Registered Charity No. 532297

# HULME TRUST ESTATES (EDUCATIONAL)

# FINANCIAL STATEMENTS FOR THE YEAR ENDED

# 31st DECEMBER 2025

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**HULME TRUST ESTATES (EDUCATIONAL)**
**Registered Charity No. 532297**

**Charity Information**
**for the year ended 31st December 2025**

| Trustees: | Appointing body | Term Commencement | Length of Term |
|---|---|---|---|
| T A Hoyle – Chairman | Hulme Trustees | 23 March 2023 | 4 years |
| I Rankin - Treasurer | Manchester Grammar School | 20 September 2022 | 4 years |
| P Parker | Brasenose College | 3 November 2022 | 4 years |
| N Wightman | Brasenose College | 19 March 2026 | 4 years |
| M Smith | Hulme Trustees | 18 September 2025 | 4 years |
| A Marshall | Hulme Grammar School | 20 March 2025 | 3 years |

S Gauge – Resigned 23 March 2025

S Newman – Resigned 1 August 2026

**Secretary & Legal Advisor**
J Aldersley

**Correspondence Address**
Butcher & Barlow
3 Royal Mews
Gadbrook Park
Northwich
CW9 7UD

**Bankers**
Unity Trust Bank Plc

**Agricultural Property Managers**
The Brown Rural Partnership
29 Church Street
Macclesfield
Cheshire
SK11 6LB

**Investment Managers**
Cazenove Capital
1 London Wall Place
London. EC2Y 5AU

Saltus Asset Management
22-23 Old Burlington Street
London. W1S 2JJ

**Auditors**
DJH Audit Limited
Bridge House
Ashley Road
Hale
Altrincham
Cheshire WA14 2UT

**Reporting Accountants**
Harts Ltd
Chartered Accountants
Westminster House
10 Westminster Road
Macclesfield
Cheshire SK10 1BX

## Report of the Trustees
## for the year ended 31st December 2025

The Trustees present their annual report and financial statements of Hulme Trust Estates (Educational) ('the Charity') for the year ended 31st December 2025. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's trust deed, the Charities Act 2011 and the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

### Objectives and activities

### Charitable objects and Public Benefit Statement
The object of the Charity is the promotion of education.

The Charity does not actively fundraise, and is required to make distributions, after deducting expenses arising from the Charity's property, administration and management, to the beneficiaries named and in the proportion laid out in the Charity Commission Scheme governing the Charity. These are shown on page 18. The trustees have had regard to the Charity Commission's guidance on public benefit.

All beneficiaries are educational establishments, all of which are registered charities.

### Charity merger
Hulme Trust Estates (Educational) merged with Hulme Hall Trust Foundation (Charity number 526647) by resolution on 23 June 2025.
Both charities had the same purpose, that being the provision of assistance for higher education institutions. The investment assets of Hulme Hall Trust Foundation in the sum of £1.53m were transferred into the investment portfolio of Hulme Trust Estates (Educational) on 11 July 2025. A cash balance was held in the bank accounts of the Hulme Hall Trust Foundation at the year end and was transferred into the accounts of Hulme Trust Estates (Educational) in June 2026.
The current years financial statements have been prepared on a merger basis. The comparatives within these accounts show the combined position of both Charities prior to the merger.
Further notes detailing the position at the date of the merger can be found within note 8.

### Achievements and performance
Following approval by the Charity Commission, the Charity's investment strategy is a total return approach to the investments of the total value of the endowment (the 'Total Endowment'" or 'Fund').

In accordance with the Order, the Trustees confirm that:

- In identifying the value of the portion of the Total Endowment that represents distributable funds (the 'Expendable Endowment'), the Trustees first identified the value of the Permanent Endowment at 24 December 1980 (the earliest practical date), and

- The Expendable Endowment represents the difference between the Total Endowment and the Permanent Endowment, with the latter adjusted for inflation. When determining the annual distribution to beneficiaries out of the Expendable Endowment the Trustees have considered the long term sustainability of such a level of distribution, and

- When reaching their decision as to the level of distribution, the Trustees have taken advice from their investment advisers regarding the market outlook, investment trends and the prospects for growth in the value of the Fund..

The Investments Advisors are instructed to invest to maximise the total return on the non-agricultural permanent endowment investments, within the constraints of a long term investment strategy.
The Trustees agree target asset allocations and seeks a return of inflation + 2.5%.

