

BLACKDOWN HILLS MISSION TRUST

FINANCIAL STATEMENTS

31 MAY 2025

Charity Number 1090008

BLACKDOWN HILLS MISSION TRUST
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2025

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Blackdown Hills Mission Trustees
Annual Report 1st June 2024 to 31st May 2025
The Blackdown Hills Mission Trust - Registered Charity No: 1090008
C/o 3 Conigar Close, Hemyock, Devon. EX15 3RE

The Trustees of the Charity are:

Albert Lampey – Chairman (retired 9 November 2025 after the financial year end)
Bruce Denning – Treasurer
John Brealey
Timothy Burston
David Needle
Patrick Redwood
Daniel Padfield
Nathan Lentell
Gareth Jenkins was appointed as a Trustee on 13th October 2025 (after the financial year end)

They are supported by an Executive Committee comprising:

Euan Roberts – Secretary
Gerald Redwood
Nigel Redwood
David Redwood (Retired 27.03.2025)

The charity is governed under the scheme dated 10th October 2001, registered with the Charity Commission on 9 January 2002. Trustees are appointed by nominations from existing trustees at general meetings of the trust.

The Object of the charity is the promotion of the gospel in accordance with doctrines set out in Part 5 of the Scheme mainly, but not exclusively, in the Blackdown Hills.

The activity of the Blackdown Hills Mission Trust is to own and manage the properties and funds held in order that the chapels at Rosemary Lane, Clayhidon and Bishopswood can carry out Christian Worship and Activities for the benefit of the local communities.

The trustees confirm that in preparing the above objectives they have taken due regard to the guidance on public benefit published by the Charity Commission.

Review of the Financial Position and Reserves Policy

Income received into the general fund has remained fairly stable in the year to 31st May 2025. The Preference shares held with RSA Insurance Group Limited were cancelled and therefore redeemed in July 2024, so no further dividends will be received from them. The trustees have invested £10,000 into a second fixed rate bond with Cambridge and Counties Building Society which will replace some of the income that was provided by the dividends. The Bond is fixed for one year at an interest rate of 4.6%, and will mature in November 2025.

The existing Cambridge and Counties Bond was renewed for 2 years in January 2025 with an annual interest rate of 4.25%

Expenditure has included some external property maintenance at Rosemary Lane Chapel, as well as half the cost of installing the fire alarm system at the chapel which will be completed in the year ahead.

The Trustees are aware that they will need to secure additional income in future in order to continue to keep the buildings functioning and in good repair.

The restricted fund relates to charitable giving via Rosemary Lane Chapel: Gift Aid claims are made and the funds returned to support the running costs of the chapel. The income and expenditure were similar overall to the previous year but timing differences of the claims made mean that some GASDS relating to the period were not received or claimed until after the year end.

The overall cash balance held at the year-end was higher due to the additional investment with Cambridge and Counties, but there are now fewer preference shares held.

The Trustees are mindful that they need to ensure investments continue to provide the charity with an income.

The trustees commit to seeking opportunities to review where funds are held so that the object of the charity continues to be achieved. There is an Investment Policy in place which is reviewed at each AGM of the Charity.

We have been advised that it may be prudent to include some sort of valuation of the various properties held within the Financial Statements. Other than 1 Blackdown Court, none of the original values are known. The Trustees will follow up with Land Registry records to try and establish some history. Insurers and Property agents may be able to give current valuations for information.

‘Bethany’ – the house owned by the Trust at Bishopswood, has been let on an assured shorthold tenancy since November 2016. A proportion of the rental income has previously distributed to Bishopswood Chapel Trust to assist with their ongoing running costs. The Trustees there have indicated that they no longer require the additional financial contribution as they currently have sufficient income and assets.

The Trustees continue to work together with the leadership team at Rosemary Lane Chapel to ensure both the Chapel, and the house currently occupied by the pastor are well-maintained and provide a comfortable and safe environment for the users of the buildings and the general public.

The chapel at Rosemary Lane is running regular services with a wide variety and age range of members. They run a popular midweek children’s club and toddler group, as well as the lunch club in conjunction with The Blackdown Support Group. They enjoy a good partnership with other local churches and hold joint events in the community from time to time.

Bishopswood Chapel is holding weekly services with a small congregation. They also run a popular tea service and coffee mornings for local residents.

The Trust is committed to the chapel activities continuing in a safe and comfortable environment and will be happy to support the assemblies in this. They will continue to invest the remaining cash and their investments wisely.

Declaration

The trustees declare that they have approved the trustees report above.

Signed on behalf of the charity’s trustees: by Timothy Burston on 25th March 2026

Signature: *Timothy Burston*

Blackdown Hills Mission Trust**Independent examiner's report to the trustees of Blackdown Hills Mission Trust**

I report to the trustees on my examination of the accounts of Blackdown Hills Mission Trust (the Charity) for the year ended 31 May 2025.

Responsibilities and basis of report

As the charity 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').

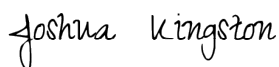
I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material 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.



