Charity registration number: 272566

Church Lands and John Johnson's Estate Charities

Annual Report and Financial Statements

for the Year Ended 31 December 2025

Church Lands and John Johnson's Estate Charities

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Church Lands and John Johnson's Estate Charities

Trustees' Report

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

Objectives and activities

Objects and aims

The objective of the charity is to maintain endowment funds to generate income for distribution to related charitable organisations of St. Laurence Ecclesiastical Charities and St. Laurence Relief In Need Trust. Income is distributed on a non-discretionary basis in accordance with the deed of trust.

Public benefit

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

Achievements and performance

During the year the charity made distributions to related charitable organisations in accordance with its constitution, as follows:

St. Laurence Ecclesiastical Charities £70,070 (2024: £71,064)
St. Laurence Relief In Need Trust £59,962 (2024: £60,525)

The endowment fund fixed assets comprise freehold investment properties and listed investments. The investment properties were fully let during the year at market rental values. The return on listed investments was in line with expectation for the investment strategy and risk profile of the charity.

Financial review

Policy on reserves

Capital repair costs to freehold property incurred for the purpose of securing good market rental value may be recovered from the general reserve over the duration of the relevant leasehold tenancy agreement. This policy preserves the investment pool for the long term legacy and benefit of the combined charities.

Principal funding sources

The principal funding sources are non-distributable endowment funds held to secure the long term funding of the charitable objectives. All investment income less management and capital repair costs are distributed to related charities on an annual basis.

Investment policy and objectives

There are no restrictions on the trustees' power to invest the assets of the charity. Listed investments are low risk and held mainly in managed investment funds with a bias towards providing income. The investment properties are subject to full tenant repairing leases and held on a long term basis for rental yield.

Church Lands and John Johnson's Estate Charities

Trustees' Report (continued)

Reference and Administrative Details

Charity Registration Number:	272566
Principal Office:	Victoria House 26 Queen Victoria Street Reading Berkshire RG1 1TG
Independent Examiner:	Graeme Hobbs FCCA Hobbs Granger Roitt LLP 11 Eastheath Avenue Wokingham Berkshire RG41 2PP
Solicitors:	Blandy & Blandy 1 Friar Street Reading Berkshire RG1 1DA
Bankers:	The Royal Bank of Scotland plc Liverpool CSC Stephenson Way Wavertree Liverpool L13 1HE
Investment Managers:	Redmayne-Bentley LLP Market Place House 43 Market Place Henley-on-Thames RG9 2AA
Chartered Surveyors:	Hicks Baker Limited 10-14 Duke Street Reading RG1 4RU

Trustees and officers

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

Trustees:	Mrs P Thomas
	Mrs R P Williams (resigned 25 December 2025)
	Mr N C Burrows
	Mrs R E Pearse
	Rev C R Jones
	Mr L R Smith
Chairman:	Rev C R Jones

Structure, governance and management

Nature of governing document

The Church Lands and John Johnson's Estate Charities is an unincorporated charity and controlled by its governing document, a deed of trust dated 1 January 1942.

The charity is under common trusteeship with two related charitable organisations of St. Laurence Ecclesiastical Charities (charity no. 203336) and St. Laurence Relief in Need Trust (charity no. 205043).

Recruitment and appointment of trustees

Trustees are carefully selected for their knowledge and experience of charitable organisations. New trustees are elected at the Annual General Meeting. Newly appointed trustees are inducted to the work of the charity by the chairman and provided with all information required to fulfil their role as trustees in accordance with the deed of trust and the Charities Act 2011. A trustee may retire voluntarily.

Organisational structure

The Chairman, Rev C R Jones, has overall responsibility for the charity and is assisted in this role by the Clerk. The Treasurer is responsible for the financial management of the charity. The charity engages a firm of chartered surveyors to manage property investments, stockbrokers to manage listed investments and lawyers to advise on legal matters.

Trustee meetings

Trustee meetings are held twice a year, one of which is the Annual General Meeting.

