Kislingbury Town & Charity Estates

Annual Report of the Trustees as at 31st December 2025

25 Bugbrooke Road

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There was a short term decline in capital value over the year, but this is set against a long term increase in capital value. The property remains very let-able and is being maintained in a good condition.

Investments

Investment income fell in 2025 by 5.75% - half of this decline was loss of interest on our 35 day notice account as interest rates and the amount held fell during the year.

Despite cashing in our M&G Bonds and re-investing with CCLA, whilst releasing £9000 in cash, the overall investment portfolio of funds has still increased in value by 3.57% (2.87% in 2024).

The CCLA Investment Fund, having performed strongly in 2024, had a plummet in value in 2025, but it is now slowly recovering. By contrast, Schroders Equity Value fund had a stellar year.

Blackrock's UK Equity fund did well, but the safe CCLA Short Duration Bonds underperformed at just 2.28%.

Distribution of funds

With both funds being in a less positive state, after a lot of expenditure in 20024, the grants to the Church and School were reduced slightly to £4000 and £8000 respectively.

We decided to release equity from our investment funds of c. £9000, and alter our fund selection. This helped to fund the grants this year, including the £8000 grant to the Community Fund.

Awareness

The Trustees continue to encourage applicants to approach the charity for grants, through word of mouth, posters and advertisments in the monthly Village Newsletter.

Martin Upton
Chairman of the Trustees

Roger Wilson
Clerk to the Trustees

Kislingbury Town & Charity Estates
Financial Statement for the year ending 31st December 2025
GENERAL FUND ACCOUNT

Receipts:	**2025**	**2024**
25 Bugbrooke Road (net - see note 1):	£11,667.41	-£1,021.75
Sale of M&G Charibonds (7/4)	£10,000.00	£0.00
Sale of balance M&G Charibonds (29/4)	£25,862.74	£0.00
Cancelled Cheque Kislingbury School (see note 2)	£8,000.00	£0.00
Refund of Council Tax from WNC (10/3)	£84.98	£0.00
Investment Income:		
CCLA Fixed Interest Bond	£1,393.81	£610.83
CCLA Investment Fund	£2,051.64	£1,997.74
M&G Charibond	£427.85	£1,612.67
BlackRock Charities UK Equity	£2,005.46	£1,974.30
Schroders Cazenove Charity Equity	£2,792.33	£2,734.28
Interest - Nat West 35 Day Account	£272.16	£559.45
Total Receipts:	**£64,558.38**	**£8,467.52**

Payments:		
Purchase of CCLA Fixed Interest Bond (27/5)	£25,863.00	£0.00
Audit fee	£40.00	£40.00
Long Service Retirement gift	£0.00	£801.48
Clerk's salary & expenses	£1,251.44	£1,847.79
St Lukes PCC	£4,000.00	£5,000.00
Kislingbury School (see note 2)	£8,000.00	£10,000.00
Community Fund	£8,000.00	£0.00
Total Payments:	**£47,154.44**	**£17,689.27**

Excess of Receipts over Payments	£17,403.94	-£9,221.75
Add General Fund Balance @ 1st January	£5,059.68	£14,281.43
General Fund Balance @ 31st December	**£22,463.62**	**£5,059.68**

Kislingbury Town & Charity Estates
Financial Statement for the year ending 31st December 2025
COMMUNITY FUND ACCOUNT

Receipts	**2025**	**2024**
Transfer from General Fund Account	£8,000.00	£0.00
Total Receipts:	£8,000.00	£0.00

Payments:

Grants to:		
Kislingbury Playing Fields Associatior	£10,000.00	£0.00
Maria Taylor roof repair	£4,980.00	£0.00
David Pearce stair lift	£1,000.00	£0.00
Miriam Harris stair lift	£1,000.00	£0.00
Kislingbury Football Club (2024)	£0.00	£10,000.00
M Harris Community Event (2024)	£0.00	£600.00
Total Payments (see note 3):	£16,980.00	£10,600.00
Excess of Receipts over Payments	-£8,980.00	-£10,600.00
Add Fund Balance @ 1st January	£11,475.81	£22,075.81
Community Fund Balance @ 31st December:	**£2,495.81**	**£11,475.81**

Kislingbury Town & Charity Estates
Bank Reconciliation Statement as at 31st December 2025:

Bank and Cash balances @ 31.12.2025:

