

## Easton United Charities

### Treasurer's Report for Year Ending 31<sup>st</sup> December 2025

I am pleased to submit the charity Trustee report to Easton parish Council AGM together with the twelve month accounts to 31<sup>st</sup> December 2025. The accounts have been reviewed and agreed by the Trustees where margin 2024 figures are shown for reference, clarity and continuity.

#### Income

Charity income is broadly divided between Land rents and asset investment through Black Rock and Charities Investment Fund (COIF). Rent is slightly down in 2025 at £2741.55 (£3,112.70 in 2024) due to change of tenant names across 3 parcels of land, where income was delayed and paid into the 2026 account. Bletsoe continue to deal with most rent reviews, rent collection and property related matters.

The Trustees have been dealing with a legacy issue with HM Land Registry (HMLR) where 6 parcels of land were still in the names of Trustees no longer active (and in one case deceased). This caused delays in receiving the final payment of £500 from National Grid reported in the report ending 31<sup>st</sup> December 2024. This was extensive work for the Trustees over nearly 18 months but was finally completed in March 2026. To avoid this issue in the future, it was hoped to have the land named against the Charity, but it must be against active Trustees which is now recorded at HMLR as Katherine Yates (Chair), Philip Bell (Secretary) and Brian Arbuthnott (Treasurer). The £500 payment should now be received in 2026.

#### Expenditure

Expenditure covers the usual disbursements, predominantly non-means tested young persons' awards from birth to finalising their education, for anyone of qualifying age and resident in Easton for more than one year. The education grants were higher in 2025 due to the number of young people in higher / further education, but this was expected in the Treasurer's 2025 forecast.

The 2025 figure for means-tested grants where required as well as other non-means tested small 'gifts' for serious sudden illness, overnight hospital stays and bereavement where a surviving spouse or partner still resides in Easton remain the same as 2024.

Bletsoes management fees remain similar at £339.83 (£383.40 in 2024), the lower charge due to the changes in tenants mentioned above; their charges remain at 15% plus VAT on collected rent and to cover all work entailed, including rent reviews and leases.

There was an additional cost of £500 was incurred to urgently fell a storm damaged Ash tree in our Woolley Hill field that was in danger of falling towards the A14 plus removal of

another resting on the parapet of Mad Bridge in the same field (listed below under Historic Land Costs).

The Charity was able to maintain its annual insurance costs under the same provider with no increase from the 2024 price.

Expenditure is strictly regulated by the 'rules' enshrined in the 'Blue Book' and registered with the Charity Commission, coupled with historic precedent.

### Asset Statement

In 2025, investments have risen to a 2025 net valuation of £76,989.33 (£69,833 in 2024). The investments are stock market based so the Trustees have no control over value or derived income. Overall, 2025 saw a surplus of income over expenditure of £157.19 (down from the £2,112 surplus due to income and expenditures highlighted in this report).

### Overall Investment

The overall position with the increase in asset valuations and cash leaves us with a net asset final increase to £61,577.21 (£3179 increase in 2024), due mainly to the re-estimate of the land value (mid-grade farming quality estimate) which has steadily increased over recent years. A formal (Land Agent Red Book) valuation is being considered by the Trustees but this will incur a cost to the Charity.

### Summary

The asset position remains very strong, with a stable income. The Trustees are confident that financial support for the education grants for young people in the village and for means-tested and non-means tested 'gifts' for Easton residents remains affordable and can continue.

Trustees have changed slightly in 2025 following Mrs Helen Mayer's (former Secretary) move out of Easton, the position of Secretary taken up by Mr Philip Bell. Mr James Burton has now become a Trustee, a very welcome addition to the Team. Mrs Kathy Yates (Chair), Mr Brian Arbuthnott (Treasurer) and Mrs Katie Turner remain as Trustees into 2026.