Risk management

The trustees acknowledge their responsibility to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Statement of Trustees' Responsibilities

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

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

The annual report was approved by the trustees of the charity on 30/10/2026 and signed on its behalf by:



Rev C R Jones
Chairman and trustee

Church Lands and John Johnson's Estate Charities

Independent Examiner's Report to the trustees of Church Lands and John Johnson's Estate Charities

I report to the trustees on my examination of the accounts of Church Lands and John Johnson's Estate Charities for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity trustees of Church Lands and John Johnson's Estate Charities 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 Church Lands and John Johnson's Estate Charities's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of Church Lands and John Johnson's Estate Charities as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

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

Graeme Hobbs
Graeme Hobbs (Oct 30, 2026 14:02:06 GMT)

Graeme Hobbs FCCA
Hobbs Granger Roitt LLP

11 Eastheath Avenue
Wokingham
Berkshire
RG41 2PP

30/10/2026
Date:.....

Church Lands and John Johnson's Estate Charities

Statement of Financial Activities for the Year Ended 31 December 2025

	Note	Endowment funds £	Total 2025 £
Income and Endowments from:			
Investment income	2	177,321	177,321
Total income		177,321	177,321
Expenditure on:			
Raising funds	3	(36,882)	(36,882)
Charitable activities	4	(140,439)	(140,439)
Total expenditure		(177,321)	(177,321)
Gains/losses on investment assets		106,922	106,922
Net income		106,922	106,922
Net movement in funds		106,922	106,922
Reconciliation of funds			
Total funds brought forward		2,660,999	2,660,999
Total funds carried forward	11	2,767,921	2,767,921

	Note	Endowment funds £	Total 2024 £
Income and Endowments from:			
Investment income	2	174,787	174,787
Total income		174,787	174,787
Expenditure on:			
Raising funds	3	(35,695)	(35,695)
Charitable activities	4	(139,092)	(139,092)
Total expenditure		(174,787)	(174,787)
Gains/losses on investment assets		34,291	34,291
Net income		34,291	34,291
Net movement in funds		34,291	34,291
Reconciliation of funds			
Total funds brought forward		2,626,708	2,626,708
Total funds carried forward	11	2,660,999	2,660,999

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

The funds breakdown for 2024 is shown in note 11.

Church Lands and John Johnson's Estate Charities

(Registration number: 272566)
Balance Sheet as at 31 December 2025

	Note	31 December 2025 £	31 December 2024 £
Fixed assets			
Investments	8	2,769,315	2,664,199
Current assets			
Debtors	9	21,502	25,904
Cash at bank and in hand		66,762	71,386
		88,264	97,290
Creditors: Amounts falling due within one year	10	(89,658)	(100,490)
Net current liabilities		(1,394)	(3,200)
Net assets		2,767,921	2,660,999
Funds of the charity:			
Endowment funds		2,767,921	2,660,999
Total funds	11	2,767,921	2,660,999

The financial statements on pages 6 to 15 were approved by the trustees, and authorised for issue on 30/10/2026 and signed on their behalf by:

Rev C R Jones
Chairman and trustee

1 Accounting policies

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

Basis of preparation
Church Lands and John Johnson's Estate Charities meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

Going concern
The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments

Investment income

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Expenditure
All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Raising funds

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs
Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

1 Accounting policies (continued)

Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Investment properties

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

Fund structure

Endowment funds represent those assets which must be held permanently by the charity, principally investments. Income arising on the endowment funds can only be used in accordance with the objects of the charity. Any capital gains or losses arising on the investments form part of the fund.

The costs of administering and managing the general and endowment funds are charged against the appropriate fund. Investment income and gains are allocated to the appropriate fund.

2 Investment income

	Endowment funds Permanent £	Total 2025 £	Total 2024 £
Interest receivable and similar income;			
Interest receivable on bank deposits	1,008	1,008	1,272
Other income from fixed asset investments	36,850	36,850	35,195
Other investment income	-	-	500
Income from rents	139,463	139,463	137,820
	177,321	177,321	174,787

3 Expenditure on raising funds

a) Investment management costs

	Endowment funds Permanent £	Total 2025 £	Total 2024 £
Other investment management costs;			
Other portfolio management costs	100	100	100
Costs of obtaining investment advice	6,274	6,274	1,906
Costs of rent collection	13,911	13,911	8,417
Property repairs	16,597	16,597	25,272
	36,882	36,882	35,695

The comparative period's property repairs expense includes bad debts of £1,644.

