



Keswick Hall Trust

Promoting and supporting
Religious Education

ANNUAL REPORT

&

FINANCIAL STATEMENTS

For the year ended 31 March 2025

Registered Charity No: 311246

Registered Charity No 311246 • Lovewell Blake LLP • Bankside 300 • Peachman Way •
• Broadland Business Park • Norwich • NR7 0LB

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Keswick Hall Charity

Index

	Page No
Report of the Managing Trustees	3 - 10
Auditor's Report	11 - 13
Statement of Financial Activities	14
Balance Sheet	15
Notes to the Accounts	16 - 22

Keswick Hall Charity

Report of the Managing Trustees of Keswick Hall Charity For the year ended 31 March 2025

The Managing Trustees present their report and audited financial statements for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's Governing Document, 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 published in October 2019.

Reference and administrative information

Charity name	Keswick Hall Charity
Charity number	311246
Address of charity	Keswick Hall Charity Lovewell Blake LLP Bankside 300 Peachman Way Broadland Business Park Norwich NR7 0LB

Nominative Managing Trustees

Paul Dunning

Jane Eccleston

Karen Harman

Steve Mashford

Sue Paice

Andrew Read

Jane Sheat

Jon Young

Co-optative Managing Trustees

Nominator

Norwich Diocesan Board of Education

The Bishop of St Edmundsbury and Ipswich [until 15 July 2024]

The Bishop of St Edmundsbury and Ipswich [from 27 September 2024]

The Bishop of Ely

The Bishop of Norwich

Ely Diocesan Board of Education [until 11 March 2024]

St Edmundsbury & Ipswich Diocesan Board of Education

Ely Diocesan Board of Education [from 3 September 2024]

Roger Axworthy
Anthea Kenna
Peter Maxwell
Helen Matter
Lauren Moore [Until February 2025]

Keswick Hall Charity

Report of the Managing Trustees of Keswick Hall Charity For the year ended 31 March 2025

Reference and administrative information

[continued]

Executive Officer [Until 10 March 2025]

Malcolm Green
T/A MJG Business
1 Hockerley New Road
Whaley Bridge
High Peak
Derbyshire
SK23 7GA

Trust Secretary [From 10 March 2025]

Philippa Pearson
The Old School House
15 Church Road
Christchurch
Wisbech
Cambridgeshire
PE14 9PQ

Treasurer

Roger Axworthy

Bankers

Barclays Bank plc
4 Church Street
Woodbridge
IP12 1DJ

Auditor

Lovewell Blake LLP
Chartered Accountants
Bankside 300, Peachman Way
Broadland Business Park
Norwich
NR7 0LB

Investment Managers

JM Finn & Co
4 Coleman Street
London
EC2R 5TA

Solicitors

Lee Bolton Monier-Williams
1 The Sanctuary
Westminster
London
SW1P 3JT

Keswick Hall Charity

Report of the Managing Trustees of Keswick Hall Charity For the year ended 31 March 2025

Objectives and activities

- (1) The object of the charity is to advance for the public benefit education in any part of the world where the Church of England may be at work in such ways as the Managing Trustees may, from time to time, determine, including by:
 - (a) The promotion, encouragement, and support, including research in and development of religious education in Educational Institutions, including the training of ministers of religion, by the provision or assistance in the provision of instruction, classes, lectures books, libraries and reading rooms and any associated equipment or resources.
 - (b) Promoting the efficiency and effectiveness of Educational Institutions and the efficient and effective application of resources for such purposes.
 - (c) Advancing the education and training of people who work, volunteer, or govern in Educational Institutions, particularly those persons who are, or who intend to become, engaged as teachers or otherwise in work connected with religious education, to assist those persons to deliver a high-quality education to pupils, students and the communities served by those institutions.
 - (d) The provision and conduct of a chapel and chaplaincy providing for religious worship, care, and instruction; and
 - (e) The granting of financial assistance to Educational Institutions established for charitable purposes only.
- (2) The object shall be conducted in accordance with the principles and doctrines of the Church of England; and
- (3) "Educational Institution" means any academy, school, college, or place of higher or further education or any other institution having as its purpose education, or promotion of the education of children or adults or children and adults.

