

THE ELFORD ESTATE CHARITY
REPORT AND FINANCIAL STATEMENTS
31 MARCH 2025

Registered charity number: 1000692

The Elford Estate Charity

Table of Contents

Report of the Trustees	2-5
Independent Examiner's Report	6
Statement of Financial Activities	7
Balance Sheet	8
Notes to the Financial Statements	9-14

The Elford Estate Charity

Report of the Trustees for the Year Ended 31 March 2025

The Trustees present their report along with the financial statements of the charity for the year ended 31 March 2025. The financial statements have been prepared in accordance with the accounting policies set out in the notes thereto and comply with the charity's trust deed and applicable law.

Reference and administrative information

Name of charity:	The Elford Estate Charity
Registered charity number:	1000692
Address for correspondence:	Birmingham City Council C/O Trusts and Charities Committee The Council House Victoria Square Birmingham B1 1BB
Trustee:	Birmingham City Council
Independent Examiner:	Mr Jason Seagrave FCCA Seagrave French LLP 1 Poplars Court Lenton Lane Nottingham NG7 2RR
Bank:	Barclays Bank plc 15 Colmore Row Birmingham B3 2BH

The Elford Estate Charity

Report of the Trustees for the Year Ended 31 March 2025

(cont'd)

Structure, Governance and Management

Governing document

The Elford Estate Charity is regulated by a scheme dated 14 May 1990. It is a registered charity, with charity number 1000692.

Recruitment and appointment of trustees

The sole Corporate Trustee is Birmingham City Council. Day to day activities are managed by the Trusts and Charities Committee. Any other items such as disposals or issuing long term leases are to be recommended by Trusts and Charities Committee by Full Council.

Full Council, as sole Corporate Trustee, meets separately and makes decisions before it's meetings on City Council business.

Objectives and Activities

The object of the charity is to promote the healthful recreation of the citizens of Birmingham.

The charity owns an approximate area of 187 hectares, comprising a mix of agricultural and residential property and it uses this asset to generate income to help deliver its objectives.

Public Benefit

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the aims and objectives of the charitable company and in planning any future activities. In particular, the Trustees have considered how planned activities will contribute to the aims and objectives set.

Achievements and Performance

To meet its objectives, the Charity's ongoing activities cover the maintenance and upkeep of its land, which encompass a cricket pitch, school playing field and garden grounds.

Financial Review

Unrestricted income for the period amounted to £114,723 (2024: £114,492) and the principal funding sources were rents and easements of £59,457 (2024: £59,457) and interest earned on deposits of £55,266 (2024: £55,035).

The Elford Estate Charity

Report of the Trustees for the Year Ended 31 March 2025 (cont'd)

Financial Review (cont'd)

Unrestricted expenditure totalled £10,161 (2024: £13,715) and comprised charitable expenditure of £10,237 (2024: £11,069), governance costs of (£1,240) (2024: £2,000) and finance support costs of £1,000 (2024: £nil) and treasury fees of £164 (2024: £106).

The Trustees are of the opinion that the Balance Sheet discloses funds adequate for the purpose of fulfilling the obligations of the charity.

Reserves Policy

It is the policy of the charity to retain unrestricted funds, which are the free reserves of the charity, accumulated through the collection of rent from the Trust's property portfolio. This provides sufficient funds to cover 12 months estimated operating costs.

Investment policy

The Trustees have the power to invest trust money in the purchase of, or an interest in the security of, such stocks, funds, shares, securities or other investment or property of whatever nature and wherever situated as the Trustees in their absolute discretion think fit to the intent that the Trustees shall have the same full and unrestricted powers of investing and transposing investments as if they were beneficially entitled to the Trust Fund.

All investment is subject to the Trustee Act 2000.

Risk Management

The Trustees keep under review the major strategic and operational risks which the charity faces and are satisfied that systems have been established in order to minimise the possible effects of such risks on the charity.

Retaining the property portfolio in Trust and the management and investment of the accumulated income by the CCLA in COIF, minimises the risk to the Trust. Systems are in place, which likewise lessens any risk associated.

The Elford Estate Charity

Report of the Trustees for the Year Ended 31 March 2025 (cont'd)

Trustees' Responsibilities in Relation to the Financial Statements

The Trustees are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) – Charities SORP (FRS 102) and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any 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 accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, Financial Reporting Standard (FRS 102) and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees and signed on their behalf by:



Trustee: Councillor Phil Davis (Chair of the Trusts and Charities Committee)

Date: 26 January 2026

The Elford Estate Charity

Independent Examiner's Report to the Trustees of the Elford Estate Charity

I report to the Trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 March 2025. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's Trustees as a body, for my work or for this report.

