

**REGISTERED COMPANY NUMBER: 05480101 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1116034**

**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**  
**FOR**  
**THE MANOR TRUST BEDHAMPTON**

**THE MANOR TRUST BEDHAMPTON**

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FOR THE YEAR ENDED 31 DECEMBER 2024**

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Charity No: 1116034. Registered Company No: 05480101  
The Manor Trust Bedhampton (A company limited by guarantee)  
Registered Office: The Elms, 2 Lower Road, Bedhampton, Hants, PO9 3LH.

## THE MANOR TRUST BEDHAMPTON

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024

The Manor Trust, founded in 1967 by the late Bernard Stanley and the late Cynthia Hoy, is a small local charity operating in the beautiful conservation village of Old Bedhampton in Havant, Hampshire. The origins and the history of the Trust and the surrounding buildings in the village continue to be catalogued and documented by our dedicated volunteers in the Bedhampton Historical Collection (BHC) at The Elms. The Trust's Patron is General the Lord Richards of Herstmonceux.

The Manor Trust is both a charity, registered with the Charity Commission, and a registered company.

Our Annual Report for 2024 presents an overview of the Trust's achievements and activities.

#### OBJECTIVES AND ACTIVITIES

##### Objectives and Aims

The **Manor Trust's Objectives** remain as follows:

1. To provide safe and comfortable accommodation in the Trust's properties for the older person and provide quality care for the frail elderly.
2. To preserve, maintain and promote, for the benefit of the public, The Trust's Grade II\* listed building known as The Elms and the Waterloo Room, a Regency Banqueting Hall with Tower.
3. To foster and promote the social and historic ambience of Old Bedhampton.
4. To help and encourage education in the community.

##### Public Benefit

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities. The Trustees refer to public benefit throughout this report.

**The Manor Trust Governing Committee** comprises the Trustees, with one Trustee as Chair, the Trust Manager, the Trust Finance Administrator and the Registered Manager of The Lodge. In addition to the AGM, nine meetings of the Governing Committee took place at The Elms during 2024 with some decisions being taken by email.

#### ACHIEVEMENT AND PERFORMANCE

**The Manor Trust's principal activities surround its two owned properties.**

**The Lodge** is the Charity's Care Home, registered to provide residential care for 14 dependent and frail older people. The Lodge offers a safe, homely, and friendly environment where residents are encouraged to be as independent as possible. Residents and visitors enjoy the use of the gardens in warmer weather. The Lodge's staff team of carers are experienced in providing care and support

to those with a range of complex care needs. Digital care plans are created and updated in response to the individual and changing needs of each resident.

Throughout 2024 The Lodge operated at about 92% capacity with only 1 room vacancy at any one time. A waiting list of prospective residents continues to be maintained. Staffing presented Emma Vallender, Registered Manager with some challenges during the year with staffing levels being affected by long term absences and recruitment being delayed due to long waiting times for DBS clearances. Despite these difficulties Emma continued to lead the staff team in delivering a high level of care to all those residing at the Lodge and an on-call allowance was introduced to help recruit and retain senior care staff.