Nat West Current Account	£5,802.87
Nat West Liquidity 35 Day Notice Account	£19,156.56
Cash	£0.00
Total:	£24,959.43

Fund Account Balances @31.12.25:

General Fund Balance	£22,463.62
Community Fund Balance	£2,495.81
Total:	£24,959.43

Kislingbury Town & Charity Estates
Statement of Assets as at 31st December 2025:

Property:		**Units**	**Current Value**	**Previous Year**	**Change**
Land at Seatons Garden			N/A	Sold 2009	
School House			N/A	Sold 2012	
25 Bugbrooke Road	(see note 3)		£280,000.00	£290,000.00	-3.4%
Investments:					
CCLA Fixed Interest		19330.170	£24,924.32	£24,367.61	2.28%
CCLA Fixed Interest (bought 5/25)		20284.706	£26,155.10	£0.00	
CCLA Investment Fund		3616.490	£69,877.46	£73,390.52	-4.79%
M&G Charibond (sold 4/2025)		0.000	£0.00	£35,511.87	
BlackRock Charities UK Equity		7788.183	£65,732.26	£58,318.35	12.71%
Schroders Cazenove Charity Equity		12897.560	£78,675.11	£64,616.77	21.76%
			£265,364.25	£256,205.12	3.57%

Statement of Liabilities as at 31st December 2025:

None

Kislingbury Town & Charity Estates
Notes to the Accounts for the year ending 31st December 2025

Note 1: Rental Income
The net rent received for 25 Bugbrooke Road from Chelton Brown is made up as follows:

Rent from 01/01 to 31/12/2025	£15,000.00
Total:	£15,000.00

Less:

Management fees @ 10% plus VAT	£1,800.00
Tenancy renewal fee	£180.00
TDS Annual Deposit Registration fee	£36.00
Annual Buildings Insurance	£421.59
Gas Safety Certificate & Service	£120.00
Repair to shower hose	£55.00
Replace Co2 alarm	£78.00
Replacement of shower	£642.00
Total:	£3,332.59

Net Rent received:	£11,667.41

Note 2: Grant To Kislingbury School
The grant of £8000 was paid by cheque, in the usual way, but when the Clerk followed up in November to enquire why they had not banked the cheque, it transpired that they had lost it. The cheque has been cancelled and a corresponding credit reflected in the accounts.
The payment was made by Bank Transfer in 2026, and will appear in the 2026 accounts.

Note 3: Community Fund
A total of £16,980 has been paid from the Community Fund during 2025, relating to the grant of £10,000 to the Kislingbury Playing Fields Association towards the Children's Play Area,
£4,980 grant toward an elderly resident to repair their leaking roof, and two grants of £1000 each towards the cost of installing stair lifts for two elderly residents.
The Community Fund Balance currently is £2495.81

Note 4: Property Valuation
The valuation is generated using an online valuation tool offered by Zoopla. It provides a range of value, and the valuation used for this purpose is taken from the medium end of that range.
The property was acquired by the Charity on 12.7.2013 for the sum of £159,000.

Kislingbury Town & Charity Estates

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Chairman of the Trustees

Roger Wilson
Clerk to the Trustees

Independent Examiners Report to the Trustees of Kislingbury Town and Charity Estates (Charity No. 810243).

Please find below my report on the accounts for the above charity for the year ended 31 December 2025.

Respective responsibilities of the trustees and examiner

As trustees, you are responsible for maintaining accounting records and for the preparation of the accounts. You consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that instead an independent examination is required.

It is my responsibility to:

1. Examine the accounts (under Section 145(5)(b) of the 2011 Act);
2. Follow the procedures laid down in the General Directions given by the Charity Commissioners and
3. State whether any matters have come to my attention.

Basis of my report

My examination was carried out in accordance with the General Direction of the Charity Commission. An examination includes a review of the accounting records kept by the trustees and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning such matters.

The procedures undertaken do not provide all the evidence that would be required of an audit and as such, I do not express an audit opinion on the view given in the accounts.

Independent examiners statement

In connection with my examination no matter has come to my attention which gives me reasonable cause to believe that in any material respect the following requirements have not been met:

a). To keep accounting records in accordance with Section 130 of the 2011 Act, and

b). To prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; or

c). To which in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

Richard Knight FCCA (Reg No 1358122)

04/03/26