

Charity registration number 1001347 (England and Wales)

WELSH WATER ELAN TRUST

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

RCH **CHARTERED
ACCOUNTANTS**

WELSH WATER ELAN TRUST

CONTENTS

	Page
Trustee report	1 - 6
Statement of trustee responsibilities	7
Independent auditor's report	8 - 10
Statement of financial activities	11 - 12
Balance sheet	13
Statement of cash flows	14
Notes to the financial statements	15 - 30

WELSH WATER ELAN TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustee	Elan Valley Limited
Directors of Elan Valley Limited	R Davies D Evans W Evans I Joyce A Leonard R Morgan H Scrase R Vaughan
Land Agent	C P M Harley
Charity number	1001347
Principal address	Elan Estate Office Elan Village Rhayader Powys LD6 5HP
Auditor	RCH Accountants Limited Wellfield House Temple Street Llandrindod Wells Powys LD1 5HG
Bankers	HSBC Bank PLC Middleton Street Llandrindod Wells Powys LD1 5EU Unity Trust Bank PO Box 793 Planetary Road Willenhall WV1 9DG

WELSH WATER ELAN TRUST

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2025

The Directors of Elan Valley Limited - the sole corporate trustee of Welsh Water Elan Trust (colloquially known as the Elan Valley Trust) - present the annual report together with the financial statements of the charity for the year ended 31 March 2025.

Objectives and activities of the Elan Valley Trust

Charitable Objects

The Objects of the Trust as written into the Trust Deed are:

1. The preservation maintenance and enhancement for the benefit of the public of the area of great natural beauty comprising of the Elan Valley and its natural aspect and features (and its animal and plant life);
2. The facilitation and encouragement of access to and the study of the Elan Valley (and its animal and plant life) by the general public;
3. The provision at the Elan Valley or such part of it as should be appropriate in the interests of social welfare and for the purpose of improving the conditions of life for the persons for whom the same are intended of facilities for physical recreation which shall be available to members of the public at large;
4. The facilitation and encouragement of the use of the whole or part of the Elan Valley for charitable purposes.

The strategic objectives of the Trust, as set out in its strategic plan are:

Natural Resources; To manage our natural resources in ways that:

1. Contribute positively to the quality (and quantity) of the water from the catchment.
2. Foster a landscape rich in nature with:
 - Habitats in good condition
 - Flourishing native wildlife
 - Designated sites in favourable condition.
3. Are ambitious in mitigating the impacts of climate change.
4. Value our historic landscape but allow change where this brings overall benefits.
5. Foster opportunities to maintain a vibrant local community.
6. Provide the charity with a viable income over the long term.

People & Community; Our objectives are to:

1. Foster opportunities to maintain a vibrant local community.
2. Enable people to access recreational opportunities that enhance health and wellbeing.
3. Enable people to study, engage with, and value Elan's heritage and nature.
4. Foster the use of the estate for social welfare purposes.
5. Manage access to the estate in ways that conserve its special qualities and support people to access the estate in a way that is safe and responsible.

Climate and sustainability; Our objectives are to:

1. Be ambitious in setting targets for and delivering measures for mitigation and adaptation such as:
 - reduction in fossil fuel use from our activities;
 - carbon sequestration and storage from the land we manage;
 - production of renewable energy where opportunities arise.
 - measures to manage increased risks brought about by climate change
2. Have regard to the impact on our heritage and nature when evaluating climate mitigation & adaptation proposals.
3. Foster opportunities and work with tenants and other partners to support climate goals and sustainability.

Activities

Strategies and activities to manage our natural resources:

For centuries the uplands of the Cambrian Mountains including the Elan Valley Estate lands have been open, unenclosed and grazed by hefted flocks of sheep and cattle. Maintaining this system of traditional high nature value farming is therefore a key part of Directors' strategy for managing for nature conservation and landscape. At the same time, Directors are aware of the need to take and promote more targeted actions where there is an identified need for nature conservation and landscape purposes. Since large areas of the Estate are designated under nature

WELSH WATER ELAN TRUST

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2025

conservation legislation and the landscape is of considerable significance, the support and advice of NRW is highly valued in this regard.

As part of this strategy, the Trust manage around 2800 hectares of land in-hand including some of the key sites such as the National Nature Reserve at Claerwen. In so doing the Trust is not only able to ensure appropriate management but can also ensure it has a full understanding of the opportunities and problems associated with managing land on the Estate. All of this land is managed under the Habitat Wales Scheme.

The rest of the land is let out to some 27 agricultural tenants. Through the terms of the tenancy agreements and through entry into Habitat Wales tenants are encouraged to use traditional high nature value farming systems.

The Trust's recent Carbon Audit highlighted the importance of undertaking works to restore degraded peat bogs so that they can act as a carbon sink. Peat restoration works also provide significant benefits for nature and for water storage and flow regulation in the catchment. The Trust has therefore identified restoration of degraded peat bogs as a high priority and is developing plans, projects and strategic partnerships to facilitate this work in the future.

In recent years, the Elan Links National Lottery Heritage Fund programme, with the Elan Valley Trust as lead partner, has invested in the valley, protecting its heritage, offering new opportunities for local people and increased accessibility for visitors. Elan Links projects delivered a wide array of positive outcomes. Built around four central themes - Celebrating heritage, Enjoying Elan, Experience and education, and Enhancing nature and wildlife. This programme has been an important vehicle for undertaking targeted action for nature conservation in partnership with farming tenants as well as on in-hand land. The project delivery of this programme was concluded in the last financial year, and the project close down was largely finalised by September 2024.

