

# Annual report and accounts

**Charity name:** The Little Budworth Charity

**Date of report:** 23.03.2026

**Registered charity number:** 1089213

**Address:** Well House Farm, Well Lane, Little Budworth, Cheshire, CW6 9DA

## Introduction

This annual report summarises the activities, achievements, and financial performance of The Little Budworth Charity for the year ended 31.12.2025. The report aims to provide transparency and accountability to our supporters, beneficiaries, and regulatory bodies.

## Trustees' report

- **Objectives and activities:** This year the charity maintained its charitable donations, necessary works and repairs to the properties, as well as advice and guidance concerning the land.
- **Achievements and performance:** Major projects have been completed including the tank replacement at Dodds House, roof work at Townfield Farm, and electrical and fire inspections.
- **Financial review:** Consistent income and expenditure to previous years and healthy reserves in place. Initiated rent increase at Dodds House effective 1<sup>st</sup> April 2026 and have engaged Rachel Kirk to assist with a rent review at Townfield Farm.
- **Structure, governance, and management:** The charity trustees meet twice yearly, and maintain communication throughout the year to discuss both day to day and larger decisions for all assets and the tenants / residents within our care.

## Balance sheet

Assets	Liabilities
<b>Townfield Farm (162.532 acres)</b> Tenants: Mr & Mrs Bowes 25-year business tenancy from 02.02.2008	None
<b>Dodds House, Little Budworth (0.11 acres)</b> Residents: Mr P Malpass, Mr M Proffitt, Mr N Lang, Mr C Martin	
<b>Field at Wettenhall (3.23 acres)</b> Tenant: Mr J Jones Farm business agreement	
<b>Field at Duddon Common (0.52 acres)</b> Tenant: Mrs Morgan Grazing agreement	
<b>Field at Duddon Mill (2.12 acres)</b> Tenant: Henry Shrigley-Feigl Farm business agreement	
<b>Field at Duddon (2.14 acres)</b> Tenant: TBC Farm business tenancy	

## Financial statements

<b>Opening bank balance</b>	CAF Bank Gold A/C: £143,335.53 CAF Bank Current A/C: £4,932.89
-----------------------------	---

<b>Receipts</b>	<b>Payments</b>
CAF Bank interest: £2,776.82 Farm interest: £4,571.16 Townfield Farm annual rent: £19,510.80 Dodds House annual rent: £8,400 Fields rent: £1,205	Salvation Army: £1000 Matt Godwin Electrical: £130 Cheshire Fire: £598.97 P Reddy (roof): £7,200 PJ Tanks: £2,910 Tree Musketeers: £264 Rock Oil: £2,238.58 Insurance: £7,124.50 Village hall hire: £40 EON electricity: £2,478.47 United Utilities Water: £1,255.12 Garden grass cutting: £600 Green bin: £52.50 Accountant's fee: £120 Cheque fees: £11.50 CAF Bank fees: £60  Less unpresented cheques: £- Cheques cashed YE25 from YE24: £100
<b>Total: £36,463.78</b>	<b>Total: £26,183.64</b>

<b>Closing bank balance</b>	CAF Bank Gold A/C - £154,486.36 CAF Bank Current A/C - £4,062.20
-----------------------------	---

## Trustee approval

This report and accounts were approved by the Board of Trustees on 23.03.2026 and signed on their behalf by:

- **Philip Hales, Chairman:** Philip Hales
- **Emily Forth, Treasurer:** Emily Forth



Section A

Independent Examiner's Report

Report to the trustees/  
members of

Charity Name

The Little Budworth Charity

On accounts for the year  
ended

31 December 2025

Charity no  
(if any)

1089213

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 December 2025**.

Responsibilities and  
basis of report

As the charity trustees of the Trust, 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 confirm that no material matters have come to my attention (~~other than that disclosed below \*~~) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

*\* Please delete the words in the brackets if they do not apply.*

Signed:

Date:

22.3.26

Name:

Susan Binder

Relevant professional  
qualification(s) or body  
(if any):

CIMA

Address:

27 Tudbury Way, Salford, M3 6TW

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**