

**The Parochial Church Council Of The
Ecclesiastical Parish Of Wetherby With Linton**

Also known as Wetherby St James PCC

Annual Report and Financial Statements

For the Year Ended 31st December 2025

Incumbent: The Reverend Canon Matthew Peat

Bank: NatWest Bank Plc
Formerly - 49 High Street
Wetherby
LS22 6LS

Lloyds Bank Plc
55 Market Place
Wetherby
LS22 6LN

Investment Managers: CCLA Investment Management Limited
The CBF Church Of England Investment Fund
One Angel Lane
London
EC4R 3AB

Independent Examiner: Cutler & Co
Chartered Certified Accountants
Brook House
Church Lane
Garforth
LS25 1HB

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WETHERBY WITH LINTON REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

- 1 -

The Parochial Church Council Of The Ecclesiastical Parish Of Wetherby With Linton also known as Wetherby St James PCC (PCC) present their report with financial statements for the year ended 31st December 2025.

Aim and purpose:

The PCC has the responsibility of cooperating with the incumbent, the Reverend Canon Matthew Peat in promoting in the ecclesiastical parish, the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

Public benefit:

The PCC have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the Charity Commission's public benefit guidance. We provide facilities for public worship, pastoral work and religious education.

Objects and activities:

The PCC is committed to enabling as many people as possible to worship at our church and to become part of our community at St James'. The PCC maintains an overview of worship throughout the parish and makes suggestions to how our services can involve the many groups that live within our parish. Our services and worship put faith into practice through prayer and scripture, music and sacrament.

When planning our activities for the year, we have considered the Charity Commission's guidance on public benefit and, in particular, the supplementary guidance on charities for the advancement of religion. In particular, we try to enable ordinary people to live out their faith as part of our parish community through:

- ◇ Worship and prayer; learning about the gospel; and developing their knowledge and trust in Jesus.
- ◇ Provision of pastoral care for people living in the parish.
- ◇ Missionary and outreach work.

To facilitate this work, it is important that we maintain the fabric of the church of St James. Wetherby.

Achievements and performance:

Both the PCC and Standing Committee met 5 times during the year and the average PCC attendance was 65.15%. The sub-committees (Finance, Property, Joint Personnel, Passionate Mission, Loving & Serving, Growing Together, Healing Creation, Date Planning and Safeguarding - see below) meet as required between main meetings, and report to the PCC.

Following the Electoral Roll Revision in April there are 181 (244) parishioners on the church electoral roll, 24 (25) of whom are not resident within the parish.

On Pentecost Sunday in 2025 St James' launched our vision for the next few years. This vision we hope will enable us to be 'For Christ at the heart of the community'.

Five areas of work were identified through a process that involved the whole congregation. These are Diverse Worship, Passionate Mission, Loving and Serving, Growing Together and Healing Creation. These five areas, focus our work. Each one has a target, that can be achieved through a new subcommittee structure. These sub-committees have been meeting throughout the second half of the year and progress to achieve our targets is already being made. These sub-committees are complimented by some pre-existing sub-committees for finance, property, communications, personnel and some of the other new committees have also been introduced to help us to plan dates and to support our parish safeguarding officer. Each committee provides minutes to the PCC in a timely way so that body can exercise oversight. We hope that the fruits of our work on this vision will be seen more and more as time goes on. A new logo heralded this new phase.

Much of the day-to-day life of the parish continues as before, our weekly pattern of worship remains. The major seasons of the church year are kept. We cherish the diversity of our worship, being thankful for all those who give their time and imagination to support it.

**THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL
PARISH OF WETHERBY WITH LINTON REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025**

- 2 -

Achievements and performance ...cont.

We strive to make the most of the opportunities we are given not least through our civic engagement with the town and being a Christian presence in some of our care homes.

We offer something for all ages, from Messy Church and other pre-school/primary school provision (as well as supporting our primary school) to our ministry to the vulnerable, elderly and the housebound.

We welcomed families for baptism throughout the year and were privileged either in the parish church or at Stonefall crematorium in Harrogate to minister to the bereaved through funerals.

We are thankful for our church centre, so ably managed by Jane Franklin is widely used by many across the town. Sadly, our caretaker and verger, Cliff and Alex Tetlow were involved in a car accident in September. We have continued to support them as best we can and were pleased to be able to recruit a relief caretaker.

We also took the opportunity of a change of tenant to refurbish our property at Barleyfields Road, drawing funds (to be paid back) in the Vicar and Churchwardens fund, if required. We strive to be wise stewards of that which has been entrusted to us.

Although we did not meet our full request from the Diocese for parish share, we were pleased that our contribution increased. We are thankful for all those who support the church financially.

I am indebted to the Churchwardens and members of the PCC for their support over the last year. Their help, and the help of so many others in all sorts of ways large and small is invaluable and helps make St James' such a gift to our town.

We give thanks for another full and busy year, we hope our vision for the coming years will continue to serve as a catalyst for the growth of the church as we serve the town and wider community.

Volunteer contribution:

The entire operations of St James' is fundamentally sustained by volunteer labour. Without these individuals, the charity could not remain a going concern. Specific areas include:

- * **Governance:** The PCC and its sub-committees are composed of volunteers who provide strategic oversight and risk management.
- * **Finance and administration:** Volunteers perform critical "back office" roles, including treasury management, bookkeeping and managing gift aid claims.
- * **Building stewardship:** Volunteers oversee the maintenance of the church buildings and grounds, ensuring they are safe and accessible to the public.
- * **Liturgical support:** Volunteers assist clergy during services as wardens, sides people and readers to facilitate public worship.
- * **Outreach activities:** Volunteers lead our community engagement activities including Warm Spaces, Thursday Coffee Morning, Love Lunch, Man With A Pan and Sunday Morning Youth Group etc providing pastoral care and social connection to the wider Wetherby area.
- * **Fundraising activities:** Our volunteers coordinate essential fundraising events and initiatives such as the Community Fete, Christmas Bazaar and various social events. Also including the fundraising activities of the Friends of Wetherby Church Music. The income raised is necessary for the church's daily operations and future projects.

**THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL
PARISH OF WETHERBY WITH LINTON REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025**

- 3 -

Financial review:

The PCC's unrestricted General Fund increased by £16,664 in 2025 (2024: £11,719) after including dividend transfers totalling £3,377 (2024: £3,484) and transfer of £9,953 (2024: £2,365) from the Mission Fund towards the service costs.

Gross unrestricted income for the year from normal activities totalled £186,245 compared with £187,046 in 2024 when adjusting the latter for income into the Mission and Fabric Funds which were processed through restricted funds in 2024 and unrestricted General Fund in 2025. After allowing for these adjustments and for a few activities reclassified in 2025 the most noticeable areas of comparison in income are:

- a) **Voluntary Income:** was very much on a par with 2024 - £153,314 / £151,719.
- i) The success of the 2024 Giving Campaign continues to be seen with planned giving totalling £98,401 in 2025 (2024: £98,555) and voluntary giving overall up £549.
- ii) Donations from outreach activities e.g. Warm Spaces, Thursday Coffee Morning, Sunday morning refreshments etc continued an upward trend attracting £7,353 compared with £6,525 in 2024 when the donation were used to support the Mission and Fabric Funds.
- iii) Tax recovered on gift aided donations was £28,380 some, £2,462 more than 2024.
- iv) While total grants received was down on 2024 £1,225/£3,720 the 2024 grant was to finance a like donation to the CCT towards it's Zero carbon projects.
- b) **Investment Income:** This is where the greatest fall in income was seen.
- v) The fall in interest received on bank accounts was down due to the general fall interest rates. The value of dividend income earned on the endowment investments was also down.
- vi) 53 Barleyfields Road was vacated by the tenant in August resulting in a loss of rental income.
- c) **Other Income:** Statutory fees and trading was very much in line with 2024.

Total expenditure for the year through the General Fund was £182,972 compared to £160,736 in 2024. However, when adding the costs paid through the Mission and Worship Funds in 2024 and the General Fund in 2025 the 2024 like costs totalled £183,722. The primarily areas of note are:

- vii) **Cost of generating income:** With the increased fundraising activity it is expected that linked costs will also rise (2025 £2032: 2024 £555).
- viii) **Salaries:** Costs paid through the General fund at £26,313 was down £7,306 compared to 2024 (General Fund) £17,552, Worship Fund £7,088 and Mission Fund £8,979). 2024 included the Youth Workers salary for the first 6 months. Additional salaries reimbursed by the CCT totalled £36,494 in 2025 (2024: £31,073)
- ix) **Parish Share:** £110,000 paid against £107,000 in 2024.
- x) **Utility costs:** Power and water costs down £967 mainly due to a reduction in gas charges.
- xi) **Maintenance** - Securing the Tetley land cost £5,274.
- xii) **53 Barleyfields:** With the tenant leaving the property the opportunity is being taken to carry out needed updating work to attract a new tenant at an increased rental. While the majority of these cost will be included in the 2026 accounts maintenance costs totalling £3,783 were incurred in 2025.

The balances in the Unrestricted Designated Funds are reserved for future charitable donations and costs associated with the net zero carbon initiative.

The surplus achieved in 2025 is a positive result, particularly noting the PCC has felt able to increase the Parish Share payment for the 2nd year running. Voluntary giving has held up well and a tenant is expected to move into 53 Barleyfields in March and increased rental income can be expected. In the circumstances the PCC anticipates a financially secure 2026. However, there is continuing high salary costs with the need to employ full time caretaker cover although most of that cost is covered by the CCT. In addition several extraordinary projects are under consideration and may require funding.

**THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL
PARISH OF WETHERBY WITH LINTON REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025**

- 4 -

Financial review.....cont.

Project Updates:

- * **53 Barleyfields Road:** As indicated above this property is being refurbished at a projected cost of £34,122. The work started in 2025, but the majority will be invoiced early 2026. £31,123 has been lodged with the letting agent to cover these costs as they are incurred.
- * **Net Zero Carbon Initiative:** Although focus recently has been on the Church Centre there will likely be costs in taking this forward in the church.
- * **Quinquennial costs:** Work identified for completion in 2026 will likely cost in excess of £6,000 including repairs to stonework on north elevation (£1,550) and south elevation (£1,000) and repairs to the uneven tarmac between the Church and North Street and from the Vestry to the east exit (£1,600).

Reserve policy:

It is PCC policy to try to maintain a balance on unrestricted funds that equates to at least three months unrestricted payments. This is equivalent to £54,866. It is held to smooth out fluctuations in cash flow and to meet emergencies. The cash balance held on unrestricted funds together with amounts payable to and by the PCC at the year end totalled £84,098 or £52,975 if the balance deposited with the letting agent for known extraordinary expenditure is discounted.

The balance of £5,625 on the Fabric Fund is retained towards meeting the future cost of fabric repairs to the Church and 53 Barleyfields including work highlighted in the Quinquennial review.

Structure, governance and management:

The Parochial Church Council is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measures. The PCC is a registered charity.

The method of appointment of PCC members is set out in the Church Representation Rules (CRR). At St James' the membership of the PCC consists of the incumbent, churchwardens, readers and members elected by those members of the congregation who are on the electoral roll of the church. The PCC can co-opt further members in line with the CRR. All members of the congregation are encouraged to register on the Electoral Roll and stand for election to the PCC.

The PCC members are responsible for making decisions on all matters of general concern and importance to the parish including deciding how the funds of the PCC are to be spent.