As part of the legacy of the Elan Links scheme the Trust has taken forward key areas of work which either have a direct link to the project or are an evolution of some elements within it, these are:

- Investing in staff, including a Peatland Officer, Ecologist and Funding/Project Management
- Developing successful funding bids and implemented new projects
- Developing key partnerships
-

Our current project delivery has focused upon:

- Restoring 33 hectares of degraded peatland on two of our in-hand farms
- Surveying and ground truthing significant potential sites for peat restoration
- Developing a programme of volunteering in partnership with Dwr Cymru
- Increasing the scale of Curlew monitoring
- Curlew protection measures
- Vegetation management to improve habitats for rare species
- Delivery of a range of educational events

Strategies and activities to promote the use of the Estate for access, recreation, education and other charitable purposes:

The Elan Valley Estate is highly valued for recreational, educational and other uses. It is the aim of the Trust to provide benefits and facilities for local people and also to increase the use of the Estate by visitors from further afield including those who benefit from provision of water from the catchment across parts of Wales and the West Midlands. This 'audience' has an intimate link with the Estate already and there is a real opportunity to use this link to develop educational, recreation, wellbeing and health provision / benefits.

In order to support access to the estate, the Trust maintains four cottages and a bunk house on a 'self-catering accommodation' basis, which in 2024 accommodated 2,416 guests. The Trust also maintain two mountain bothies which are freely available to users, and are well used by walkers and cyclists, among others. For people who work and / or wish to live locally the Trust maintains residential properties to let on the Estate. Cwm Clyd bunkhouse also serves as a base for visiting groups of volunteers who engage in a range of nature conservation projects.

To promote access and recreation more generally the Trust maintains Estate infrastructure such as bridges, roads and paths in good repair for users and provides in association with DCWW and with the help of a range of volunteers an annual programme of events and walks.

WELSH WATER ELAN TRUST

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2025

Other Initiatives for 2024-25:

Dark Skies. The Elan Valley Estate has for a number of years held the status of International Dark Sky Park. During 2024-25 the Trust hosted a number of successful stargazing events at a range of locations across the estate, including the 'Cosmic Cwtch' stargazing shelter and Cwm Clyd bunkhouse. In addition, a number of planetarium shows took place to bring the dark sky experience to a wider audience - in particular these have proved popular with schools across the region.

Electrification. A long-held ambition of the Trust has been to develop an alternative to the diesel generators that primarily power the properties on the wider estate - to this end there is a focus on installing renewable energy sources where possible. Discussions with key partners and stakeholders have opened up a number of avenues to further explore a wider agenda of electrification which are being progressed.

To maintain its properties in good repair and fit-for-purpose, a range of works were completed at properties across the estate to renovate and upgrade, in addition to performing routine maintenance tasks.

Public benefit

The Trust benefits the public by implementing the objects of the Trust Deed: promoting nature and landscape conservation on the Elan Valley Estate; while encouraging public access and recreation and use of the Estate for educational and charitable purposes.

During the 2024-25 period the Trust managed and encouraged management that benefited nature on the Estate; undertook works to secure the historic landscape; maintained paths and other infrastructure to enable enjoyment of the Estate by the public; promoted the use of the Estate by the public through a variety of means including an events programme and provision of accommodation; and supported the use of the Estate for educational and charitable purposes.

The Directors confirm that they have complied with the requirements of Section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Financial review

Recent years have seen a reduction in funding available to the Trust as Wales transitions away from the European Union's Common Agricultural Policy following Brexit. Of particular significance has been the replacement of Glastir with the new Habitat Wales Scheme. This change, reduced our income for 2024-25 significantly, while other costs have increased substantially due to inflationary pressures on wages, goods and services.

In order to manage this situation while ensuring that the core activities of the Trust are met and our strategic priorities are funded, Directors have implemented a number of measures:

1. Reviewing our operational model. During 2024-25, Directors and senior staff reviewed our operations cost-centre by cost-centre to identify efficiencies in the way we work and to map these against our strategic priorities. This work puts the Trust in a strong position to evaluate other changes to the funding landscape in 2025-26 and be able to respond appropriately to them.
2. Taking the decision to lease Penbont House to a third party to operate as a café and bed & breakfast.
3. Investing in developing income from grants. Directors are aware that grant funding is available to fund some of our strategic objectives, for example peatland restoration. We have therefore taken the decision to invest in staff capacity that can be used to draw down funds for these objectives. This has led to the successful implementation of some new funded programmes of work, including significant future funds to support peatland restoration, nature conservation and volunteer engagement.
4. Strategic use of reserves. The Trust has a very long-term responsibility (now some 962 years) and in line with its Reserves Policy maintains reserves to secure the functions of the charity in the future. The Trust now faces considerable uncertainty about its future income as a result of the transition to the new Welsh farming schemes over the next few years. Directors have reviewed the income-generating capability of Trust investments and have concluded that it is now appropriate to draw income from investments to fund a proportion of our activities at least in the near term.

The total incoming resources from charitable activities in 2024-25 was in the order of £1,400k. Some £1,688k was spent on charitable activities, the balance allocated from reserves.