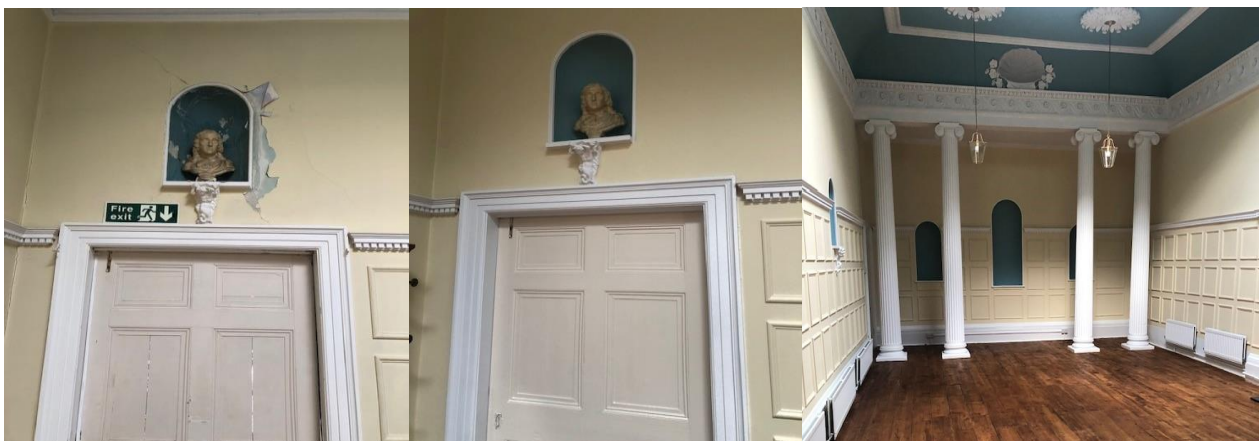
Staff training was updated during the year and various work undertaken to improve the accommodation: the dining room flooring was replaced, carpets were deep cleaned, and some window blinds and soft furnishings renewed. Residents enjoyed a full entertainment and activities programme.



**The Elms**, located next door to The Lodge in the centre of Bedhampton, is a Grade II\* listed building more than 220 years old. As well as hosting the administrative offices of the Trust, it also offers 5 self-contained apartments to residential tenants. They benefit from the use of the well-stocked library, the historic Waterloo Room and the extensive gardens. The Elms apartments were all fully occupied as of February 2024. Residents often volunteer to help with the activities held.

We were pleased to continue the monthly café & library book shop; the weekly lunch club and regular meetings of the Bedhampton Historical Collection all take place in 2024. Some outside hirings took place, including meetings by Havant u3a local history group. These regular occasions all offer an opportunity to members of the local and wider community to make use of the Waterloo Room and enjoy its impressive and historic features.

We are delighted to report that the redecoration of the Waterloo Room was completed in early 2024, work included radiator repairs, attending to some plaster cracks and damage caused by water ingress. The flooring has also been restored, and visitors have commented on the splendid transformation. The Elms still has several additional maintenance and preservation requirements. A programme of repair and redecoration will continue over the coming years which will require the use of already dedicated funds and will be the focus of future fund-raising activities.



In line with last year's action plan the wellbeing of residents was the main priority with regular audits being undertaken by the management team to review levels of performance and effectiveness. Policies and procedures were updated, and additional bank staff were recruited to help maintain staffing levels at The Lodge. Energy usage was closely monitored to help manage the cost increases and more attention was given to the appearance of the gardens at The Elms. The IT systems were improved by the introduction of a centralised document area, improving accessibility and aiding collaborative working amongst the management team.

### **Volunteers, Supporters and Trustees**

We were delighted to hold numerous fund-raising and community activities in 2024. Supporters enjoyed a variety of events throughout the year including a cheese and wine evening, several tabletop sales with crafts, books and clothes, a games evening, a music performance and a selection of afternoon and evening talks.

All our fundraising events are run with the help and support of our ever-enthusiastic group of volunteers and all our volunteers deserve our grateful thanks. These events would not be possible without them.

The Summer Fair held in the Elms Garden in August was well supported and a great success, with many visitors enjoying the cream teas and traditional stalls. The December Christmas Fair was still successful despite Storm Darragh, sadly the lighting of the Elms Christmas tree and carol singing had to be cancelled due to the weather warnings. We hope for better weather next year!



Thanks go to the gardening team for keeping the grounds at The Lodge and The Elms well maintained throughout the year and for helping to produce fresh fruit and vegetables for residents to enjoy. Our thanks also go to The Bedhampton Volunteers for their help with the gardens at The Elms.

The Manor Trust's Annual General Meeting (AGM) was held in June with 21 voting members of the Trust present for an address by the Trust's Chairman, David Hindley. There was formal acceptance of the accounts, annual report, and previous minutes. Trustees Peter Wallbank and Stephen Kerslake were formally appointed as directors of the Trust.