Given its wide responsibilities the PCC has a number of committees each dealing with a particular aspect of parish life. These committees, which include finance, property, personnel, passionate mission, loving & serving, growing together, healing creation, date planning and safeguarding are all responsible to the PCC and report back to it regularly with minutes of their decisions being received by the full PCC and discussed as necessary.

**THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL
PARISH OF WETHERBY WITH LINTON REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025**

- 5 -

Administrative information:

St James' Church is situated in Church Street, Wetherby, West Yorkshire LS22 6LP. It is part of the Diocese of Leeds within the Church of England. Registered charity number 1135405.

PCC members who have served at any time during 2025 are:

Incumbent:	The Reverend Canon Matthew Peat	
Licensed Lay readers:	Elaine Hainsworth Val Lumsden	Representative on Deanery Synod Representative on Deanery Synod
Church Wardens:	Emma Beddoe Jean Heaton	Deputy Chairperson Vice Chairperson

Elected members:

Hilary Bailey	Retired April
David Bewell	Deputy Churchwarden
Lorna Earle	
Lesley Goodall	Retired April
Alan Grimes	Chair of Property
Robert Haskins	Representative on both the Deanery and Diocesan Synods
Toni Hibbert	
Angela Jenkins	
Stephanie Kemp	
Gina Metcalf	Secretary
David Startup	Resigned 26 October
Neil Stobert	
Sue Taylor	Deputy Churchwarden
Hugh Turner	Chair of Finance
Kathryn Wenn	Retired April
Geoff Williams	

Co-opted members:

Marilyn Smith	Safeguarding Officer
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Small charities special provisions:

- ◇ The report of the Parochial Church Council has been prepared in accordance with The Charities Act 2011 and applicable to Charities (Accounts and Reports) Regulations.
- ◇ The PCC considers 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.
- ◇ The PCC acknowledges its responsibilities for complying with the requirements of section 130 of the Charities Act 2011 in respect to accounting records and the preparation of accounts.

This report was approved by the Parochial Church Council on 24 March 2026 and signed on its behalf by:



The Revd Canon M Peat
Chairperson



H D Turner
Chairperson of Finance

**THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL
PARISH OF WETHERBY WITH LINTON**

Financial Statements for the period 1 January 2025 to 31 December 2025

- 6 -

STATEMENT OF FINANCIAL ACTIVITIES

	Note	Unrestricted funds £.p	Unrestricted Designated funds £.p	Restricted funds £.p	Endowment funds £.p	2025 £.p	2024 £.p
INCOME & ENDOWMENTS							
Voluntary income	2(a)	153,314.09	2,969.79	6,920.03	-	163,203.91	159,080.62
Activities for generating funds	2(b)	7,372.61	-	2,194.47	-	9,567.08	6,310.79
Income from investments	2(c)	12,361.25	-	6,396.65	3,761.52	22,519.42	27,537.58
Church activities	2(d)	13,197.03	-	5,262.00	-	18,459.03	17,675.51
Other income	2(e)	-	-	36,499.44	-	36,499.44	31,517.81
TOTAL INCOME		186,244.98	2,969.79	57,272.59	3,761.52	250,248.88	242,122.31
EXPENDITURE							
Cost of generating funds	3(a)	2,032.42	-	-	-	2,032.42	1,079.00
Church activities	3(b)	140,498.18	1,544.29	38,674.25	-	180,716.72	180,521.58
Church expenses	3(c/d)	40,441.45	48.37	18,466.28	-	58,956.10	44,202.77
Major repairs	3(e)	-	-	-	-	-	7,210.00
Other expenditure	3(f)	-	-	76.80	-	76.80	-
TOTAL EXPENDITURE		182,972.05	1,592.66	57,217.33	-	241,782.04	233,013.35
NET INCOME (EXPENDITURE) BEFORE INVESTMENT GAINS		3,272.93	1,377.13	55.26	3,761.52	8,466.84	9,108.96
NET GAINS/(LOSSES) ON INVESTMENTS	10	-	-	(3,905.64)	(6,033.99)	(9,939.63)	5,395.93
NET INCOME/(EXPENDITURE)		3,272.93	1,377.13	(3,850.38)	(2,272.47)	(1,472.79)	14,504.89
GROSS TRANSFERS BETWEEN FUNDS - In	7	13,330.74	-	467.12	-	13,797.86	5,883.91
" - Out	7	-	(467.12)	(9,953.32)	(3,377.42)	(13,797.86)	(5,883.91)
NET MOVEMENT IN FUNDS		16,603.67	910.01	(13,336.58)	(5,649.89)	(1,472.79)	14,504.89
Balances b/fwd 1 January 2025	7	337,434.35	1,529.42	182,012.11	168,311.65	689,287.53	674,782.64
BALANCES C/FWD 31 DECEMBER 2025		354,038.02	2,439.43	168,675.53	162,661.76	687,814.74	689,287.53

The notes on pages 10 to 20 form part of these accounts.

**THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL
PARISH OF WETHERBY WITH LINTON**

Financial Statements for the period 1 January 2025 to 31 December 2025

- 7 -

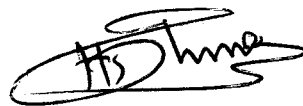
BALANCE SHEET AT 31 DECEMBER 2025

	Note	Unrestricted Funds £.p	Designated Funds £.p	Restricted Funds £.p	Endowment Funds £.p	2025 £.p	2024 £.p
FIXED ASSETS:							
Tangible assets	9	1,478.00	-	708.75	-	2,186.75	1,463.75
Investments	10	270,000.00	-	95,414.97	162,661.76	528,076.73	533,551.01
		271,478.00	-	96,123.72	162,661.76	530,263.48	535,014.76
CURRENT ASSETS:							
Debtors and prepayments	11	40,398.92	-	913.45	-	41,312.37	25,896.97
Short term deposits	12	49,558.72	-	38,692.26	-	88,250.98	98,602.26
Cash at bank and on hand	12	6,913.57	2,439.43	33,946.58	-	43,299.58	38,959.63
		96,871.21	2,439.43	73,552.29	-	172,862.93	163,458.86
LIABILITIES:							
Creditors - amounts falling due within one year	13	14,311.19	-	1,000.48	-	15,311.67	9,186.09
		14,311.19	-	1,000.48	-	15,311.67	9,186.09
NET CURRENT ASSETS (LIABILITIES)		82,560.02	2,439.43	72,551.81	-	157,551.26	154,272.77
TOTAL ASSETS LESS CURRENT LIABILITIES		354,038.02	2,439.43	168,675.53	162,661.76	687,814.74	689,287.53
Creditors - amounts falling due after one year	13	-	-	-	-	-	-
TOTAL NET ASSETS:	14	354,038.02	2,439.43	168,675.53	162,661.76	687,814.74	689,287.53
PARISH FUNDS:	7	354,038.02	2,439.43	168,675.53	162,661.76	687,814.74	689,287.53

This report was approved by the Parochial Church Council on 24 March 2026 and signed on their behalf by:



The Revd Canon M Peat
Chairperson



H D Turner
Chairperson of Finance

Section C Cash flow statements

Table C.1 Statement of cash flows

	Total funds	Prior year funds	Note
	£	£	
Cash flows from operating activities:			
Net cash provided by (used in) operating activities	(24,065)	(19,460)	(Table C.2)
Cash flows from investment activities:			
Dividends, interest and rents from investments	22,519	27,538	Note 3
Reinvestment of Dividends received	(4,465)	(4,244)	
Net cash provided by (used in) investment activities	18,054	23,294	
Cash flows from financing activities:	0	0	
Change in cash and cash equivalents in the reporting period	(6,011)	3,833	
Cash and cash equivalents at the beginning of the reporting period	137,562	145,846	(Table C.3)
Cash and cash equivalents at the end of the reporting period	131,551	149,679	(Table C.3)

Section C Cash flow statements (cont)

Table C.2 Reconciliation of net income/(expenditure) to net cash flow to net cash flow from operating

	Total funds	Prior year funds	Note
	£	£	
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	(1,473)	14,505	SOFA
Adjustments for:			
Depreciation charge	726	756	Note 9(b)
Asset acquisitions	(1,449)	(1,788)	
(Gains)/losses from investments	9,940	(5,396)	BS
Dividends, interest and rents from investments	(22,519)	(27,538)	Note 3
(Increase)/decrease in debtors	(15,415)	0	Note 11
Increase/(decrease) in creditors	6,126	0	Note 13
Net cash provided by (used in) operating activities	(24,065)	(19,460)	

Table C.3 Analysis of cash and cash equivalents

	Total funds	Prior year funds	Note
	£	£	
Short term deposits	88,251	98,602	BS
Cash at bank and on hand	43,300	38,960	BS
Total cash and cash equivalents	131,551	137,562	

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2025

1. ACCOUNTING POLICIES

BASIS OF FINANCIAL STATEMENTS

The PCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' provisions. Also under FRS102 (2016) as the applicable accounting standard and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)).

ASSETS

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from the statutory definition of 'charity' by Section 10(2)(a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Moveable church furnishings

Moveable church furnishings held by the vicar and churchwardens on special trust for the PCC and which require faculty for disposal are inalienable property, listed in the Church's inventory, which can be inspected (at any reasonable time).

Tangible fixed assets for use by charity

These are capitalised if they can be used for more than one year, and cost at least £1,000. They are valued at cost or else, for gifts-in-kind, at a reasonable estimate of their open market value on receipt.

Depreciation is calculated to write off the capitalized cost of fixed assets less their currently anticipated residual fair value over their estimated useful lives as follows:

* Land	Nil
* Equipment	4 years

Investments are valued at market value at 31 December.

An impairment review is carried out at each year-end and any resultant loss identified included in expenditure for the year.

Investments

Investments quoted on a recognised stock exchange or whose value derives from them are valued at market value at the year end. Other investment assets are included at PCC's best estimate of market value.

Short term deposits

These are the cash held on deposit with the CCLA or at the bank.

FUNDS

Unrestricted Funds

These represent the income funds of the PCC that are available for spending on the general purposes of the PCC, including amounts designated by the PCC for fixed assets for its own use or for spending on a future project and which are therefore not included in its 'free reserves' as disclosed in the trustees' report.

Restricted Funds

These are income funds that must be spent on restricted purposes and details of the funds held and restrictions provided are shown in the notes to the accounts.

Endowment Funds

These are restricted funds that must be retained as trust capital either permanently or subject to a discretionary power to spend capital as income, and where the use of any income or other benefit derived from the capital may be restricted or unrestricted. Full details of all their restrictions are shown in the notes to the accounts.

Incoming resources

Planned giving, collections and similar donations are recognised when received. Tax refunds are recognised when the incoming resource to which they relate is received. Grants and legacies are accounted for when the PCC is entitled to the use of the resource, their ultimate receipt is considered reasonably certain and the amounts due are reliable and quantifiable. Dividends are accounted for when declared receivable, interest as and when accrued by the payer. All incoming resources are accounted for gross.

Resources expended

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding or constructive obligation on the PCC. The Diocesan Parish Share expected to be paid over is accounted for when due.

All other expenditure is generally recognised when it is incurred and is accounted for gross.

1.2 Changes to previous accounts

As the Restricted Worship Fund was cleared in 2024 service costs previously allocated to that fund have been processed to the Unrestricted General Fund in 2025. In addition many outreach activities previously considered as Mission Fund activities have been re-assessed as normal church activities and income and expenditure charged to the Unrestricted General Fund in 2025. The PCC consider that these changes will make the accounts more transparent and that no adjustments to previous years accounts are applicable.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2025 cont.