## Report of the Trustees
## for the year ended 31st December 2025

### Financial review

The Charity is reliant on the Total Endowment which hold a diversified range of assets, mainly quoted equities but also agricultural properties and other assets. The return in 2025 after adjusting for distributions to beneficiaries was 11.4% (2024 – 13.1%). As inflation rates began to fall back in 2025, central banks were able to cut interest rates, which led to a strong rally in equity markets, led by the share prices of very large US technology companies

The Trustees have made an interim distribution of £195,000 (2024 - £190,000), and proposed a second distribution of £220,000 (2024 - £200,000) to maintain their principle of distributing approximately 2.5% of the average value of the Total Endowment over the last 5 years. At 31st December 2025 this average was £17,479,462 (2024 - £16,935,863).

Equity markets began 2026 strongly but have been unsettled by the US/Israeli attack on Iran and subsequent sharp rise in the oil price, which has led to fears of higher inflation and interest rates.

### Reserves and Distribution Policy

The Trustees pursue an investment strategy which aims at least to maintain the real value of the Total Endowment as measured against movements in the retail price index, while maintaining the level of distributions at approximately 2.5% each year of the trailing average value of the Fund over the past 5 years. This may be increased up to 3% by the Trustees.

As at 31st December 2025 the value of the Fund was £18,845,916 (2024 - £17,754,866). The value of the Permanent Endowment was £13,745,006 and the value of the Expendable Endowment was £5,100,910. Further explanations are given in the notes to the financial statements on pages 14 and 17.

### Future Plans

The Trustees are pleased to have been able in 2025 both to increase the distribution paid to beneficiaries and grow the real value of the Fund.
The non-property assets of the Charity are managed by two Investment Managers.
Since the Trustees adopt a long-term approach to investment strategy and base distributions to beneficiaries on a five-year average of the value of the Total Endowment, the Trustees do not intend to make any significant change to the investment strategy pursued by the Charity.

### Structure, Governance and Management

The Charity is a registered charity, number 532297 and is governed by a scheme approved by the Charity Commissioners dated 26 October 1979. On 6 May 2010, the Charity Commission approved the Trustees'plan to adopt a policy of Total Return with effect from 1 January 2011. The board of trustees has delegated the day to day responsibility to the Clerk to the Trustees who is a practising solicitor with the firm of Butcher & Barlow LLP.

**Recruitment and appointment of Trustees**

There are eight Trustees, four appointed by the Trustees of the Estate of William Hulme, two by the Principal and Fellows of Brasenose College, Oxford, one by the Council of the University of Manchester and one by the beneficiary charities, in rotation.

Trustees are appointed for their expertise in specific areas related to the Charity's activities, including investment and property management. All Trustees give their time freely and no Trustee remuneration was paid in the year. Details of Trustee expenses and related party transactions are given in note 2 to the accounts. Trustees are required to disclose all relevant interests and to register them with the Clerk to the Trustees, and in accordance with the Charity's policy withdraw from decisions where a conflict of interest arises.

The Trustees meet twice a year to review the performance of and agree a strategy for the Fund, approve distributions and consider risk management.

**Risk Management**

The Trustees have considered the major risks to which the Charity is exposed and conduct an annual review of risks, established systems and procedures to manage those risks.

A Risk Management Statement is maintained and is reviewed annually.

The Trustees consider variability of investment returns on the Fund to constitute the Charity's major financial risk and continuing volatility in world stock markets has demonstrated this risk. The Trustees manage the Fund on a total return basis, having obtained an Order from the Charity Commission, allowing them to use a total return approach to the Fund.

The Trustees consider that, the using both a total return approach and taking a five-year average of the value of the Fund, when making distribution decisions will stabalise the amount available for distribution to beneficiaries.

## STATEMENT OF TRUSTEES' RESPONSIBILITIES IN RESPECT OF THE ACCOUNTS

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

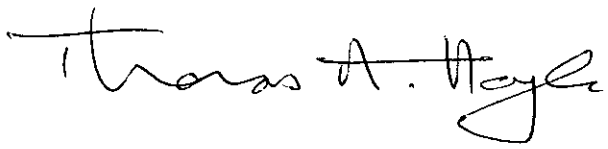
Charity Law requires the Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources of the Charity for the year. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice havebeen followed; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping accounting records that are sufficient to show and explain the Charity's transactions and 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 and regulation's made there under. 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.