The Manor Trust welcomes expressions of interest from any potential Trustees as it seeks to set a path forward over the next few years. Anyone interested in becoming a Trustee is invited to contact the Trust Manager via [paula@manortrust.org.uk](mailto:paula@manortrust.org.uk) or 02392 484444.

## **Bedhampton Historical Collection (BHC)**

The BHC is a significant resource of local history and knowledge. Its collection of local artefacts, documents and pictures is held within a room at The Elms and is managed by a small group of enthusiastic local volunteers. They meet most Wednesday mornings, working on the cataloguing and preservation of the Collection's items. The team helped several people with research requests during the year. The BHC welcomes visitors (by appointment) and are actively involved in local historical events. The September Heritage Open Days were celebrated by hosting two free events, an exhibition and a talk about the Portsmouth and Arundel Navigation Canal that was never completed. A new laptop was purchased for the BHC team and for occasional events use.

## **The Charity's Policies and Procedures**

There are many policies and procedures in place encompassing all aspects of health, safety, safeguarding, security, privacy, finance, data protection, employment, and human rights. Processes are in place for conducting risk assessments and recruitment checks, with all staff and Trustees being vetted through the Disclosure and Barring Service.

## **Staff**

The Trust has 1 full time employee at The Lodge - the Registered Manager - and 26 part-time employees fulfilling a range of roles including care, management, housekeeping and catering. Procedures for staff recruitment, induction, retention, and training are in accordance with current legislation. Mandatory training is provided by qualified trainers, health care professionals and via an online training platform.

The Trust also employs a part-time Trust Manager and a part-time Finance Administrator who deal with the administration of the Manor Trust Bedhampton as a whole.

## **FINANCIAL REVIEW**

### **Financial position**

The Manor Trust's overall income for 2024 was £744,098 which was made up mostly from the fees paid by residents of The Lodge and rents paid by tenants of The Elms. The total expenditure for the year was £682,097, giving an overall operating surplus of £88,537. This follows an operating surplus of £32,121 in 2023. A major factor contributing to the surplus in 2024 was the consistent occupancy at The Lodge.

Amongst the income received in 2024 were a total of £6,274 in donations, £3,147 in dividends on investments and £3,427 from fundraising events.

In August 2025 the Trust changed investment fund management companies to benefit from a reduction in account management fees. The Charity Aid Foundation (CAF) is now managing Trust investments.

## **LOOKING AHEAD**

In 2025 the Trust intends to pursue its general objectives as previously published, prioritising the wellbeing of residents at The Lodge and endeavouring to maximise income by filling all rooms there. Policies and Procedures will be reviewed as required. Essential building maintenance and improvements will be undertaken, projects include, taking down and rebuilding a 4 metre section of the Elms flint boundary wall, minor repairs to the external brickwork and render at low level to the western end of the north wall. We will be renewing the gutter to the Waterloo Room end wall, overhauling roof slates and fitting lead flashing, redecorating the kitchen and making good the communal toilet and lobby. A survey will be undertaken of external windows and doors and a 1/3/5-year plan developed for essential repairs and replacement. General, additional maintenance of The Lodge building will continue with particular emphasis on overhauling some of the plumbing systems. The Trust also hopes to host an increased number of events in the Waterloo Room



including social events and talks as well as offering its facilities for private hire during the daytime.

We would be interested to hear from anyone who would be willing to deliver an interesting talk or activity, and any funds raised will be dedicated to the restoration of The Elms.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing document**

The Charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

### **Appointment of New Trustees**

The Charity may by ordinary resolution appoint a person who is willing to act as Trustee. This is achieved according to the Memorandum and Articles of the Charity with confirmation of both parties in writing. Under 31. (1) of the Memorandum and Articles, the Trustees may appoint a person who is willing to act to be a Trustee, subject to the validation of that appointment by Members at the next Annual General Meeting.