2. INCOME AND ENDOWMENTS

	Unrestricted funds £.p	Unrestricted Designated funds £.p	Restricted funds £.p	Endowment funds £.p	TOTAL 2025 £.p	TOTAL 2024 £.p
2(a) Voluntary income:						
Regular, planned giving	98,401.20	-	-	-	98,401.20	98,554.70
Collections at services	8,670.85	-	493.91	-	9,164.76	11,123.85
Donations	9,034.24	-	3,046.79	-	12,081.03	11,230.81
Special appeals	-	-	-	-	-	225.22
Mission & outreach activities	7,352.78	2,952.79	2,257.00	-	12,562.57	7,269.15
Tax recovered	28,380.02	17.00	122.33	-	28,519.35	26,456.89
Legacies	250.00	-	1,000.00	-	1,250.00	-
Grants Note 6.1	1,225.00	-	-	-	1,225.00	4,220.00
Voluntary income:	153,314.09	2,969.79	6,920.03	-	163,203.91	159,080.62
2(b) Activities for generating funds:						
Summer Fete and Christmas bazaar	4,875.98	-	-	-	4,875.98	4,787.41
Fundraising	2,496.63	-	1,358.07	-	3,854.70	1,235.66
Fundraising outreach activities	-	-	836.40	-	836.40	287.72
Activities for generating funds:	7,372.61	-	2,194.47	-	9,567.08	6,310.79
2(c) Income from investments:						
Dividends on CBF Investment Funds	(209.15)	-	4,081.25	3,761.52	7,633.62	7,728.58
Bank and CBF Deposit Fund interest	2,084.55	-	2,315.40	-	4,399.95	4,757.55
Rent - 53 Barleyfields Road	10,485.85	-	-	-	10,485.85	15,051.45
Income from investments:	12,361.25	-	6,396.65	3,761.52	22,519.42	27,537.58
2(d) Income from church activities:						
Fees retained by PCC (weddings and funerals)	4,406.50	-	1,452.00	-	5,858.50	5,502.00
Trading activities:						
Parish Magazine (advertising)	-	-	3,110.00	-	3,110.00	3,338.00
Trading	272.68	-	-	-	272.68	291.68
Mission & outreach activities	3,600.85	-	700.00	-	4,300.85	3,701.33
Church and Crypt lettings - local community use	4,917.00	-	-	-	4,917.00	4,842.50
Income from church activities:	13,197.03	-	5,262.00	-	18,459.03	17,675.51
2(e) Other income:						
Church Centre Trust	-	-	36,493.94	-	36,493.94	31,072.81
Non core activities						
Net Zero Carbon Project - including grants	-	-	5.50	-	5.50	-
Miscellaneous	-	-	-	-	-	445.00
Other income:	-	-	36,499.44	-	36,499.44	31,517.81
TOTAL INCOME & ENDOWMENT	186,244.98	2,969.79	57,272.59	3,761.52	250,248.88	242,122.31

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2025 cont.

3. EXPENDITURE

	Unrestricted funds	Unrestricted Designated funds	Restricted funds	Endowmen t funds	TOTAL 2025	TOTAL 2024
	£.p	£.p	£.p	£.p	£.p	£.p
3(a) Costs of generating income:						
Stewardship	81.85	-	-	-	81.85	555.37
Fundraising activities	1,191.33	-	-	-	1,191.33	25.00
Summer Fete & Christmas Bazaar	759.24	-	-	-	759.24	498.63
Fundraising for mission and outreach	-	-	-	-	-	-
Costs of generating income:	2,032.42	-	-	-	2,032.42	1,079.00
3(b) Church activities:						
Mission giving and donations:						
Donations	2,100.00	-	150.00	-	2,250.00	4,945.00
Donations from activities	-	1,544.29	1,536.40	-	3,080.69	357.72
Donations from appeals	-	-	-	-	-	-
Donations from special services	-	-	493.91	-	493.91	1,760.48
Mission giving and donations:	2,100.00	1,544.29	2,180.31	-	5,824.60	7,063.20
Diocesan Parish Share contribution:	110,000.00	-	-	-	110,000.00	107,000.00
Salaries and wages:	26,312.89	-	36,493.94	-	62,806.83	64,692.10
Clergy and staff expenses:	2,085.29	-	-	-	2,085.29	1,766.28
Church activities:	140,498.18	1,544.29	38,674.25	-	180,716.72	180,521.58
3(c) Church expenses:						
Mission and evangelism:						
Church activities	411.53	-	809.06	-	1,220.59	899.32
Outreach activities	2,930.51	27.26	1,774.84	-	4,732.61	3,799.54
Children and youth	261.15	21.11	-	-	282.26	567.38
Mission and evangelism:	3,603.19	48.37	2,583.90	-	6,235.46	5,266.24
Church running expenses:						
Parish office costs	5,647.86	-	1,595.74	-	7,243.60	4,937.02
Insurance	4,809.68	-	-	-	4,809.68	4,498.19
Upkeep of services	2,579.68	-	476.60	-	3,056.28	3,915.92
Cleaning and routine maintenance	9,259.99	-	6,689.04	-	15,949.03	7,099.35
Church running expenses:	22,297.21	-	8,761.38	-	31,058.59	20,450.48
Church utility costs:						
Electricity	2,891.59	-	-	-	2,891.59	2,776.31
Gas	4,553.55	-	-	-	4,553.55	5,723.23
Water	477.70	-	-	-	477.70	389.85
Church utility costs:	7,922.84	-	-	-	7,922.84	8,889.39

**THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL
PARISH OF WETHERBY WITH LINTON**

- 14-

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2025 cont.

