Company registration number 02459323 (England and Wales)

Charity registration number 900339 (England and Wales)

GAIA HOUSE TRUST

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

GAIA HOUSE TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	T Blanch A Lacey P Sutherland P Stevenson A Rodogovsky S Alyce J Hodder V Murphy	
Secretary	T Blanch	
Country of incorporation	United Kingdom (England and Wales)	02459323
Charity registration	England and Wales	900339
Principal address	Gaia House West Ogwell Newton Abbot Devon TQ12 6EW	
Registered office	Gaia House West Ogwell Newton Abbot Devon TQ12 6EW	
Auditor	Streets Audit LLP Tower House Lucy Tower Street Lincoln Lincolnshire LN1 1XW	
Accountants	Rupp & Fraser LLP 7 St Paul's Road Newton Abbot Devon TQ12 2HP	
Bankers	HSBC Newton Abbot 42 Courtenay Street Newton Abbot Devon TQ12 2EB	
Solicitors	Tozers Broadwalk House Southernhay West Exeter Devon EX1 1UA	

GAIA HOUSE TRUST

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GAIA HOUSE TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT AND STRATEGIC REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their report and financial statements for the year ended 31 December 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016)

Objectives and activities

Our purposes are set out in the objects within our memorandum of association, and are:

- To preserve, protect and enhance physical, mental, emotional and spiritual health by the provision of a centre for the instruction and practice of meditation.
- To provide education and instruction in meditation.

In pursuit of these purposes, we aim to provide a year-round programme of residential and online meditation retreats and events of varying length led by teachers from different backgrounds. The meditation and instruction are all drawn from the Buddhist tradition. We are not sectarian but primarily draw upon teachings that are compatible with the contemporary Vipassana or Insight Meditation tradition and its focus on meditation as a beneficial transformative process, with our retreats concentrating primarily on silent meditation rather than a ritual-based or liturgical content.

To maintain an inspiring and reflective environment for our retreats, we also aim to support the resident staff who care for those who stay with us and do the day-to-day work of running the house; we aim to look after the grounds and fabric of the retreat centre; and to maintain silence within the house and gardens. We aim to make retreats and other activities accessible to all, subsidising and offering financial assistance with the cost of retreats for people for whom the cost is too high.

Ensuring our work delivers its aims

Each year we review the successes and otherwise of the previous year's programme as we embark upon compiling the next year's programme. After each retreat we ask retreatants to complete feedback forms, and we note comments on our administration, facilities, the quality of teaching, and the types of retreat on offer. Our resident staff are central to the success of our centre, so they have regular supervision sessions from department managers which provide opportunities for feedback from them. The Teacher Council members provide advice and feedback on our strategic development, the quality of the programme and the quality of the environment offered by our buildings and grounds. Trustees, teachers, the director and staff work closely together to ensure that our activities are aligned with our objects and that we comply with the Charity Commission's guidance on public benefit.

The focus of our work

We continue to develop our meditation programme; we are working to make our offerings available to people of all backgrounds; and to care for our buildings and grounds. We work in a way that embodies our ethical principles, based on compassion and non-harming. Alongside the intention to enhance wellbeing we bring into the instruction of meditation an awareness of our impact upon others by taking care to lessen our environmental impact.

We aim to offer a balanced residential Retreat Programme that caters for those new to meditation as well as those who are more experienced. Residential retreatants are normally accommodated in a range of single, double and dormitory style rooms. One wing of the house is set aside for individuals to come on self-directed meditation retreats of one week or more whilst receiving instruction from our teacher in residence. We also offer a variety of online and livestreamed retreats.

We are committed to enhancing our offering and making it more widely available to a more diverse population and moving our events online has contributed to this significantly. Gaia House has a Diversity and Inclusion Working Group that explores the ways we might put up unintentional barriers to people who may benefit from what Gaia House offers. This working group has developed resources and explored training opportunities to raise our collective awareness of prejudice and privilege, and ways that unconscious communication and action might leave people excluded from our offerings.

We support new teachers by inviting them to lead short retreats as well as working alongside experienced teachers on longer retreats. This ensures that there are sufficient teachers available to lead retreats and provide us with support in the longer term.

In addition to our policies and procedures that help to safeguard vulnerable adults who might come to Gaia House, our induction and training offers staff and teachers support in taking appropriate care of everyone who visits as well as our responsibilities to prevent and respond to safeguarding issues.

