

HIGHBURY TRUST
REPORT AND FINANCIAL STATEMENTS
31 MARCH 2025

Registered charity number: 1039194

Highbury Trust

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	9-12

Highbury Trust

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:	Highbury Trust
Registered charity number:	1039194
Address for correspondence:	Highbury Trust Birmingham City Council C/O Trusts and Charities Committee The Council House Victoria Square Birmingham B1 1BB
Trustee:	Birmingham City Council – the sole Corporate Trustee
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

Highbury Trust

Report of the Trustees for the Year Ended 31 March 2025

(cont'd)

Structure, Governance and Management

Governing document

The fund was established by a Trust Deed dated 31 March 1932. It is a registered charity, with charity number 1039194.

Recruitment and appointment of trustees

The trustees, who served during the year, and since the year end, are set out in the reference and administration details on page 2.

Trustee Meetings

Day to day management decisions are made by Trust and Charities Committee, which is made up of eight Council Members. Three members acting as Trustees are necessary to form a quorum. Issues are decided by a simple majority of those present and voting, provided at least two Trustees vote in favour of the resolution. Decisions, such as disposals are made by Full Council sitting separately as Corporate Trustee.

Objectives and Activities

The objects of the Fund are to use the bequest for the benefit of the citizens of Birmingham.

Public Benefit

The Trustees confirm that in the exercise of their powers as a charity trustee, they have had due regard to the published guidance from the Charity Commission on the operation of the public benefit requirement.

Achievements and Performance

Total income for the year was £115,023 (2023-24: £211,877).
Charitable expenditure was £120,455 (2023-24: £208,091).

Financial Review and Investment Policy

Unrestricted income for the period amounted to £115,023 (2023-24: £211,877) and the principal funding sources were rents of £34,264 (2023-24: £67,239), interest earned on deposits of £6,538 (2023-24: £6,418) and contribution from Birmingham City Council of £74,221 (2023-24: £138,220).

Highbury Trust

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

Financial Review (cont'd)

Unrestricted expenditure totalled £120,455 (2023-24: £208,091) and comprised charitable expenditure of £38,274 (2023-24: £33,300), governance costs of (£2,289) (2023-24: £2,946), legal and consultancy fees of £10,400 (2023-24: £34,890) and premises costs of £74,070 (2023-24: £136,955).

The funds represent the value of the properties owned by the Trust. The repair and maintenance of the property is funded by rental income and contributions from Birmingham City Council.

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.

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.

Highbury Trust

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

Highbury Trust

Independent Examiner's Report to the Trustees of Highbury Trust

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

Highbury Trust

Statement of Financial Activities for the Year Ended 31 March 2025

		Unrestricted Funds	Restricted Funds	Total 2025	Total 2024
		£	£	£	£
	Notes				
Incoming resources					
Rent	2	34,264	-	34,264	67,239
Investment income	2	6,538	-	6,538	6,418
Funding from Birmingham City Council	2	74,221	-	74,221	138,220
Total incoming resources		115,023	-	115,023	211,877
Resources expended					
Repairs, ground maintenance & insurance	3	74,070	-	74,070	136,955
Charitable grant	3	38,274	-	38,274	33,300
Legal and consultancy fees	3	10,400	-	10,400	34,890
Support costs including examination fee	3	(2,289)	-	(2,289)	2,946
Total resources expended		120,455	-	120,455	208,091
Net incoming resources before transfers		(5,432)	-	(5,432)	3,786
Transfer					
Gross transfers between funds		-	-	-	-
Net incoming resources before other recognised gains and losses		(5,432)	-	(5,432)	3,786
Net gains/losses on investments		-	-	-	-
Revaluation of fixed assets for charity's own use		-	-	-	-
Net movement in funds		(5,432)	-	(5,432)	3,786
Reconciliation of funds					
Balance of funds brought forward at 1 April	10	193,358	1,805,000	1,998,358	1,994,572
Balance of funds carried forward at 31 March	10	187,926	1,805,000	1,992,926	1,998,358