The present activity is to apply the Charity's income to grants for in-service and initial training of teachers of religious education; providing resources for use by teachers of religious education; and research and development in religious education. Grants are made to individuals and corporate bodies.

Public benefit

The Managing Trustees have had due regard to the Charity Commission's guidance on public benefit in *The Advancement of Religion for the Public Benefit* and have had due regard to it in their administration of the Charity.

The Charity provides funding to individuals and corporate bodies for the advancement of higher and further education including the promotion of research and development of religious education. The geographical area of benefit is generally within the east of England, however, with the diminishing resource centre availability throughout the UK, this geographical area is continuing to expand nationally and internationally.

Keswick Hall Charity

Report of the Managing Trustees of Keswick Hall Charity For the year ended 31 March 2025

Objectives and activities (continued)

The advancement of education supported by the Charity is generally in accordance with the doctrines of the Church of England. However, in our ever-changing multi-faith world the need for teachers to be equipped to educate young people in all faiths has led to an expansion of the work supported by the Charity.

Grants are available to those who seek to advance their knowledge and understanding in the teaching environment. It is to enable teaching in schools to be enhanced through greater knowledge of the teacher rather than in the provision of physical resources. Help is available to teachers from whatever religious background, and to schools, not just Church of England schools, and regardless of their financial means.

Achievements and performance

Managing Trustees have met three times in this financial year.

Two Nominative Managing Trustees resigned their positions during the year, and have been replaced by new Trustees. One Co-optative Managing Trustee has resigned, leaving a vacancy.

During the year, previously committed grant commitments to the three Dioceses were withdrawn. An annual grant allocation to each Diocese has been agreed at £100,000 with effect from 1 April 2025, with grants made on an annual basis.

£16,500 was offered in grants of which £14,500 was to organisations and £2,000 to individuals.

Financial review

Net income for the year ended 31 March 2025 prior to gains/losses on investment assets amounted to £221,046 (2024: £18,209).

The net loss on investment assets for the year amounted to £104,842 (2024: gain £284,511), giving a net gain in funds for the year of £116,204 (2024: net gain in funds £302,720).

Principal funding sources

Most the Charity's income comes from investments.

Other income is from rental of properties owned by the Charity.

Keswick Hall Charity

Report of the Managing Trustees of Keswick Hall Charity For the year ended 31 March 2025

Financial review (continued)

Grants policy

The Trust gives grants to the dioceses of Ely, Norwich and St Edmundsbury and Ipswich for the development of religious education. From 1 April 2025 these grants are made on an annual basis.

Grants are also made to individuals and corporate bodies for in-service and initial training of teachers of religious education; providing resources for use by teachers of religious education; and research and development in religious education.

Investment policy

The Managing Trustees have invested the capital funds with JM Finn & Co Fund Managers. The accumulated income is also invested by JM Finn & Co Fund Managers.

Reserves policy

On 31 March 2025, unrestricted free reserves totalled £2,947,184 (2024: £2,745,019) represented by investments valued at £2,880,166 (2024: £2,551,464) plus net current assets of £1,479 (2024: £368,311) and less longer-term liabilities of £Nil (2024: £174,756) as contained in note 12. Unrestricted free reserves include funds designated during the period of £402,097 (2024: £372,548). The Restricted Investment Fund balance is £1,332,664 (2024: £1,352,845).

The required level of reserves is based on the 6-year budget projections, and the Managing Trustees regularly check to ensure that the unrestricted reserves include sufficient provision to meet these budget projections. All expenditure is in line with the Payment Authorisation Policy that is reviewed annually.

Trust (Capital and Income) Act 2013

During the period ending 31 March 2019 the Managing Trustees used the above Act to release capital from the Restricted Investment Fund. In identifying the value of the portion of the permanent endowment fund that represented unapplied total return, the Managing Trustees first identified the value of the initial founding gift, and a figure of £1,500,000 was agreed by the Managing Trustees as being the level of the Restricted Investment Fund as of 31 December 2018. From this date anything above this amount is transferred to the Unrestricted Investment Fund. This has allowed the Managing Trustees to set a 10-year budget that will allow the Charity to continue to provide support to religious education during that period.