We use a variety of media to communicate with those who use our services to ensure that their needs are met and that they have a sense of being well looked-after. Our website is regularly updated and contains clear information about our prices and the subsidies we offer in order to support those for whom standard prices are too high. We use email newsletters and social media alongside our website to ensure that those who wish to keep in touch with our offerings and activities are kept up to date during the year. We publish our yearly programme on our website in two parts; the first quarter is published in the summer of the preceding year and the remainder of the programme in autumn. We circulate a printed programme to our mailing list, and on request, to other meditation centres and meditation sitting groups in the UK.

We continue to maintain the Grade 2 listed building, which we occupy, and manage the grounds using organic gardening methods.

Our team of resident staff play a key role in supporting those who stay at Gaia House on retreat and taking care of the building. We provide them with a support package to ensure that they are able to live and work here whilst still finding it a rewarding and fulfilling experience that contributes to their own well-being.

In accordance with the tradition of insight meditation our teachers offer their services free of charge. At the end of retreats the retreatants are invited to make donations to the teachers to help them with their living costs. This helps us keep our prices low whilst still being able to offer retreats led by experienced and well-known teachers.

Public benefit

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Significant Activities

In 2025, our retreats at Gaia House have been largely fully booked, many with waiting lists.

The varied programme of online retreats and events throughout the year has evolved and become more integrated with our in-person retreats and includes a popular, free, daily morning meditation. This together with a number of similarly free online talks has built a stable online practice community. In-person retreats still provide most of the charity's income, however, our online events now bring in a significant part of our income – allowing us to make more of our offerings financially accessible to all. One way this has been achieved is by running four retreats in 2025 on the basis of 'dana' – where people can make a donation after the retreat if they wish, but this is not needed or expected.

We are largely at capacity with the number of people we can accommodate at our premises in West Ogwell, so the potential for growth in now online and a growing team of staff are developing this further. Online events significantly contribute to our intentions to be universally accessible, both physically and financially. They also offer flexibility in the formats of delivery that can be explored. Outside of the context of a silent retreat environment, talks, discussion, courses and other interactive modalities are now being offered.

A training programme for new Community Dharma Leaders (CDLs) from a range of backgrounds completed in 2025 and increased the total number of active CDLs to 53. These ambassadors for the Dharma are trained to support people to continue the practices that are taught at Gaia House within their communities.

Developing the house and grounds

We completed a long list of repairs and improvements to the house and grounds in 2025, including: replacing the Garden Wing roof; installing PV solar panels on the Garden Wing roof; repairing and repainting Garden Wing windows; replacing the solar hot water panels on the Hermitage roof; linking the Hermitage, Garden Wing and Coordinator Wing hot water to the biomass and replacing the electric showers; redecorating the Garden Wing, Hermitage and Walking Room; replacing 25 mattresses and many bedding sets; installing a new composting system to handle food waste; replacing an old poly-tunnel; building a lean-to in the walled garden for improved storage; installing an EV charger in the car park.

Developing our Human Resources

In 2025 we recruited two part-time IT Support Officers on a job share arrangement to replace our outgoing IT Support Officer. Otherwise our non-residential staff remained unchanged

Developing our technological resources

The redesign of our website continued in 2025 and will launch in 2026.

We made minimal changes to our IT systems in 2025 but planning was undertaken for significant work to take place in 2026, including replacing our server, cabling and switches.

Maintaining financial stability and resourcing our future plans

2025 was a successful year with retreats well attended and retreat income above budget. We ended the year with reserves above target. We also completed improvements, including installation of PV panels, which will help reduce future costs.

We are in a healthy position to be able to further invest in improving our facilities and the Trust is actively discussing the best ways to achieve this.

Thanks to a grant from the Hemera Foundation we have been able to schedule Family Retreats in 2025 and 2026. These retreats are popular and provide a unique opportunity for parents and children to benefit form our offering. However, they are expensive to run and bring in less income than our regular retreats. The grant will fully cover the extra expenses and loss of income.

How our activities deliver public benefit

The main activities in support of our charitable objectives are described in earlier sections of this report. Information about the number of people who have attended our programme and the financial support with costs that they have received is detailed in the section on "Achievement and Performance" below.