Responsibilities and basis of report

As the Trustees of the charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I can confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act;
or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Seagrave French LLP

Jason Seagrave FCCA

Seagrave French LLP
1 Poplars Court
Lenton Lane
Nottingham
NG7 2RR

Date: 26 January 2026

The Elford Estate Charity

Statement of Financial Activities for the Year Ended 31 March 2025

		Unrestricted Funds £	Restricted Funds £	Total 2025 £	Total 2024 £
	Notes				
Incoming resources					
Rents and easements		59,457	-	59,457	59,457
Interest		55,266	-	55,266	55,035
Other incoming resources					
Misc. income		-	-	-	-
Total incoming resources		114,723	-	114,723	114,492
Resources expended					
Charitable expenditure	2	10,237	-	10,237	11,609
Governance costs	2	(1,240)	-	(1,240)	2,000
Administration costs	2	1,164	-	1,164	106
Total resources expended		10,161	-	10,161	13,715
Net incoming resources before transfers		104,562	-	104,562	100,777
Transfer					
Gross transfers between funds	3&10	(3,786)	3,786	-	-
Net incoming resources before other recognised gains and losses		100,776	3,786	104,562	100,777
Net gains/losses on investments	8&10	-	(61,402)	(61,402)	138,232
Revaluation of fixed assets for charity's own use	4	-	-	-	-
Net movement in funds		100,776	(57,616)	43,160	239,009
Reconciliation of funds					
Balance of funds brought forward at 1 April		675,286	4,316,406	4,991,692	4,752,684
Balance of funds carried forward at 31 March		776,062	4,258,790	5,034,852	4,991,692

The Elford Estate Charity

Balance Sheet as at 31 March 2025

	Notes	Unrestricted Funds £	Restricted Funds £	Total 2025 £	Total 2024 £
Fixed assets					
Tangible assets	4	-	2,782,000	2,782,000	2,782,000
		-	2,782,000	2,782,000	2,782,000
Current assets					
Short term deposits	5	780,121	1,476,790	2,256,911	2,217,755
Debtors: Amounts falling due within one year	6	1,845	-	1,845	2,149
Creditors: Amounts falling due within one year	7	(5,904)	-	(5,904)	(10,212)
Net current assets		776,062	1,476,790	2,252,852	2,209,692
Net assets		776,062	4,258,790	5,034,852	4,991,692
Funds	10	776,062	4,258,790	5,034,852	4,991,692

Approved by the Trustees and signed on their behalf by:



Trustee: Councillor Phil Davis (Chair of the Trusts and Charities Committee)

Date: 26 January 2026

The Elford Estate Charity

Notes forming part of the Financial Statements for the year ending 31 March 2025

Note 1: Principal Accounting Policies

a) Accounting Convention

The accounts (financial statements) have been prepared, in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice, applicable to charities preparing their accounts and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) – Charities SORP (FRS 102) and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The financial statements are prepared on a going concern basis, under the historic cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the presentation of these financial statements, are set out below. These policies have been consistently applied to all years presented, unless otherwise stated. The charity has taken advantage, of the option provided in the Statement of Recommended Practice, to use headings in the Statement of Financial Activities, that are applicable to their specific activity, rather than reporting on an activity basis

b) Income

Income from rents and easements are credited to income in the year in which they are receivable. Interest on short-term deposits is credited to income in the year in which it is received.

c) Expenditure

Expenses are charged in the financial statements in the year to which the liability relates.

Charitable expenditure comprises those costs incurred by the Charity in the delivery of the activities and services for its beneficiaries. It includes, both costs that can be allocated directly to such activities and those costs of an indirect nature, necessary to support them.

Governance costs included charitable activities, include those costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examination fees and costs linked to the strategic management of the Charity.

Administration costs are costs for Birmingham City Council officer's time to support the Charity.

d) Fund Accounting

Details and the nature of each fund are set below:

Unrestricted Funds comprise those funds which the Trustees are free to use in accordance with the charitable objects.

Restricted Funds represent those assets that must be held permanently by the charity.