At year-end 2024-25 the Trust had unrestricted funds in the order of £15,200,890. Approximately 23% of these reserves

WELSH WATER ELAN TRUST

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2025

are held as tangible assets (principally in residential properties held locally), while the majority of the remainder is held in a diversified portfolio of pooled charitable funds through CCLA. A small portion of funds is held in a current account to meet short term needs.

Plans for future periods

Over the past 9 years much of the work of the Trust has been focused on developing and then delivering as lead partner the Elan Links programme. With this programme now concluded and new projects underway we will take the opportunity to continue to build on the legacy of Elan Links and seek to develop new partnerships and programmes of work to support our charitable objectives.

An area which we have focused upon in recent years is implementing our transition towards Net Zero beginning with an estate-wide carbon audit. Our focus remains on taking steps towards delivering this transition, testing strategies for peatland restoration and exploring the best solutions for upgrading the energy efficiency of our properties. This work will enable us to roll out these works more widely in a planned way and is now gathering momentum. Given that some uncertainties remain in how to achieve the Net Zero transition- such as the best way of managing our widespread Molinia-dominant peatlands to secure their carbon store - we have been able to secure funding for a small-scale research project to collect data and build the evidence for the best approaches in this landscape.

Other areas we will develop during 2025-26 are:

- new funded programmes to pursue our goals for nature conservation projects across the estate;
- continuing our financial review and understanding the implications of changes to agri-environment schemes;
- fostering and encouraging appropriate access, recreational, educational and scientific use of the Estate;
- promoting and developing the Elan Valley Dark Sky Park through a range of targeted events;
- investigating and evaluating the options for producing renewable energy;
- seeking to engage with and influence consultations relating to Welsh Government Policy and forthcoming agri-environmental schemes;
- developing a formal partnership arrangement with Dwr Cymru Welsh Water;
- improving our estate infrastructure.

Structure, governance and management

Nature of governing document and organisational structure

Welsh Water Elan Trust was established by a Trust Deed dated 13th October 1989 as part of the water privatisation process. The deed stipulated that Dwr Cymru Welsh Water (DCWW) intended to establish 'a Foundation to preserve for public benefit land in the Elan Valley and has for that purpose vested in the Trustees a leasehold interest in the property for a term of 999 years.' The deed goes on to describe the charitable objects, role of Trustees and various powers of the Trustees to further the objects. The accompanying lease included all the agricultural land and buildings on the Estate. Excluded from the lease were the dams, the surfaces of the reservoirs, their operating paraphernalia, most of the forestry, the Visitor Centre, houses and land in Elan Village, and certain houses on the Elan Estate. The Trust is thus responsible for some 43,000 acres out of a total of 45,000 in accordance with the terms of the lease. Since 1989, a number of properties on the Estate and in Elan Village have been added to the lease or acquired as has the freehold of neighbouring Cwmdauddwr Common.

More recently, to resolve complexities around the recruitment of new Trustees in the face of liability issues with the original arrangement, the company Elan Valley Limited was established and registered with Companies House (No. 09001046) and on 2nd November 2018 the transfer to Elan Valley Limited as the sole corporate trustee took effect, at which point the six trustees of the legacy body retired and were appointed as Directors of Elan Valley Limited. As sole corporate trustee, Elan Valley Limited now has responsibility for fulfilling the charitable objectives of the Trust in accordance with the Trust Deed.

Directors of Elan Valley Limited are (in accordance with the objects and powers of the charity) responsible for setting the strategic direction and policies of Elan Valley Trust and for major operational and investment decisions. Using a system of delegations to staff that are formalised in respect of financial accountability and general governance, these and routine operational matters are then implemented by the senior staff.

Decisions in fulfilment of their role are principally taken by Directors at Elan Valley Limited board meetings held at least four times a year.

WELSH WATER ELAN TRUST

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2025

Executive / management functions of the charity are the responsibility of the Estate Manager, who is supported in this role by the Business Manager.

Elan Valley Limited does not in itself hold any assets or trade. The Charity Commission has therefore authorised that the charity's funds may be used to purchase insurance for the trustee and its Directors (including a "Directors and Officer liability insurance policy").

Recruitment and appointment of trustees

A number of organisations have the ability to nominate Directors to the Board of Elan Valley Limited. These are Dŵr Cymru Welsh Water; Powys County Council; Ceredigion County Council; Natural Resources Wales (two Directors) and Welsh Government / National Assembly for Wales.

In addition, as a consequence of the appointment of a sole corporate trustee there is provision for an 'open' recruitment process to ensure a wider and appropriate balance of skills is available to the Board. Directors appointed through this process sit for a five-year term in the first instance with provision to extend this for a further five years. Under this provision two directors are in their first five-year term.

There are likely to be vacancies arising because of retirement among the current group of Directors and as such we anticipate recruiting new Directors in the course of 2025-26.

Induction and training of trustees

Directors bring with them a wealth of professional expertise in matters relating to the operation and function of the charity and receive ongoing training and information provision in matters pertaining to the charity through a system of regular updates from relevant professional organisations, verbal updates and papers for information prepared by staff as well as site visits both on and off the Estate.