So far as each of the Trustees is aware at the time, the report is approved

- there is no relevant audit information of which the Charity's Auditor is unaware, and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the Auditor is aware of that information.



T Hoyle - Chairman

Date – 24 September 2026

## Independent Auditor's Report to the trustees of Hulme Trust Estates (Educational) for the year ended 31st December 2025

### Opinion

We have audited the financial statements of Hulme Trust Estates (Educational) (the 'charity') for the year ended 31 December 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 December 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's 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 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 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 Trustees with respect to going concern are described in the relevant sections of this report.

**Independent Auditor's Report to the trustees of Hulme Trust Estates (Educational) for the year ended 31st December 2025**

## 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 trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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 require us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- proper 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 page 5, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fairview, and for such internal control as the 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 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 Trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

## Independent Auditor's Report to the trustees of Hulme Trust Estates (Educational) for the year ended 31st December 2025

### Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 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 of these financial statements.

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 specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

**The extent to which the audit was considered capable of detecting irregularities including fraud**

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- We identified the laws and regulations applicable to the charity through discussions with the trustees, and from our previous knowledge and experience of the charity;
- We assessed the extent of compliance with the laws and regulations identified through making enquiries of management and inspecting any available legal correspondence; and
- We focused on specific laws and regulation which we consider may have a direct material effect on the Financial Statements, including legislation such as the Charity Act 2011 and the Statement of recommended practice applicable to Charities preparing their accounts in accordance with Financial Reporting Standards applicable to the United Kingdom and Republic of Ireland (FRS 102).

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud.
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through officer and management bias and override of controls, we:

- performed analytical procedures on specific balances for which robust, substantive analytical procedures have been undertaken to identify any unusual or unexpected relationships.
- tested journal entries to identify unusual transactions
- assessed whether judgements and assumptions made in determining the accounting estimates set out in Note 1 were indicative of potential bias.
- investigated the rationale behind significant or unusual transactions.

**Independent Auditor's Report to the trustees of Hulme Trust Estates (Educational) for the year ended 31st December 2025**

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- Enquiry of those charged with governance around actual and potential litigation and claims.
- Enquiry of trustees to identify any instances of non-compliance with laws and regulations.
- Agreeing Financial Statement disclosures to underlying supporting documents.
- Reviewing legal and professional fees incurred during the year to identify any potential indications of non-compliance with laws and regulations.
- Review of board meeting minutes

Despite appropriate planning and performing our work in accordance with International Auditing Standards, there are always inherent limitations that non-compliance is not detected. Non-compliance with laws and regulations is often further removed from the events and transactions reflected in the financial statements and material misstatements due to fraud can be deliberately concealed from auditors, for example through misrepresentation, forgery or collusion.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's web-site 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 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 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 trustees as a body, for our audit work, for this report, or for the opinions we have formed.

DJH Audit Limited

**DJH Audit Limited**
**Accountants**
**Statutory Auditor**

---

Bridge House
Ashley Road
Hale
Altrincham
WA14 2UT
15/10/2026

DJH Audit Limited is eligible to act as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