Josh Kingston, FCA, BSc.
Burton Sweet Limited
The Clock Tower
5 Farleigh Court
Old Weston Road
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Bristol BS48 1UR

Date: 25th March 2026

BLACKDOWN HILLS MISSION TRUST

ACCOUNTS FOR THE YEAR TO 31 MAY 2025

1. Receipts and Payments Accounts (General Fund)

	<u>2024/25</u>	<u>2023/24</u>
Income Receipts		
Gross Rental Income - Bethany	£ 12,200	£ 11,700
Grass Keep	£ 175	£ 175
Gigaclear - Access rights for network equipment	£ -	£ 390
	<u>£ 12,375</u>	<u>£ 12,265</u>
Investment Income		
Santander (previously Abbey National) Dividends	£ 388	£ 388
Lloyds Banking Group Dividends	£ 610	£ 611
RSA Insurance Group Ltd Dividend	£ -	£ 442
RSA Insurance Group Ltd Cancellation of 6000 Shares	£ 7,467	£ -
	<u>£ 8,465</u>	<u>£ 1,441</u>
	<u>£ 20,840</u>	<u>£ 13,706</u>
Other Income		
Cambridge and Counties Interest on maturing Bond	£ 661	£ 632
	<u>£ 661</u>	<u>£ 632</u>
TOTAL RECEIPTS	<u>£ 21,501</u>	<u>£ 14,338</u>
Direct Charitable Expenditure		
Agents Fees re Bethany Rental	£ 1,171	£ 1,123
Property Insurance	£ 1,052	£ 987
Share of Rental Income for Bishopswood Chapel	£ -	£ 3,435
External decorating & Repair Rosemary Lane Chapel	£ 4,780	£ -
Fire Alarm System (Half of full cost - remainder pd 2025/26)	£ 3,115	£ -
Plumbing repairs 1 Blackdown Court	£ 425	£ -
Share of Septic tank repair 1 Blackdown Court	£ 324	£ -
Replace Integrated Fridge Freezer 1 Blackdown Court	£ -	£ 1,014
Replace Windows at 1 Blackdown Court	£ -	£ 7,267
Roof repair 1 Blackdown Court	£ -	£ 600
Fire Risk Assessment Report	£ -	£ 480
Bethany Maintenance	£ 118	£ 52
Grass Keep forwarded to Rosemary Lane Chapel	£ 175	£ -
	<u>£ 11,160</u>	<u>£ 14,958</u>
Other Expenditure		
Professional Services	£ 816	£ 762
	<u>£ 816</u>	<u>£ 762</u>
TOTAL PAYMENTS	<u>£ 11,976</u>	<u>£ 15,720</u>
NET SURPLUS/(DEFICIT) GENERAL FUND	<u>£ 9,525</u>	<u>(£ 1,382)</u>

BLACKDOWN HILLS MISSION TRUST

ACCOUNTS FOR THE YEAR TO 31 MAY 2025

2. Receipts and Payments Account (Restricted Fund)

	<u>2024/25</u>	<u>2023/24</u>
Income Receipts		
Restricted Income for Rosemary Lane	£ 10,240	£ 7,020
Restricted Income for Rosemary Lane - GASDS	<u>£ 3,288</u>	<u>£ 6,874</u>
	£ 13,528	£ 13,894
Other income		
Income Tax Recovered - Gift Aid	£ 2,560	£ 1,755
Income Tax Recovered - GASDS	<u>£ 822</u>	<u>£ 1,718</u>
	£ 3,382	£ 3,473
TOTAL RECEIPTS	<u>£ 16,910</u>	<u>£ 17,367</u>
Direct Charitable Expenditure		
Restricted Gifts Forwarded	<u>£ 16,910</u>	<u>£ 17,367</u>
	£ 16,910	£ 17,367
TOTAL PAYMENTS	<u>£ 16,910</u>	<u>£ 17,367</u>
NET SURPLUS/DEFICIT RESTRICTED FUND	<u><u>£ -</u></u>	<u><u>£ -</u></u>

BLACKDOWN HILLS MISSION TRUST

ACCOUNTS FOR THE YEAR TO 31 MAY 2025

	<u>31.05.2025</u>	<u>31.05.2024</u>
3. Statement of Assets and Liabilities		
Bank and Cash Balances		
Barclays Community Account	£ 32,311	£ 33,447
Barclays Tracker Account	£ 783	£ 772
Cambridge and Counties Bank 2 year Bond (Maturity Jan 2027)	£ 16,273	£ 15,623
Cambridge and Counties Bank 1 year Bond (Maturity Nov 2025)	<u>£ 10,000</u>	<u>£ -</u>
	<u>£ 59,367</u>	<u>£ 49,842</u>
Investments as at 31.05.25		
6600 Lloyds Banking Group 9.25% Non-cumulative Pref Shares	£ 10,362	£ 9,115
6000 RSA 7 3/8 Cumulative Pref Shares-Redeemed 30.07.2024	£ -	£ 7,467
4500 Santander 8 5/8 Non-Cumulative Pref Shares	<u>£ 6,840</u>	<u>£ 5,949</u>
	£ 17,202	£ 22,531
Total Funds	<u>£ 76,569</u>	<u>£ 72,373</u>
Cash & Bank Balances at 1 June 2024	£ 49,842	£ 51,224
Net Receipts/(Deficit) for year - General Fund	£ 9,525	(£ 1,382)
Net Receipts/(Deficit) for year - Restricted Fund	<u>£ -</u>	<u>£ -</u>
Cash & Bank Balances at 31 May 2025	<u>£ 59,367</u>	<u>£ 49,842</u>

Non-Monetary Assets

Properties and Land:

NOTE: A fire spread from a neighbouring property resulted in significant damage to Bishopswood Chapel on March 2018.

Insurance companies have met the cost of the rebuild

Bishopswood Chapel	Chapel in Use
Extra Land at Bishopswood Chapel	Chapel Car Park
Bethany' - House at Bishopswood	Let since 18.11.2016
Garden Plot next to Bethany	
Rosemary Lane Chapel Clayhidon	Chapel in Use
Field Adjoining Rosemary Lane Chapel	Let for Grazing
Garden Area adjoining Rosemary Lane Chapel	Now part of Chapel grounds
1 Blackdown Court, Clayhidon	Housing for Christian Pastor at Rosemary Lane Chapel

Signed on behalf of the charity's trustees

Timothy Burston

Timothy Burston

Date: 25th March 2026