Relationships with related parties

Dŵr Cymru Welsh Water (DCWW):

While the terms of the lease clearly delineate the responsibilities of the charity in terms of management of the leasehold there are inevitably many areas of mutual policy, management and operational interest with DCWW. The charity therefore works closely with DCWW in matters relating to the operation of the Estate. This is facilitated by regular day-to-day contact between staff members of the two organisations and is further strengthened by the DCWW-appointed director, Roger Morgan. During the year constructive discussions have commenced with a view to developing a more structured partnership framework to enable the two organisations to work together for the benefit of the estate.

The national and European importance of the Estate for nature conservation and a range of ecosystem services means that another key relationship is that with Natural Resources Wales (NRW). Again, this relationship is maintained by regular contact between staff members of the two organisations, by the two Directors appointed by legacy bodies of NRW, Robert Vaughan and Dr Ieuan Joyce.

The charity as part of a wider network:

Since December 2017, the charity has been Lead Partner in the Elan Links Landscape Partnership Scheme awarded by the Heritage Lottery Fund and based principally within the Elan Valley Estate boundary. As this programme draws to a close the partnership has ambitions to build upon the legacy of that scheme by developing new programmes of shared work.

The charity is now in a strong position to build upon existing partnerships for the benefit of the estate and its long term future and have ensured that there is capacity to do so in future years.

Major risks and management of those risks

During the 2024-25 period, Directors continued to identify and manage risks using a RAG (Red-Amber-Green) risk register system. Reviewing the risk register is a standing item at Trust Board meetings and an annual review allows for a thorough review.

The Directors are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

WELSH WATER ELAN TRUST

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2025

The law applicable to charities requires the Directors 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 of the charity for that period. In preparing these financial statements, the Directors 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 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 business.

The Directors are responsible for keeping proper 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 applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The directors 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.

The annual report was approved by the Directors of the charity on 29 January 2026 and signed on its behalf by:

Dr I Joyce, Director Elan Valley Limited

WELSH WATER ELAN TRUST

Statement of Trustee Responsibilities

For the Year Ended 31 March 2025

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

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

In preparing these financial statements, the trustee 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 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 trustee are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the trust and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

WELSH WATER ELAN TRUST

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEE OF WELSH WATER ELAN TRUST

Opinion

We have audited the financial statements of Welsh Water Elan Trust (the 'trust') for the year ended 31 March 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 charity's affairs as at 31 March 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 Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the trust 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 trustee 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 trust'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 trustee 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 trustee 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 trustee 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.

WELSH WATER ELAN TRUST

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEE OF WELSH WATER ELAN TRUST

Responsibilities of trustee

As explained more fully in the statement of trustee responsibilities, the trustee 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 trustee 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 trustee are responsible for assessing the trust'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 trustee either intend 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.

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

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charity through discussions with management, and from our knowledge and experience of the charity sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including relevant legislation such as the Charities Act 2011, taxation legislation, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting relevant correspondence.

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

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

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

- performed analytical procedures to identify any unusual or unexpected relationships;
- reviewed nominal ledgers and tested journal entries reports to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias.

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

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- reviewing correspondence with HMRC.

WELSH WATER ELAN TRUST

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEE OF WELSH WATER ELAN TRUST

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustee and other management and the inspection of regulatory and legal correspondence, if any.

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

A further description of our responsibilities 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.

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

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.

RCH Accountants Limited

Chartered Accountants

Statutory Auditor

Wellfield House

Temple Street

Llandrindod Wells

Powys

LD1 5HG

29 January 2026

RCH Accountants Limited is eligible for appointment as auditor of the trust by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

WELSH WATER ELAN TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

Current financial year		Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Restricted funds 2025 £	Total 2025 £	Total 2024 £
	Notes					
Income and endowments from:						
Charitable activities	3	1,155,012	-	238,232	1,393,244	2,174,518
Other trading activities	4	-	5,399	-	5,399	5,399
Investments	5	16,736	-	-	16,736	13,767
Other income	6	2,734	-	-	2,734	6,451
Total income		<u>1,174,482</u>	<u>5,399</u>	<u>238,232</u>	<u>1,418,113</u>	<u>2,200,135</u>
Expenditure on:						
Charitable activities	7	1,417,365	6,450	265,183	1,688,998	2,161,978
Total expenditure		<u>1,417,365</u>	<u>6,450</u>	<u>265,183</u>	<u>1,688,998</u>	<u>2,161,978</u>
Net gains/(losses) on investments	13	<u>(163,081)</u>	<u>-</u>	<u>-</u>	<u>(163,081)</u>	<u>1,299,363</u>
Net income/(expenditure)		<u>(405,964)</u>	<u>(1,051)</u>	<u>(26,951)</u>	<u>(433,966)</u>	<u>1,337,520</u>
Net movement in funds	10	<u>(405,964)</u>	<u>(1,051)</u>	<u>(26,951)</u>	<u>(433,966)</u>	<u>1,337,520</u>
Reconciliation of funds:						
Fund balances at 1 April 2024		<u>15,606,854</u>	<u>6,438</u>	<u>559,158</u>	<u>16,172,450</u>	<u>14,834,930</u>
Fund balances at 31 March 2025		<u>15,200,890</u>	<u>5,387</u>	<u>532,207</u>	<u>15,738,484</u>	<u>16,172,450</u>