### **Officers of the Trust in 2024**

#### **Trustees**

Mr David E Hindley  
Dr Richard Jones  
Mr Stephen Kerslake  
Mr Peter Wallbank

Mrs Paula Humby, Trust Manager  
Mrs Valerie Moller, Finance Administrator

#### **Contact and Enquiries**

Trust Office Telephone: 02392 484 444  
Email Trust Manager: [paula@manortrust.org.uk](mailto:paula@manortrust.org.uk)  
Email Finance Administrator: [valerie@manortrust.org.uk](mailto:valerie@manortrust.org.uk)  
The Lodge Telephone: 02392 452 644  
Email Registered Manager: [emma@manortrust.org.uk](mailto:emma@manortrust.org.uk)

[www.manortrust.org.uk](http://www.manortrust.org.uk)

### **Declarations**

The Manor Trust Bedhampton acknowledges that its Trustees are not paid and received no private benefit from the Charity and that no Trustee or person connected with a trustee received any benefit from contribution or donations given to the Charity. In the compiling of this report the Trustees confirm that they have had regard to the Charity Commission's guidance on public benefit.

The Manor Trust is not subject to a statutory audit requirement and as such this is a summary of the achievements of the Charity during the year in relation to its objectives and the impact on its beneficiaries.

**Signed**

A handwritten signature in dark ink, appearing to read 'D. E. Hindley', written in a cursive style.

David Hindley  
Trustee/Chair of Board of Directors/Trustees

Dated 10 June 2025



**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE MANOR TRUST BEDHAMPTON**

**Independent examiner's report to the trustees of The Manor Trust Bedhampton ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2024.

**Responsibilities and basis of report**

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

**Independent examiner's statement**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.

*Stuart Mackie*

S Mackie FCA

Morris Crocker  
Chartered Accountants  
Station House  
North Street  
Havant  
Hampshire  
PO9 1QU

Date: 11/06/2025

**THE MANOR TRUST BEDHAMPTON**

**STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Notes	Unrestricted fund £	Restricted funds £	2024 Total funds £	2023 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	2	6,274	-	6,274	7,383
<b>Charitable activities</b>	5				
Charitable activities		729,430	-	729,430	621,531
Other trading activities	3	-	3,427	3,427	2,566
Investment income	4	4,967	-	4,967	3,216
<b>Total</b>		<u>740,671</u>	<u>3,427</u>	<u>744,098</u>	<u>634,696</u>
<b>EXPENDITURE ON</b>					
Raising funds	6	1,122	46	1,168	2,335
<b>Charitable activities</b>	7				
Charitable activities		<u>680,929</u>	<u>-</u>	<u>680,929</u>	<u>637,989</u>
<b>Total</b>		<u>682,051</u>	<u>46</u>	<u>682,097</u>	<u>640,324</u>
Net gains on investments		<u>21,004</u>	<u>5,532</u>	<u>26,536</u>	<u>37,749</u>
<b>NET INCOME</b>		<u>79,624</u>	<u>8,913</u>	<u>88,537</u>	<u>32,121</u>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<u>1,151,708</u>	<u>111,780</u>	<u>1,263,488</u>	<u>1,231,367</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>1,231,332</u></u>	<u><u>120,693</u></u>	<u><u>1,352,025</u></u>	<u><u>1,263,488</u></u>

The notes form part of these financial statements

**THE MANOR TRUST BEDHAMPTON**

**BALANCE SHEET  
31 DECEMBER 2024**

	Notes	2024 £	2023 £
<b>FIXED ASSETS</b>			
Tangible assets	13	507,779	508,186
Investments	14	684,711	659,341
		<u>1,192,490</u>	<u>1,167,527</u>
<b>CURRENT ASSETS</b>			
Debtors	15	8,867	10,408
Cash at bank and in hand		233,343	165,943
		<u>242,210</u>	<u>176,351</u>
<b>CREDITORS</b>			
Amounts falling due within one year	16	(82,675)	(80,390)
		<u>159,535</u>	<u>95,961</u>
<b>NET CURRENT ASSETS</b>			
		<u>159,535</u>	<u>95,961</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		<u>1,352,025</u>	<u>1,263,488</u>
<b>NET ASSETS</b>			
		<u>1,352,025</u>	<u>1,263,488</u>
<b>FUNDS</b>	18		
Unrestricted funds		1,231,332	1,151,708
Restricted funds		120,693	111,780
		<u>1,352,025</u>	<u>1,263,488</u>
<b>TOTAL FUNDS</b>		<u>1,352,025</u>	<u>1,263,488</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2024.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2024 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