Volunteers

Gaia House is supported throughout the year by the dedicated work of a community of volunteers who help to take care of the running of the house, and maintenance of its grounds. During 2025 volunteers offered 1,377 hours of service at Gaia House and 39 volunteer days of support to the online programme.

Strategic report

The description under the headings "Achievements and performance" and "Financial review" meet the company law requirements for the trustees to present a strategic report.

Achievements and performance

Charitable activities

Key facts (figures in brackets relate to 2024):

- 38 (39) in-house residential group retreats from 1 to 28 days long were attended by 1763 (1784) people for a total of 9009 (9103) nights.
- 255 (238) people stayed on personal retreat for a total of 3491 (3701) nights.
- 57 (47) online events were attended by 4091 (3847) people.
- The charity's Financial Assistance and Bursaries Fund made grants of £107,328 (£105,941) to 468 (465) retreatants.
- This includes £14,824 (£20,850) to 57(75) young people.
- And £32,237 (£13,710) to help 237(193) people to pay our lower supported rates.

Our charitable activities are also described in the sections on 'Focus of our work' and 'Significant Activities'

General Data Protection Regulation (GDPR)

In line with our commitment to best practice around data protection, we continue to meet the requirements of the GDPR which came into effect in May 2018 across all areas of Gaia House including the newly offered online activities. We will continue to review and monitor in this area.

Fundraising activities

Thanks to the generosity of our supporters, in 2025 we raised £223,936 from individual donors and regular givers.

Investment Performance

Investments are held in Epworth Investment Management Company and were valued at £105,205 on the 31 December 2025 (2024, £92,677) an increase of £12,528.

Financial review
Financial Position

The charity made a surplus in 2025 of £32,564 compared with a surplus in 2024 of £298,415.

Total incoming resources in 2025 were £1,267,779 compared to £1,366,290 in 2024.

Retreat income in 2025 was £974,947 compared to £1,014,750 in 2024.

Expenditure in 2025 was £1,244,868 compared to £1,072,825 in 2024.

Reserves Policy

Definition of reserves

Reserves are that part of a charity's unrestricted funds that is freely available to spend on any of the charity's purposes. Gaia House Trust's reserves are calculated as total funds less the value of fixed assets, restricted and designated funds.

All the Trust's fixed assets (such as buildings and equipment) are essential to the running of the charity, so their value is excluded from the calculation of reserves.

Reason for holding reserves

Gaia House Trust holds reserves primarily to insulate against unexpected variations in income or expenditure. The Trust considers an event that disrupts the running of our residential retreat centre to be the most significant risk to our financial stability.

Reserves increased in 2025 due to strong retreat bookings and some postponed development projects. The Trust is actively discussing ways that we can invest in our infrastructure to improve the retreat environment – particularly for long-term retreatants staying in the Hermitage. We also continue to review the best ways to increase financial accessibility through a combination of Dana retreats (offered on a donation basis) and subsidised retreat rates through our Financial Assistance and Bursaries fund.

Restricted/Designated Funds

Family Retreat Fund: £29,288

This will be used to subsidise the running of Family Retreats in 2026.

Cyclical Maintenance Fund: £36,199

We budget £20,000 per year for high-value, low-frequency maintenance projects. The Cyclical Maintenance Fund will increase or decrease depending on whether actual spending is more or less than this.

Investment policy and objectives

We have, in line with our ethical principles, chosen to invest with Epworth Investment Management Company and in 2025 they yielded dividends of £2,876 (2024 £2,725).

Risk management

The trustees have assessed the major risks to which the charity is exposed and are satisfied that there are systems are in place to mitigate exposure to the major risks.

The Gaia House risk register is reviewed annually by the Trust. It is also updated as required in response to new events or changes in legislation which need to be reflected and managed by Gaia House. Appropriate actions are taken to minimise the impact of risks to acceptable levels, whilst taking into account the size of our organisation.

Plans for future periods

Our work to make what we offer more universally accessible, both financially and culturally has borne fruit, and continues to be developed. We are now collecting demographic data to better understand the effects of our efforts.

We have again arranged a number of retreats for 2026 that are being offered purely on the basis of people's generosity, and if this goes well it may be extended further. Dharma teachings are always freely offered on the basis of mutual generosity by the teachers, but additional income from our online programme and the generosity of our community is now allowing us to sustain the running costs of some retreats this way also. Gaia House would like to continue to extend this model. This emphasis not only embraces and nurtures a culture of generosity, which is very much in-line with the meditation teachings Gaia House promotes, but additionally, makes events that are offered on a 'Dana' or generosity/donation basis accessible to anyone, no matter their financial circumstances.

