024***
	£	*£*	£	*£*
UNRESTRICTED FUNDS				
Land and Unit 2 Penfield	75,178	*75,178*	550,000	*550,000*
Unit 3 Penfield	135,000	*135,000*	380,000	*390,000*
Parking Penfield	-	-	-	-
Aston House	635,609	*635,609*	550,000	*625,000*
Beasley Yard / Luther Bouch House	289,374	*289,374*	1,000,000	*1,290,000*
Beasley Yard parking	-	-	110,000	*120,000*
Beasley Court Ground Lease			50,000	*50,000*
13,15 Lancaster Road	-	-	850,000	*735,000*
Penfield House	518,909	*518,909*	1,200,000	*1,200,000*
127 High Street access	-	-	50,000	*50,000*
	1,654,070	*1,654,070*	4,740,000	*5,010,000*
RESTRICTED FUNDS				
Watts and Bailey Hall	40,000	*40,000*	500,000	*500,000*
Bailey Hall Flat	-	-	250,000	*250,000*
TOTAL FUNDS	1,694,070	*1,694,070*	5,490,000	*5,760,000*

This page does not form part of the statutory accounts and is prepared for the information of the Trustees only.

INVESTMENTS

INVESTMENT SUMMARY

	Cost		Market Values	
	2025	***2024***	**2025**	***2024***
	£	***£***	**£**	***£***
Charities Official Investment Fund:				
Permanent Endowment – 76,580 units *(2024: 76,464 units)*	148,681	*145,830*	1,479,665	*1,551,717*
Accumulation Fund – 3,872 *(2024: 3,867 units)*	401,247	*400,000*	959,421	*1,007,826*
Ethical Fund – 629,211 units *(2024: 628,263 units)*	1,680,496	*1,677,621*	1,846,358	*1,942,967*
	2,230,425	*2,223,451*	4,315,444	*4,502,510*

THE UXBRIDGE UNITED REFORMED CHURCH CHARITY
YEAR ENDED 31ST DECEMBER 2025
REPAIRS AND MAINTENANCE

	2025	***2024***
REPAIRS & MAINTENANCE	£	*£*
Watts Hall	80,381	*10,935*
Fire safety	393	-
13/15 Lancaster Road	24,115	*5,462*
Bailey Hall Flat	35,148	*46,544*
Penfield House/Estate	4,218	*7,298*
Luther Bouch House	2,700	*558*
Plumbing and drainage	540	-
Beasley Yard		*2,974*
General, Grounds and Gardens	14,583	*198*
Halls complex	1,080	*5,812*
Aston House		-
	163,158	*79,781*

This page does not form part of the statutory accounts and is prepared for the information of the Trustees only.

THE UXBRIDGE UNITED REFORMED CHURCH CHARITY
c/o Managing Agent
Mark Thomas Chartered Surveyor
32A Howe Drive
Beaconsfield
Buckinghamshire
HP9 2BD
Registered No: 247214

Barnes Roffe Audit Limited
3 Brook Business Centre
Cowley Mill Road
Middlesex
UB8 2FX

Date: 16-Oct-2026

Dear Trustees,

The following representations are made on the basis of enquiries of management and staff with relevant knowledge and experience such as we consider necessary in connection with your audit of the Charity's annual report and accounts for the year ended 31 December 2025. These enquiries have included inspection of supporting documentation where appropriate. All representations are made to the best of our knowledge and belief.

GENERAL

1. We have fulfilled our responsibilities as trustees, as set out in the terms of your engagement letter, for preparing the annual report and accounts in accordance with applicable law and Charities Act 2011, for being satisfied that they give a true and fair view and for making accurate representations to you.
2. All the transactions undertaken by the Charity have been properly reflected and recorded in the accounting records.
3. All the accounting records have been made available to you for the purpose of your audit. We have provided you with unrestricted access to all appropriate persons within the charity, and with all other records and related information requested, including minutes of all management and shareholder meetings.
4. The annual report and accounts are free of material misstatements, including omissions.
5. The effects of uncorrected misstatements (of which there were none) are immaterial both individually and in total.
6. We have reviewed the attached list of adjusting journal entries (of which there were none) that have been made to the charity's trial balance in order to prepare the annual report and accounts. We confirm that we understand and approve these adjustments.

INTERNAL CONTROL AND FRAUD

7. We acknowledge our responsibility for the design, implementation and maintenance of internal control systems to prevent and detect fraud and error. We have disclosed to you the results of our risk assessment that the annual report and accounts may be misstated as a result of fraud.
8. We have disclosed to you all instances of known or suspected fraud affecting the entity involving management, employees who have a significant role in internal control or others that could have a material effect on the annual report and accounts.

9. We have also disclosed to you all information in relation to allegations of fraud or suspected fraud affecting the charity's annual report and accounts communicated by current or former employees, analysts, regulators or others.