When reaching the decision as to the unapplied total return to transfer to income, the Managing Trustees had taken the relevant professional advice.

Plans for future periods

Applications for grant from organisations will form the major work of the Managing Trustees to consider the applications and make appropriate decisions on if and how much should be granted to the applicants. The Trust will continue to support the education departments of Ely, Norwich, and St Edmundsbury & Ipswich dioceses until 2026 by providing a grant of £100,000 per diocese per year, increased from £60,000 per diocese per year. The trust is a member of the Association of Church College Trusts that enables information to be shared between the trusts about the future of RE in our schools and colleges.

Keswick Hall Charity

Report of the Managing Trustees of Keswick Hall Charity For the year ended 31 March 2025

Plans for future periods (continued)

There are no staff currently employed by the Trust and there are no plans for any staff to be employed in the future so there will be no need for a pension scheme or payment of PAYE/NI. The Executive Officer/Trust Secretary is self-employed.

The property at 59 Low Road, currently rented out to a former caretaker of Keswick Hall Teacher Training College will continue to be owned by the trust and rented out for the foreseeable future.

Structure, governance, and management.

Governing document

The Keswick Hall Charity (Registered Number 311246) was set up by a Scheme made by the Secretary of State for Education and Science on 9 September 1968, as varied by subsequent Schemes dated 19 October 1971, 18 November 1971, and a Charity Commission Scheme dated 25 February 1981, and subsequently amended on 16 June 2014.

Custodian Trustee

The Official Custodian for Charities is the Custodian Trustee for the Charity. All the capital assets including investment assets are retained in the name of the Custodian Trustee. The Custodian Trustee plays no part in the daily management of the Charity and is not a signatory to the revenue bank accounts and accumulated income investments.

Recruitment and appointment of Managing Trustees

Nominative Managing Trustees are appointed as follows:

- One each by the respective Bishops of Ely, Norwich and St Edmundsbury and Ipswich
- One each by the respective Diocesan Boards of Education of Ely, Norwich and St Edmundsbury and Ipswich

The appointment of five Co-optative Managing Trustees is by a resolution of the Nominative Managing Trustees. New Co-optative Managing Trustees are identified by the existing Managing Trustees and invited to join the Managing Trustee body. They are chosen as being people of good character and standing within the local community usually with previous experience of being a charity trustee.

Trustee induction and training

As new Managing Trustees often have previous experience formal training is not usually required but where necessary appropriate briefing is arranged. Background information is provided in the form of previous year's annual report and financial statements, minutes of the meetings of the Managing Trustees in the previous year and a copy of the grant application pack.

Keswick Hall Charity

Report of the Managing Trustees of Keswick Hall Charity For the year ended 31 March 2025

Structure, governance, and management (continued)

Risk management.

The major risks, to which the Charity is exposed, as identified by the Managing Trustees, have been considered, a risk management policy (which includes procedures to minimise financial risk, reputational risk, operational risk, and legal and statutory risk) adopted and systems established to mitigate them. The Managing Trustees reviewed risks in all categories annually and made appropriate policy amendments in order further to reduce future potential risk exposure, particularly in the areas of the review of Managing Trustee experience, conflicts of interest, monitoring arrangements for significant projects, cash flow and income, and authorised signatories.

Organisational structure

Managing Trustees normally meet three times each financial year and at each of their meetings consider grant applications and receive any feedback from recipients of grants previously given. They also review their investment policy and received reports from the Fund Managers. Managing Trustees are responsible for the administration of the Charity and therefore reviewed their various strategic policies regularly in the light of changing circumstances and legislative changes.

The Board of Managing Trustees no longer have committees with all issues considered and decisions taken at meetings of the Managing Trustees.