We are soon planning to launch our first on-demand digital course to support people who come to Gaia House to integrate their experience when they return home. If this is successful we may extend this to other areas.

Our continuing commitment to diversity and inclusion has developed in our communications practices, training and policy development. We continue a programme of training to support greater awareness and sensitivity within our team and among our community group leaders to supporting people with a range of different identities.

Structure, governance and management

Governing document

Gaia House Trust is a company limited by guarantee and registered as a charity in 1990. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

T Blanch
A Lacey
H Higginson (Resigned 10 March 2025)
P Sutherland
P Stevenson
A Rodogovsky
S Alyce
J Hodder
V Murphy

Recruitment and appointment of new trustees

All trustees give their time voluntarily and receive no benefits from the charity. Expenses are reclaimed by some, and this is noted in the accounts.

The Trust continues to develop, recruiting people with a diversity of perspective and breadth of social location, skills and professional experience amongst its members. New trustees are recruited via Gaia House's email newsletter, the website and by personal approaches. It is important for trustees to have an understanding of and sympathy with the work of the charity, so it is normally necessary for potential trustees to have attended retreats at Gaia House before they can be seriously considered for this role.

Organisational Structure and Decision Making

The Trust, consisting of 9 trustees at 31/12/2025, develop the strategic direction and policies for the charity with the support of a Strategic Steering Group comprised or experienced Trustees, Senior Staff and representatives from the Teacher Council. This body has representation across the organisation to ensure recommendations and decisions are joined up and grounded in practicable logistics. The Director also attends the Trust meetings along with other staff as appropriate. The Trust prefers to make decisions based on consensus, allowing individual views and concerns on particular issues to be addressed as thoroughly as possible. The Trust met three times in 2024.

The Finance and General Purposes Committee met three times during 2024. This group has a quorum of three Trustees, is also attended by the director and makes operational and strategic recommendations to the Trust.

The Gaia House Teacher Council continues to offer the essential role of offering expert advice to the board of trustees. The Teacher Council offer guidance on how the Dharma (the teachings of the Buddha) is best offered and by whom at Gaia House. This operates through the Strategic Steering Group, representation at Trust meetings and a system of Committees that include teachers and trustees, supported by relevant staff members.

Membership of our Committees that support a range of operational areas comprises at least one Trustee and one Teacher, the Director and other management staff support as appropriate. Specific areas covered by Committees and Working Groups are Programme Planning, Retreatant Financial Support/ Financial Assistance and Bursaries Fund, Retreat Environment, Communications, Diversity & Inclusion and Strategic Steering.

Day to day responsibility for operations is delegated to the Director, supported by the Operations Lead, Staff Support Teacher and a team of 6 department managers (Finance, Development, Programme, Maintenance, Communications and Kitchen & Garden,) as well as 9 other non-residential staff, and the team of 8 resident staff.

The Director's responsibility covers the following operational areas:

- To help the Trust to develop its short-term survival strategy as well as its longer-term vision.
- To deliver an effective programme of online and in-house activities in consultation with representatives of the Teacher Council.
- To develop a strategy for the long-term sustainability and development of Gaia House building, minimising its carbon footprint as much as is practicable.
- To ensure that staff and volunteers achieve their full potential by means of mentoring, support and relevant training.
- To implement effective fund-raising and marketing strategies.
- To oversee financial and resource planning and to ensure compliance with relevant legislation and regulation.
- To develop as an organisation that challenges prejudice and ignorance of all kinds, including being actively anti-racist in support of the Trust's commitment to diversity, equality and inclusion.
- To ensure that retreats are culturally and financially accessible to all.

Induction and training of new trustees

Attendance on retreats over a number of years is an effective introduction to the work of the charity. New trustees follow an induction programme that includes spending time with staff in order to become fully familiar with the work of Gaia House. They now attend two Trust meetings as provisional trustees in order to gain a thorough understanding of their roles and responsibilities. This gives the Trust an opportunity to assess the applicant's suitability for the role and gives the applicant an opportunity to understand the role they are applying for. New trustees are formally appointed only after they have successfully completed the recruitment process. We welcome requests to join the Gaia House Trust through our website.

