The Peter Middleton Charity No.1051866. – Annual Report 2024/2025.

During the Financial Year the Peter Middleton Charity continued to administer and maintain the Grade II listed property, The Church of The Immaculate Conception and its adjacent Cemetery, in the North Yorkshire village of Sicklinghall. It has fulfilled this responsibility for the past 170 years.

Other than the income produced by the £200 fee which the Trustees require for the use of the Church to defray the costs of insuring, cleaning and heating the building during the very occasional Weddings or Funerals (typically 2 or 3 per year), the Charity had no source of income other than the income derived from the interest produced by its investments.

This income amounts to approximately £19000 per annum.

All of this income is absorbed in maintaining the Church and Cemetery – Insurances, cleaning, gardening, decorating, and the normal heating, lighting and water services etc., incurred in keeping the property open and available to the community 365 days of the year.

In these circumstances we would not normally be required to report on our activities since our total income never reached the £25000 threshold.

However, this year is a little different in that our last Quinquennial Review conducted by Pearce Bottomley Architects revealed significant water ingress, damp and condensation throughout the building, all of which required urgent attention. Given that at that time our assets were permanently endowed giving us access to the interest only we were utterly unable to undertake the essential remedial works which were estimated by the Architects would cost in the region of £150,000.

To enable us to meet this significant cost we appealed to the Charity Commission to release our investments from their permanently endowed status. The Commission responded positively to our request, enabling us to plan for work to commence in the 2025/26 Financial Year.

In the income section of our audited accounts, a figure of £27,968 from Brewin Dolphin, the professional financial experts who oversee our investments, will be noted. This was simply the result of Brewin Dolphin selling some of our holdings and transferring the income to our account to ensure that we were in a position to meet any initial costs incurred in the 2025/26 financial year in commencing the work. In other words, we were simply re-purposing the charity's own assets following the Commission's relaxation of the permanently endowed restriction.

We trust this clarifies this item.

In all other regards, the Charity met its obligations by maintaining the Church, making it available to the local community and to passing visitors on a daily basis. Regular church services are provided for the many worshippers who greatly value its continued availability.

William J. Campbell,

p.p. The Trustees of The Peter Middleton Charity.

PETER MIDDLETON'S CHARITY
(Registered Charity No. 1051866)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2025

PETER MIDDLETON'S CHARITY

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st OCTOBER 2025

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Independent Examiner's Report to the Trustees of Peter Middleton's Charity.

I report on the accounts of the charity for the year ended 31 October 2025 which are set out on pages 2 to 3.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1 which gives me reasonable cause to believe that, in any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

D C Wellock

Diane Wellock

Member of the Institute of Chartered Accountants in England and Wales.

Unit 11, Skipton Auction Mart
Gargrave Road
Skipton
BD23 1UD

Date: 14/8/26

PETER MIDDLETON'S CHARITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 OCTOBER 2025

	2025 £	2024 £
INCOME		
Brewin Dolphin Investments	27,968	16,496
Weddings	600	400
Funerals	400	-
Baptisms	100	-
Donations	-	-
Miscellaneous	23	-
	29,091	16,896
EXPENDITURE		
Legal and Professional Fees	9,901	1,874
Reinstatement Cost Assessment	-	-
Quinquennial Property Survey	-	-
	9,901	1,874
Church Maintenance		
Insurance	5,470	5,029
Water	193	166
Electricity	(25)	1,972
General Cleaning/Windows	695	520
Upgrading and Repairs	640	6,844
	6,973	14,531
Running Costs		
Garden Maintenance	2,575	3,360
Fire Regulations	359	351
Accountants Fees	410	402
Miscellaneous	450	373
Stipends/Organist	650	725
	4,444	5,211
TOTAL EXPENDITURE	21,318	21,616
NET INCOME/(DEFICIT) FOR THE YEAR	7,773	(4,720)

PETER MIDDLETON'S CHARITY
BALANCE SHEET AS AT 31 OCTOBER 2025

	2025 £	2024 £
FIXED AND CURRENT ASSETS		
Main Portfolio at Book Cost	595,582	600,786
Bank Current Account	17,263	9,463
Petty Cash	79	106
Cash held by Brewin Dolphin	8,771	6,232
	621,695	616,587
NET ASSETS	621,695	616,587
FINANCED BY:		
Capital Account at 1 November 2024	616,587	621,519
Surplus/(Deficit) for the year	7,773	(4,720)
Increase/(Decrease) in Book Cost of Investments	(5,204)	42,248
Increase/(Decrease) in Cash held by Brewin Dolphin	2,539	(2,460)
Transfer from Current Account to Brewin Dolphin		(40,000)
	621,695	616,587
	-	-

NOTES: 1. No asset value has been included for the Church and land.
2. The market value of stocks and shares was £671,274 (2024: £639,163).

Approved by the Trustees on 25th August 2026
and signed on their behalf by:

William J Campbell

Timothy M J Hodgson

Supporting Statement/Notes for the Year Ending: 31st October 2025

Assets:

Movements in the Year:

1) During the year no fixed assets were disposed of.

2) At 31st October 2025 the following assets were held by the Charity:

Church and graveyard
Church Car Park
Parcel of land

Borrowings:

At 31st October 2025 there were no loans outstanding.

Debts Outstanding:

At 31st October 2025 there were no debts outstanding.

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