**THE MANOR TRUST BEDHAMPTON**

**BALANCE SHEET - continued  
31 DECEMBER 2024**

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 10 June 2025 and were signed on its behalf by:

A handwritten signature in blue ink, appearing to read 'D. E. Hindley', written in a cursive style.

Mr D E Hindley - Trustee

10/6/25

**THE MANOR TRUST BEDHAMPTON**

**CASH FLOW STATEMENT**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

	Notes	2024 £	2023 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	61,267	4,736
Net cash provided by operating activities		<u>61,267</u>	<u>4,736</u>
<b>Cash flows from investing activities</b>			
Purchase of fixed asset investments		(540,043)	-
Sale of fixed asset investments		541,209	2,336
Interest received		4,967	3,216
Net cash provided by investing activities		<u>6,133</u>	<u>5,552</u>
<b>Change in cash and cash equivalents in the reporting period</b>		<u>67,400</u>	<u>10,288</u>
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>165,943</u>	<u>155,655</u>
<b>Cash and cash equivalents at the end of the reporting period</b>		<u><u>233,343</u></u>	<u><u>165,943</u></u>

The notes form part of these financial statements

**THE MANOR TRUST BEDHAMPTON**

**NOTES TO THE CASH FLOW STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	2024 £	2023 £
<b>Net income for the reporting period (as per the Statement of Financial Activities)</b>	88,537	32,121
<b>Adjustments for:</b>		
Depreciation charges	407	906
Gain on investments	(26,536)	(37,749)
Interest received	(4,967)	(3,216)
Decrease in debtors	1,541	11,340
Increase in creditors	2,285	1,334
	<hr/>	<hr/>
<b>Net cash provided by operations</b>	<u>61,267</u>	<u>4,736</u>

**2. ANALYSIS OF CHANGES IN NET FUNDS**

	At 1.1.24 £	Cash flow £	At 31.12.24 £
<b>Net cash</b>			
Cash at bank and in hand	165,943	67,400	233,343
	<hr/>	<hr/>	<hr/>
	165,943	67,400	233,343
	<hr/>	<hr/>	<hr/>
<b>Total</b>	<u>165,943</u>	<u>67,400</u>	<u>233,343</u>

The notes form part of these financial statements

## THE MANOR TRUST BEDHAMPTON

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

#### 1. ACCOUNTING POLICIES

##### **Basis of preparing the financial statements**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

##### **Going concern**

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

##### **Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

##### **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

##### **Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Houses equipment	- 20% on cost
Other admin equipment	- 20% on cost
Bedhampton Historical Collection	- 20% on cost
Computer equipment	- 25% on cost

Individual fixed assets costing £500 or more are capitalised at cost.

##### **Taxation**

The charity is exempt from corporation tax on its charitable activities.

##### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

##### **Pension costs and other post-retirement benefits**

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.



# THE MANOR TRUST BEDHAMPTON

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2024

### 1. ACCOUNTING POLICIES - continued

#### Financial instruments

The charity only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable and investments in stocks and shares. The measurement basis used for these instruments is detailed below.

#### Debtors and cash at bank

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due. Cash at bank and in hand included cash held on deposit or in a current account.

#### Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

### 2. DONATIONS AND LEGACIES

	2024	2023
	£	£
Sundry donations received	2,660	3,678
BHL and subsidiary donations	3,614	3,705
	<u>6,274</u>	<u>7,383</u>

### 3. OTHER TRADING ACTIVITIES

	2024	2023
	£	£
Fundraising events	<u>3,427</u>	<u>2,566</u>

### 4. INVESTMENT INCOME

	2024	2023
	£	£
Deposit account interest	1,820	500
Dividends received	3,147	2,716
	<u>4,967</u>	<u>3,216</u>

All investment income is derived from assets held in the United Kingdom.