Wider network

Gaia House has links with a wide network of mindfulness and meditation organisations throughout the UK. Through its teachers it maintains close links with Mindfulness Programmes at Oxford, Exeter and Bangor universities as well as Bodhi College and similar centres such as Sharpham Trust. Via its website, Gaia House also facilitates networking between meditation sitting groups throughout the UK.

Gaia House also operates within a western tradition of Insight Meditation centres, and links are maintained with similar centres in the USA and Europe; the Insight Meditation Society in Barre, Massachusetts; Spirit Rock in California; Dharmagiri in South Africa; and the Beatenberg Centre in Switzerland.

Related parties

Any related party interests are declared by trustees and other participants in meetings. None of our trustees receive remuneration or other benefits from their work as trustees other than the reimbursement of expenses.

All new members of Trust, its Committees and Advisory and Working Groups are made aware of the Charity Commission guidance and definition of related party interests and the need to declare any interest either at the start of a meeting or when an item becomes relevant to make a declaration. Depending on the item appropriate action is then taken regarding that item and the trustee's involvement.

Auditor

In accordance with the company's articles, a resolution proposing that Streets Audit LLP be reappointed as auditor of the company will be put at a General Meeting.

The trustees' annual report was approved and signed on behalf of the board of trustees by:

.....

T Blanch
Trustee

Date: 14/6/26

GAIA HOUSE TRUST

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees, who are also the directors of Gaia House Trust for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company 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 the incoming resources and application of resources, including the income and expenditure, of the charitable company for that 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 in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate 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 Companies Act 2006. 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.

GAIA HOUSE TRUST

INDEPENDENT AUDITOR'S REPORT
TO THE TRUSTEES OF GAIA HOUSE TRUST

Opinion

We have audited the financial statements of Gaia House Trust (the 'charity') for the year ended 31 December 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows 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 charitable company's affairs as at 31 December 2025 and of its incoming resources and application of resources, 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 Companies Act 2006.

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 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 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 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 requires us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; 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 statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose of company law, 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 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 charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

We obtained an understanding of the legal and regulatory frameworks applicable to the charity and the sector in which it operates. We identify the areas of those legal and regulatory frameworks which could reasonably be expected to have a material effect on the financial statements, based on our experience and through discussion with the director.

We assessed compliance with these laws and regulations through enquiry with the director, and review of the company's internal reporting with respect to compliance with laws and regulations.

We assessed the susceptibility of the charity's financial statements to material misstatement, including how fraud might occur. In addressing the risk of fraud including in relation to revenue recognition and management override of controls, we have performed journals testing based on a set of risk criteria and tested journals to supporting documentation where applicable. Audit procedures also included detailed transactional testing with a particular focus on the year-end cut off procedures.

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 is available on the Financial Reporting Council's website at: https://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.

Shane Cann

Shane Cann BA (Hons) ACA FCCA CTA
For and on behalf of Streets Audit LLP, Statutory Auditor
Tower House
Lucy Tower Street
Lincoln
Lincolnshire
LN1 1XW
Date: 26 June 2026

Streets Audit LLP is eligible for appointment 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.

GAIA HOUSE TRUST

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Income and endowments from:							
Donations and legacies	3	253,982	16,459	270,441	272,840	55,085	327,925
Charitable activities	4	983,333	-	983,333	1,023,106	1,511	1,024,617
Investments	5	13,387	-	13,387	13,748	-	13,748
Other income	6	264	-	264	-	-	-
Total income		1,250,966	16,459	1,267,425	1,309,694	56,596	1,366,290
Expenditure on:							
Raising funds	7	1,630	-	1,630	228	-	228
Charitable activities	8	1,200,146	42,572	1,242,718	1,060,961	11,636	1,072,597
Other expenditure	14	-	165	165	-	-	-
Total expenditure		1,201,776	42,737	1,244,513	1,061,189	11,636	1,072,825
Net gains on investments	15	9,652	-	9,652	4,950	-	4,950
Net income/(expenditure)		58,842	(26,278)	32,564	253,455	44,960	298,415
Transfers between funds		24,835	(24,835)	-	-	-	-
Net movement in funds	11	83,677	(51,113)	32,564	253,455	44,960	298,415
Reconciliation of funds:							
Fund balances at 1 January 2025		1,643,656	80,400	1,724,056	1,390,201	35,440	1,425,641
Fund balances at 31 December 2025		1,727,333	29,287	1,756,620	1,643,656	80,400	1,724,056