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

WELSH WATER ELAN TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

Prior financial year		Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Restricted funds 2024 £	Total 2024 £
	Notes				
Income and endowments from:					
Charitable activities	3	1,509,988	-	664,530	2,174,518
Other trading activities	4	-	5,399	-	5,399
Investments	5	13,767	-	-	13,767
Other income	6	6,451	-	-	6,451
Total income		<u>1,530,206</u>	<u>5,399</u>	<u>664,530</u>	<u>2,200,135</u>
Expenditure on:					
Charitable activities	7	1,433,491	6,500	721,987	2,161,978
Total expenditure		<u>1,433,491</u>	<u>6,500</u>	<u>721,987</u>	<u>2,161,978</u>
Net gains/(losses) on investments	13	<u>1,299,363</u>	<u>-</u>	<u>-</u>	<u>1,299,363</u>
Net income/(expenditure)		1,396,078	(1,101)	(57,457)	1,337,520
Transfers between funds		<u>845</u>	<u>-</u>	<u>(845)</u>	<u>-</u>
Net movement in funds	10	1,396,923	(1,101)	(58,302)	1,337,520
Reconciliation of funds:					
Fund balances at 1 April 2023		<u>14,209,931</u>	<u>7,539</u>	<u>617,460</u>	<u>14,834,930</u>
Fund balances at 31 March 2024		<u>15,606,854</u>	<u>6,438</u>	<u>559,158</u>	<u>16,172,450</u>

WELSH WATER ELAN TRUST

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible assets	15	4,020,349		4,184,006	
Investments	16	11,029,555		11,180,481	
		<u>15,049,904</u>		<u>15,364,487</u>	
Current assets					
Stocks	17	66,690		73,728	
Debtors	18	292,855		636,649	
Cash at bank and in hand		547,840		320,667	
		<u>907,385</u>		<u>1,031,044</u>	
Creditors: amounts falling due within one year	19	(218,805)		(223,081)	
Net current assets			688,580		807,963
Total assets less current liabilities			<u>15,738,484</u>		<u>16,172,450</u>
Income funds					
Restricted funds	21	532,207		559,158	
Unrestricted funds - designated		5,387		6,438	
Unrestricted funds - general		15,200,890		15,606,854	
		<u>15,738,484</u>		<u>16,172,450</u>	

The notes on pages 15 to 30 form part of these financial statements.

The financial statements were approved by the Trustee, and authorised for issue on 29 January 2026 and signed on their behalf by:

Dr I Joyce, Director, Elan Valley Limited

WELSH WATER ELAN TRUST

Statement of Cash Flows

For the Year Ended 31 March 2025

	Notes	£	2025 £	£	2024 £
Cash flows from operating activities					
Cash generated from/(absorbed by) operations	27		271,306		(217,648)
Investing activities					
Purchase of tangible fixed assets		(53,460)		(129,487)	
Proceeds from disposal of tangible fixed assets		4,744		12,916	
Purchase of investments		(112,153)		(9,987)	
Proceeds from disposal of investments		100,000		150,000	
Investment income received		16,736		13,767	
Net cash (used in)/generated from investing activities			(44,133)		37,209
Net cash generated from financing activities			-		-
Net increase/(decrease) in cash and cash equivalents			227,173		(180,439)
Cash and cash equivalents at beginning of year			320,667		501,106
Cash and cash equivalents at end of year			547,840		320,667

The notes on pages 15 to 30 form part of these financial statements.

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

Welsh Water Elan Trust is a trust, established by a trust deed dated 13 October 1989, amended on 27 January 1995 and 4 September 2018.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the trust's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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)" (effective 1 January 2019). The trust is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the trust. 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 trustee have a reasonable expectation that the trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustee 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 trustee 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 trust.

1.4 Income

Income is recognised when the trust 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 trust 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 trust 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.

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

1.5 Expenditure

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

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets that individually cost £500.00 or more are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Leased sheep originally bred in house are valued at £10 per head. Purchased additions are valued at cost.

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:

Land and buildings	3% on cost
Furniture and equipment	25% on reducing balance
Leased Sheep	Not depreciated

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.

1.7 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.

1.8 Impairment of fixed assets

At each reporting end date, the trust reviews the carrying amounts of its tangible 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).

1.9 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

Sheep in stock which form part of the sheep farming operation are valued at £10 each.

1.10 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.

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

1.11 Financial instruments

The trust 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 trust's balance sheet when the trust 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 trust's contractual obligations expire or are discharged or cancelled.

1.12 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 trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

In the application of the trust's accounting policies, the trustee 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.