3. EXPENDITURE

	Unrestricted funds £.p	Unrestricted Designated funds £.p	Restricted funds £.p	Endowmen t funds £.p	TOTAL 2025 £.p	TOTAL 2024 £.p
Cost of trading:						
Magazine costs	-	-	4,951.00	-	4,951.00	4,455.00
Books, Bible Notes etc	232.07	-	-	-	232.07	742.26
Mission & outreach activities	-	-	-	-	-	174.84
Cost of trading:	232.07	-	4,951.00	-	5,183.07	5,372.10
Church expenses:	34,055.31	48.37	16,296.28	-	50,399.96	39,978.21
3(d) Costs associated with 53 Barleyfields Road:						
Rental management charges:	1,139.08	-	-	-	1,139.08	1,833.00
Insurance	812.30	-	-	-	812.30	784.64
Other costs	650.96	-	-	-	650.96	-
Routine maintenance	3,783.80	-	2,170.00	-	5,953.80	1,606.92
Costs associated with 53 Barleyfields Road:	6,386.14	-	2,170.00	-	8,556.14	4,224.56
3(e) Major repairs:						
Repairs to church building	-	-	-	-	-	7,210.00
Church decorating	-	-	-	-	-	-
New building work	-	-	-	-	-	-
Major repairs:	-	-	-	-	-	7,210.00
3(f) Other expenditure:						
Zero Carbon project	-	-	76.80	-	76.80	-
Provision for bad debt	-	-	-	-	-	-
Other expenditure:	-	-	76.80	-	76.80	-
TOTAL EXPENDITURE:	182,972.05	1,592.66	57,217.33	-	241,782.04	233,013.35

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2025 cont.

4(a) STAFF COSTS

	2025	2024
	£.p	£.p
(*) Wages and salaries	60,172.87	61,820.54
(**) Pension and insurance contributions	2,633.96	2,871.56
	62,806.83	64,692.10

*During the year the PCC employed an organist, vergers, office manager, assistant administrator (all part-time) and church caretaker). No payments were large enough to attract social security costs.

*It is estimated that 75% of the office manager and the caretakers and 25% of the assistant administrator's time were spent working for the WSJCCT. All salary costs estimated for work for the WSJCCT were charged by the Wetherby St James PCC to WSJCCT.

The Parochial Fees Order 2012 states that vergers, organists, choir and bell ringers are optional choices for those having occasional services. Therefore, the PCC are acting as agents on behalf of other parties when providing such services, and the fees do not form part of the income and expenditure of the PCC.

** Wetherby St James (PB 2014) participates in the Pension Builder Scheme section of Church Workers Pension Fund (CWPF) for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections:

1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two subsections;
 - a. a deferred annuity section know as Pension Builder Classic, and,
 - b. a cash balance section known as Pension Builder 2014.

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pension costs charged to the SOFA in the year are contributions payable (2025: £2,634, 2024: £2,872).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent was carried out as at 31 December 2022.

For the Pension Builder Classic section, the valuation revealed a surplus of £34.8m on the ongoing assumptions used. At the most recent annual review effective 1 January 2026, the Board chose to grant a discretionary bonus of 10% to both pensions not yet in payment and pensions in payment in respect of service prior to April 1997; and a bonus on pensions in payment in respect of post April 1997 service so that the pension increase was also 10% (where usually it would be calculated based on inflation up to an annual cap of 5% for pensions in payment in respect of service prior to April 2006 and 2.5% for pensions in payment in respect of service post 2006)). This followed improvements in the funding position over 2025. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £8.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The Church of England Pensions Board has agreed that some employers could use assets in the DBS of the CWPF in lieu of contributions to Pension Builder Classic and/or Pension Builder 2014.

The next valuation is being carried out as at 31 December 2025.

4(a) STAFF COSTS Cont.

The legal structure of the scheme is such that if another employer fails, Wetherby St James could become responsible for paying a share of the failed employer's pension liabilities.

4(b) PAYMENTS TO PCC MEMBERS

No payments or expenses were paid to any other PCC member, persons closely connected to them or related parties other than reimbursement of costs and expenses incurred in the carrying out of their responsibilities as members of the PCC.

4(c) RELATED PARTY TRANSACTION

The PCC members are also Trustees of the Wetherby St James Church Centre Trust (WSJCCT). The WSJCCT provides donations and funding to the Church.

4(d) FEES FOR EXAMINATION OF ACCOUNTS

Fees of £300 + vat were charged by the Independent Examiner for reporting on the accounts.

5 GRANTS MADE

5.1 Total value of grants made:

	Grants to institutions Total amount £.p	Grants to individuals Total amount £.p	Last year £.p
Total	-	-	

6 GRANTS RECEIVED

6.1 Total value of grants received:

		This year £.p	Last year £.p
Archbishop's Council	Destratification fans in Church Hall, electric water heaters and draught proof doors.	-	3,720.00
Wetherby In Support of the Elderly	For St James Winter Extra Coffee Morning (Warm Spaces)	1,225.00	500.00
Leeds Diocesan Board of Finance	Installation of L.E.D. lighting as part of Zero Carbon Project	-	-
		1,225.00	4,220.00

**THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL
PARISH OF WETHERBY WITH LINTON**

- 17 -

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2025 cont.