Highbury Trust

Balance Sheet as at 31 March 2025

	Notes	Unrestricted Funds	Restricted Funds	Total 2025	Total 2024
		£	£	£	£
Fixed assets					
Investment properties	4	-	1,805,000	1,805,000	1,805,000
		-	1,805,000	1,805,000	1,805,000
Current assets					
Cash at bank		53,426	-	53,426	73,098
Short term deposits	5	134,900	-	134,900	134,900
Debtors: Amounts falling due within one year	6	-	-	-	-
		188,326	-	188,326	207,998
Current liabilities					
Creditors: Amounts falling due within one year	7	(400)	-	(400)	(14,640)
Net current assets		187,926	-	187,926	193,358
Net assets		187,926	1,805,000	1,992,926	1,998,358
Reserves		187,926	1,805,000	1,992,926	1,998,358
Funds		187,926	1,805,000	1,992,926	1,998,358

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

Highbury Trust

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) Investment Income

Investment Income is accounted for on a receipts and payments basis and relates to rentals and other income generated from investment properties.

All incoming resources are included in the Statement of Financial Activities when the charity is entitled to the income and the amount can be quantified with accuracy.

c) Resources Expended

Expenditure is included on an accruals basis as the liability is incurred. Charitable expenditure comprises those costs incurred by the Charity in the delivery of its objectives. Governance costs include associated with meeting the constitutional and statutory requirements of the charity and include independent examination fees and costs of strategic management.

d) Investment Properties

Investment properties are included in the Balance Sheet at their open market value in accordance with the Financial Reporting Standard for FRS 102 and are not depreciated.

As at October 2012 the investment properties were revalued to £1,805,000 by Edwin Bray on behalf of Drivers Jonas Deloitte.

e) 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.

Highbury Trust

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

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

2. Incoming Resources

	2025 £	2024 £
Rental Income	34,264	67,239
COIF Deposit Account Interest	6,538	6,418
Funding from Birmingham City Council	74,221	138,220
	<u>115,023</u>	<u>211,877</u>

3. Resources Expended

Charitable expenditure

	2025 £	2024 £
Premises costs for the year	74,070	136,955
Charitable grant	38,274	33,300
Legal and consultancy fees	10,400	34,890
Finance support cost incl. Treasury	1,151	1,266
Independent examination fees	(3,440)	1,680
	<u>120,455</u>	<u>208,091</u>

During 2024-25 a charitable grant of £38,274 (2023-24: £33,300) was paid to Chamberlain Highbury Trust for the benefit of the citizens of Birmingham. 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.

Highbury Trust

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

4. Investment Properties

	2025 £	2024 £
Balance at 1 April	1,805,000	1,805,000
Revaluation in year	-	-
Balance at 31 March	<u>1,805,000</u>	<u>1,805,000</u>

5. Short Term Deposits

Funds are invested in the CCLA deposit fund.

6. Debtors: Amounts falling due within one year

	2025 £	2024 £
Birmingham City Council	-	-

7. Creditors: Amounts falling due within one year

	2025 £	2024 £
Independent review and legal fees	400	14,640

8. Trustees Remuneration

None of the Trustees receive remuneration or other benefits from the Charity or reimbursement for any expenses incurred on behalf of the Charity, (2023-24: None).

Highbury Trust

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

9. Related Party Transactions

During 2024-25 a contribution of £74,221 (2023-24: £138,220) was received from Birmingham City Council to fund the shortfall for insurance, repair, ground maintenance and support.

Rental Income of £34,264 (2023-24: £67,239) was received from Civic Catering who are part of Birmingham City Council.

Repairs and maintenance, including grounds maintenance, were undertaken by Birmingham City Council at a cost of £74,070 (2023-24: £136,955).

10. Reserves

	At 1 April 2024	Incoming Resources	Outgoing Resources	Revaluation	At 31 March 2025
	£	£	£	£	£
Unrestricted reserves	193,358	115,023	(120,455)	-	187,926
Restricted reserves	1,805,000	-	-	-	1,805,000
Funds	1,998,358	115,023	(120,455)	-	1,992,926

11. Post Balance Sheet Event

After the balance sheet date, the City Council approved a transfer of £750,000 to the Highbury Trust for the lease of Chamberlain House to the City Council. This is an interim payment and there is likely to be an additional payment upon completion of the transaction.