ASSETS AND LIABILITIES

10. The Charity has satisfactory title to all assets and there are no liens or encumbrances on the Charity's assets, except for those that are disclosed in the notes to the annual report and accounts. In particular, we confirm that the Charity has sole ownership of the Bailey Hall flat and Halls Complex and the associated car parking.
11. We confirm the valuation of the freehold and investment properties as £500,000 and £4,990,000 respectively as at 31 December 2025, and do not think that there have been any material changes in value since that date.
12. We confirm the cost and valuation of the investments held as at 31 December 2025 as £2,230,425 and £4,315,443 respectively.
13. We confirm that the total of amount of payments for the financial year ended 31 December 2025 to trustees amounted to £0. We confirm that work was undertaken and charged on an arms' length basis.
14. All actual liabilities, contingent liabilities and guarantees given to third parties have been recorded or disclosed as appropriate.
15. We have no plans or intentions that may materially alter the carrying value and, where relevant, the fair value measurements or classification of assets and liabilities reflected in the financial statements.

ACCOUNTING ESTIMATES

16. Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.

LOANS AND ARRANGEMENTS

17. The company has not granted any advances or credits to, or made guarantees on behalf of, directors other than those disclosed in the annual report and accounts.

LEGAL CLAIMS

18. We have disclosed to you all claims in connection with litigation that have been, or are expected to be, received and such matters, as appropriate, have been properly accounted for and disclosed in the annual report and accounts.

LAWS AND REGULATIONS

19. We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the annual report and accounts.

RELATED PARTIES

20. Related party relationships and transactions have been appropriately accounted for and disclosed in the annual report and accounts. We have disclosed to you all relevant information concerning such relationships and transactions and are not aware of any other matters which require disclosure in order to comply with the requirements of charity law or accounting standards.

SUBSEQUENT EVENTS

21. All events subsequent to the date of the annual report and accounts which require adjustment or disclosure have been properly accounted for and disclosed.

GOING CONCERN

22. We believe that the charity's annual report and accounts should be prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the charity's needs. We have considered a period of twelve months from the date of approval of the accounts. We believe that no further disclosures relating to the charity's ability to continue as a going concern need to be made in the accounts.

We acknowledge our legal responsibilities regarding disclosure of information to you as auditors and confirm that so far as we are aware, there is no relevant audit information needed by you in connection with preparing your audit report of which you are unaware.

Each director has taken all the steps that he ought to have taken as a trustee in order to make himself aware of any relevant audit information and to establish that you are aware of that information.

Yours faithfully

.....

Signed on behalf of the Trustees
The Uxbridge United Reformed Church Charity

The Uxbridge United Reformed Church – Audit completion report

YEAR ENDED 31 DECEMBER 2025



Barnes Roffe

Barnes Roffe Audit Limited
3 Brook Business Centre
Cowley Mill Road
Uxbridge
Middlesex
UB8 2FX

The Trustees
The Uxbridge United Reformed Church Charity
7 Hillcroft Road
Penn
High Wycombe
Buckinghamshire
HP10 8EA

17 August 2026

Dear Trustees,

AUDIT COMPLETION REPORT FOR THE YEAR ENDED 31 DECEMBER 2025
We are writing with regards various matters, which should be communicated at the finalisation stage of an audit, as required by International Standards on Auditing (ISAs).

Audit progress

We are pleased to report that the audit is substantially complete and that, subject to the outcome of our finalisation meeting, we are satisfied with our conclusions over significant judgement areas. We anticipate that we will be in a position to issue an unmodified audit report, subject to the satisfactory clearance of any outstanding/unresolved matters outlined in this report.

Confidentiality

This report is strictly confidential and although it has been made available to management and directors to facilitate discussions, it may not be taken as altering our responsibilities to the company arising under our audit engagement letter. The contents of this letter should not be disclosed to third parties without our prior written consent.

If you have any questions, please do not hesitate to contact the team. We thank you for all your support throughout the audit.

Yours faithfully



Barnes Roffe Audit Limited
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Barnes Roffe

CONTENTS

		PAGE
1.	Review of the year	4
2.	Current trading and future outlook	5
3.	Significant and other risk areas	6
4.	Potential areas of deficiencies in internal controls	8
5.	Confirmations	9
6.	Post balance sheet events	9
7.	Independence and other matters	10
8.	Any other business	11

1. Review of the year

Statement of Financial Activities

All values in GBP	2025 £000	2024 £000	2023 £000
Income	511	489	487
Expenditure	(359)	(286)	(270)
Net Income/(expenditure)	152	203	217
Gains/(loss) on revaluation fixed assets	(270)	(5)	230
Gains/(loss) on revaluation of investments	(194)	135	357
Net movement in funds	(312)	333	804
Total funds carried forward	10, 292	10,604	10,271

Balance sheet

	2025 £000	2024 £000	2023 £000
Fixed assets	9,805	10,263	9,628
Current assets	519	416	723
Current liabilities	32	74	80
Net assets	10,292	10,604	10,271

2. Current trading and future outlook

- Property occupancy update
- Property repairs/refurbishments etc. update
- Investments update.

3. Significant risk areas

Significant risks are defined by professional standards as risks that, in the judgment of the auditor, require special audit consideration. In identifying risks, audit teams consider the nature of the risk, the potential magnitude of misstatement, and its likelihood. Significant risks are those risks that have a higher risk of material misstatement.