The Elford Estate Charity

Notes forming part of the Financial Statements for the year ending 31 March 2025 (cont'd)

2. Resources Expended

Charitable expenditure

	2025	2024
	£	£
Premises costs for the year	-	1,682
Agents' Management Fee	10,237	9,927
Advertising and other costs	-	-
Legal Fees	-	-
Independent Examiners fee	(1,240)	2,000
	<u>11,037</u>	<u>13,609</u>

The independent examination fees are a negative figure due to an over-accrual of the same for the prior years' accounts. The actual costs incurred were lower than originally estimated, hence reversed to the Statement of Financial Activities.

Other

Administration Costs	164	106
Finance support costs	1,000	-
	<u>1,164</u>	<u>106</u>

3. Transfers between Funds

The Charity Commission Scheme of 14 May 1990 sanctioned expenditure of £227,180 which represented the proceeds of the sale of land. The sale proceeds were to be used for the purpose of promoting the objects of the trust.

A recoupment order is in place so that the endowment fund is replenished over a period of 60 years. From the 31 March 2016, this fund was transferred from Birmingham City Council and is managed by the CCLA. To continue this order, the fund is invested in accumulation units in the COIF investment fund. Therefore, a sum of £3,786 has been transferred to restore the endowment in 2025 (2024: £3,786 was transferred).

In this financial period, no other sums have been approved by Birmingham City Council's (Council as Trustee), Trust & Charities Committee, from Elford Trust's restricted funds to the unrestricted balance, (2024: £Nil)

The Elford Estate Charity

Notes forming part of the Financial Statements for the year ending 31 March 2025 (cont'd)

4. Tangible Assets

Cost	Land and Property £	Total £
At 31 March 2024	2,782,000	2,782,000
Additions	-	-
Revaluation	-	-
Disposals	-	-
At 31 March 2025	<u>2,782,000</u>	<u>2,782,000</u>

Depreciation	Land and Property £	Total £
At 31 March 2024	-	-
Disposals	-	-
Depreciation	-	-
Impairment	-	-
At 31 March 2025	=	=

Net Book Value	Land and Property £	Total £
At 31 March 2024	2,782,000	2,782,000
At 31 March 2025	2,782,000	2,782,000

The land and property that comprises the Elford Estate is a mix of residential and agricultural property covering an area of approximately 187 hectares at Elford in the County of Staffordshire.

The land was gifted to the City in 1936 and has no recorded original cost or value. The estate was valued by Bruton Knowles in March 2018 using the Open Market basis of valuation at £2,800,000. This resulted in uplift in value, of £450,000.

The Elford Estate Charity

Notes forming part of the Financial Statements for the year ending 31 March 2025 (cont'd)

5. Short Term Deposits

Funds are invested in the CCLA deposit fund.

6. Debtors

	2025	2024
	£	£
Other Debtors	1,845	2,149

Debtors amounting to £1,845 (2024: £2,149) are included in the accounts; £2 for rent (2024: £2) and £1,843 for interest on unrestricted funds (2024: £2,147) are included in the accounts.

7. Creditors

	2025	2024
	£	£
Accruals	5,904	10,212

Creditors amounting to £5,904 (2024: £10,212) are included in the accounts; £2,400 for independent examination fees (2024: £5,240) and £2,504 for management fees (2024: £4,972) and £1,000 for administration fees (2024: £nil).

8. Realised Gains & Losses

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year.

Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

9. Remuneration and Expenses

None of the Trustees receive remuneration or other benefits from the Charity or reimbursement for any expenses incurred on behalf of the Charity, (2024: none).

The Elford Estate Charity

Notes forming part of the Financial Statements for the year ending 31 March 2025 (cont'd)

10.	<u>Restricted Funds</u>	2025 £	2024 £
	Tangible fixed assets		
	Market Value		
	At 31 March	<u>2,782,000</u>	<u>2,782,000</u>
	Short term deposits		
	Recoupment Order		
	At 1 April	374,681	330,226
	Funds recouped in year	3,786	3,786
	Interest Allocated	-	-
	Gains and losses	(7,367)	40,669
	At 31 March	<u>371,100</u>	<u>374,681</u>
	Funds on deposits in respect of sale of Elford Properties		
	Net proceeds brought forward	1,159,725	1,062,162
	Gains and (losses)	(54,034)	97,563
	Processed from sale of Land	-	-
	Net proceeds at 31 March	<u>1,105,690</u>	<u>1,159,725</u>
	Total Restricted Funds	<u>4,258,790</u>	<u>4,316,406</u>