**THE MANOR TRUST BEDHAMPTON**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**5. INCOME FROM CHARITABLE ACTIVITIES**

		2024	2023
	Activity	£	£
The Lodge - Contributions from Residents	Charitable activities	676,936	570,249
The Elms - Contribution from Residents	Charitable activities	52,494	41,282
Grants	Charitable activities	-	10,000
		<u>729,430</u>	<u>621,531</u>

Grants received, included in the above, are as follows:

	2024	2023
	£	£
Hampshire County Council	-	10,000
	<u>-</u>	<u>10,000</u>

**6. RAISING FUNDS**

**Investment management costs**

	2024	2023
	£	£
Portfolio management	1,168	2,335
	<u>1,168</u>	<u>2,335</u>

**7. CHARITABLE ACTIVITIES COSTS**

	Direct Costs	Support costs (see note 8)	Totals
	£	£	£
Charitable activities	669,019	11,910	680,929
	<u>669,019</u>	<u>11,910</u>	<u>680,929</u>

**8. SUPPORT COSTS**

	Management
	£
Charitable activities	11,910
	<u>11,910</u>

Support costs, included in the above, are as follows:

**Management**

	2024	2023
	Charitable activities	Total activities
	£	£
Repairs and maintenance copier costs	1,152	384
Payroll charges	2,144	2,057
Accountancy fees	3,048	3,296
Legal and professional	34	508
Bank charges	95	179
Printing, postage and stationary	300	374
General expenses	5,137	4,513
	<u>11,910</u>	<u>11,311</u>

**THE MANOR TRUST BEDHAMPTON**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**9. NET INCOME/(EXPENDITURE)**

Net income/(expenditure) is stated after charging/(crediting):

	2024 £	2023 £
Depreciation - owned assets	407	906
Independent examiner's fee	<u>2,870</u>	<u>2,860</u>

**10. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

**Trustees' expenses**

During the year no trustees (2023: none) were reimbursed out of pocket expenses (2023: £nil).

**11. STAFF COSTS**

	2024 £	2023 £
The Lodge - Salaries and wages	415,241	371,421
The Lodge - Social security costs	21,374	16,347
The Lodge - Pension costs	6,500	5,467
 The Elms - Salaries and wages	 33,417	 32,103
The Elms - Social security costs	3,105	2,924
The Elms - Pension costs	735	732
	<u>480,372</u>	<u>411,634</u>

The average monthly number of employees during the year was as follows:

	2024	2023
Retirement living	<u>28</u>	<u>27</u>

No employee received emoluments in excess of £60,000

**12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	7,383	-	7,383
 <b>Charitable activities</b>			
Charitable activities	621,531	-	621,531
Other trading activities	-	2,566	2,566
Investment income	3,216	-	3,216
 <b>Total</b>	<u>632,130</u>	<u>2,566</u>	<u>634,696</u>

**EXPENDITURE ON**

THE MANOR TRUST BEDHAMPTON

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2024

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £	Restricted funds £	Total funds £
Raising funds	2,080	255	2,335
<b>Charitable activities</b>			
Charitable activities	637,989	-	637,989
<b>Total</b>	640,069	255	640,324
Net gains on investments	34,226	3,523	37,749
<b>NET INCOME</b>	26,287	5,834	32,121
Transfers between funds	1,651	(1,651)	-
<b>Net movement in funds</b>	27,938	4,183	32,121
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	1,123,770	107,597	1,231,367
<b>TOTAL FUNDS CARRIED FORWARD</b>	1,151,708	111,780	1,263,488

13. TANGIBLE FIXED ASSETS

	Freehold property £	Houses equipment £	Other admin equipment £
<b>COST</b>			
At 1 January 2024 and 31 December 2024	507,220	37,754	618
<b>DEPRECIATION</b>			
At 1 January 2024	-	36,915	618
Charge for year	-	280	-
At 31 December 2024	-	37,195	618
<b>NET BOOK VALUE</b>			
At 31 December 2024	507,220	559	-
At 31 December 2023	507,220	839	-

