Church Estate and Headborough Trust

Annual Report 2025



Charity Number

254975

Trustees

The members of the Parochial Church Council of St Nicholas Church, Dereham. The list of those members for 2025 is recorded on the Charity Commission website

Introduction

The Church Estate and Headborough Charity was created by the amalgamation of three smaller charities in 1982. The purpose of the charity is to administer and manage its assets to raise funds for the upkeep of the charity's properties and land. Any clear income to be applied towards the upkeep and repair of St Nicholas, the maintenance of services therein and other religious and charitable purposes of the Church of England in the parish that the Trustees think fit.

Management

The Trust is managed on behalf of the trustees by a small committee consisting of the Reverend Canon Paul Cubitt, (Team Rector and Chair) Mark Thorpe (Treasurer), Sheila Hanmer (Secretary), Martin Hajee, Kate Baldry, Julie Benstead

Clare Jones who is the administrator for the Dereham and District Benefice is paid for two hours a week to administer all aspects of Church House bookings.

Church House

Church House bookings have held up well this year and we are now in a position to make a regular donation of £500 per month to St Nicholas Church.

Dereham Heritage Trust have the use of three quarters of the large upstairs room where they store a large number of artefacts.

The small downstairs office is still occupied by North Breckland Youth for Christ. A nominal rent is paid of £50 per month and they contribute £20 towards energy costs.

Church Cottage

Church Cottage is a small dwelling attached to Church House. The property is managed for us by a letting agent. The new tenants were initially very happy in the cottage but as last winter progressed, they were experiencing problems with condensation on the windows and patches of mold in the house. A heavy-duty extractor fan was installed in the bathroom and a cooker hood with an extractor fan in the kitchen. Advice was given about good circulation of air within the property at all times. Secondary glazing was installed in all the windows by Rob Bygrave of MJ’s Carpentry and Joinery Services. A breathable anti- damp sealant was applied to the west wall of the cottage.



Allotments

The Allotment gardens are situated on land at the west end of St Nicholas churchyard. For many years this land has been used to provide allotments for parishioners. Two of the fourteen plots were rented by one tenant during 2025. Because all the other plots had fallen into a state of extreme neglect and no interest has been shown by any would be tenants a small working party from the congregation of St Nicholas have set about clearing the site. This started in 2022 and has continued throughout 2023, 2024 and 2025. Many van loads of scrap metal have been removed along with asbestos, concrete and a skip load of plastic rubbish etc. The site is now an attractive meadow with a small stream running down from the top of the site to the larger stream, a tributary of the Tud, which runs along the western boundary.

There are a variety of ideas forthcoming for the future of this plot but nothing settled as yet.







Financial

CHURCH ESTATE AND HEADBOROUGH CHARITY

Accounts 2025

Income		2025	2024
Donations			
	From PCC & NBYFC towards energy costs	852.00	862.00
Operating activities to further objectives			
	Petty cash	385.97	303.76
Operating activities to generate funds			
	Allotments	24.00	34.00
	Hall & Room hire	17999.50	15319.00
	Cottage rent	7920.00	8580.00
	Other	212.22	93.01
Investment income			
	NBYFC - North Breckland Youth Investments	4573.72	4269.97
	Bank interest	144.54	99.27
Total gross receipts		**32111.95**	**29561.01**

CHURCH ESTATE AND HEADBOROUGH CHARITY

Accounts 2025

		2025	2024
Expenditure			
In furtherance of charitable activities			
	Energy	2901.96	4146.65
	Water	538.00	298.00
	Insurance - Church House	1332.33	1258.79
	Cleaning- Church House	2517.12	2872.48
	Repairs and Maint. Church House	1956.11	725.14
	Insurance Church Cottage	429.31	420.53
	Repairs and Maint. to Church Cottage	12976.07	750.00
	Allotments	200.00	592.33
	Gifts and Grants	550.00	0
	Other	177.73	318.10
Management costs			
	Administration	1346.47	1332.68
	Petty cash	0	0
Total gross expenditure		**24925.10**	**12714.7**

Other

not gross expenditure

Transfer to Charifund 1400

19th, 18th … Repayment		1400
Total not gross expenditure	**1400**	**1400**

CHURCH ESTATE AND HEADBOROUGH CHARITY

Accounts 2025

Summary	**2025**	**2024**
Net income minus payments *b*	5786.85	15446.31
Cash funds at last year end	25213.23	9766.92
Cash funds at this year's end	**31000.08**	**25213.23**

Cash funds

Saver Account	14401.4	9683.14
Community Account	16207.95	15212.47
Petty Cash	390.73	317.62
	31000.08	**25213.23**

Permanent Endowment

1. Investment assets

	value 31/12/2025	value 31/12/2024
2024 4839.920 units in Charifund		71262.98
2025 4922.742 units in Charifund	85042.34	
	85042.34	**71262.98**

2. Fixed assets

Church House

Church Cottage
Church Estate Allotment Gardens

3. Utility Credits

Electricity	115.03
Water	110.70
Gas	184.00

Notes to the accounts

1. The Trustees have made the nineteenth of twenty-five payments to replace monies borrowed from the permanent endowment to renovate Church Cottage, as required by the Charity Commission

2. There are no disclosable transactions in respect of Trustees, persons closely connected with them or other related parties

b Payments includes expenses + payments to endowment

Treasurers comments on the 2025 End of Year Financial Statement

Over the year the charity's gross income has been £32,111.95 (an increase of £2,250.94 compared with last year) and its expenses £26,325.10 (an increase of £12,210.40 compared with last year) (The expenses amount includes our yearly payment of £1,400 to the permanent endowment. Although strictly speaking the charity still has this £1,400, it is now tied up)

You will see that half of the expenses were the improvements to Church Cottage.

This gives a net profit for the year of £5,786.85 compared with last years of £15,446.31

There was £25,213.23 at the end of 2024 which means there is £31,000.08 in the bank so to speak

There was a gift of £500 to the PCC and a grant for Relief of Financial Hardship of £50

As of December this year the investment assets have increased in their valve by £7252.62 to £85042.34

The net profits of the individual assets are detailed below.

There was a contribution towards energy costs from the PCC (£612) and a contribution from the Tuesday Bible study group (£167.09)

The net worth of the charity is £116452.15

Asset profits

In working out these net profits I have taken off expenses, running costs repairs etc but not repairs etc that are improving the condition of the assets that will last over several years e.g. window repairs

Church House profits = £9675.12 *50% of gross income*

Church Cottage profits = £7350.72 *93% of gross income*

Investments = £4718.26

Allotments = £24 *100% of gross income*

J M Thorpe 11/3/26

CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Independent Examiner's Report

Report to the trustees/ members of	Church Estate and Headborough Charity		
On accounts for the year ended	31 December 2025	**Charity No**	254975

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024

Responsibilities and basis of report

As the charity trustees of the Trust, 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: Alison Cranmer **Date:** 17/4/26

Name: Alison Cranmer, AC Office Services

Relevant professional qualification(s) or body (if any): MIAgSA
ICB MLR 2017 Supervision Licence 5376

Address: 24 Quebec Road, Dereham, Norfolk, NR19 2DR