During the year the Managing Trustees engaged Malcolm Green T/A MJG Business as the Executive Officer of the Trust. On 10 March 2025 the Executive Officer resigned and a new post of Trust Secretary created. The Managing Trustees have engaged Philippa Pearson as Trust Secretary. The Executive Officer and the Trust Secretary process the day-to-day correspondence and bookkeeping duties in accordance with the Payment Authorisation Policy. All key management decisions are made by the Managing Trustees.

Related parties

While considering grant applications one of the Dioceses may be considered for a grant. Paul Dunning is a Nominative Managing Trustee appointed by the Norwich Diocesan Board of Education, Steve Mashford is a Nominative Managing Trustee appointed by the Bishop of Ely, Jane Sheat is a Nominative Managing Trustee appointed by the St Edmundsbury and Ipswich Board of Education, Jane Eccleston is a Nominative Managing Trustee appointed by the Bishop of St Edmundsbury and Ipswich and Sue Paice is a Nominative Managing Trustee appointed by The Bishop of Norwich.

Trustees' responsibilities

The Managing Trustees are responsible for preparing the Report of the Managing Trustees 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 and Wales requires the Managing 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 Managing Trustees are required to:

Keswick Hall Charity

Report of the Managing Trustees of Keswick Hall Charity For the year ended 31 March 2025

Trustee's responsibilities (continued)

- select suitable accounting policies and then apply them consistently.
- observe the methods and principles in the Charities SORP 2019 (FRS 102).
- 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.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Managing 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.

True and fair override

The financial statement has 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 in the UK and Republic of Ireland issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice from 1 April 2005 which has since been withdrawn.

Auditor

Lovewell Blake LLP have indicated they are willing to continue in office and a resolution to reappoint them will be proposed at the next Annual General Meeting.

By order of the Board

Peter Maxwell

Managing Trustee

Date: 29 November 2025

Independent Auditor's Report to The Managing Trustees of Keswick Hall Charity

Opinion

We have audited the financial statements of Keswick Hall Charity (the 'charity') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet, and notes to the financial statements, including significant accounting policies. 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 March 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 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 Managing 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 charity'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 Managing Trustees with respect to going concern are described in the relevant sections of this report.

Other information

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

Independent Auditor's Report (continued) to The Managing Trustees of Keswick Hall Charity

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 this gives rise to a material misstatement in the financial statements themselves. 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 requires us to report to you if, in our opinion:

- the information given in the Report of the Managing Trustees' report is inconsistent in any material respect with the financial statements; 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 Managing Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Managing 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 Managing 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 Managing Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 on these financial statements.

Independent Auditor's Report (continued) to The Managing Trustees of Keswick Hall Charity

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 extent to which our procedures can detect irregularities, including fraud is detailed below:

- Enquiry of management and those charged with governance.
- Enquiry of entity staff compliance functions to identify any instances of non-compliance with laws and regulations.
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business, and reviewing accounting estimates for bias.

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 for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's Managing 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 Managing 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 Managing Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

LOVEWELL BLAKE LLP (Statutory Auditor)
Chartered Accountants
Bankside 300, Peachman Way
Broadland Business Park
Norwich NR7 0LB

8 December 2025

Lovewell Blake LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

Keswick Hall Charity

Statement of Financial Activities

For the year ended 31 March 2025

	Notes	Unrestricted Fund 2025 £	Endowment Fund 2025 £	Designated Fund		Total 2025 £	Unrestricted Fund 2024 £	Endowment Fund 2024 £	Designated Fund		Total 2024 £
				Keswick Park 2025 £	Low Road 2025 £				Keswick Park 2024	Low Road 2024	
Income and endowments from:											
Investments	2	94,864	39,262	-	-	134,126	75,211	45,762	-	-	120,973
Rental income	2	-	-	-	3,792	3,792	-	-	5,627	3,792	9,419
Total		94,864	39,262	-	3,792	137,918	75,211	45,762	5,627	3,792	130,392
Expenditure on:											
Raising funds	3	18,421	11,777	-	-	30,198	17,736	11,460	-	-	29,196
Charitable activities	3	(119,519)	-	5,356	837	(113,326)	67,255	-	15,155	577	82,987
Total		(101,098)	11,777	5,356	837	(83,128)	84,991	11,460	15,155	577	112,183
Net income / (expenditure) and net movement in funds before (losses) / gains on investments		195,962	27,485	(5,356)	2,955	221,046	(9,780)	34,302	9,528	3,215	18,209
Net (losses)/gains on investments	6	(89,126)	(47,666)	31,950	-	(104,842)	59,489	5,022	220,000	-	284,511
Transfers between funds		-	-	-	-	-	-	-	-	-	-
Net movement in funds		106,836	(20,181)	26,594	2,955	116,204	49,709	39,324	210,472	3,215	302,720
Reconciliation of funds:											
Total funds brought forward 1 April 2024		2,373,338	1,352,845	296,572	75,976	4,098,731	2,323,629	1,313,521	86,100	72,761	3,796,011
Total funds carried forward 31 March 2025		2,480,174	1,332,664	323,166	78,931	4,214,935	2,373,338	1,352,845	296,572	75,976	4,098,731

