Report of the Trustees and

Unaudited Financial Statements

for the year ended 31st December 2025

for

The Abbey Sutton Courtenay Limited

The Abbey Sutton Courtenay Limited

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for the year ended 31 December 2025

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The Abbey Sutton Courtenay Limited

Company Information
for the year ended 31 December 2025

TRUSTEES:	M E Cass S D Dhall J Mahoney D R Rowe
REGISTERED OFFICE:	The Abbey Sutton Courtenay Abingdon Oxfordshire OX14 4AF
COMPANY REGISTERED NUMBER:	01446667
CHARITY COMMISSION NUMBER:	278687
EXAMINERS:	Wenn Townsend Chartered Accountants 30 St Giles Oxford OX1 3LE
SOLICITORS:	Royds Withy King North Bailey House New Inn Hall Street Oxford OX1 2EA
BANKERS:	Lloyds TSB Bank plc 8 Ock Street Abingdon Oxfordshire OX14 5AP

The Abbey Sutton Courtenay Limited

Report of the Trustees
for the year ended 31 December 2025

The Trustees (who are also Directors of the charitable company for the purposes of the Companies Act and Trustees for the purposes of the Charities Act) present their report and the financial statements of the charitable company for the year ended 31 December 2024. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' (FRS 102) in preparing the Annual Report and financial statements of the Charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Abbey Sutton Courtenay Limited is a charitable company limited by guarantee formed on 4 September 1979 and registered under the Companies Act registration number 01446667. It is a Registered Charity, number 278687.

Since early 2021, given recent difficulties, the trustees have as a group undertaken a much more direct role in managing the Charity.

The Trustees in office during the year and subsequently up to the approval date were as follows:

M E Cass
Ms S D Dhall
J Mahony
D R Rowe
N C Winfield (resigned 30 November 2025)

OBJECTIVES AND ACTIVITIES FOR THE PUBLIC BENEFIT

The Abbey adopted and successfully lodged Charity Commission Model Articles in October 2011. The objectives of the charitable company are set out in its Memorandum of Association and are: to study and promote the application of the Christian faith and to explore the experience of other faiths in the light of the Judeo-Christian traditions and of modern psychological and social science to the needs of society and to the growth and development of individuals so that they may learn to live more fully as persons in community; to establish a residential centre where adults may receive education in the above; to carry on research into the above objects; to promote lectures, seminars and conferences; to receive donations; to apply income and property solely towards the promotion of the charitable objects above.

In furthering these objects during the year, the trustees have focused the charity's work on:

- promoting spiritual enquiry, dialogue and practice reflecting the unity of religious traditions and of humanity;
- encouraging self-knowledge and the development of an inner life;
- encouraging personal growth and mental and emotional wellbeing; encouraging compassion and service;
- promoting understanding of the human being in the community and in relation to the natural world; and
- caring for the Abbey buildings and grounds in keeping with their Grade I listed status so as to provide a fitting setting for this work.

ACHIEVEMENTS AND PERFORMANCE

The Abbey has enjoyed a successful year of increased bookings. Overall, the charity is succeeding in its aim to increase income from residential retreat bookings and reduce reliance on more commercial accommodation bookings. This year we have welcomed many returning groups of retreat clients and held the first two in a series of our own writing retreats which were well attended. The community café has delivered a steady income and continued to grow its local and regional clientele, increasing interest and participation in the Abbey activities amongst local people. The Saturday educational programme has continued with a series of talks on varied subjects, held throughout the year, such as a day on Interactive Ayurveda (talk and experience) and a three-part workshop on Mindfulness. The Buildings Committee continues to address the significant task of caring for a Grade I listed building, commissioning condition surveys and planning for and seeking fundraising for the major capital restoration works needed over and above day to day maintenance.

