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THE LAYZELL BURES CHARITY  
COMPANY LIMITED BY GUARANTEE  
UNAUDITED FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2025

REGISTERED CHARITY NO: 1125614  
COMPANY NUMBER 06661482

MOORE GREEN  
CHARTERED ACCOUNTANTS  
SUDBURY SUFFOLK

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**TRUSTEE'S ANNUAL REPORT (INCORPORATING THE DIRECTOR'S REPORT)**  
**YEAR ENDED 30 SEPTEMBER 2025**

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 30th September 2025.

**Reference and administrative details**

<b>Registered charity name</b>	The Layzell Bures Charity
<b>Company Number</b>	06661482
<b>Charity Number</b>	1125614
<b>Principal Office</b>	45 Cambridge Road Colchester Essex CO3 3NR
<b>Registered Office</b>	22 Friars Street Sudbury, Suffolk. CO10 2AA
<b>Directors &amp; Trustees</b>	Geoffrey William Challacombe David Gainsford Jackson Ashley Cooper
<b>Company Secretary</b>	Moore Green Limited
<b>Accountants</b>	Moore Green Chartered Accountant 22 Friars Street Sudbury Suffolk CO10 2AA

**TRUSTEE'S ANNUAL REPORT (INCORPORATING THE DIRECTOR'S REPORT)**  
**YEAR ENDED 30 SEPTEMBER 2025**

**Governing document**

The organisation is a charitable company limited by guarantee, incorporated on 31st July 2008 and registered as a charity in August 2008. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up, the members are required to contribute an amount not exceeding £1

**Operational Structure**

The Charity operates through Trustees supported by a professionally qualified administrator. Regular reports are received by the Trustees and acted on appropriately.

**Recruitment and Appointment of the Board of Trustees**

New Trustees will be appointed as and when needed in line with the charity's objectives.

**Risk Management**

Suitable procedures are in force to minimise perceived risks. Such procedures are reviewed annually.

**Objectives and activities**

The charity's objects and principal activities are the support of young persons setting out in farming who are in need, and relief of unemployment by:

- The provision of loans for the purchase of farming equipment
- The provision of training of such persons in agriculture and farm management, and
- The provision of farm land upon terms appropriate to their needs.

**Achievement and performance**

The year to 30 September 2025 was dominated by two events namely:  
Our Administrator, Richard Kemsley, gave notice of his proposed leave of absence for a year or so whilst he settled his family in spending 6 months in the USA and 6 months in the UK to support his daughter who had been awarded a musical scholarship to study at Berkeley College. Arrangements were put in place with our Accountants Moore Green to handle all tax matters, VAT, and some correspondence, whilst the the Chairman took on the responsibility for all other matters apart from the management of our various holdings, which were passed over to our Land Agents Stanfords. Inevitably work carried out by two professional firms comes at a cost which will be reflected in these accounts.  
Secondly, following the successful negotiations for the Heads of Terms signed with Zenobe in December 2024, a formal exchange of contracts with Zenobe took place on 14 th July 2025, giving that company the option to construct a Battery Storage Facility on part of our land at Bulmer. From that time onwards there has been a heavy exchange of email correspondence and meetings at Hill Farm Gestingthorpe, kindly hosted by a Trustee, with the Developer and our Agents for this project, Brooks Leney, to move the project forward. It is hoped that the Developer will be able to submit a formal planning application to Braintree District Council in 2026 and we may be able to report on that next year.

**Financial Review**

A spreadsheet and cash-flow forecast are updated on a quarterly basis and any significant changes reported to the directors who act accordingly.

**Reserves Policy**

There is no formal reserves policy but as the rental income far exceeds any normal expenditure there are always sufficient financial reserves on both short and long term deposit to meet any likely shortfall from default by our tenants. The cash-flow projection is updated regularly to ensure this position remains.

**Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on .....17/2/26..... and signed on behalf of the board of trustees by:

Mr G W Challacombe  
Director

**INDEPENDENT EXAMINER'S REPORT TO THE BOARD OF TRUSTEES**  
**YEAR ENDED 30 SEPTEMBER 2025**

I report to the charity trustees on my examination of the accounts of the company for the year ended 30th September 2025 which are set out on pages 4 to 10.