The notes on pages 14 to 20 form part of these financial statements
The Statement of Financial Activities includes all gains and losses recognised in the year.
All activities are from continuing operations.

Keswick Hall Charity

Balance Sheet

31 March 2025

	Notes	2025 £	2024 £
Fixed assets			
Tangible assets	4	626	867
Investments	6	4,212,830	3,904,309
		<u>4,213,456</u>	<u>3,905,176</u>
Current assets			
Assets held for resale	5	-	500,000
Cash at bank and in hand		10,953	107,305
		<u>10,953</u>	<u>607,305</u>
Creditors: amounts falling due within one year			
	7	(9,474)	(238,994)
Net current liabilities			
		<u>1,479</u>	<u>368,311</u>
Total assets less current liabilities			
		<u>4,214,935</u>	<u>4,273,487</u>
Creditors: amounts falling due after more than one year			
	8	-	(174,756)
Net assets			
		<u><u>4,214,935</u></u>	<u><u>4,098,731</u></u>
Funds			
Endowment Fund	11	1,332,664	1,352,845
Designated Fund	11	402,097	372,548
Income Fund	11	2,480,174	2,373,338
		<u>4,214,935</u>	<u>4,098,731</u>

Approved on 29 November 2025

..... - Managing Trustee
PB Maxwell

The notes on pages 14 to 20 form part of these financial statements

1 Accounting policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the preceding year.

General Information

Keswick Hall Trust is a registered charity in England and Wales, and is unincorporated. The address of the principal office is given in the reference and administrative information on page 1 of these financial statements. The nature of the charity's operations and principal activities is outlined on page 3 of these financial statements.

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

Statement of Compliance

These 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 accounts (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 Accounting and Reporting by Charities by 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 Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Basis of accounting

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the entity and rounded to the nearest £.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Managing Trustees in furtherance of the general objectives of the charity.

Endowment funds represent assets which must be held permanently by the charity.

Income

All income included in the statement of financial activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Investment income is included when receivable.

Expenditure

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

Expenditure on raising funds includes investment management costs.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature to support them. Grants are included in the Statement of Financial Activities once authorised and there is a resulting obligation for payment.

Keswick Hall Charity

Notes to the accounts

Year ended 31 March 2025

Expenditure (continued)

The provision of a multi-year grant is recognised at its present value where settlement is due over more than one year from the date of the award, there are no unfulfilled performance conditions under the control of the charity that would permit the Charity to avoid making the future payments, settlement is probable and the effect of discounting is material. The discount rate used is the average rate of investment yield in the year in which the grant award is made. The discount rate is regarded by the Managing Trustees as providing the most current available estimate of the opportunity cost of money reflecting the time value of money to the Charity.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include the audit fees and costs linked to the strategic management of the Charity.

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, other are apportioned on an appropriate basis.

Fixed Assets

Fixed assets are stated at cost less accumulated depreciation. The costs of minor additions costing below £100 are not capitalised. Depreciation is provided on tangible fixed assets at rates calculated to write off the cost, less estimated residual value, of each asset over its expected useful life as follows:

Computer equipment - 25% per annum on a straight line basis.