THE MANOR TRUST BEDHAMPTON

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2024

13. TANGIBLE FIXED ASSETS - continued

	Bedhampton Historical Collection £	Computer equipment £	Totals £
<b>COST</b>			
At 1 January 2024 and 31 December 2024	347	3,974	549,913
<b>DEPRECIATION</b>			
At 1 January 2024	347	3,847	41,727
Charge for year	-	127	407
At 31 December 2024	347	3,974	42,134
<b>NET BOOK VALUE</b>			
At 31 December 2024	-	-	507,779
At 31 December 2023	-	127	508,186

14. FIXED ASSET INVESTMENTS

	Listed investments £	Unlisted investments £	Totals £
<b>MARKET VALUE</b>			
At 1 January 2024	619,341	40,000	659,341
Additions	540,043	-	540,043
Disposals	(523,145)	-	(523,145)
Revaluations	8,472	-	8,472
At 31 December 2024	644,711	40,000	684,711
<b>NET BOOK VALUE</b>			
At 31 December 2024	644,711	40,000	684,711
At 31 December 2023	619,341	40,000	659,341

All fixed asset investments are held within the United Kingdom.

Unlisted investments are:

Bedhampton Holdings Limited - 40,000 shares	40,000	40,000
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There is no ready market for these shares.

**THE MANOR TRUST BEDHAMPTON**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**14. FIXED ASSET INVESTMENTS - continued**

Cost or valuation at 31 December 2024 is represented by:

	Listed investments £	Unlisted investments £	Totals £
Valuation in 2018	(24,166)	-	(24,166)
Valuation in 2019	56,454	-	56,454
Valuation in 2020	17,535	-	17,535
Valuation in 2021	60,462	-	60,462
Valuation in 2022	(50,703)	-	(50,703)
Valuation in 2023	37,749	-	37,749
Valuation in 2024	8,472	-	8,472
Cost	538,908	40,000	578,908
	<u>644,711</u>	<u>40,000</u>	<u>684,711</u>

**15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2024 £	2023 £
Trade debtors	32	32
Other debtors	296	296
Prepayments	8,539	10,080
	<u>8,867</u>	<u>10,408</u>

**16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2024 £	2023 £
Trade creditors	963	5,689
Social security and other taxes	13,573	5,404
Other creditors	50,511	43,900
Accruals and deferred income	17,628	25,397
	<u>82,675</u>	<u>80,390</u>

Deferred income represents income received in advance for contributions in the next financial year.

	2024 £	2023 £
Brought forward	13,572	12,383
Amount released to incoming resources	(13,572)	(12,383)
Amount deferred in year	<u>11,193</u>	<u>13,572</u>
Carried forward	<u>11,193</u>	<u>13,572</u>

THE MANOR TRUST BEDHAMPTON

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2024

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted fund £	Restricted funds £	2024 Total funds £	2023 Total funds £
Fixed assets	507,779	-	507,779	508,186
Investments	582,671	102,040	684,711	659,341
Current assets	223,557	18,653	242,210	176,351
Current liabilities	(82,675)	-	(82,675)	(80,390)
	<u>1,231,332</u>	<u>120,693</u>	<u>1,352,025</u>	<u>1,263,488</u>