# HULME TRUST ESTATES (EDUCATIONAL)
## Statement of Financial Activities
## for the year ended 31st December 2025

| INCOME & EXPENDITURE | Page | Distribution Fund £ | Endowment Fund £ | 31.12.25 Total £ | 31.12.24 Combined £ |
|---|---|---|---|---|---|
| **Incoming Resources** | | | | | |
| Rents Received and Receivable | 19 | | 39,719 | 39,719 | 41,314 |
| Investment Income | 15 | | 451,566 | 451,566 | 232,255 |
| Donations | | | 1,400 | 1,400 | 1,400 |
| Interest received | | | 5,313 | 5,313 | 5,222 |
| **Total Incoming Resources** | | | 497,998 | 497,998 | 280,191 |
| **Resources Expended** | | | | | |
| **Cost of Generating Funds** | | | | | |
| Fund Management | | | 39,673 | 39,673 | 37,460 |
| Accommodation Grants | | | 37,464 | 37,464 | 26,562 |
| Property Insurance | | | 435 | 435 | 1,365 |
| Property Management fees | | | 4,662 | 4,662 | 4,360 |
| | | | 82,234 | 82,234 | 69,747 |
| **Charitable Purposes** (2024 – Distribution Fund only) | | | | | |
| Interim Distribution | 18 | 195,000 | - | 195,000 | 190,000 |
| Proposed Final Distribution | 18 | 220,000 | - | 220,000 | 200,000 |
| | | 415,000 | - | 415,000 | 390,000 |
| **Governance Costs** | | | | | |
| Management Fees | | | 22,220 | 22,220 | 32,781 |
| Accounting fees | | | 4,800 | 4,800 | 2,880 |
| Audit Fee | | | 7,650 | 7,650 | 7,260 |
| Land and Planning Fees | | | 12,522 | 12,522 | 8,940 |
| Trustee and Meeting Expenses | | | 1,170 | 1,170 | 1,235 |
| Bank Charges and Interest | | | 228 | 228 | 178 |
| | | | 48,590 | 48,590 | 53,274 |
| **Other Expenses** | | | | | |
| Sinking Fund | 16 | | 170 | 170 | 170 |
| **Total Expenses** | | 415,000 | 130,994 | 545,994 | 513,191 |
| **Net Expenditure** | | (415,000) | 367,004 | (47,996) | (233,000) |
| **Capital Transactions** | | | | | |
| Realised gains – Investments | | | 76,120 | 76,120 | 46,474 |
| Unrealised gains (losses) - Investments | | | 1,062,926 | 1,062,926 | 963,491 |
| Net Capital transactions | | | 1,139,046 | 1,139,046 | 1,009,965 |
| Transfer between Funds | | 415,000 | (415,000) | - | - |
| **Net Movement in Funds** | | | 1,091,050 | 1,091,050 | 776,965 |
| Balances at 31 December 2024 | | | 17,754,866 | 17,754,866 | 16,977,901 |
| Balances at 31 December 2025 | | | 18,845,916 | 18,845,916 | 17,754,866 |

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities. The notes on pages 12 to 19 form part of these financial statements.

# HULME TRUST ESTATES (EDUCATIONAL)

## Balance Sheet
## at 31st December 2025

| | Page | Endowment Fund £ | 31.12.25 Total £ | Total Fund £ | 31.12.24 Combined £ |
|---|---|---|---|---|---|
| **Fixed Assets** | | | | | |
| Investment Properties | 19 | 3,620,101 | 3,620,101 | 3,620,101 | 3,620,101 |
| Quoted Investments | 15 | 15,216,525 | 15,216,525 | 14,073,591 | 14,073,591 |
| | | 18,836,626 | 18,836,626 | 17,693,692 | 17,693,692 |
| **Current Assets** | | | | | |
| Debtors | 16 | 9,112 | 9,112 | 3,750 | 3,750 |
| Balance at Broker | | 153,209 | 153,209 | 170,501 | 170,501 |
| Cash at Bank | | 82,019 | 82,019 | 105,727 | 105,727 |
| | | 244,340 | 244,340 | 279,978 | 279,978 |
| **Current Liabilities** | | | | | |
| Creditors | 16 | 15,050 | 15,050 | 18,804 | 18,804 |
| Proposed Final Distribution | | 220,000 | 220,000 | 200,000 | 200,000 |
| | | 235,050 | 235,050 | 218,804 | 218,804 |
| **Net Current Assets** | | 9,290 | 9,290 | 61,174 | 61,174 |
| **Total Assets Less Current Liabilities** | | 18,845,916 | 18,845,916 | 17,754,866 | 17,754,866 |
| **Fund Balances** | | 18,845,916 | 18,845,916 | 17,754,866 | 17,754,866 |

Approved by the Board of Trustees.

.....Chairman.

.....Treasurer.

Date : 24 September 2026

## 1. ACCOUNTING POLICIES

**Charity information**

Hulme Trust Estates (Educational) is a registered charity.

**Basis of preparation**

The accounts 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. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) – (Charities SORP (FRS102), the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011. The accounts are presented in £ Sterling.
The Charity constitutes a public benefit entity as defined by FRS 102.

The accounts have been prepared on a merger basis following the merger of Hulme Trust Estates (Educational) (Charity number 532297) and Hulme Hall Trust Foundation (charity 526647) on 23 June 2025.