7 MOVEMENT IN MAJOR FUNDS

	Fund balances b/fwd	Income	Expenditure	Transfers	Gains and losses	Fund balances c/fwd
	£.p	£.p	£.p	£.p	£.p	£.p
General Fund	337,434.35	186,244.98	(182,972.05)	13,330.74	-	354,038.02
Designated fund						
Net Zero Carbon Fund	564.00	-	-	(467.12)	-	96.88
St James' School	861.42	1,425.50	(21.11)	-	-	2,265.81
Thursday Coffee Morning	-	1,459.29	(1,459.29)	-	-	-
Breathing Spaces	104.00	85.00	(112.26)	-	-	76.74
Restricted funds						
Mission Support in Wetherby	19,521.56	-	(177.28)	(9,953.32)	-	9,390.96
Man With A Pan	612.45	2,264.00	(1,774.84)	-	-	1,101.61
Magazine	2,715.80	4,874.88	(4,953.71)	-	-	2,636.97
Fabric Fund	5,625.72	1,206.81	(741.69)	-	-	6,090.84
Audio Visual Fund	7,092.87	732.00	(382.89)	-	-	7,441.98
Net Zero Carbon Fund	1,773.23	6.45	(2,246.80)	467.12	-	0.00
Bells Repair & Maintenance	2,590.31	-	-	-	-	2,590.31
Charity Appeals	-	2,030.31	(2,030.31)	-	-	-
Vicar & Churchwardens Fund	40,465.18	2,775.13	(7,683.03)	-	-	35,557.28
V&CW Flower Fund	150.28	-	-	-	-	150.28
V&CW William Powell Accumulation Fund	95,239.36	4,081.25	-	-	(3,905.64)	95,414.97
Friends of Wetherby Church Music	6,225.35	2,807.82	(732.84)	-	-	8,300.33
Church Centre Trust	-	36,493.94	(36,493.94)	-	-	-
Endowment funds						
V&CW William Powell Permanent Endowment Fund	50,106.89	-	-	-	(2,003.17)	48,103.72
Linton Property Fund	118,204.76	3,761.52	-	(3,377.42)	(4,030.82)	114,558.04
	689,287.53	250,248.88	(241,782.04)	-	(9,939.63)	687,814.74

**8 THE UNRESTRICTED DESIGNATED FUNDS OF THE PCC COMPRISE THE
FOLLOWING:**

Net Zero Carbon Fund - Funds allocated to meet costs associated with the PCC's net zero carbon aspirations.

St James' School (formerly Donations Pending) - Funds set aside to meet future funding requests from St James' School. Currently fund financed by the allocation of 50% of the donations surplus from the Warm Spaces activity.

Thursday Coffee Morning - 50% of net donation surplus generated from the Thursday Coffee Morning activity designated for donating to charity (currently St Gemma's Hospice)

Breathing Spaces - Income and expenditure from the Breathing Spaces activity with the intention that the surplus income be donated to the Food Bank. (Fund to be closed in 2026)

THE RESTRICTED FUNDS OF THE PCC COMPRISE THE FOLLOWING:

Mission Support in Wetherby Fund - Legacies, donations and fundraising for use by the PCC for the mission work within the parish of Wetherby St James

Man With A Pan Fund - Donations and fundraising for use by the PCC for expenditure relating to the Man With A Pan project

Fabric Fund - Fees, donations and legacies for use by the PCC but specifically for the maintenance, renewal and repair of church buildings.

Audio Visual Fund - Fees, donations and fundraising for use by the PCC for the purchase of and repairs to the audio and visual equipment

David York Foundation (Formerly known as Net Zero Carbon Fund) - Donations and grants received and spending towards achieving zero carbon status.

Charity Appeals Fund - Used to segregate and pay over service receipts, donations and fundraising specifically for charities

Bells Repairs and Maintenance Fund - Legacy and donations for the repair and maintenance of the bells.

Magazine Fund - Donations and advertising fees received and costs incurred for the production and distribution the Parish Magazine.

Vicar & Churchwardens Fund - Legacies and donations received for use by the Vicar & Churchwardens

V&CW Flower Fund - Donations received for use by the Vicar & Churchwardens towards church flower costs

V&CW William Powell Accumulation Fund - To be spent at the discretion of the Vicar and Churchwardens for the maintenance and repair of all church buildings and churchyard.

Friends of Wetherby Church Music - Donations and fundraising for use of the Trustees of The Friends Of Wetherby Church Music

Church Centre Trust - To segregate salary costs reimbursed by the Church Centre Trust. This fund is self balancing.

THE ENDOWMENT FUNDS COMPRISE THE FOLLOWING:

V&CW William Powell Permanent Endowment Fund - Bequest to generate an income for the V&CW William Powell Accumulation Fund

Linton Property Fund - To generate income for the General Fund

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2025 cont.

9. TANGIBLE FIXED ASSETS

9(a) Cost or valuation

	Other equipment £.p	Musical instruments £.p	Gardening equipment £.p	TOTAL £.p
Balance b/fwd 01 January 2025	5,157.50	2,244.90	-	7,402.40
Additions	-	-	1,449.00	1,449.00
Disposals	-	-	-	-
Transfers	-	-	-	-
Balance c/fwd 31 December 2025	5,157.50	2,244.90	1,449.00	8,851.40

9(b) Accumulated depreciation and impairment provisions

Basis Rate		SL 25%	SL 25%	
	25%	25%	25%	
Balance b/fwd 01 January 2025	3,693.75	2,244.90	-	5,938.65
Depreciation charge for the year	447.00	-	279.00	726.00
Impairment provisions	-	-	-	-
Depreciation on disposals	-	-	-	-
Depreciation on transfers	-	-	-	-
Balance c/fwd 31 December 2025	4,140.75	2,244.90	279.00	6,664.65
9(c) Net book value	1,016.75	-	1,170.00	2,186.75

10. INVESTMENT FIXED ASSETS

	Unrestricted	Restricted	Endowment Funds			
	53 Barleyfields Rd	V&CW Wm Powell Accumulation	V&CW Wm Powell Permanent	*Wetherby Linton Church	**Wetherby Linton Land	***Linton Church
Balance b/fwd 01 January 2023	270,000.00	95,239.36	50,106.89	17,610.00	13,678.61	86,916.15
Additions	-	4,081.25	-	-	384.10	-
Disposals	-	-	-	-	-	-
Net gains (losses) on revaluation	-	(3,905.64)	(2,003.17)	-	(556.08)	(3,474.74)
	270,000.00	95,414.97	48,103.72	17,610.00	13,506.63	83,441.41

The Linton Land/Church Fund comprises 3 separate investments:

*The Wetherby Linton Church is a deposit account with the CCLA to provide interest income for Wetherby St James PCC.