Brian Arbuthnott  
Treasurer

## Easton United Charities – Income vs Expenditure 2025

|                                    |                            | 2025      |             | 2024      |             |
|------------------------------------|----------------------------|-----------|-------------|-----------|-------------|
| Income:                            |                            |           |             |           |             |
|                                    | Rents - Bletsoe            | 1886.55   |             | 2132.17   |             |
|                                    | Rent - Woolley             | 450       |             | 450       |             |
|                                    | Rent - Jolly               | 375       |             | 500       |             |
|                                    | Rent - Goosey              | 30        |             | 30        |             |
|                                    | Wayleave/Rights            | 2.17      |             | 302.17    |             |
|                                    | Charinco Bond              | 77.35     |             | 79.12     |             |
|                                    | Charishare Equity          | 2047.55   |             | 2015.74   |             |
|                                    | COIF                       | 235.43    |             | 229.25    |             |
|                                    | Donations                  | 0         |             | 75        |             |
|                                    | Interest                   | 0.12      | 5104.17     | 0.12      | 5813.57     |
| Expenditure:                       |                            |           |             |           |             |
|                                    | <b>Education Grants</b>    | 1250      |             | 650       |             |
|                                    | <b>Gifts / Support</b>     | 2150      |             | 2150      |             |
|                                    | Insurance                  | 123.2     |             | 123.2     |             |
|                                    | Maintenance                | 500       |             | 0         |             |
|                                    | PCC Room Hire              | 75        |             | 75        |             |
|                                    | Bletsoe<br>Management Fees | 339.83    |             | 383.4     |             |
|                                    | Expenses                   | 8.95      | 4446.98     | 12.2      | 3393.8      |
| Surplus/<br><i>-Shortfall</i>      |                            |           | 657.19      |           | 2419.77     |
|                                    |                            |           | <b>0.00</b> |           | <b>0.00</b> |
|                                    | Historic land costs        |           | 500         |           | 307.2       |
| Total Surplus/<br><i>0.00</i>      |                            |           | 157.19      |           | 2112.57     |
|                                    |                            |           | <b>0.00</b> |           | <b>0.00</b> |
| <b>Bank</b>                        |                            |           |             |           |             |
| Opening                            | Current                    | 24,684.55 |             | 22,572.10 |             |
|                                    | Savings                    | 14.26     | 24,698.81   | 14.14     | 22,586.24   |
| Closing                            | Current                    | 24,841.62 |             | 24684.55  |             |
|                                    | Savings                    | 14.38     | 24,856.00   | 14.26     | 24,698.81   |
| Bank Increase/<br><i>-Decrease</i> |                            |           | 157.19      |           | 2,112.57    |
| <b>Brian A</b>                     | <b>19-Feb-26</b>           |           |             |           |             |

## Easton United Charities – Asset Statement 2025

|                            |         | 2025              |  | 2024              |
|----------------------------|---------|-------------------|--|-------------------|
| <b>Black Rock</b>          |         |                   |  |                   |
| Charishare                 |         | 67,072.86         |  | 59,542.43         |
| Charinco Investment        |         | 1897.88           |  | 1869.16           |
|                            |         |                   |  |                   |
| <b>COIF</b>                |         | 8018.59           |  | 8421.72           |
|                            |         |                   |  |                   |
| Total Shares Investments:- |         | 76,989.33         |  | 69,833.31         |
| <b>Investments:-</b>       |         |                   |  |                   |
| Land                       |         |                   |  |                   |
| approx 38 acres            |         |                   |  |                   |
| at £8,000/acre (2025)      |         | 304,000.00        |  | 249,736.00        |
|                            |         |                   |  |                   |
| <b>Total Assets:-</b>      |         | <b>380,989.33</b> |  | <b>319,569.31</b> |
|                            |         |                   |  |                   |
| Cash at Bank               | Current | 24,841.62         |  | 24,684.55         |
|                            | Savings | 14.38             |  | 14.26             |
| Plus Debtors               |         | 0.00              |  | 0.00              |
| Less Creditors             |         | 0.00              |  | 0.00              |
| Less Prepayments           |         | 0.00              |  | 0.00              |
|                            |         |                   |  |                   |
| <b>Overall Position</b>    |         | <b>405,845.33</b> |  | <b>344,268.12</b> |
|                            |         |                   |  |                   |
| Inc/Exp Surplus/           |         | 157.19            |  | 2112.57           |
| - Shortfall                |         |                   |  |                   |
| Asset Increase/            |         | <b>61,420.02</b>  |  | <b>1,716.69</b>   |
| - Decline                  |         |                   |  |                   |
| Net Asset                  |         | <b>61,577.21</b>  |  | <b>3,829.26</b>   |
| Movement Inc/              |         |                   |  |                   |
| - Decrease                 |         |                   |  |                   |
|                            |         |                   |  |                   |
| Overall Position           | (Check  | <b>61,577.21</b>  |  | <b>3,829.26</b>   |
| Increase/                  | Box, =  |                   |  |                   |
| - Decline                  | line    |                   |  |                   |
|                            | above)  |                   |  |                   |

Brian A

19-Feb-26