REGISTERED CHARITY NUMBER: 258519

Report of the Trustees and

Unaudited Financial Statements

for the Year Ended 31 December 2025

for

The Edwards Skinner Charitable Trust

Peter Hodgson & Co.
Chartered Accountants
Shadwell House
65 Lower Green Road
Tunbridge Wells
Kent
TN4 8TW

The Edwards Skinner Charitable Trust

Contents of the Financial Statements for the Year Ended 31 December 2025

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Statement of Financial Position	7
Notes to the Financial Statements	8 to 14
Detailed Statement of Financial Activities	15

The Edwards Skinner Charitable Trust

Report of the Trustees for the Year Ended 31 December 2025

The trustees present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The principal objects of the trust are:

1 - To apply such part of the income from the trust fund as, in the opinion of the trustees, will enable the charity known as The West Watch Trust to effectively carry on its activities;
2 - To maintain, advance and promote the Christian faith; and
3 - To support or aid in the establishment or support of any charitable associations or institutions.

Activities

The trust achieves its objectives by making grants to Christian charities including the West Watch Trust.

Public benefit

The trustees confirm they have complied with their duties under section 17(5) of the Charities Act 2011 to refer to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in setting the grant making policy for the year.

Grantmaking Policy

Grants are made in accordance with the objectives of the trust, income being first applied to enable The West Watch Trust to carry out its activities. Any funds remaining and available for grants to other charities will be applied first towards those regularly supported and only after this has been done will one-off gifts be considered in response to other applications.
Applications from other charities or institutions are reviewed against the following guidelines, which are confirmed annually:

1- Personal Contacts - great value is placed on personal knowledge of a charity or ministry by one of the trustees.
2 - Council of Reference - the worthiness of a given charity or ministry can also be assessed by investigating whether the council of reference includes Christians who are well-known and trusted.
3 - Miss Skinner's Contacts - the trustees seek to continue supporting the charities approved by Miss Skinner, the trust's settlor.
4 -West Watch Links - charities and ministries associated with guests and friends of West Watch.
5 - International Tragedy - gifts to Christian charities working in disaster areas.

During the year, total grants of £69,517 (2024: £41,000) were made to various registered charities and the details are given in note 3 to the financial statements.

FINANCIAL REVIEW

Financial Review

The income for the year on the Unrestricted Income Fund was £44,214 (2024: £43,653) which arose from investments. The expenditure was £82,654 (2024: £51,168) giving rise to a deficit for the year of £38,440 (2024: £7,515).

Investments

The trust's listed investments were valued at 31 December 2025 at £1,069,977 (2024: £919,716) with a cost of £765,429 (2024: £709,916). The income from the investments funds the work of the charity and there is no additional fund raising.

There are no restrictions on the power of the trustees to invest and the principles of investment which are reviewed annually, are:

1 - To at least maintain, in real terms, the income available each year for making grants;
2 - To obtain long-term capital growth to match or exceed the rate of inflation and not to seek short-term gains but maintain a prudent management style;
3 - To invest in ways consistent with the Christian ethos of the charity;
4 - Following due consideration of the trustees skills the management of the investment portfolio has been given to Fiske to fully manage.

Reserves policy

It is likely that The West Watch Trust will continue to require funds in future years in order to maintain its day-to-day activities and over time for the inevitable repairs and maintenance of the properties leased from the Edwards Skinner Charitable Trust. These costs cannot be estimated in amount or time and the trustees believe it right, therefore, to preserve the trust capital to ensure the future work of the trust.

This decision is reviewed annually in the light of events, the performance of the fund, and the desire to at least maintain, where possible, the level of grants to charities other than The West Watch Trust.

Future plans

In the future the charity will continue to support the West Watch Trust as required.

The trustees have considered the possible development of a barn on the estate for a prayer room. Planning Permission was granted for this use but has now lapsed. This still remains a possibility for the future but is unlikely in the current economic climate.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Charity constitution

The trust is constituted under a declaration of trust dated 8 October 1968. It was set up to support the work of The West Watch Trust, which was constituted under a trust deed on the same date and has the same trustees. The trustees receive no remuneration but are reimbursed for expenses incurred.

Decision making

The trustees normally meet four times a year, either at West Watch Cottages or elsewhere, but retain the flexibility to meet more often as occasion demands. All decisions are recorded in the minutes.

From time to time the trustees are in informal contact regarding, for example, investment or property maintenance matters, and any decisions are confirmed and recorded at the next formal meeting. At each meeting the trustees review the performance of the investment portfolio from valuations and advice supplied by the broker.

Telephone advice is obtained where appropriate and any changes agreed. At each meeting the trustees confirm regular grants and approve new grants if sufficient funds are available.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Induction and training of new trustees

Potential new trustees are generally people known to one or more of the existing trustees and who have an area of expertise to offer the trust and who have sympathy with its aims and objectives. If all the trustees are in unanimous agreement, the potential trustee is approached and, if interested, invited to attend a meeting, as an observer in the first instance. After appointment, new trustees learn more about the trust's work and, when appropriate, are given an area of responsibility in the running of the trust.