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

GAIA HOUSE TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Intangible assets	**17**		17,738		3,839
Tangible assets	**18**		920,791		919,316
Investments	**19**		105,205		92,677
			1,043,734		1,015,832
Current assets					
Debtors	**20**	35,164		43,209	
Cash at bank and in hand		974,062		965,149	
		1,009,226		1,008,358	
Creditors: amounts falling due within one year	**21**	(296,340)		(300,134)	
Net current assets			712,886		708,224
Total assets less current liabilities			1,756,620		1,724,056
The funds of the charity					
Restricted income funds	**23**		29,287		80,400
Unrestricted funds	**24**		1,727,333		1,643,656
			1,756,620		1,724,056

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 December 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements under the requirements of the Companies Act 2006, for the year in question in accordance with section 476.

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

The financial statements were approved by the trustees on 14/6/26

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T Blanch
Trustee

GAIA HOUSE TRUST

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Cash flows from operating activities					
Cash generated from operations	**28**		48,646		313,979
Investing activities					
Purchase of intangible assets		(13,899)		(3,839)	
Purchase of tangible fixed assets		(38,545)		(14,111)	
Proceeds from disposal of tangible fixed assets		2,200		-	
Purchase of investments		(2,876)		(2,725)	
Investment income received		13,387		13,748	
Net cash used in investing activities			(39,733)		(6,927)
Net cash generated from financing activities			-		-
Net increase in cash and cash equivalents			8,913		307,052
Cash and cash equivalents at beginning of year			965,149		658,097
Cash and cash equivalents at end of year			974,062		965,149

1 Accounting policies

Charity information

Gaia House Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Gaia House, West Ogwell, Newton Abbot, Devon, TQ12 6EW.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- Expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities and the sale of donated goods.

1 Accounting policies **(Continued)**

- Expenditure on charitable activities includes all costs incurred by the charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to the charitable activities.

- Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct cots attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

1.6 Research and development expenditure

Research expenditure is written off against profits in the year in which it is incurred. Identifiable development expenditure is capitalised to the extent that the technical, commercial and financial feasibility can be demonstrated.

1.7 Intangible fixed assets other than goodwill

Intangible assets acquired separately from a business are recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses.

Intangible assets acquired on business combinations are recognised separately from goodwill at the acquisition date where it is probable that the expected future economic benefits that are attributable to the asset will flow to the entity and the fair value of the asset can be measured reliably; the intangible asset arises from contractual or other legal rights; and the intangible asset is separable from the entity.

Amortisation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Development costs	33.3% straight line

1.8 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	1% straight line
Plant and equipment	20% reducing balance
Motor vehicles	25% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.9 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1 Accounting policies **(Continued)**

1.10 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.11 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.12 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 and bank loans 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.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

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.

1.13 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1 Accounting policies **(Continued)**

1.14 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 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.

3 Income from donations and legacies

	Unrestricted funds 2025	Restricted funds 2025	Total 2025	Unrestricted funds 2024	Restricted funds 2024	Total 2024
	£	£	£	£	£	£
Donations and gifts	251,952	6,459	258,411	272,840	9,885	282,725
Grants	2,030	10,000	12,030	-	45,200	45,200
	253,982	16,459	270,441	272,840	55,085	327,925

4 Income from charitable activities

	Unrestricted funds 2025	Restricted funds 2025	Total 2025	Unrestricted funds 2024	Restricted funds 2024	Total 2024
	£	£	£	£	£	£
Charitable activities						
Retreat income - personal and online	333,551	-	333,551	342,148	-	342,148
Retreat income - groups	641,397	-	641,397	672,602	-	672,602
Administration fee income	6,755	-	6,755	6,627	-	6,627
Miscellaneous income	1,630	-	1,630	1,729	1,511	3,240
	983,333	-	983,333	1,023,106	1,511	1,024,617

5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from listed investments	2,876	2,725
Interest receivable	10,511	11,023
	13,387	13,748

6 Other income

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Net gain on disposal of tangible fixed assets	264	-