Taxation

The charity is exempt from taxation in respect of income or capital gains received to the extent that such income or gains are applied to exclusively charitable purposes.

Investments

Investments held for the long-term to generate income and preserve capital in real terms are carried at market value as fixed assets. The Statement of Financial Activities includes the net gains and losses arising on revaluations and disposals throughout the year. The Freehold investment properties are included at fair value valuation by Watsons as at July 2022. It is the Managing Trustees' intention to revalue the investment properties periodically.

Debtors and creditors receivable/payable within one year

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

Cash at bank

Cash at bank and in hand included cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Going concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the Charity to be able to continue as a going concern.

Judgement and key sources or estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgments are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The discount rate utilised to discount grants committed to net present value is estimated using an average yield on investments. During the year this was 3%.

Investment properties are recorded at their fair value. Such values require the application of judgement with regard to the nature of such properties taking account of current market conditions, lease terms and factors specific to individual properties. An independent value was used to provide an estimate of fair values for financial statement purposes. Further information is provided in note 5.

Keswick Hall Charity

Notes to the accounts

Year ended 31 March 2025

2 Investment Income

	2025	2024
	£	£
Dividend income	133,511	120,584
Bank interest	615	389
Rental income	3,792	9,419
	<u>137,918</u>	<u>130,392</u>

3 Total expenditure

	* Charitable activities *					
	Raising	Grant	Support	Governance		
	funds	funding	costs	costs	2025	2024
	£	£	£	£	£	£
Investment management costs	30,198	-	-	-	30,198	29,196
Grants	-	16,500	-	-	16,500	20,748
Release of previously committed Diocesan RE adviser	-	(170,756)	-	-	(170,756)	-
Keswick Park	-	-	5,356	-	5,356	14,184
Low Road expenses	-	-	837	-	837	577
Insurance	-	-	876	-	876	841
Sundry expenses	-	-	224	-	224	289
Depreciation	-	-	241	-	241	290
Bank charges	-	-	103	-	103	97
Finance costs	-	-	-	-	-	10,332
Legal Fees	-	-	-	-	-	971
Copy/Post/Computer services	-	-	-	975	975	1,756
Executive Officer's expenses	-	-	-	1,256	1,256	1,568
Executive Officer's charge	-	-	-	15,376	15,376	15,063
Managing Trustees' travel	-	-	-	820	820	750
Managing Trustees' meetings	-	-	-	545	545	218
Audit	-	-	-	9,474	9,474	9,988
Accountancy	-	-	-	4,550	4,550	5,200
Subscriptions	-	-	-	297	297	115
	<u>30,198</u>	<u>(154,256)</u>	<u>7,637</u>	<u>33,293</u>	<u>(83,128)</u>	<u>112,183</u>

	2025	2024
	£	£
Auditor's remuneration		
Audit - current year	9,474	8,994
Audit - previous year	-	994
	<u>9,474</u>	<u>9,988</u>

Keswick Hall Charity

Notes to the accounts

Year ended 31 March 2025

4 Tangible fixed assets

	Computer equipment 2025 £
Cost	
At 1 April 2024	1,523
Additions	-
At 31 March 2025	<u>1,523</u>
Depreciation	
At 1 April 2024	(656)
Charge for the year	(241)
At 31 March 2025	<u>(897)</u>
Net book value at 31 March 2025	<u>626</u>
Net book value at 31 March 2024	<u>867</u>

All fixed assets are for the Charity's own use.

5 Assets held for resale

	2025 £	2024 £
At 1 April 2024	500,000	-
Transferred from investment properties	-	500,000
Disposals	(500,000)	
At 31 March 2025	<u>-</u>	<u>500,000</u>

6 Investments

	2025 £	2024 £
Investment properties	165,000	165,000
Securities	4,047,830	3,739,309
	<u>4,212,830</u>	<u>3,904,309</u>

Investment properties

	2025 £	2024 £
59 Low Road Keswick (original cost £30,800)		
At 1 April 2024	165,000	165,000
Revaluation	-	-
At 31 March 2025	<u>165,000</u>	<u>165,000</u>
Pasture land adjoining Keswick Hall (original cost £28,750)		
At 1 April 2024	-	280,000
Revaluation	-	220,000
Land Sold	-	(500,000)
At 31 March 2025	<u>-</u>	<u>-</u>
	<u>165,000</u>	<u>165,000</u>

Investment properties were professionally revalued in July 2022. The basis of the valuations is fair value and the last full valuation was carried out by Watsons Raymond J Smith, Fellow of the Royal Institution of Chartered Surveyors (FRICS). The Managing Trustees consider the valuation to be appropriate as at 31 March 2025.

