

CHAIRMAN'S REPORT

Report of the Trustees and

Unaudited Financial Statements

for the Year Ended 30th September 2025

for

Cynthia Della Hoy's Croxton Charity

TWR Accountants
The Old Registrars
57a High Street
Brandon
Suffolk
IP27 0AU

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for the year ended 30th September 2025

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CYNTHIA DELLA HOY'S CROXTON CHARITY

CHAIRMAN'S REPORT for Year Ending 30th September 2025

For some time now we have been showing the benefits of all our hard work over the years, which has resulted in having any income of £50K. This allows us to distribute more funds over longer periods along with ensuring that the cottages are fully maintained. Changes to the Articles of Association, now implemented, gives the opportunity for someone to join the Directors/Trustees.

Once again, mainly due to the age of the cottages, our maintenance and improvements program continues. This has mainly concentrated on cottages No 1, 3, 5 and 3 Abbey Green with an overall expenditure of £10.4K. There has been a marked increase in costs of materials and labour, therefore getting any works completed has shown a significant expenditure over previous years. Fortunately, other than 3 Abbey Green, which will need significant work in the future, most of the major improvements to the Croxton cottages have been completed.

As with all older properties maintenance is a key factor of ensuring that the properties stay in a suitable condition for letting. Currently all the properties are let and although there will always be minor issues to overcome these hopefully will diminish over time. This further highlights our commitment to ensuring that adequate funds are available to ensure the completion of any unforeseen maintenance requirements.

Again during this reporting period the charity has distributed considerable number of donations to the sum of £27.6K. This is too a number of worthy charitable causes as listed below:

3rd Thetford Scouts
Thetford Food bank
TADDS
Thetford Voices
Croxton Churchyard
Thetford Voices
TTM Sports Ministry
Keystone Development Trust
Croxton Concert and Carol service
Meet & Eat
St Cuthbert's wall repair
TVC Grow kids
Doves Nest ministry
CRY
CBC Christmas Food Project

The Trust is operated solely by volunteers with its directors / trustees managing maintenance projects, general administration, accounting without any payment to the directors. I can also report that there have been no major incidents or accidents during this year. Our main objective is to ensure that we continue to improve the properties to enable long term rental. Once again my thanks go to our secretary for his continued commitment to ensuring our accounts and records are maintained, along with all the trustees for their support in ensuring that as a charity we can help as many causes as possible.

I Andrew
Chairman

Report of the Trustees
for the year ended 30th September 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 30th September 2025. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

To provide financial support to charitable projects in and around Croxton.

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.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

08107202 (England and Wales)

Registered Charity number

1148374

Registered office

The Old Registrars
57a High Street
Brandon
Suffolk
IP27 0AU

Trustees

Mr N Manderfield
Mr I Andrew
Dr P Herbert
Mr A Poore
Mrs G Scott
Mrs E Grist
Mrs M Baldwin

Company Secretary

Mr N Manderfield

Independent Examiner

TWR Accountants
The Old Registrars
57a High Street
Brandon
Suffolk
IP27 0AU

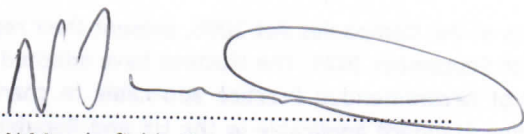
COMMENCEMENT OF ACTIVITIES

Activities commenced on 1st July 2012 when properties given under the will of Cynthia Della Hoy who died on 10th June 2005 were vested to the Trust.

Approved by order of the board of trustees on 1st December 2025 and signed on its behalf by:

Cynthia Della Hoy's Croxton Charity

Report of the Trustees
for the year ended 30th September 2025

A handwritten signature in blue ink, consisting of the letters 'NM' followed by a large, stylized loop.

Mr N Manderfield - Trustee

**Independent Examiner's Report to the Trustees of
Cynthia Della Hoy's Croxton Charity**

Independent examiner's report to the trustees of Cynthia Della Hoy's Croxton Charity ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 30th September 2025.

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

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.