Issuer Seagrave French

Document generated Mon, 19th Jan 2026 13:33:18 GMT

Document fingerprint 5b6bf98bc959f1f2b3f4e522a0dff365

Parties involved with this document

Document processed	Party + Fingerprint
Mon, 19th Jan 2026 19:48:42 GMT	Mr Phil Davis - Signer (5a0e3ed9af02b60095c546221d2a5eba)
Tue, 20th Jan 2026 8:25:59 GMT	Jason Seagrave - Signer (50780b29bc84d16cfa4dca81b78da8d9)
Tue, 20th Jan 2026 8:25:59 GMT	Ms Aruna Seth - Copied In (ec21de9a6d8e101f537db564ff670a29)
Tue, 20th Jan 2026 8:25:59 GMT	Connor Cheadle - Copied In (88a605ed401858cce4c9c098c6f48dbe)

Audit history log

Date	Action
Mon, 19th Jan 2026 13:33:18 GMT	Envelope generated with fingerprint 5c7ccd52db1e40d13b3b3df97a5c498b (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint 678891f23a23533f1388c6c2de94f35f. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint 70a80c9682e9eae47c496997011ec4d. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint 2c64a05d76c04790ac2907d981bdecf3. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint 9b07425efe6ad6ceed5b3febee0bb26f. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint 5b6bf98bc959f1f2b3f4e522a0dff365. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint 99d4af2b34b6b0eb71fdc0af89f608f5. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint a9d9446287c85edb3a841bf7adf8f60e. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint b7cf40c517d20112f94b4114e11318bf. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint 106d4f3ac58e92ee2cf4759733f82bf5. (18.133.63.166)

Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint 5ffdcf841cb8d290ac9f38473f3c4421. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint 91718243aed59f6623dedda1869c794b. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint 259afb05ed2a53e4dcb51a6f4b444253. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint 70447e97ee8afd7d000420a4422ba4f5. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint e322a362c0b5912e84dd23f0752ce609. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Document generated with fingerprint 9c38673213851adad4e2d0f49a63c0ed. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Mr Phil Davis has been assigned to this envelope. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Jason Seagrave has been assigned to this envelope. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Ms Aruna Seth has been assigned to this envelope. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Connor Cheatle has been assigned to this envelope. (18.133.63.166)
Mon, 19th Jan 2026 13:33:18 GMT	Envelope has been set to automatically remind the active signer every 21 day(s). (18.133.63.166)
Mon, 19th Jan 2026 13:34:10 GMT	Envelope generated
Mon, 19th Jan 2026 13:34:10 GMT	Sent the envelope to Mr Phil Davis for signing
Mon, 19th Jan 2026 13:34:10 GMT	Document emailed to party email
Mon, 19th Jan 2026 19:35:05 GMT	Mr Phil Davis viewed the envelope (94.10.217.15)
Mon, 19th Jan 2026 19:35:12 GMT	Mr Phil Davis viewed the envelope (172.186.9.0)
Mon, 19th Jan 2026 19:48:42 GMT	Mr Phil Davis signed the envelope (94.10.217.15)
Mon, 19th Jan 2026 19:48:43 GMT	Sent the envelope to Jason Seagrave for signing (94.10.217.15)
Mon, 19th Jan 2026 19:48:44 GMT	Document emailed to party email
Tue, 20th Jan 2026 8:23:55 GMT	Jason Seagrave viewed the envelope (109.73.121.1)
Tue, 20th Jan 2026 8:25:59 GMT	Jason Seagrave signed the envelope (109.73.121.1)
Tue, 20th Jan 2026 8:25:59 GMT	Sent the envelope to Ms Aruna Seth for signing (109.73.121.1)
Tue, 20th Jan 2026 8:25:59 GMT	Sent the envelope to Connor Cheatle for signing (109.73.121.1)
Tue, 20th Jan 2026 8:26:00 GMT	This envelope has been signed by all parties (109.73.121.1)
Tue, 20th Jan 2026 8:26:00 GMT	Signed document confirmation emailed to party email (109.73.121.1)
Tue, 20th Jan 2026 8:26:00 GMT	Signed document confirmation emailed to party email (109.73.121.1)
Tue, 20th Jan 2026 8:26:00 GMT	Signed document confirmation emailed to party email (109.73.121.1)
Tue, 20th Jan 2026 8:26:00 GMT	Signed document confirmation emailed to party email (109.73.121.1)
Tue, 20th Jan 2026 8:26:00 GMT	Signed document confirmation emails have been sent to all parties.
	Document URL:
	https://api.signable.app/shareable/envelope?t=3152ac1a-5802-4cbe-8673-318952ccf9c7 (109.73.121.1)
Tue, 20th Jan 2026 8:26:00 GMT	Document emailed to party email