**The Wetherby Linton Land is invested in the CBF Church Of England Investment Fund and the dividends earned are reinvested in the fund.

***The Linton Church is invested in the CBF Church Of England Investment Fund to provide dividend income for Wetherby St James PCC

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2025 cont.

11. ANALYSIS OF DEBTORS

	Amounts falling due within one year		Amounts falling due after more than one year	
	2025	2024	2025	2024
	£.p	£.p	£.p	£.p
Trade debtors	-	709.00	-	-
Provision for bad debts	-	-	-	-
Amounts due from associated undertakings	242.59	9,960.95	-	-
Prepayments and accrued income	41,069.78	15,227.02	-	-
	41,312.37	25,896.97	-	-

12. CASH AT BANK AND IN HAND

	This year £.p	Last year £.p
Short term cash investments (less than 3 months maturity date)	-	-
Short term deposits	88,250.98	98,602.26
Cash at bank and on hand	43,299.58	38,959.63
Other	-	-
	131,550.56	137,561.89

13. ANALYSIS OF LIABILITIES

	Amounts falling due within one year		Amounts falling due after more than one year	
	2025	2024	2025	2024
	£.p	£.p	£.p	£.p
Creditors	4,820.11	2,996.74	-	-
Amounts due to associated undertakings	-	-	-	-
Accruals for utility and other costs	9,501.34	5,425.47	-	-
Other creditors	990.22	763.88	-	-
Agency collections	-	-	-	-
	15,311.67	9,186.09	-	-

14. ANALYSIS OF NET ASSETS

	Unrestricted Funds	Unrestricted Designated Funds	Restricted Funds	Endowment Funds	TOTAL 2025
Tangible fixed assets	1,478.00	-	708.75	-	2,186.75
Investment fixed assets	270,000.00	-	95,414.97	162,661.76	528,076.73
Current assets	96,871.21	2,439.43	73,552.29	-	172,862.93
Liabilities:					
Amounts falling due in one year	(14,311.19)	-	(1,000.48)	-	(15,311.67)
Amounts falling due after one year	-	-	-	-	-
	354,038.02	2,439.43	168,675.53	162,661.76	687,814.74

**THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL
PARISH OF WETHERBY WITH LINTON**
Financial Statements for the period 1 January 2024 to 31 December 2024

- 21 -

STATEMENT OF FINANCIAL ACTIVITIES

	Note	Unrestricted funds	Unrestricted Designated funds	Restricted funds	Endowment funds	2024	2023
		£.p	£.p	£.p	£.p	£.p	£.p
INCOME & ENDOWMENTS							
Voluntary income	2(a)	142,424.43	195.00	16,461.19	-	159,080.62	144,654.88
Activities for generating funds	2(b)	7,372.61	-	6,310.79	-	13,683.40	7,467.99
Income from investments	2(c)	17,174.73	-	6,513.14	3,849.71	27,537.58	23,512.41
Church activities	2(d)	9,371.50	-	8,304.01	-	17,675.51	17,459.56
Other income	2(e)	-	-	31,517.81	-	31,517.81	31,653.77
TOTAL INCOME		176,343.27	195.00	69,106.94	3,849.71	249,494.92	224,748.61
EXPENDITURE							
Cost of generating funds	3(a)	555.37	-	523.63	-	1,079.00	1,348.93
Church activities	3(b)	131,262.98	70.00	49,188.60	-	180,521.58	176,386.84
Church expenses	3(c/d)	28,917.85	21.00	15,263.92	-	44,202.77	56,479.75
Major repairs	3(e)	-	-	7,210.00	-	7,210.00	954.60
Other expenditure	3(f)	-	-	76.80	-	76.80	2,475.90
TOTAL EXPENDITURE		160,736.20	91.00	72,262.95	-	233,090.15	237,646.02
NET INCOME (EXPENDITURE) BEFORE INVESTMENT GAINS		15,607.07	104.00	(3,156.01)	3,849.71	16,404.77	(12,897.41)
NET GAINS/(LOSSES) ON INVESTMENTS	10	-	-	2,033.02	3,362.91	5,395.93	20,296.79
NET INCOME/(EXPENDITURE)		15,607.07	104.00	(1,122.99)	7,212.62	21,800.70	7,399.38
GROSS TRANSFERS BETWEEN FUNDS - In	7	3,484.68	861.42	1,537.81	-	5,883.91	7,022.13
" - Out	7	-	-	(2,399.23)	(3,484.68)	(5,883.91)	(7,022.13)
NET MOVEMENT IN FUNDS		19,091.75	965.42	(1,984.41)	3,727.94	21,800.70	7,399.38
Balances b/fwd 1 January 2024	7	325,715.21	564.00	183,919.72	164,583.71	674,782.64	667,383.26
BALANCES C/FWD 31 DECEMBER 2024		344,806.96	1,529.42	181,935.31	168,311.65	696,583.34	674,782.64

The notes on pages 9 to 19 form part of these accounts.

**INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS/TRUSTEES OF ST JAMES
CHURCH, WETHERBY, PAROCHIAL CHURCH COUNCIL.**

I report on the accounts for the year ended 31st December 2025 which are set out on pages 5 to 19.

Respective responsibilities of the Trustees and Independent Examiner

The church'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 Commissioners under section 145(5)(b) of the 2011 Act; and
- ◇ state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission.

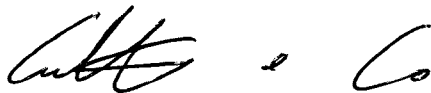
An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the management committee concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

Independent Examiner's Statement

In connection with my examination, no matters have come to my attention

1. which give me reasonable cause to believe that in any material respect the requirements:
 - ◇ to prepare accounts in accordance with s.130 of the 2011 Act
 - ◇ to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave 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.



Cutler & Co
Chartered Certified Accountants
Brook House, Church Lane, Garforth LS25 1HB

Date: 11 March 2026