**Going Concern**

Global equity were generally strong in 2025 as inflation and interest rates fell. The Trustees adopt a long-term approach to investment strategy and base distributions to beneficiaries on a five-year average of the value of the Total Endowment. The Trustees do not intend to make any significant change to the investment strategy pursued by the Trust. The Trustees consider it appropriate to prepare the financial statements on the going concern basis. -

**Cash Flow Statement**

Exemption has been taken from preparing a cash flow statement on the grounds that the Charity qualifies as a small Charity.

**Key Judgements**

The investment properties are held at fair value in accordance with the accounting policy set out in note 1 above, as required by FRS 102. The fair values have been determined by the trustees based on the nature of the property and associated market.
No external professional valuation was obtained at the balance sheet date. The Trustees believe that their estimates of fair value are reasonable and reflect the amount for which the properties could have been exchanged between knowledgeable and willing parties in an arm's length transaction at the reporting date. Fair value measurements are inherently subjective and, as such, the actual proceeds from a sale may differ from the carrying value. The Trustees will continue to monitor market conditions and review property values annually.

**Incoming Resources**

Incoming resources comprise mainly investment income, interest and rents and are accounted for on a receivable basis.

**Resources expended**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

1. **Cost of generating funds**

This records direct expenditure on the management of investments, properties and the collection of rental and other income.

2. **Cost of Charitable Activities**

Resources expended are included on the basis of the amounts authorized and expended.

3. **Governance Costs**

Costs of Governance are set out in the Statement of Financial activities.

## Taxation

The Trustees consider that requirements for the exemptions from taxation set out in the Income and Corporation Taxes Act 1988 and the Taxation of Chargeable Gains Act 1992 are met, and therefore no provision is made for taxation.

Value Added Tax is not recoverable by the Charity, and as such is included in the relevant costs in the statement of financial activities.

## Fund Structure

The Charity has a Total Endowment comprising a Permanent Endowment and an Expendable Endowment. The Charity Commission Scheme provides for the Trustees to invest the Total Endowment in perpetuity and it is managed on a total return basis. The Trustees may at their discretion allocate any part of the Expendable Endowment to the purposes of the Charity.

## Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.
A provision for bad and doubtful debts relating to rental arrears is made on an estimation of those specific debts at the statement of financial position date which are considered to be potentially irrecoverable.

## Current Asset Investments

Current asset investments include cash and cash equivalents invested on a short term basis with a maturity of twelve months or less from the date of acquisition. They are recognised initially at cost and subsequently at market value at the reporting date. Any change in valuation between reporting dates is recognised in the statement of financial activities.

## Cash at bank and in hand

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

## Financial Instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

***Basic financial assets***

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

***Basic financial liabilities***

Basic financial liabilities, including creditors are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

***Derecognition of financial liabilities***

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

## Creditors and Provision

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

## Investments

**1. Property**

Property Investments are held for investment purposes, and therefore no provision has been made for depreciation. These properties are measured at fair value at the reporting date. An annual assessment of the value of investment assets must be carried out. The Trustees have determined that the value of the Investment Properties is not materially different to the independent valuation made in March 2024. This has been determined by the use of routine and reputable indices published by RICS/RAU and Savills.

**2. Quoted Investments**

Investments are a form of basic financial instrument and are initially recognised as their transaction value and subsequently measured at their fair value as at the balance sheet date using the quoted market price. The statement of financial activities includes the net gains and losses arising on the revaluation and disposals throughout the year.

## Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

## Fund Transfers

The investment power of total return was granted by the Charity Commission on 6th May 2010. The power permits the Trustees to invest the Total Endowment to maximise total return and to apply part of the Expendable Endowment to distributions to beneficiaries each year. Until the power exercised to distribute part of the Expendable Endowment (as disclosed in the fund transfers, note 7) the Expendable Endowment remains invested alongside the Permanent Endowment in the Total Endowment and is also invested to maximise total returns.

The power allows the Trustees to decide in each year how much of the Expendable Endowment is distributed.

The Trustees, having considered the five year average value of the Total Endowment and their desire to smooth the annual distribution to beneficiaries, have decided to make a total distribution of £415,000.