In addition to the charity manager, we have been able to employ a house keeping staff member to help manage the Abbey and Guest house and the team of volunteers. Volunteers are mainly international travellers who seek an inter-cultural experience and for food and accommodation exchange their skills to assist the running of the Abbey and its retreat and educational activities. Owing to immigration and visa laws if they do not have a UK passport or suitable rights to work in the UK or to remain in the UK, they stay not more than 1 month with us. As a result, there is a constantly changing group of volunteers. In addition to the residential volunteers, we have a valuable and committed team of local garden volunteers who maintain the walled garden, growing food and flowers for use in The Abbey. In the past year, the group that was formerly part of the Oxford Shed charity has been absorbed into the Abbey charity as the Abbey Workshop and they continue to meet and undertake their own activities, supporting men's social and mental health, as well as helping out around the buildings and grounds with a variety of maintenance tasks.

FINANCIAL REVIEW

The Statement of Financial Activities for the year is set out on Page 5 of the Financial Statements.

The results for the year and financial position of the Company are as shown in the annexed financial statements. A summary of the income and expenditure of the Charity is shown on Page 5. The accounts show a surplus of £54,233 on the unrestricted general funds for the year, which represents the day-to-day operation of the Abbey, but also includes some generous donations in the period. The liabilities of the company at the year-end remain fully covered by cash held at the bank. The reserves at 31 December 2025 amounted to £832,018 of which £746,174 relates to a property value held as a designated fund, and £85,844 are unrestricted reserves available for use on the charity's objectives.

FIXED ASSETS

In June 2022, the freehold property at The Abbey, Sutton Courtenay, was given a guide valuation of £2.75m - £3m, based on vacant possession, unrestored by Knight Frank. The current accounts show a book value on a cost basis and does not necessarily reflect the market value of the Abbey.

RESERVES

As at 31 December 2025 the charity had total funds of £832,018 all of which were unrestricted in nature. £749,555 of these funds were represented by fixed assets, leaving £82,463 of general funds as free reserves at the year end date (2024: £26,309).

The free reserves at the year end therefore amount to approximately nine months expenditure in a normal year. The Trustees regard this level as satisfactory, with the current stated reserves policy being to hold reserves to cover at least six months expenditure as a minimum. However, they would also ideally be keen to build up further reserves (whether that be general/designated funds or restricted funds via specific fundraising) for repairs and restoration of the building.

FUTURE PLANS

The Trustees are developing a new business plan to assist with activities and funding through to 2030. The board recognise that their responsibilities encompass both the responsibility of caring for an historic building as well as the need to run and operate a successful charity. Whilst the funds from activities and events and especially the running of retreats, have continued to grow, they are not sufficient to undertake the sort of works required for the proper maintenance of the buildings. The Abbey building needs a lot of renovation and this requires significant funding. The trustee board has a Buildings Committee with interested and skilled people dedicated to planning and applying for funding to undertake necessary specialist works. In addition the trustees are working with trusted partners of the Abbey to expand the guest house to accommodate more retreat clients and to make better use of the grounds and various other buildings on the site.

This report has been prepared having taken advantage of the small companies exemption in the Companies Act 2006.

On behalf of the Trustees

.....
D R ROWE

20th August 2026

Independent Examiner's Report to the Trustees of The Abbey Sutton Courtenay Limited

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 December 2025 which are set out on pages 5 to 12.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no 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 company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.

B Hayes FCA

Wenn Townsend

Chartered Accountants

Oxford

20th August 2026

The Abbey Sutton Courtenay Limited

Statement of Financial Activities
(including income and expenditure account)
for the year ended 31 December 2025

	Notes	Unrestricted Total Funds 2025 £	Unrestricted Total Funds 2024 £
INCOME FROM:			
Donations and grants	2	22,746	3,599
Programme events		1,280	2,114
Hire of the centre		120,390	78,816
Room and board		7,890	-
Workshop rent		4,560	4,560
Retreats		7,045	13,818
Miscellaneous income		1,361	59
Investment income		432	1,240
Residential catering		27,252	16,160
Total Income		192,956	120,366
EXPENDITURE ON:			
Charitable activities:			
Conference costs (salaries)	11	20,420	22,176
Conference costs (other)	11	24,921	20,197
Property costs	12	66,155	59,030
Support and administrative costs	13	24,902	27,874
Finance costs	14	404	325
Depreciation	6	1,921	2,901
Total expenditure		138,723	132,503
NET INCOME/(EXPENDITURE)		54,233	(12,137)
FUND BALANCES BROUGHT FORWARD		777,785	789,922
FUND BALANCES CARRIED FORWARD		832,018	777,785

All income and expenditure derive from continuing activities.
The statement of financial activities includes all gains and losses recognised during the year.