Risk management

The Investment portfolio is now fully managed by Fiske who report transactions to the trustees and provide summary overviews for each trustee meeting.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

258519

Principal address

West Watch Cottages 2
Birchgrove Road
Chelwood Gate
Haywards Heath
West Sussex
RH17 7DG

Trustees

B M O'Driscoll (resigned 7.9.25)
I A Wilson
T J Pope (appointed 15.9.25)
G T Anderson

Independent Examiner

Aidan Smyth ACA
Peter Hodgson & Co.
Chartered Accountants
Shadwell House
65 Lower Green Road
Tunbridge Wells
Kent
TN4 8TW

Bankers

CAF Bank Limited
25 Kings Hill Avenue Kings Hill,
West Mailing
Kent
ME19 4TA

Investment Advisers

Fiske plc
100 Wood Street
London EC2V 7AN

REFERENCE AND ADMINISTRATIVE DETAILS

Solicitors
Buss Murton Law LLP
31 High Street
Cranbrook
Kent TN17 3EE

Approved by order of the board of trustees on 24th September 2026 and signed on its behalf by:

I A Wilson - Trustee

Independent Examiner's Report to the Trustees of The Edwards Skinner Charitable Trust

Independent examiner's report to the trustees of The Edwards Skinner Charitable Trust
I report to the charity trustees on my examination of the accounts of The Edwards Skinner Charitable Trust (the Trust) for the year ended 31 December 2025.

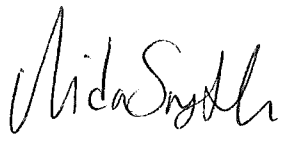
Responsibilities and basis of report
As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all 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 Trust 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 applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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



Aidan Smyth ACA
The Institute of Chartered Accountants in England and Wales

Peter Hodgson & Co.
Chartered Accountants
Shadwell House
65 Lower Green Road
Tunbridge Wells
Kent
TN4 8TW

Date: 24/9/2026

The Edwards Skinner Charitable Trust

Statement of Financial Activities for the Year Ended 31 December 2025

	Notes	2025 Unrestricted fund £	2024 Total funds £
INCOME AND ENDOWMENTS FROM			
Investment income	2	44,214	43,653
EXPENDITURE ON			
Charitable activities	3		
General		82,654	51,168
Net gains/(losses) on investments		237,558	(52,933)
NET INCOME/(EXPENDITURE)		199,118	(60,448)
RECONCILIATION OF FUNDS			
Total funds brought forward		1,926,322	1,986,770
TOTAL FUNDS CARRIED FORWARD		2,125,440	1,926,322

The notes form part of these financial statements

The Edwards Skinner Charitable Trust

Statement of Financial Position
31 December 2025

	Notes	2025 Unrestricted fund £	2024 Total funds £
FIXED ASSETS			
Tangible assets	8	952,876	952,876
Investments	9	1,069,977	919,716
		2,022,853	1,872,592
CURRENT ASSETS			
Cash at bank		104,267	58,770
CREDITORS			
Amounts falling due within one year	10	(1,680)	(5,040)
NET CURRENT ASSETS		102,587	53,730
TOTAL ASSETS LESS CURRENT LIABILITIES		2,125,440	1,926,322
NET ASSETS		2,125,440	1,926,322
FUNDS	11		
Unrestricted funds		2,125,440	1,926,322
TOTAL FUNDS		2,125,440	1,926,322

The financial statements were approved by the Board of Trustees and authorised for issue on 24 September 2026 and were signed on its behalf by:

I A Wilson - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The trust constitutes a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the trust's ability to continue as a going concern. With respect to the next reporting period, the year ended 31 December 2022, the most significant areas of uncertainty that affect the carry value of assets held by the trust are the level of investment return and the performance of investment markets.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Investment income and interest on funds held on deposit are included upon receipt.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.
All expenditure is accounted for on an accruals basis. All expenses, including governance costs, are allocated or apportioned to the applicable expenditure headings in the statement of financial activities.

Grants payable are payments made to third parties in the furtherance of the charitable objects of the charity and are recognised when the trustees decide to make the grant.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Allocation and apportionment of costs
Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to the independent examination and trustees expenses.

Tangible fixed assets
Tangible fixed assets are stated at cost less depreciation. Assets are measured at cost of purchase together with amounts directly attributable to bringing it into working condition for its intended use, including capital finance costs. Depreciation is provided at rates calculated to write off the cost less estimated residual value over its expected useful life. Depreciation has not been provided as the trustees consider the residual value is than the carrying value. The carrying value is reviewed annually by the trustees for impairment and any loss is charged through the Statement of Financial Activities.