## Fund Transfers (Continued)

| | £ | Expendable Endowment £ | Permanent Endowment £ | Total Funds £ |
|---|---|---|---|---|
| Preserved value at 24 December 1980 | | | 2,094,612 | |
| Allowance for inflation | | | 9,661,720 | |
| Effect of Merger | | | 1,482,408 | |
| Balance at 31st December 2024 | | 4,516,126 | 13,238,740 | 17,754,866 |
| Investment Return | 497,998 | | | |
| Investment Gains | 1,121,796 | | | |
| Management Costs | (46,055) | | 17,250 | |
| Governance Costs | (82,234) | | (2,705) | |
| | | 1,491,505 | | 1,506,050 |
| Application to Expenditure Reserve | | (415,000) | | (415,000) |
| Transfer to allow for inflation | | (491,721) | 491,721 | - |
| Preserved value at 31st December2025 | | 5,100,910 | 13,745,006 | 18,845,916 |

## Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

The Charity has the following financial instruments:

| | 31.12.25 £ | 31.12.24 Combined £ |
|---|---|---|
| **Financial assets measured at fair value through the Statement of Financial Activities:** | | |
| Investments stated at market value | 15,216,525 | 14,073,591 |
| **Financial assets that are debt instruments measured at amortised cost:** | | |
| Cash at bank and cash equivalents | 82,019 | 105,727 |
| Balance at Broker | 153,209 | 170,501 |
| Rent in arrears | 4,000 | 3,750 |
| **Financial liabilities at amortised cost:** | | |
| Accruals | 15,050 | 18,804 |
| Distribution of income | 220,000 | 200,000 |

## 3. INVESTMENTS.

**Reconciliation of Quoted Investments**

| | Market Value | Cost |
|---|---|---|
| | £ | £ |
| Opening Balance as at 01.01.25 | 14,073,591 | 12,665,117 |
| Movement in year | | |
| Additions | 2,043,104 | 2,043,104 |
| Disposals at Market Value/Cost | (2,039,215) | (1,963,096) |
| Net gains (loss) for year | 1,139,046 | - |
| Closing Balance as at 31.12.25 | 15,216,526 | 12,745,125 |

**Summary of Investments**

| | Cost | Market Value | Income 31.12.25 | Income 31.12.24 Combined |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| Multi Asset Funds - Cazenove | 6,439,625 | 7,359,190 | 344,943 | 154,877 |
| Multi Asset Funds – Saltus | 6,305,500 | 7,857,335 | 82,844 | 32,535 |
| Foundation Funds - Rathbones | - | - | 23,779 | 44,843 |
| | 12,745,125 | 15,216,525 | 451,566 | 232,255 |

## 4. DEBTORS

| | 31.12.25 | 31.12.24 Combined |
|---|---|---|
| | £ | £ |
| Rent in arrears | 4,000 | 3,750 |
| Insurance in arrears | 5,112 | - |
| Total | 9,112 | 3,750 |

## 5. CREDITORS

| | 31.12.25 | 31.12.24 Combined |
|---|---|---|
| | £ | £ |
| Accruals | 13,260 | 17,184 |
| Sinking fund | 1,700 | 1,530 |
| Other creditors | 90 | 90 |
| Total | 15,050 | 18,804 |

## 6. SINKING FUND

Included in other creditors is a balance payable to the sinking fund of £1,700 (2024: £1,530). By an order dated 16 September 1982 the sum of £170 p.a. is to be paid into a sinking fund for a period of 75 years, to prevent a loss arising on the sale of the freehold reversion of Brasenose House and Ridgefield House.

| Date of Order | Maturing date | Fund Investment |
|---|---|---|
| 16 September 1982 | 2057 | 253.84 COIF Charities Investment Fund Accumulation units. (Market value £38,938) |

## 7. FUNDS

The Permanent Endowment Fund

This is a restricted fund under the terms of the Trust Deed and must be held in perpetuity. Its purpose is to ensure a total return to finance the ongoing work of the Charity. It is represented by a portfolio of investments and land and buildings.

The Expendable Endowment Fund

The Expendable Fund arises from the changeover to Total Return Investing, and is a restricted fund enabling surpluses arising from the Permanent Endowment through investing activities to be used in accordance with the Charities objectives. It is assessed as the surplus arising on the Permanent Endowment after providing for a preserved level of this fund, based on its value at 24 December 1980 and adjusted by the Retail Price Index to recognise inflation to date.