**Responsibilities and basis of report**

As the charity 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 company'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**

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 that in any material respect:

- i) accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
- ii) the accounts do not accord with those records; or
- iii) 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
- iv) 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

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.

Signed:



Name: Nicholas Farr

Address: Moore Green  
Chartered Accountants  
22 Friars Street  
Sudbury CO10 2AA

Date:

18/2/26

**STATEMENT OF FINANCIAL ACTIVITIES**  
**(including income & expenditure account)**  
**YEAR ENDED 30 SEPTEMBER 2025**

<u>Notes</u>	<u>Unrestricted</u> <u>Funds</u>	<u>Restricted</u> <u>Funds</u>	<u>Total</u> <u>2025</u>	<u>2024</u>
	£	£	£	
<b>INCOMING RESOURCES:</b>				
Income and endowments				
Donations and legacies	5	0	0	0
Charitable activities	6	59142	0	59142
Investment income	7	2118	0	2118
				4489
<b>Total incoming resources</b>		<b>61260</b>	<b>0</b>	<b>61260</b>
				<b>25629</b>
<b>EXPENDITURE:</b>				
Expenditure on charitable activities	8	43495	0	43495
				41748
<b>Total expenditure</b>		<b>43495</b>	<b>0</b>	<b>43495</b>
				<b>41748</b>
<b>NET INCOME/(EXPENDITURE) AND NET MOVEMENT IN FUNDS</b>		<b>17,766</b>	<b>0</b>	<b>17,766</b>
				<b>(16,119)</b>
<b>RECONCILIATION OF FUNDS</b>				
Total funds brought forward		1860273	0	1860273
				1876392
<b>Total funds carried forward at</b>		<b>1878039</b>	<b>0</b>	<b>1878039</b>
				<b>1860273</b>

The statement of financial activities includes all gains and losses recognised in the year.  
All income and expenditure derive from continuing activities.

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 SEPTEMBER 2025**

	<u>Notes</u>	<u>2025</u>	<u>2024</u>
		<u>£</u>	<u>£</u>
<b>FIXED ASSETS</b>			
Tangible fixed assets	12	1697043	1715901
<b>CURRENT ASSETS</b>			
Debtors	13	94	3705
Cash at bank and in hand		<u>190975</u>	<u>143655</u>
		<u>191069</u>	<u>147360</u>
<b>TOTAL ASSETS</b>		<u>1888112</u>	<u>1863261</u>
<b>CREDITORS</b>			
Amounts falling due within 1 year	14	<u>10073</u>	<u>2988</u>
<b>NET CURRENT ASSETS</b>		<u>180996</u>	<u>144372</u>
<b>NET ASSETS</b>		<u><u>1878039</u></u>	<u><u>1860273</u></u>
<b>FUNDS</b>			
Restricted	15	0	0
Unrestricted	15	1878039	1860273
		<u><u>1878039</u></u>	<u><u>1860273</u></u>

For the year ending 30th September 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to companies.

**Trustees responsibilities:**

The shareholders have not required the charity to obtain an audit of its financial statements for the year in question in accordance with section 476;

The trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

These financial statements were approved by the board of trustees and authorised for issue on 17/2/26 and are signed on behalf of the board by:



Mr G W Challacombe

The notes on pages 6 to 10 form part of these accounts.

**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 SEPTEMBER 2025**

**1. GENERAL INFORMATION**

The charity is a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 22 Friars Street, Sudbury, Suffolk CO10 2AA.

**2. STATEMENT OF COMPLIANCE**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

**3. ACCOUNTING POLICIES**

**3.1 Basis of preparation**

The financial statements have been prepared in accordance with 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 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

**3.2 Going Concern**

There are no material uncertainties about the charity's ability to continue.

**3.3 Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subject to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

**3.4 Incoming resources**

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income.

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when the receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.



**NOTES FORMING PART OF THE FINANCIAL STATEMENTS CONTINUED**  
**YEAR ENDED 30 SEPTEMBER 2025**

**3.5 Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the cost of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

**3.6 Tangible Assets**

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

**3.7 Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold land	nil
Grain store	5% Straight line

**4. LIMITED BY GUARANTEE**

There is no share capital and each member's liability is limited to £1 on winding up.