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

3 Charitable activities

	Tenanted Farms 2025 £	Residential Rent 2025 £	Farming 2025 £	Tourism 2025 £	Estate Management 2025 £	Development Projects 2025 £	Total 2025 £	Total 2024 £
Income	-	-	102,410	127,559	1,950	66	231,985	377,328
Grant funding	-	-	299,588	-	-	233,126	532,714	1,179,565
Rental receipts	500,058	128,487	-	-	-	-	628,545	617,625
	<u>500,058</u>	<u>128,487</u>	<u>401,998</u>	<u>127,559</u>	<u>1,950</u>	<u>233,192</u>	<u>1,393,244</u>	<u>2,174,518</u>
Analysis by fund								
Unrestricted funds - general	500,058	128,487	395,892	127,559	1,950	1,066	1,155,012	1,509,988
Restricted funds	-	-	6,106	-	-	232,126	238,232	664,530
	<u>500,058</u>	<u>128,487</u>	<u>401,998</u>	<u>127,559</u>	<u>1,950</u>	<u>233,192</u>	<u>1,393,244</u>	<u>2,174,518</u>
Grant funding								
National Lottery Heritage Fund	-	-	-	-	-	103,936	103,936	463,044
Natur	-	-	-	-	-	-	-	21,390
Natural Resources Wales	-	-	-	-	-	103,190	103,190	178,032
Powys Association of Voluntary Organisations	-	-	-	-	-	25,000	25,000	-
UK Government - Energy Bill Support	-	-	-	-	-	-	-	1,500
Welsh Government - Access Broadband Cymru	-	-	-	-	-	-	-	564
Midlands Arts Centre	-	-	-	-	-	-	-	2,092
Welsh Government - Small Grants Efficiency Payment	-	-	6,106	-	-	-	6,106	-
The Royal Society for the Protection of Birds	-	-	-	-	-	1,000	1,000	-
Other	-	-	293,482	-	-	-	293,482	512,943
	<u>-</u>	<u>-</u>	<u>299,588</u>	<u>-</u>	<u>-</u>	<u>233,126</u>	<u>532,714</u>	<u>1,179,565</u>

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

3 Charitable activities

For the year ended 31 March 2024

	Tenanted Farms	Residential Rent	Farming	Tourism	Estate Management	Development Projects	Total 2024
	£	£	£	£	£	£	£
Income	-	-	94,010	280,524	2,794	-	377,328
Grant funding	-	-	512,943	2,064	-	664,558	1,179,565
Rental receipts	491,569	126,056	-	-	-	-	617,625
	<u>491,569</u>	<u>126,056</u>	<u>606,953</u>	<u>282,588</u>	<u>2,794</u>	<u>664,558</u>	<u>2,174,518</u>
Analysis by fund							
Unrestricted funds - general	491,569	126,056	606,953	280,524	2,794	2,092	1,509,988
Restricted funds	-	-	-	2,064	-	662,466	664,530
	<u>491,569</u>	<u>126,056</u>	<u>606,953</u>	<u>282,588</u>	<u>2,794</u>	<u>664,558</u>	<u>2,174,518</u>
Grant funding							
National Lottery Heritage Fund	-	-	-	-	-	463,044	463,044
Natur	-	-	-	-	-	21,390	21,390
Natural Resources Wales	-	-	-	-	-	178,032	178,032
UK Government - Energy Bill Support	-	-	-	1,500	-	-	1,500
Welsh Government - Access Broadband Cymru	-	-	-	564	-	-	564
Midlands Arts Centre	-	-	-	-	-	2,092	2,092
Other	-	-	512,943	-	-	-	512,943
	<u>-</u>	<u>-</u>	<u>512,943</u>	<u>2,064</u>	<u>-</u>	<u>664,558</u>	<u>1,179,565</u>

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

4 Income from other trading activities

	Unrestricted funds designated 2025 £	Unrestricted funds designated 2024 £
Fundraising events	5,399	5,399

5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Interest receivable	16,736	13,767

6 Other income

	Unrestricted funds general 2025 £	Unrestricted funds general 2024 £
Net gain on disposal of tangible fixed assets	2,734	6,451

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

7 Expenditure on charitable activities

	Tenanted Farms 2025 £	Residential Rent 2025 £	Farming 2025 £	Tourism 2025 £	Estate Development Management 2025 £	Projects 2025 £	Total 2025 £
Direct costs							
Staff costs	332	751	128,905	48,805	38,035	75,074	291,902
Depreciation and impairment	33,998	51,605	26,420	53,695	32,503	16,461	214,682
Direct costs	94,665	94,361	147,430	96,316	41,447	323,766	797,985
	128,995	146,717	302,755	198,816	111,985	415,301	1,304,569
Grant funding of activities (see note 8)	-	-	-	-	6,450	-	6,450
Share of support and governance costs (see note 9)							
Support	76,894	70,582	63,361	60,792	41,463	-	313,092
Governance	15,349	10,808	20,511	8,505	7,281	2,433	64,887
	221,238	228,107	386,627	268,113	167,179	417,734	1,688,998
Analysis by fund							
Unrestricted funds - general	219,833	228,107	382,988	258,607	153,964	173,866	1,417,365
Unrestricted funds - designated	-	-	-	-	6,450	-	6,450
Restricted funds	1,405	-	3,639	9,506	6,765	243,868	265,183
	221,238	228,107	386,627	268,113	167,179	417,734	1,688,998

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

7 Expenditure on charitable activities

Previous year:	Tenanted Farms 2024 £	Residential Rent 2024 £	Farming 2024 £	Tourism 2024 £	Estate Development Management 2024 £	Projects 2024 £	Total 2024 £
Direct costs							
Staff costs	4,241	144	110,829	134,762	24,413	163,495	437,884
Depreciation and impairment	33,991	49,546	22,562	56,058	38,842	17,140	218,139
Direct costs	43,709	55,302	210,482	205,046	55,395	567,160	1,137,094
	81,941	104,992	343,873	395,866	118,650	747,795	1,793,117
Grant funding of activities (see note 8)	-	-	-	-	6,500	-	6,500
Share of support and governance costs (see note 9)							
Support	63,583	43,254	112,349	40,598	40,962	10,241	310,987
Governance	12,154	8,557	16,238	6,734	5,765	1,926	51,374
	157,678	156,803	472,460	443,198	171,877	759,962	2,161,978
Analysis by fund							
Unrestricted funds - general	156,273	156,803	466,973	424,857	148,905	79,680	1,433,491
Unrestricted funds - designated	-	-	-	-	6,500	-	6,500
Restricted funds	1,405	-	5,487	18,341	16,472	680,282	721,987
	157,678	156,803	472,460	443,198	171,877	759,962	2,161,978

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

8 Grants payable

The trustees have allocated the income received from airwaves rental for the use of the estate to a fund controlled by a joint committee of Trustees and tenants. This fund is used in the support of local organisations having appropriate charitable or relevant public purposes. Sixteen payments (2024 Fifteen) were made in support of these local organisations during the year in amounts ranging from £150 to £1000.