The investments are managed by professional, independent investment managers who have been given discretionary power to acquire and dispose of quoted investments within thepolicy set out by the Trustees, and in accordance with the Trust Deeds. Managing agents appointed by the Trustees manage the portfolio of agricultural land and buildings on a day-to-day basis, without discretionary powers on acquisition and disposal.

Fund Reconciliation

| | Balance at 1st January 2024 £ | Incoming Resources £ | Inflation Transfer | Resources Expended £ | Investment Gains/ Losses £ | Balance at 31st December 2024 £ |
|---|---|---|---|---|---|---|
| Expendable Endowment | 4,222,756 | 280,191 | (392,777) | (508,645) | 914,601 | 4,516,126 |
| Permanent Endowment | 12,755,145 | - | 392,777 | (4,547) | 95,365 | 13,238,740 |
| **Total** | **16,977,901** | **280,191** | **-** | **(513,192)** | **1,009,966** | **17,754,866** |

| | Balance at 1st January 2025 £ | Incoming Resources £ | Inflation Transfer | Resources Expended £ | Investment Gain (Losses) £ | Balance at 31st December 2025 £ |
|---|---|---|---|---|---|---|
| Expendable Endowment | 4,516,126 | 497,998 | (491,721) | (543,289) | 1,121,796 | 5,100,910 |
| Permanent Endowment | 13,238,740 | - | 491,721 | (2,705) | 17,250 | 13,745,006 |
| **Total** | **17,754,866** | **497,998** | **-** | **(545,994)** | **1,139,046** | **18,845,916** |

## 8. DISCLOSURES RELATING TO MERGER

**Analysis of principal Statement of Financial Activities components for the current year**

| | Hulme Trust Estates (Educational) – Pre merger | Hulme Hall Foundation – Pre merger | Hulme Trust Estates (Educational) – Post merger | Combined total |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| Total Income | 282,027 | 25,179 | 190,792 | 497,998 |
| Total Expenditure | (229,941) | (54,418) | (261,635) | (545,994) |
| Net expenditure | 52,086 | (29,239) | (70,843) | (47,996) |
| Other gains / (losses) | (35,476) | 17,251 | 1,157,271 | 1,139,046 |
| **Net Movement in funds** | **16,610** | **(11.988)** | **1,086,428** | **1,091,050** |

**Analysis of principal Statement of Financial Activities components for the previous year**

| | Hulme Trust Estates (Educational) – Pre merger | Hulme Hall Foundation – Pre merger | Combined total |
|---|---|---|---|
| | £ | £ | £ |
| Total Income | 233,948 | 46,243 | 280,191 |
| Total Expenditure | (467,582) | (45,609) | (513,191) |
| Net Income | (233,634) | 634 | (233,000) |
| Other gains / (losses) | 914,601 | 95,364 | 1,009,965 |
| Net Movement in funds | 680,967 | 95,998 | 776,965 |
| Total Funds brought forward | 15,523,452 | 1,454,449 | 16,977,901 |
| **Total Funds carried forward** | **16,204,419** | **1,550,447** | **17,754,866** |

**Analysis of net assets at the date of merger**

| | Hulme Trust Estates (Educational) – Pre merger | Hulme Hall Foundation – Pre merger | Combined total |
|---|---|---|---|
| | £ | £ | £ |
| Net Assets | 16,222,392 | 1,531,751 | 17,754,143 |
| Represented by: | | | |
| Expendable Endowment | 4,466,060 | 1,531,751 | 5,997,811 |
| Permanent Endowment | 11,756,332 | | 11,756,332 |
| **Total Funds** | **16,222,392** | **1,531,751** | **17,754,143** |

## 9. VALUATION OF INVESTMENTS

Cazenove Capital and Saltus Asset Management, the fund managers, undertook the valuation of investments at 31 December 2025 at market value.

Agricultural properties were revalued in March 2024 by Brown Rural Partnership on an open market basis, and in accordance with RICS Valuation Standards.
Based on discussions with the Brown Rural Partnership, the Trustees consider the valuation at the year end to represent a fair market value for the properties at the year end.