Keswick Hall Charity

Notes to the accounts

Year ended 31 March 2025

6 Investments [continued]

	2025	2024
	£	£
Securities		
Market value at 1 April 2024	3,739,310	3,880,784
Additions	1,065,818	632,294
Disposal proceeds	(653,745)	(838,044)
Movement in cash deposits	33,239	794
	<u>4,184,622</u>	<u>3,675,828</u>
Unrealised (losses)/gains	(136,792)	63,482
Market value at 31 March 2025	<u><u>4,047,830</u></u>	<u><u>3,739,310</u></u>

7 Creditors: amounts due within one year

	2025	2024
	£	£
Trade creditors	-	45,000
Accruals	9,474	-
Deferred income (note 8)	-	-
Grants committed - Diocesan RE advisers (note 9)	-	180,000
Grants committed - Synergy MAT (note 9)	-	5,000
	<u>9,474</u>	<u>230,000</u>

8 Creditors: amounts due after more than one year

	2025	2024
	£	£
Long Term Grant Commitment for Diocesan RE advisers (note 9)	-	174,756
Long Term Grant Commitment for Synergy MAT (note 9)	-	5,000
	<u>-</u>	<u>179,756</u>

9 Deferred income

	2025	2024
	£	£
Deferred income brought forward	-	3,375
Released during the year	-	(3,375)
Deferred during the year	-	-
Deferred income carried forward	<u>-</u>	<u>-</u>

Deferred income related to rental income received in advance.

Keswick Hall Charity

Notes to the accounts

Year ended 31 March 2025

10 Grant commitments

	Commitments brought forward at 1.4.24	(Decrease) / increase in commitments less variations	Payments in year	Commitments carried forward at 31.3.25
	£	£	£	£
Grants	5,000	-	(5,000)	-
Diocesan RE advisers	354,756	(170,756)	(184,000)	-
	<u>359,756</u>	<u>(170,756)</u>	<u>(189,000)</u>	<u>-</u>

11 Funds	Balance at 1.4.24	Income	Expenditure	Transfers between funds	Gains/ (losses)	Balance at 31.3.25
<u>2025</u>	£	£	£	£	£	£
Endowment Fund	1,352,845	39,262	(11,777)	-	(47,666)	1,332,664
Designated Funds:						
Keswick Park	296,572	-	(5,356)	-	31,950	323,166
Low Road	75,976	3,792	(837)	-	-	78,931
Unrestricted Income Fund	2,373,338	94,864	101,098	-	(89,126)	2,480,174
Total funds	<u>4,098,731</u>	<u>137,918</u>	<u>83,128</u>	<u>-</u>	<u>(104,842)</u>	<u>4,214,935</u>

Funds	Balance at 1.4.23	Income	Expenditure	Transfers between funds	Gains/ (losses)	Balance at 31.3.24
<u>2024</u>	£	£	£	£	£	£
Endowment Fund	1,313,521	45,762	(11,460)	-	5,022	1,352,845
Designated Funds:						
Keswick Park	86,100	5,627	(15,155)	-	220,000	296,572
Low Road	72,761	3,792	(577)	-	-	75,976
	2,323,629	75,211	(84,991)	-	59,489	2,373,338
Total funds	<u>3,796,011</u>	<u>130,392</u>	<u>(112,183)</u>	<u>-</u>	<u>284,511</u>	<u>4,098,731</u>

The Endowment Fund is invested to protect the value of the Income Fund, and to provide supplementary income. During the year 2018/2019 the Managing Trustees adopted a total return investment policy and released funds from endowed funds, retaining a permanent endowment of £733,000 and an unapplied total return of £767,000.