**5. DONATIONS AND LEGACIES**

	<u>2025</u>	<u>2024</u>
	£	£
Donations and grants	0	0

**6. CHARITABLE ACTIVITIES**

	<u>2025</u>	<u>2024</u>
	£	£
Rental income	6778	19358
Wayleaves	-2636	1782
Birketts option to lease land	5000	0
Zenobe Contract	50000	0
	<u>59142</u>	<u>21140</u>

**NOTES FORMING PART OF THE FINANCIAL STATEMENTS CONTINUED**  
**YEAR ENDED 30 SEPTEMBER 2025**

**7. INVESTMENT INCOME**

	<u>2025</u>	<u>2024</u>
	<u>£</u>	<u>£</u>
Interest receivable	2118	4489

**8. TOTAL RESOURCES EXPENDED**

	<u>2025</u>	<u>2024</u>
	<u>£</u>	<u>£</u>
Insurance	2838	2413
Estate management	6646	0
Legal & Professional	9872	6065
Accountancy	2610	1495
General expenses	1905	1084
Salaries	0	2043
Bank charges	57	63
Depreciation	18858	18858
Repairs	0	9724
VAT interest	0	3
Liming	259	0
Land drainage	450	0
	<u>43495</u>	<u>41748</u>

**9. EXPENDITURE ON CHARITABLE ACTIVITIES BY ACTIVITY TYPE**

	Activities undertaken directly	Support Costs	Total Funds 2024	Total Funds 2023
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Charitable expenditure	40885	0	40885	40253
Governance Costs	0	2610	2610	1495
	<u>40885</u>	<u>2610</u>	<u>43495</u>	<u>41748</u>

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

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

	<u>2025</u>	<u>2024</u>
	<u>£</u>	<u>£</u>
Depreciation of tangible fixed assets	18858	18858

**11. INDEPENDENT EXAMINATION FEES**

	<u>2025</u>	<u>2024</u>
	<u>£</u>	<u>£</u>
Fees payable to the independent examiner for: Independent examination of the financial statements	2610	1495

**NOTES FORMING PART OF THE FINANCIAL STATEMENTS CONTINUED**  
**YEAR ENDED 30 SEPTEMBER 2025**

**12. TANGIBLE FIXED ASSETS**

	<u>Freehold Land and Buildings</u> £	<u>Total</u> £
<b>COST</b>		
At 1 October 2024	1892703	1892703
Additions	0	0
Disposals	<u>0</u>	<u>0</u>
At 30 September 2025	<u>1892703</u>	<u>1892703</u>
<b>DEPRECIATION</b>		
At 1 October 2024	176802	176802
Charge for year	18858	18858
Disposals	<u>0</u>	<u>0</u>
At 30 September 2025	<u>195660</u>	<u>195660</u>
<b>NET BOOK VALUE</b>		
At 30 September 2025	<u><u>1697043</u></u>	<u><u>1697043</u></u>
At 1 October 2024	<u><u>1715901</u></u>	<u><u>1715901</u></u>

**13. DEBTORS**

	<u>2025</u> £	<u>2024</u> £
Trade debtors	0	3473
Prepayments and accrued income	94	232
VAT	0	0
	<u><u>94</u></u>	<u><u>3705</u></u>

**14. CREDITORS - amounts falling due within one year**

	<u>2025</u> £	<u>2024</u> £
Accruals and deferred income	1350	1350
VAT	8723	1638
	<u><u>10073</u></u>	<u><u>2988</u></u>

NOTES FORMING PART OF THE FINANCIAL STATEMENTS CONTINUED  
YEAR ENDED 30 SEPTEMBER 2025

15. ANALYSIS OF CHARITABLE FUNDS

Unrestricted Funds

	<u>At</u> <u>01/10/2024</u>	<u>Income</u>	<u>Expenditure</u>	<u>Transfers</u>	<u>At</u> <u>30/09/2025</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Unrestricted Funds	1860273	61260	43495	0	1878039

Restricted Funds

	<u>At</u> <u>01/10/2024</u>	<u>Income</u>	<u>Expenditure</u>	<u>Transfers</u>	<u>At</u> <u>30/09/2025</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Restricted funds	0	0	0	0	0

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Tangible fixed assets	1697043	0	1697043
Net current assets	180996	0	180996
	1878039	0	1878039