Issuer Seagrave French

Document generated Tue, 27th Jan 2026 10:40:26 GMT

Document fingerprint 7138b8e7506f71eb7d9bb2e6aa216f45

Parties involved with this document

Document processed	Party + Fingerprint
Tue, 27th Jan 2026 11:10:36 GMT	Mr Phil Davis - Signer (7d00399497ce9e97964bbb04b12d0c33)
Tue, 27th Jan 2026 12:57:47 GMT	Jason Seagrave - Signer (687168e650df9436406255862beb61a5)
Tue, 27th Jan 2026 12:57:47 GMT	Ms Aruna Seth - Copied In (cc3b711a65d625c6bf90ac1167c3e1b2)
Tue, 27th Jan 2026 12:57:47 GMT	Connor Cheatle - Copied In (e7e67ac1a06e73f5d8f35c8aaa4ffb61)

Audit history log

Date	Action
Tue, 27th Jan 2026 10:40:26 GMT	Envelope generated with fingerprint 2fd01d4eb1f95342afdd656758fa6f4f (18.133.63.166)
Tue, 27th Jan 2026 10:40:26 GMT	Document generated with fingerprint 7138b8e7506f71eb7d9bb2e6aa216f45. (18.133.63.166)
Tue, 27th Jan 2026 10:40:26 GMT	Document generated with fingerprint 7a35cf36967f64bf4bde0c18b33a2d79. (18.133.63.166)
Tue, 27th Jan 2026 10:40:26 GMT	Mr Phil Davis has been assigned to this envelope. (18.133.63.166)
Tue, 27th Jan 2026 10:40:26 GMT	Jason Seagrave has been assigned to this envelope. (18.133.63.166)
Tue, 27th Jan 2026 10:40:26 GMT	Ms Aruna Seth has been assigned to this envelope. (18.133.63.166)
Tue, 27th Jan 2026 10:40:26 GMT	Connor Cheatle has been assigned to this envelope. (18.133.63.166)
Tue, 27th Jan 2026 10:40:26 GMT	Envelope has been set to automatically remind the active signer every 21 day(s). (18.133.63.166)
Tue, 27th Jan 2026 10:40:38 GMT	Envelope generated
Tue, 27th Jan 2026 10:40:39 GMT	Sent the envelope to Mr Phil Davis for signing
Tue, 27th Jan 2026 10:40:39 GMT	Document emailed to party email
Tue, 27th Jan 2026 11:09:49 GMT	Mr Phil Davis viewed the envelope (31.94.10.169)
Tue, 27th Jan 2026 11:10:36 GMT	Mr Phil Davis signed the envelope (31.94.10.169)
Tue, 27th Jan 2026 11:10:36 GMT	Sent the envelope to Jason Seagrave for signing (31.94.10.169)
Tue, 27th Jan 2026 11:10:37 GMT	Document emailed to party email
Tue, 27th Jan 2026 12:57:26 GMT	Jason Seagrave viewed the envelope (109.73.121.1)

Tue, 27th Jan 2026 12:57:47 GMT	Jason Seagrave signed the envelope (109.73.121.1)
Tue, 27th Jan 2026 12:57:47 GMT	Sent the envelope to Ms Aruna Seth for signing (109.73.121.1)
Tue, 27th Jan 2026 12:57:47 GMT	Sent the envelope to Connor Cheatle for signing (109.73.121.1)
Tue, 27th Jan 2026 12:57:47 GMT	This envelope has been signed by all parties (109.73.121.1)
Tue, 27th Jan 2026 12:57:47 GMT	Signed document confirmation emailed to party email (109.73.121.1)
Tue, 27th Jan 2026 12:57:47 GMT	Signed document confirmation emailed to party email (109.73.121.1)
Tue, 27th Jan 2026 12:57:47 GMT	Signed document confirmation emailed to party email (109.73.121.1)
Tue, 27th Jan 2026 12:57:47 GMT	Signed document confirmation emailed to party email (109.73.121.1)
Tue, 27th Jan 2026 12:57:47 GMT	Signed document confirmation emails have been sent to all parties.
	Document URL:
	https://api.signable.app/shareable/envelope?t=f2fb0e57-de92-4d7f-b57b-4fd810f43e0a (109.73.121.1)
Tue, 27th Jan 2026 12:57:48 GMT	Document emailed to party email
Tue, 27th Jan 2026 12:57:49 GMT	Document emailed to party email