7 Expenditure on raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Fundraising and publicity		
Other fundraising costs	1,630	228

8 Expenditure on charitable activities

	Charitable activities 2025 £	Charitable activities 2024 £
Direct costs		
Staff costs	595,277	530,326
Rates, water & insurance	74,396	79,346
Food costs	133,097	111,725
Kitchen costs	7,872	6,904
Household costs	36,758	32,226
Garden costs	5,333	3,952
General maintenance costs	77,419	36,081
Direct and offsite retreat costs	2,743	2,549
Coordinator costs	4,490	-
Teacher costs	25,500	16,636
IT & office costs	26,127	14,091
Travel and vehicle costs	27,661	18,771
Publicity, newsletter and communications	17,051	11,719
Book purchases	55	60
Other charitable expenditure	850	12,325
	1,034,629	876,711
Grant funding of activities (see note 9)	123,240	105,941
Share of support and governance costs (see note 10)		
Support	74,394	80,223
Governance	10,455	9,722
	1,242,718	1,072,597
Analysis by fund		
Unrestricted funds	1,200,146	1,060,961
Restricted funds	42,572	11,636
	1,242,718	1,072,597

9 Grants payable

	Charitable activities 2025 £	Charitable activities 2024 £
Grants to individuals	123,240	105,941

10 Support costs allocated to activities

	2025	2024
	£	£
Depreciation	35,134	33,692
Legal and professional fees	3,225	1,077
Telephone	2,669	2,703
Bank and credit card charges	33,366	42,751
Governance costs	10,455	9,722
	84,849	89,945
Analysed between:		
Charitable activities	84,849	89,945

11 Net movement in funds

	2025	2024
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable for the audit of the charity's financial statements	-	8,160
Depreciation of owned tangible fixed assets	35,134	33,692
Profit on disposal of tangible fixed assets	(264)	-

12 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

13 Employees

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
Director	1	1
Administrator	10	8
Finance	2	2
IT & Communication	2	1
Building	1	2
Staff support teacher	1	1
Retreat operations	3	3
Coordinators	8	8
Garden	1	1
Total	29	27

13 Employees (Continued)

Employment costs

	2025	2024
	£	£
Wages and salaries	574,585	511,576
Other pension costs	20,692	18,750
	595,277	530,326

There were no employees whose annual remuneration was more than £60,000.

Remuneration of key management personnel

The remuneration of key management personnel was as follows:

	2025	2024
	£	£
Aggregate compensation	135,312	112,497

14 Other expenditure

	Restricted funds 2025	Restricted funds 2024
	£	£
Other expenditure	165	-

15 Gains and losses on investments

	Unrestricted funds 2025	Unrestricted funds 2024
Gains/(losses) arising on:	£	£
Revaluation of investments	9,652	4,950

16 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

17 Intangible fixed assets

	Development costs
	£
Cost	
At 1 January 2025	3,839
Additions - separately acquired	13,899
At 31 December 2025	17,738
Amortisation and impairment	
At 1 January 2025 and 31 December 2025	-
Carrying amount	
At 31 December 2025	17,738
At 31 December 2024	3,839

Intangible Fixed Assets comprise a website being built by an external supplier for the charity. Amortisation has not been provided as the asset is incomplete at the reporting date. In future years, the charity will amortise the website over its useful life.

18 Tangible fixed assets

	Freehold land and buildings	Plant and equipment	Motor vehicles	Total
	£	£	£	£
Cost				
At 1 January 2025	975,705	309,032	12,523	1,297,260
Additions	-	38,545	-	38,545
Disposals	-	(22,532)	-	(22,532)
At 31 December 2025	975,705	325,045	12,523	1,313,273
Depreciation and impairment				
At 1 January 2025	131,710	234,861	11,373	377,944
Depreciation charged in the year	15,545	18,962	627	35,134
Eliminated in respect of disposals	-	(20,596)	-	(20,596)
At 31 December 2025	147,255	233,227	12,000	392,482
Carrying amount				
At 31 December 2025	828,450	91,818	523	920,791
At 31 December 2024	843,995	74,171	1,150	919,316

18 Tangible fixed assets **(Continued)**

Freehold land and buildings are held at cost less accumulated depreciation, although the Trustees are of the opinion that the market value of freehold property is significantly in excess of the book value. The Trustees have opted not to revalue freehold land and buildings to avoid the necessity and cost of then having to undertake valuations on a regular basis by a professionally qualified valuer as required by the Charities SORP (FRS102).