Assessment of the overall risk to the financial statement relation to risk

- High
- Medium
- Low

Significant risk	Description	Overall risk	Our findings
Revenue recognition The potential for the revenue cycle to include fraudulent transactions	Under ISA 240 there is a presumed risk that revenue may be misstated due to the improper recognition of revenue		As we performed a proof in total using the charges in income presented by the client, we are able corroborate the figure in the accounts. No issues to report as a result of our testing on the completeness of income.

Significant risk	Description	Overall risk	Our findings
Management override The potential for management to override controls	Under ISA 240 there is a presumed risk that the risk of management override of controls is present in all entities.		We reviewed nominal ledger journals, paying particular attention to transactions posted around the year end. There was no evidence of unusual or exceptional journals. We have also reviewed key accounting estimates made by management.
Valuation of listed investments The potential that the value was misstated	Risk that the fair value of the listed investments is not in line with publicly available market data at the year end.		Valuations are materially in line with market value. Based on the explanations received and our review of the market data we are comfortable that listed investments are materially correct.
Fixed assets - valuation The risk that fixed assets may have been incorrectly valued, leading to misstatement in the accounts	Property assets are revalued and depreciation is applied. If the value or level of depreciation are inaccurate, the assets of the charity would be misstated.		Property is valued by a professional RICS valuer whose credentials we have reviewed. Our assessment of the valuations indicates they are reasonable.

4. Potential areas of deficiencies in internal controls

This section outlines our views about significant qualitative aspects of the entity's accounting practices, including accounting policies, accounting estimates and financial statement disclosures as well as other significant matter that were identified during the course of our audit:

- Some items were not recorded in QuickBooks:
    - Reinvestment purchases made automatically in the Permanent Endowment, Accumulation and Ethical funds
    - Interest earned in the Designated Fund
    - Revaluation gains and losses in investment properties
- There were some accruals missing:
    - The £31,750 grant paid to the after the year end to the Church was not accrued for during the year
    - Invoice 10008703742 for £78.84 from Castle Water, dated 5/1/26, related to services received in 2025 but was not accrued for
    - The SSE Southern Electricity invoice of £1,370.15 for the Penfield Estate covered the period from 30/1/25 to 9/1/26. Sixty-three of the 72 days, equivalent to £1,224, were in 2025 but it was all accounted for in 2026

5. Changes to Charity SORP for 2026

- New, three-tier reporting framework, based on gross income, affecting reporting requirements:
  - Tier 1: < £500,000: simplified reporting requirements in Trustees' report and more modest disclosures in financial statements
  - Tier 2: £500,001 - £15 million: more detail on:
    - objectives and activities
    - achievements and performance
    - financial review
    - governance
    - how resources have been used to deliver public benefit
    - volunteers and their impact
    - more extensive disclosures and analysis of income, expenditure and activities in financial statements
  - Tier 3: over £15 million – further enhancement in all areas including sustainability and ESG (environmental. social and governance)
- Accounts examination:
  - £40,000 - £499,999 gross income: independent examination required
  - £500,000 - £1,500,000 gross income: examination by professionally qualified Independent Examiner
  - Over £1,500,000 gross income OR over £500,000 gross income with more than £5 million gross assets: audit required
- Changes to lease accounting and income recognition in line with new FRS 102 (UK GAAP) rules – unlikely to impact UURCC

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6. Confirmations

- Fraud
- Litigation and claims
- Non-compliance
- Related party transactions

7. Post-balance-sheet events

- Any events to disclose or that require adjustment to the financial statements?

8. Independence and other matters

Independence

Ethical standards and ISA UK 260 require us to confirm matters relating to our independence.

We confirm that there are no significant facts or matters that impact on our independence as auditors that we are required or wish to draw your attention. We have complied with the Financial Reporting Council's Ethical Standards and therefore we confirm that we are independent and are able to express an objective opinion on the financial statements.

We confirm that we have implemented policies and procedures to meet the requirements of the Financial Reporting Council's Ethical Standards.

Letter of representation

Please see below specific matters to be included in the representation letter other than our standard confirmations:

- The Charity has satisfactory title to all assets and there are no liens or encumbrances on the Charity's assets, except for those that are disclosed in the notes to the annual report and accounts. In particular, we confirm that the Charity has sole ownership of the Bailey Hall flat and Halls Complex and the associated car parking.
- We confirm the valuation of the freehold and investment properties as £500,000 and £4,990,000 respectively as at 31 December 2025, and do not think that there have been any material changes in value since that date.
- We confirm the cost and valuation of the investments held as at 31 December 2025 as £2,230,425 and £4,315,443 respectively.
- We confirm that the total of amount of payments for the financial year ended 31 December 2025 to trustees amounted to £0. We confirm that work was undertaken and charged on an arms' length basis.

Anticipated audit report

We anticipate that we will issue unmodified audit reports, subject to the satisfactory clearance of any outstanding/unresolved the matters outlined in this report.

9. Any other business

Barnes Roffe

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