9 Support costs allocated to activities

	2025 £	2024 £
Depreciation	423	485
Staff costs	227,924	239,923
Office costs	78,548	65,984
Subscriptions	4,267	4,404
Motor costs	1,930	191
Governance costs	64,887	51,374
	<u>377,979</u>	<u>362,361</u>
Analysed between:		
Tenanted Farms	92,243	75,737
Residential Rent	81,390	51,811
Farming	83,872	128,587
Tourism	69,297	47,332
Estate Management	48,744	46,727
Development Projects	2,433	12,167
	<u>377,979</u>	<u>362,361</u>

Governance costs includes payments to the auditors of £8,320 (2024- £8,000) for audit fees.

10 Net movement in funds

	2025 £	2024 £
Net movement in funds is stated after charging/(crediting)		
Fees payable to the company's auditor for the audit of the company's financial statements	8,320	8,000
Depreciation of owned tangible fixed assets	215,104	218,624
Profit on disposal of tangible fixed assets	(2,734)	(6,451)
	<u></u>	<u></u>

11 Trustee

None of the trustee (or any persons connected with them) received any remuneration during the year, but six of them were reimbursed a total of £4,868 in expenses (2024- five were reimbursed a total of £6,549).

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

12 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Farming	4	4
General maintenance	3	3
Projects	7	8
Administration	4	4
Management	2	2
Visitor accommodation	2	10
Total	22	31

Employment costs

	2025 £	2024 £
Wages and salaries	468,346	610,674
Social security costs	37,796	48,338
Other pension costs	30,374	32,797
	536,516	691,809

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2025 Number	2024 Number
60,000-70,000	-	1

13 Gains and losses on investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Gains/(losses) arising on:		
Revaluation of investments	(162,295)	1,296,808
Sale of investments	(786)	2,555
	(163,081)	1,299,363

14 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

15 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Leased Sheep £	Total £
Cost				
At 1 April 2024	5,774,245	560,587	108,000	6,442,832
Additions	8,750	43,750	960	53,460
Disposals	-	(10,500)	-	(10,500)
	<u>5,782,995</u>	<u>593,837</u>	<u>108,960</u>	<u>6,485,792</u>
Depreciation and impairment				
At 1 April 2024	1,908,937	349,886	-	2,258,823
Depreciation charged in the year	154,811	60,293	-	215,104
Eliminated in respect of disposals	-	(8,484)	-	(8,484)
	<u>2,063,748</u>	<u>401,695</u>	<u>-</u>	<u>2,465,443</u>
Carrying amount				
At 31 March 2025	<u>3,719,247</u>	<u>192,142</u>	<u>108,960</u>	<u>4,020,349</u>
At 31 March 2024	<u>3,865,305</u>	<u>210,701</u>	<u>108,000</u>	<u>4,184,006</u>

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

16 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2024	11,180,481
Additions	112,153
Valuation changes	(162,293)
Disposals	(100,786)
	<hr/>
At 31 March 2025	11,029,555
	<hr/>
Carrying amount	
At 31 March 2025	11,029,555
	<hr/>
At 31 March 2024	11,180,481
	<hr/>

17 Stocks

	2025 £	2024 £
Stocks	66,690	73,728
	<hr/>	<hr/>

18 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	246,453	594,363
Prepayments and accrued income	46,402	42,286
	<hr/>	<hr/>
	292,855	636,649
	<hr/>	<hr/>

19 Creditors: amounts falling due within one year

	2025 £	2024 £
Other taxation and social security	29,179	56,947
Deferred income	21,058	28,862
Trade creditors	99,926	85,757
Accruals	68,642	51,515
	<hr/>	<hr/>
	218,805	223,081
	<hr/>	<hr/>

Notes

20

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

20 Deferred income

	2025 £	2024 £
Other deferred income	21,058	28,862

Deferred income is included in the financial statements as follows:

	2025 £	2024 £
Deferred income is included within:		
Current liabilities	21,058	28,862
Movements in the year:		
Deferred income at 1 April 2024	28,862	32,337
Released from previous periods	(20,137)	(24,262)
Resources deferred in the year	12,333	20,787
Deferred income at 31 March 2025	21,058	28,862

Deferred income is in relation to rental deposits and deposits paid in advance in relation to holiday let accommodation.