## 10. POST BALANCE SHEET EVENT

Following an application to the Charity Commission for England and Wales, consent was given under section 280A of the Charities Act 2011 to amend the objects clause in respect of the application of income.
The percentage split of the Distribution of surplus income (as detailed on page 20) have been updated to increase the percentage distributed to Manchester University in recognition of their increased share of the investment portfolio following the merger. The first distribution of the new percentages will be the interim 2026 distribution.

## HULME TRUST ESTATES (EDUCATIONAL)

### Distribution of Surplus Income
### for the year ended 31st December 2025

| | | Total | Brasenose College | Manchester University | William Hulmes GS | Bury GS | Hulme GS Oldham | Manchester HS - Girls | Manchester GS | Schools Committee |
|---|---|---|---|---|---|---|---|---|---|---|
| | | £ | £ | £ | £ | £ | £ | £ | £ | £ |
| 12 % of Total to William Hulmes GS | | 49,800 | | | 49,800 | | | | | |
| Residue Distributed as follows: | | | | | | | | | | |
| Brasenose College | 48% | 175,296 | 175,296 | | | | | | | |
| Manchester University | 24% | 87,648 | | 87,648 | | | | | | |
| Governors of Listed Schools | 12% | | | | | | | | | |
| William Hulmes GS | 6/24 | 10,956 | | | 10,956 | | | | | |
| Bury GS | 6/24 | 10,956 | | | | 10,956 | | | | |
| Hulme GS Oldham | 6/24 | 10,956 | | | | | 10,956 | | | |
| Manchester HS for Girls | 5/24 | 9,130 | | | | | | 9,130 | | |
| Manchester GS | 1/24 | 1,826 | | | | | | | 1,826 | |
| Schools Committee | 16% | 58,432 | | | | | | | | 58,432 |
| Total Distribution | | 415,000 | 175,296 | 87,648 | 60,756 | 10,956 | 10,956 | 9,130 | 1,826 | 58,432 |
| Paid on Account | | 195,000 | 82,368 | 41,184 | 28,548 | 5,148 | 5,148 | 4,290 | 858 | 27,456 |
| Further Distribution required | | 220,000 | 92,928 | 46,464 | 32,208 | 5,808 | 5,808 | 4,840 | 968 | 30,976 |

## HULME TRUST ESTATES (EDUCATIONAL)

### Investment Properties
### for the year ended 31st December 2025

| | Cost at 26.10.79 Valuation at 31.3.85* | Valuation at March 2024 | Valuation at March 2021 | Income 31.12.25 | Income 31.12.24 |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ |
| **Rack Rents** | | | | | |
| Bottom Fen Farm, Aslackby, Lincolnshire } | | 1,600,000 | 1,150,000 | 16,250 | 16,250 |
| } | 388,468 | | | | |
| Mill Farm, Gosberton, Lincolnshire } | | 570,000 | 500,000 | 7,100 | 7,100 |
| **Lincolnshire Estates** | 388,468 | 2,170,000 | 1,650,000 | 23,350 | 23,350 |
| Brookfold Farmhouse and Buildings, Harwood, Lancashire | 88,000 * | 1,420,000 | 1,235,000 | 15,000 | 15,405 |
| Land adjacent to 22 Brookfold Lane | | 15,000 | 30,000 | 250 | 250 |
| Orange Mast at Brookfold Farm | | 15,000 | 15,000 | 1,000 | 2,000 |
| **Harwood Estate** | 88,000 | 1,450,000 | 1,280,000 | 16,250 | 17,655 |
| | 476,468 | 3,620,000 | 2,930,000 | 39,600 | 41,005 |
| **Ground and Chief Rents** | | | | | |
| 310/318 Manchester Road, Heaton Chapel | 100 * | 100 | 100 | - | - |
| **Way leaves:** | | | | | |
| Sundry BT, United Utilities, E-On Oldham MBC, Anglian Water | 1 * | 1 | 1 | 119 | 309 |
| | 101 | 101 | 101 | 119 | 309 |
| | 476,569 | 3,620,101 | 2,930,101 | 39,719 | 41,314 |

Agricultural properties were revalued in March 2024 by Brown Rural Partnership on an open market basis, and in accordance with RICS Valuation Standards.
Based on discussions with the Brown Rural Partnership, the Trustees consider the valuation at the year-end to represent a fair market value for the properties.

Note: Dunlop Heywood & Co undertook a partial revaluation of properties as at 31 March 1985. Those properties that were revalued are as indicated above by an asterisk (*).