The notes on pages 7 to 12 form an integral part of these financial statements.

The Abbey Sutton Courtenay Limited

Balance Sheet - 31 December 2025

	Notes	2025 £	2025 £	2024 £	2024 £
FIXED ASSETS:					
Tangible assets	6		749,555		751,476
			749,555		751,476
CURRENT ASSETS:					
Debtors	7	4,600		587	
Cash at bank and in hand		130,178		75,326	
		134,778		75,913	
CREDITORS: Amounts falling due within one year	8	(52,315)		(49,604)	
NET CURRENT ASSETS:			82,463		26,309
TOTAL ASSETS LESS CURRENT LIABILITIES :			832,018		777,785
NET ASSETS:			832,018		777,785
UNRESTRICTED FUNDS					
General funds			85,844		31,611
Designated funds			746,174		746,174
UNRESTRICTED FUNDS	9		832,018		777,785
RESTRICTED FUNDS	9		-		-
			832,018		777,785

For the year ending 31 December 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

ON BEHALF OF THE TRUSTEES

…… **D R ROWE**

Approved by the Trustees on 20th August 2026

The notes on pages 7 to 12 form an integral part of these financial statements.

Notes to the Financial Statements for the year ended 31 December 2025

1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a) General information and basis of preparation

Abbey Sutton Courtenay is a charitable company limited by guarantee in the United Kingdom. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities are detailed in the Trustees' Report.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting 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, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

b) Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) or valuation less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided at the following annual rates on a reducing balance basis in order to write off assets over their estimated useful life:

Freehold property	-	NIL
Fixtures and fittings	-	20% per annum

No depreciation is charged on the freehold property on the grounds that the estimated residual value of the property is not less than the carrying amount of the asset and hence any depreciation arising would be immaterial.

c) Funds

General funds are unrestricted funds which are available for use at the discretion of the Trustees for furthering the religious and charitable work of the company and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim of each designated fund is set out in the notes to the financial statements.

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets those criteria is charged to the fund.

d) Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

e) Income recognition

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

e) Income recognition (continued)

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Donated facilities and donated professional services are recognised in income at their fair value when their economic benefit is probable, it can be measured reliably and the charity has control over the item. No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102).

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes and includes interest.

f) Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

g) Support costs allocation

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs and administrative payroll costs. They are incurred directly in support of expenditure on the objects of the charity and include project management.

The analysis of these costs is included in note 12.

h) Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

i) Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 7 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

j) Going concern

The financial statements have been prepared on a going concern basis. Trustees have considered current year results, and future forecasts, alongside existing cash reserves and are content that funds are sufficient for the charity to continue operations for a period of at least 12 months from the date of approval of the accounts.

2. DONATION AND GRANT INCOME

	2025 £	2024 £
Other donations receivable	22,746	3,599
	22,746	3,599

3. STAFF COSTS

	2025 £	2024 £
The aggregate payroll costs were:		
Wages and salaries	39,361	21,018
Employer pension contributions	1,469	293
	40,830	21,311

The average monthly number of employees during the year was 2 (2024: 2). The average number of full time equivalent employees during the year was 1 (2024: 1).

No employee was paid in excess of £60,000 during the year.

4. TRUSTEES' AND KEY MANAGEMENT PERSONNEL REMUNERATION AND EXPENSES

Trustees receive no remuneration for their services during this or the previous year.

Expenses of £nil were reimbursed to Trustees in 2024 (2024: £50).

No Trustees (2024: none) are accruing pension arrangements.