19 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2025	92,677
Additions	2,876
Valuation changes	9,652
At 31 December 2025	105,205
Carrying amount	
At 31 December 2025	105,205
At 31 December 2024	92,677

20 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	-	4,037
Other debtors	17,066	20,745
Prepayments and accrued income	18,098	18,427
	35,164	43,209

21 Creditors: amounts falling due within one year

	2025 £	2024 £
Other taxation and social security	9,725	8,644
Payments received on account	181,622	155,320
Trade creditors	52,231	42,570
Other creditors	30,376	74,226
Accruals and deferred income	22,386	19,374
	296,340	300,134

22 Retirement benefit schemes

Defined contribution schemes	2025 £	2024 £
Charge to profit or loss in respect of defined contribution schemes	20,692	18,750

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

23 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 January 2025	Incoming resources	Resources expended	Transfers	At 31 December 2025
	£	£	£	£	£
Green environment development	15,000	10,000	(165)	(24,835)	-
Save water project	20,200	-	(20,200)	-	-
Finance assistance and bursaries fund	-	6,459	(6,459)	-	-
Family retreat fund	45,200	-	(15,913)	-	29,287
	80,400	16,459	(42,737)	(24,835)	29,287

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Transfers	At 31 December 2024
	£	£	£	£	£
Green environment development	15,000	-	-	-	15,000
Save water project	20,201	-	(1)	-	20,200
Finance assistance and bursaries fund	-	11,396	(11,396)	-	-
Family retreat fund	-	45,200	-	-	45,200
eBike appeal	239	-	(239)	-	-
	35,440	56,596	(11,636)	-	80,400

The Green Environment Development fund was established to support the charity's environmental development objectives. During the year, the fund was fully applied in accordance with its restricted purpose and the balance was transferred on utilisation. The fund was fully expended at the year end.

24 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2025	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2025
	£	£	£	£	£	£
General fund	2,370,883	-	-	-	-	2,370,883
General funds	(727,227)	1,250,966	(1,201,776)	24,835	9,652	(643,550)
	1,643,656	1,250,966	(1,201,776)	24,835	9,652	1,727,333

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2024
	£	£	£	£	£	£
General fund	1,345,602	1,309,694	(1,061,189)	(12,463)	4,950	1,586,594
Building cyclical maintenance fund	44,599	-	-	12,463	-	57,062
	1,390,201	1,309,694	(1,061,189)	-	4,950	1,643,656

25 Analysis of net assets between funds

	Unrestricted funds 2025	Restricted funds 2025	Total 2025
	£	£	£
At 31 December 2025:			
Intangible fixed assets	17,738	-	17,738
Tangible assets	920,791	-	920,791
Investments	105,205	-	105,205
Current assets/(liabilities)	683,599	29,287	712,886
	1,727,333	29,287	1,756,620

25 Analysis of net assets between funds (Continued)

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 December 2024:			
Intangible fixed assets	3,839	-	3,839
Tangible assets	919,316	-	919,316
Investments	92,677	-	92,677
Current assets/(liabilities)	627,824	80,400	708,224
	1,643,656	80,400	1,724,056

26 Contingent liabilities

At 31 December 2024 there is a contingent liability in the amount of £30,000. This amount represents a donation that was made under the terms that it will become repayable should the property from which the charity operates ceases to be used for the primary charitable purpose. The Trustees consider this to be unlikely and, as such, do not feel that a provision is necessary.

27 Related party transactions

There were no disclosable related party transactions during the year other than reimbursed travel expenses. (2024 - none).

28 Cash generated from operations

	2025 £	2024 £
Surplus for the year	32,564	298,415
Adjustments for:		
Investment income recognised in statement of financial activities	(13,387)	(13,748)
Gain on disposal of tangible fixed assets	(264)	-
Fair value gains and losses on investments	(9,652)	(4,950)
Depreciation and impairment of tangible fixed assets	35,134	33,692
Movements in working capital:		
Decrease/(increase) in debtors	8,045	(7,546)
(Decrease)/increase in creditors	(3,794)	8,116
Cash generated from operations	48,646	313,979

29 Analysis of changes in net funds

The charity had no material debt during the year.