21 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 April 2024 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2025 £
Capital grants	185,929	-	(14,052)	-	171,877
Nature Fund	22,641	-	(1,493)	-	21,148
CADW	92,073	-	(3,570)	-	88,503
Elan Links	258,455	-	(17,436)	-	241,019
Natural Resources Wales	60	103,190	(103,190)	-	60
Small Grants Efficiency	-	6,106	(556)	-	5,550
Peatland and Species	-	103,936	(103,936)	-	-
PAVO	-	25,000	(20,950)	-	4,050
	559,158	238,232	(265,183)	-	532,207

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

21 Restricted funds

Previous year:	At 1 April 2023	Incoming resources	Resources expended	Transfers	At 31 March 2024
	£	£	£	£	£
Capital grants	199,981	-	(14,052)	-	185,929
Nature Fund	24,351	-	(1,710)	-	22,641
CADW	95,644	-	(3,571)	-	92,073
Elan Links	297,484	484,434	(522,618)	(845)	258,455
UK Government - Energy Bill Support	-	1,500	(1,500)	-	-
Welsh Government - Access Broadband Cymru	-	564	(564)	-	-
Natural Resources Wales	-	178,032	(177,972)	-	60
	<u>617,460</u>	<u>664,530</u>	<u>(721,987)</u>	<u>(845)</u>	<u>559,158</u>

Capital Grants represent funds received in respect of the restoration of properties.

Nature Fund represents funds received from the Welsh Assembly Government in respect of this project.

CADW Grant represents funds received in respect of the work being carried out at Cwm Elan Mines.

Elan Links is a partnership project which brings together a range of local and strategic partners to secure the heritage of the Elan Valley and create future opportunities under four key themes:

- Celebrating heritage; restoration and archiving
- Enjoying Elan; increasing access and recreational opportunities
- Experience and education; providing educational course and volunteering opportunities
- Enhancing nature and wildlife; restoration and enhancement of natural environments

The managing partners are:

- Elan Valley Trust (Lead)
- Dwr Cymru Welsh Water
- CARAD - Rhayader Museum & Gallery
- Tir Coed
- Natural Resources Wales
- Rhayader & District Community Support
- Powys County Council

Natural Resources Wales represents funds received in respect of peat restoration work

Small Grants Efficiency represents funds received from Welsh Government towards the cost of fixed assets related to farming operations.

Peatland and Species represents funds received from National Lottery Heritage funds in respect of peat restoration and species protection.

PAVO represents funds received from Powys Association of Voluntary Organisations in respect of the cost of a feasibility study.

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

22 Unrestricted funds - designated

These are unrestricted funds which are material to the trust's activities.

	At 1 April 2024	Incoming resources	Resources expended	At 31 March 2025
	£	£	£	£
	6,438	5,399	(6,450)	5,387
	<u>6,438</u>	<u>5,399</u>	<u>(6,450)</u>	<u>5,387</u>
Previous year:	At 1 April 2023	Incoming resources	Resources expended	At 31 March 2024
	£	£	£	£
	7,539	5,399	(6,500)	6,438
	<u>7,539</u>	<u>5,399</u>	<u>(6,500)</u>	<u>6,438</u>

The trustees have allocated the income received from Airwaves rental for the use of the estate to a fund controlled by a joint committee of Trustees and tenants. This fund is used in the support of local organisations having appropriate charitable or relevant public purposes.

23 Analysis of net assets between funds

	Unrestricted funds general	Unrestricted funds designated	Restricted funds	Total
	2025	2025	2025	2025
	£	£	£	£
At 31 March 2025:				
Tangible assets	3,498,252	-	522,097	4,020,349
Investments	11,029,555	-	-	11,029,555
Current assets/(liabilities)	673,083	5,387	10,110	688,580
	<u>15,200,890</u>	<u>5,387</u>	<u>532,207</u>	<u>15,738,484</u>
	<u>15,200,890</u>	<u>5,387</u>	<u>532,207</u>	<u>15,738,484</u>
	Unrestricted funds general	Unrestricted funds designated	Restricted funds	Total
	2024	2024	2024	2024
	£	£	£	£
At 31 March 2024:				
Tangible assets	3,630,908	-	553,098	4,184,006
Investments	11,180,481	-	-	11,180,481
Current assets/(liabilities)	795,465	6,438	6,060	807,963
	<u>15,606,854</u>	<u>6,438</u>	<u>559,158</u>	<u>16,172,450</u>
	<u>15,606,854</u>	<u>6,438</u>	<u>559,158</u>	<u>16,172,450</u>

WELSH WATER ELAN TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

24 Capital commitments

Amounts contracted for but not provided in the financial statements:

	2025 £	2024 £
Acquisition of property, plant and equipment	-	9,950

25 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).

26 Analysis of changes in net funds

The trust had no material debt during the year.

27 Cash generated from/(absorbed by) operations

	2025 £	2024 £
(Deficit)/surplus for the year	(433,966)	1,337,520
Adjustments for:		
Investment income recognised in statement of financial activities	(16,736)	(13,767)
Gain on disposal of tangible fixed assets	(2,734)	(6,451)
Loss/(gain) on disposal of investments	786	(2,555)
Fair value gains and losses on investments	162,295	(1,296,808)
Depreciation and impairment of tangible fixed assets	215,105	218,624
Movements in working capital:		
Decrease in stocks	7,038	3,859
Decrease/(increase) in debtors	343,794	(362,101)
Increase/(decrease) in creditors	3,528	(92,494)
(Decrease) in deferred income	(7,804)	(3,475)
Cash generated from/(absorbed by) operations	271,306	(217,648)