12 Analysis of net assets between funds

<u>2025</u>	Unrestricted £	Designated £	Endowment £	Total £
Fixed assets	626	-	-	626
Investments	2,715,166	165,000	1,332,664	4,212,830
Net current assets	(235,618)	237,097	-	1,479
Long term liabilities	-	-	-	-
	<u>2,480,174</u>	<u>402,097</u>	<u>1,332,664</u>	<u>4,214,935</u>

<u>2024</u>	Unrestricted £	Designated £	Endowment £	Total £
Fixed assets	867	-	-	867
Investments	2,475,488	75,976	1,352,845	3,904,309
Net current assets	71,739	296,572	-	368,311
Long term liabilities	(174,756)	-	-	(174,756)
	<u>2,373,338</u>	<u>372,548</u>	<u>1,352,845</u>	<u>4,098,731</u>

Keswick Hall Charity

Notes to the accounts

Year ended 31 March 2025

13 Transactions with Managing Trustees

No salaries or wages have been paid to employees, including the Managing Trustees, during the year or the previous year.

During the year £1,128 was reimbursed to eleven Managing Trustees for travel expenses.

14 Financial instruments

The carrying amounts of the charity's financial instruments are as follows:

	2025	2024
	£	£
<i>Financial assets</i>		
Measured at fair value through net income;	4,212,830	3,740,427
Fixed asset listed investments (note 5)	<u>4,212,830</u>	<u>3,740,427</u>

15 Total return investment

	Endowment	Unapplied Total Return	Total
	£	£	£
At start of accounting period:			
Trust for permanent endowment	733,000	-	733,000
Unapplied total return	-	619,845	619,845
Movements in the accounting period:			
Investment return (dividends, interest)	-	39,262	39,262
Investment return (gains/losses)	-	(47,666)	(47,666)
Less investment management costs	-	(11,777)	(11,777)
Unapplied total return allocated to income	-	-	-
Net movements in the accounting period	-	(20,181)	(20,181)
At end of accounting period:			
Trust for investment/permanent endowment	733,000	-	733,000
Unapplied total return	-	599,664	599,664
	<u>733,000</u>	<u>599,664</u>	<u>1,332,664</u>

Held as follows:

Deposit account	-
Stock account	1,332,664
	<u>1,332,664</u>

The investment power of total return was exercised by the trustees under section 104A of the Charities Act 2011 as amended by the Trust (Capital and Income) Act 2013.

16 Related party transactions

During the year and the prior year there were no related party transactions other than as disclosed in note 13.

**The following pages do not form part of the financial statements.
They are for the use of the Charity's Managing Trustees and management only.**

Keswick Hall Charity

Detailed Income and Expenditure account

As at 31 March 2025

	2025	2024
Income		
Investment income on J M Finn & Co portfolio	133,511	120,584
Rents	3,792	3,792
Keswick Park tenancy	-	5,627
Barclays Bank Saver account interest	615	389
	<hr/>	<hr/>
	137,918	130,392
Expenditure		
Costs of generating funds		
Investment management costs - Endowment Fund	11,777	11,460
- Unrestricted Fund	18,421	17,736
Grants payable		
Grants	16,500	20,748
Release of previously committed Diocesan RE adviser grants	(170,756)	-
Support costs		
Low Road expenses	837	577
Keswick Park maintenance	5,356	14,184
Copy/Post/Computer supplies/Software/Website	975	1,756
Insurance	876	841
Sundry expenses	224	289
Bank Charges	103	97
Legal Fees	-	971
Governance costs		
Executive Officer's expenses	1,256	1,568
Executive Officer's charge	15,376	15,063
Managing Trustees' travel	820	750
Managing Trustees' meetings	545	218
Audit & Review	9,474	9,988
Accountancy	4,550	5,200
Depreciation	241	290
Subscriptions	297	115
Finance costs	-	10,332
	<hr/>	<hr/>
	(83,128)	112,183
Net income for the year before gains/(losses) on investments	<hr/>	<hr/>
	221,046	18,209