The charity considers its key management personnel comprise the Trustees.

5. OPERATING SURPLUS/(DEFICIT)

The operating surplus/(deficit) is stated after charging:

			2025 £	2024 £
Examiner fees	-	examination and year end accounts preparation	1,950	1,850
	-	other services	1,350	1,400
	-	(over)/under-provision in prior year	-	92
Depreciation	-	owned assets	1,921	2,901

6. TANGIBLE FIXED ASSETS

	Freehold Land and Buildings	Fixtures and Fittings	Totals
COST/VALUATION:	£	£	£
At 1 January 2025	746,174	85,606	831,780
Additions	-	-	-
At 31 December 2025	746,174	85,606	831,780
DEPRECIATION:			
At 1 January 2025	-	80,304	80,304
Charge for year	-	1,921	1,921
At 31 December 2025	-	82,225	82,225
NET BOOK VALUE:			
At 31 December 2025	746,174	3,381	749,555
At 31 December 2024	746,174	5,302	751,476

The Trustees elected, in accordance with FRS102, to use the carrying value at 1 January 2014 (the transition date) of the freehold property carried at valuation, as its deemed cost.

No depreciation has been charged on the freehold property as the company's policy is to maintain its property in good condition and the estimated residual value is not less than its net book value at any given time and hence any depreciation is considered to be immaterial. The Trustees adopt a policy of regular maintenance and repair of the property.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other debtors	4,600	587
	4,600	587

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade creditors	5,000	5,156
Accruals	11,750	6,581
Deferred income	878	5,989
Taxation and social security	4,687	1,878
Loans	30,000	30,000
	52,315	49,604

Deferred income comprises deposits received in advance for bookings, and donations received intended for use in the next financial year.

	2025 £	2024 £
Balance at 1 January	5,989	11,329
Amount released to incoming resources	(5,989)	(11,329)
Amount deferred in year	878	5,989
Balance as at 31 December	878	5,989

9. ANALYSIS OF NET ASSETS BETWEEN RESTRICTED AND UNRESTRICTED FUNDS

	2025 Tangible Fixed Assets £	2025 Other Net Assets £	2025 Total £
Restricted Funds	-	-	-
Unrestricted Funds			
- general	3,381	82,463	85,844
- designated	746,174	-	746,174
	749,555	82,463	832,018

	2024 Tangible Fixed Assets £	2024 Other Net Assets £	2024 Total £
Restricted Funds	-	-	-
Unrestricted Funds			
- general	5,302	26,309	31,611
- designated	746,174	-	746,174
	751,476	26,309	777,785

The designated fund, representing the latest revaluation of the property is regarded as a fund to be used only for possible replacement of the property and as such is not available for general use on the business of the charity.

Notes to the Financial Statements for the year ended 31 December 2025 continued

10. CONFERENCE COSTS

	2025 £	2024 £
Salaries and stipends	20,420	22,176
Publicity	902	470
Food and general consumables	24,019	19,727
	45,341	42,373

11. PROPERTY COSTS

	2025 £	2024 £
Repairs and maintenance	5,595	14,564
Rates and water	3,918	2,252
Light and heat	19,154	12,720
Insurance	12,159	11,677
Cleaning and gardening	6,803	7,194
Salaries	10,205	-
Health and Safety Compliance	2,962	6,759
Service charges	5,359	3,864
	66,155	59,030

12. SUPPORT AND ADMINISTRATIVE COSTS

	2025 £	2024 £
Telephone	800	927
Printing, postage and stationery	1,487	1,297
Sundry expenses	1,440	2,636
Computer expenses	594	1,688
Admin and bookkeeping – other	6,745	11,545
Salaries	10,205	-
Accountancy	3,298	3,342
Legal fees	333	6,389
Trustee expenses	-	50
	24,902	27,874

13. FINANCE COSTS

	2025 £	2024 £
Bank charges	404	325

14. RELATED PARTY TRANSACTIONS

There were no related party transactions during the year (2024: £nil).