4 Expenditure on charitable activities

	Grant funding of activity £	Activity support costs £	2025 £	2024 £
Relief in Need	59,962	4,799	64,761	63,976
Ecclesiastical	70,070	5,608	75,678	75,116
	130,032	10,407	140,439	139,092

5 Analysis of support costs

Charitable activities expenditure

	Total 2025 £	Total 2024 £
Clerk's fees	2,988	2,961
Treasurer's fees	5,240	2,706
Trustees and officers liability insurance	841	703
Independent Examiner's fees	1,264	1,064
Bank charges	74	69
	10,407	7,503

Support costs allocated to charitable activities

	Governance costs £	Finance costs £	Total 2025 £	Total 2024 £
Relief in Need	3,387	1,412	4,799	3,451
Ecclesiastical	3,958	1,650	5,608	4,052
	7,345	3,062	10,407	7,503

6 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses from the charity during the year.

7 Taxation

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

8 Fixed asset investments

	31 December 2025 £	31 December 2024 £
Investment properties	1,810,002	1,810,002
Other investments	959,313	854,197
	2,769,315	2,664,199

Investment properties

	Investment properties £
Cost or Valuation	
At 1 January 2025	1,810,002
At 31 December 2025	-
Net book value	
At 31 December 2025	1,810,002
At 31 December 2024	1,810,002

Cost or valuation at 31 December 2025 is represented by:

Valuation £1,539,625
Historic cost £ 270,377

Investment property was last externally valued on an open market basis at 31 December 2020 by Dunster and Morton, Chartered Surveyors, and the trustees consider this to be an appropriate estimation of the market value as at the Balance Sheet date.

8 Fixed asset investments (continued)

Other investments

	Listed investments £	Stockbroking cash accounts £	Total £
Cost or Valuation			
At 1 January 2025	849,325	4,872	854,197
Revaluation	106,922	-	106,922
Movement	-	(1,806)	(1,806)
At 31 December 2025	956,247	3,066	959,313
Net book value			
At 31 December 2025	956,247	3,066	959,313
At 31 December 2024	849,325	4,872	854,197

The listed investments comprise:
UK Fixed interest securities £145,464 (2024: £142,765)
UK Investment trust and unit trust funds £810,783 (2024: £706,560)

The historical cost of listed investments is £505,638 (2024 - £505,638)

9 Debtors

	31 December 2025 £	31 December 2024 £
Prepayments	9,595	11,488
Other debtors	11,907	14,416
	21,502	25,904

10 Creditors: amounts falling due within one year

	31 December 2025 £	31 December 2024 £
Other creditors	86,723	91,693
Accruals	2,935	8,797
	89,658	100,490

11 Funds

	Balance at 1 January 2025 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 December 2025 £
Endowment funds					
Permanent	2,660,999	177,321	(177,321)	106,922	2,767,921

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 December 2024 £
Endowment funds					
Permanent	2,626,708	174,787	(174,787)	34,291	2,660,999

12 Analysis of net assets between funds

	Endowment funds Permanent £	Total funds at 31 December 2025 £
Fixed asset investments	2,769,315	2,769,315
Current assets	88,264	88,264
Current liabilities	(89,658)	(89,658)
Total net assets	2,767,921	2,767,921

	Endowment funds Permanent £	Total funds at 31 December 2024 £
Fixed asset investments	2,664,199	2,664,199
Current assets	97,290	97,290
Current liabilities	(100,490)	(100,490)
Total net assets	2,660,999	2,660,999

13 Related party transactions

During the year the charity made the following related party transactions:

St. Laurence Ecclesiastical Charities
St. Laurence Ecclesiastical Charities share common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £70,070 (2024: £71,064)

At the balance sheet date the amount due to St. Laurence Ecclesiastical Charities was £64,847 (2024 - £54,778).

St. Laurence Relief in Need Trust
St. Laurence Relief in Need Trust shares common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £59,962 (2024: £60,525)

At the balance sheet date the amount due to St. Laurence Relief in Need Trust was £21,876 (2024 - £36,915).

Vale & West
The treasurer, Mr Pyke is a partner with Vale & West Chartered Accountants. During the year the charity paid Vale & West £5,240(2024: £2,706) for accountancy services.

At the balance sheet date the amount due to/from Vale & West was £Nil (2024 - £Nil).

Blandy & Blandy
Mr N C Burrows is a trustee and a partner with Blandy & Blandy. During the year the charity paid Blandy & Blandy £6,274 (2024: £1,906) for legal services.

At the balance sheet date the amount due to/from Blandy & Blandy was £Nil (2024 - £Nil).