18. MOVEMENT IN FUNDS

	At 1.1.24 £	Net movement in funds £	At 31.12.24 £
<b>Unrestricted funds</b>			
General fund	1,151,708	79,624	1,231,332
<b>Restricted funds</b>			
The Waterloo Room Maint. Fund - Income	6,844	-	6,844
The Waterloo Room Maint. Fund - Capital	34,720	2,240	36,960
Bedhampton Historical Collection	62,568	3,246	65,814
The Lodge Association	1,430	-	1,430
Waterloo Room Roof Appeal	6,162	3,427	9,589
Picture Framing	56	-	56
	<u>111,780</u>	<u>8,913</u>	<u>120,693</u>
<b>TOTAL FUNDS</b>	<u>1,263,488</u>	<u>88,537</u>	<u>1,352,025</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	740,671	(682,051)	21,004	79,624
<b>Restricted funds</b>				
The Waterloo Room Maint. Fund - Capital	-	-	2,240	2,240
Bedhampton Historical Collection	-	(46)	3,292	3,246
Waterloo Room Roof Appeal	3,427	-	-	3,427
	<u>3,427</u>	<u>(46)</u>	<u>5,532</u>	<u>8,913</u>
<b>TOTAL FUNDS</b>	<u>744,098</u>	<u>(682,097)</u>	<u>26,536</u>	<u>88,537</u>



**THE MANOR TRUST BEDHAMPTON**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**18. MOVEMENT IN FUNDS - continued**

**Comparatives for movement in funds**

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
<b>Unrestricted funds</b>				
General fund	1,123,770	26,287	1,651	1,151,708
<b>Restricted funds</b>				
The Waterloo Room Maint. Fund - Income	6,844	-	-	6,844
The Waterloo Room Maint. Fund - Capital	36,000	(1,280)	-	34,720
Bedhampton Historical Collection	58,020	4,548	-	62,568
The Lodge Association	1,430	-	-	1,430
Waterloo Room Roof Appeal	3,596	2,566	-	6,162
Picture Framing	56	-	-	56
Job Retention Scheme	1,651	-	(1,651)	-
	<u>107,597</u>	<u>5,834</u>	<u>(1,651)</u>	<u>111,780</u>
<b>TOTAL FUNDS</b>	<u>1,231,367</u>	<u>32,121</u>	<u>-</u>	<u>1,263,488</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	632,130	(640,069)	34,226	26,287
<b>Restricted funds</b>				
The Waterloo Room Maint. Fund - Capital	-	-	(1,280)	(1,280)
Bedhampton Historical Collection	-	(255)	4,803	4,548
Waterloo Room Roof Appeal	2,566	-	-	2,566
	<u>2,566</u>	<u>(255)</u>	<u>3,523</u>	<u>5,834</u>
<b>TOTAL FUNDS</b>	<u>634,696</u>	<u>(640,324)</u>	<u>37,749</u>	<u>32,121</u>

The Waterloo Room Maintenance Income Fund - Under the terms of a legacy, this income arising from the capital fund is to be applied solely for the maintenance of The Waterloo Room at The Elms House.

Waterloo Room Maintenance Capital Fund - Under the terms of a legacy, this is the capital fund providing the income.

Bedhampton Historical Collection - In memory of the late Cynthia Hoy. A bequest of £50,000 was provided from the estate of Mrs C D Hoy to create this historical collection. To this has been added the proceeds of sale of certain assets of the estate, plus interest earned on bank deposit monies lent on secured loan.

Waterloo Room Roof/ Redecor. Appeal - this appeal is ongoing, and the funds are being raised to go towards the repair of the WLR roof and redecorating of the ancillary rooms in due course.

## **THE MANOR TRUST BEDHAMPTON**

### **NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2024**

#### **18. MOVEMENT IN FUNDS - continued**

Picture Framing Sponsorship (BHC) - these funds were raised by the Bedhampton Historical Collection group to fund the reframing of some of the historical collection pictures at The Elms.

The Lodge Association - these funds are an accumulation of donations from previous deceased Lodge residents families to The Lodge residents. The fund is managed by The Trust and is used to contribute to Christmas gifts, etc.

#### **19. EMPLOYEE BENEFIT OBLIGATIONS**

During the year the charitable company operated a defined contribution pension scheme for its employees. The charge for the year was £7,235 (2023: £6,199). The amount outstanding with the scheme as the balance sheet date was £1,417 (2023: £1,043).

#### **20. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 December 2024.

#### **21. ULTIMATE CONTROLLING PARTY**

The charitable company is not under the control of another entity or any one individual.