Expenditure on other fixed assets greater than £500 is capitalised. Depreciation is provided on furniture and equipment at 12.5% per annum on cost to write off the cost of the assets less estimated residual value over their expected useful lives:

continued...

1. ACCOUNTING POLICIES - continued

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2025	2024
	£	£
Dividend income	42,656	41,581
Deposit account interest	1,558	2,072
	44,214	43,653

3. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Grant funding of activities (see note 4)	Support costs	Totals
	£	£	£	£
General	5,440	69,517	7,697	82,654

4. GRANTS PAYABLE

	2025	2024
	£	£
General	69,517	41,000

EXPENDITURE ON CHARITABLE ACTIVITIES - GRANTS

Grants to Institutions

£69,517 - West Watch Trust

continued...

5. OTHER

	2025	2024
	£	£
Support costs	7,697	4,959

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

The trust has a trustees' indemnity insurance policy jointly with The West Watch Trust. The premium paid during the year was £452 (2024: £452) and the whole amount has been charged in these financial statements.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

7. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
INCOME AND ENDOWMENTS FROM	
Investment income	43,653
EXPENDITURE ON	
Charitable activities	
General	51,168
Net gains/(losses) on investments	(52,933)
NET INCOME/(EXPENDITURE)	(60,448)
RECONCILIATION OF FUNDS	
Total funds brought forward	1,986,770
TOTAL FUNDS CARRIED FORWARD	1,926,322

continued...

8. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 January 2025 and 31 December 2025	952,876	9,600	962,476
DEPRECIATION			
At 1 January 2025 and 31 December 2025	-	9,600	9,600
NET BOOK VALUE			
At 31 December 2025	952,876	-	952,876
At 31 December 2024	952,876	-	952,876

9. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2025	919,716
Additions	191,935
Disposals	(178,024)
Change in market value	136,350
At 31 December 2025	1,069,977
NET BOOK VALUE	
At 31 December 2025	1,069,977
At 31 December 2024	919,716

There were no investment assets outside the UK.

Cost or valuation at 31 December 2025 is represented by:

	Listed investments £
Valuation in 2022	901,590
Valuation in 2023	69,328
Valuation in 2024	(51,202)
Valuation in 2025	150,261
	1,069,977

continued...

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Accrued expenses	1,680	5,040

11. MOVEMENT IN FUNDS

	At 1.1.25	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted funds			
General fund	1,926,322	199,118	2,125,440
TOTAL FUNDS	1,926,322	199,118	2,125,440

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	44,214	(82,654)	237,558	199,118
TOTAL FUNDS	44,214	(82,654)	237,558	199,118

Comparatives for movement in funds

	At 1.1.24	Net movement in funds	At 31.12.24
	£	£	£
Unrestricted funds			
General fund	1,986,770	(60,448)	1,926,322
TOTAL FUNDS	1,986,770	(60,448)	1,926,322

continued...

11. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	43,653	(51,168)	(52,933)	(60,448)
TOTAL FUNDS	43,653	(51,168)	(52,933)	(60,448)

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.24 £	Net movement in funds £	At 31.12.25 £
Unrestricted funds			
General fund	1,986,770	138,670	2,125,440
TOTAL FUNDS	1,986,770	138,670	2,125,440

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	87,867	(133,822)	184,625	138,670
TOTAL FUNDS	87,867	(133,822)	184,625	138,670

continued...

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2025.

13. CONNECTED CHARITY

The trustees of the Edwards Skinner Charitable Trust are also the trustees of The West Watch Trust.

During the year grants amounting to £69,517 were paid to The West Watch Trust (2024: £40,000).

Under an agreement dated 25 March 1969, the premises and grounds known as West Watch were demised by Miss D I Skinner to The West Watch Trust on a yearly tenancy at an annual rental of £1, if demanded. Miss Skinner died on 30 May 1995 and under the terms of her Will, the premises and grounds at West Watch were left to the Edwards Skinner Charitable Trust. The previous tenancy agreement for Cottages 1, 2 and 3, the Annexe (Zion) and Divals Field and Plantation has been continued.

The Edwards Skinner Charitable Trust

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

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Investment income		
Dividend income	42,656	41,581
Deposit account interest	1,558	2,072
	44,214	43,653
Total incoming resources	44,214	43,653
EXPENDITURE		
Charitable activities		
Insurance	5,297	5,189
Property expenses	143	20
Grants to institutions	69,517	41,000
	74,957	46,209
Support costs		
Finance		
Bank charges	60	60
Nominee & custody charges	5,505	2,767
	5,565	2,827
Governance costs		
Trustees' indemnity insurance	452	452
Independent Examiner's fees	750	750
Accountancy and legal fees	930	930
	2,132	2,132
Total resources expended	82,654	51,168
Net expenditure before gains and losses	(38,440)	(7,515)
Realised recognised gains and losses		
Realised and unrealised gains / (losses) on investments	237,558	(52,933)
Net income/(expenditure)	199,118	(60,448)