Mr P J Smith FCCA

TWR Accountants
The Old Registrars
57a High Street
Brandon
Suffolk
IP27 0AU

Date: 3/12/25

Cynthia Della Hoy's Croxton Charity

Statement of Financial Activities
for the year ended 30th September 2025

		2025 Unrestricted fund £	2024 Total funds £
INCOME AND ENDOWMENTS FROM	Notes		
Other trading activities	2	-	184
Investment income	3	<u>50,686</u>	<u>46,163</u>
Total		<u>50,686</u>	<u>46,347</u>
EXPENDITURE ON			
Charitable activities			
Grants to institutions			
Governance costs		27,594	16,340
Finance costs		908	864
Charitable expenditure		55	60
		<u>17,346</u>	<u>33,377</u>
Total		<u>45,903</u>	<u>50,641</u>
NET INCOME/(EXPENDITURE)		4,783	(4,294)
RECONCILIATION OF FUNDS			
Total funds brought forward		657,689	661,983
TOTAL FUNDS CARRIED FORWARD		<u>662,472</u>	<u>657,689</u>

The notes form part of these financial statements

Balance Sheet
30th September 2025

	Notes	2025 Unrestricted fund £	2024 Total funds £
FIXED ASSETS			
Investment property	6	640,000	640,000
CURRENT ASSETS			
Cash at bank		23,192	18,389
CREDITORS			
Amounts falling due within one year	7	(720)	(700)
NET CURRENT ASSETS		<u>22,472</u>	<u>17,689</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>662,472</u>	<u>657,689</u>
NET ASSETS		<u>662,472</u>	<u>657,689</u>
FUNDS	8		
Unrestricted funds		<u>662,472</u>	<u>657,689</u>
TOTAL FUNDS		<u>662,472</u>	<u>657,689</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30th September 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 30th September 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

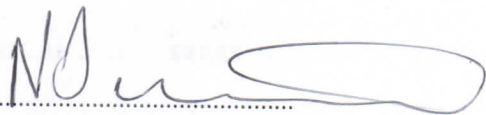
- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus 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.

Balance Sheet - continued

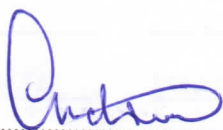
30th September 2025

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 1st December 2025 and were signed on its behalf by:



Mr N Manderfield - Trustee



Mr i Andrew - Trustee

Notes to the Financial Statements
for the year ended 30th September 2025

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.

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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

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.

2. OTHER TRADING ACTIVITIES

	2025	2024
	£	£
Miscellaneous income	-	184

Notes to the Financial Statements - continued
for the year ended 30th September 2025

3. INVESTMENT INCOME

	2025	2024
	£	£
Rents received	49,878	45,381
Deposit account interest	808	782
	<u>50,686</u>	<u>46,163</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30th September 2025 nor for the year ended 30th September 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30th September 2025 nor for the year ended 30th September 2024.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
INCOME AND ENDOWMENTS FROM	
Other trading activities	184
investment income	<u>46,163</u>
Total	<u>46,347</u>
EXPENDITURE ON	
Charitable activities	
Grants to institutions	
	16,340
Governance costs	
	864
Finance costs	
	60
Charitable expenditure	<u>33,377</u>
Total	<u>50,641</u>
NET INCOME/(EXPENDITURE)	(4,294)
RECONCILIATION OF FUNDS	
Total funds brought forward	661,983

Notes to the Financial Statements - continued
for the year ended 30th September 2025

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

Unrestricted
fund
£

TOTAL FUNDS CARRIED FORWARD

657,689

6. INVESTMENT PROPERTY

£

FAIR VALUE

At 1st October 2024
and 30th September 2025

640,000

NET BOOK VALUE

At 30th September 2025

640,000

At 30th September 2024

640,000

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

2025
£

2024
£

Accrued expenses

720

700

8. MOVEMENT IN FUNDS

	At 1.10.24 £	Net movement in funds £	At 30.9.25 £
Unrestricted funds			
General fund	657,689	4,783	662,472
TOTAL FUNDS	657,689	4,783	662,472

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	50,686	(45,903)	4,783
TOTAL FUNDS	50,686	(45,903)	4,783

Notes to the Financial Statements - continued
for the year ended 30th September 2025

8. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.10.23 £	Net movement in funds £	At 30.9.24 £
Unrestricted funds			
General fund	661,983	(4,294)	657,689
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>661,983</u>	<u>(4,294)</u>	<u>657,689</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	46,347	(50,641)	(4,294)
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>46,347</u>	<u>(50,641)</u>	<u>(4,294)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.10.23 £	Net movement in funds £	At 30.9.25 £
Unrestricted funds			
General fund	661,983	489	662,472
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>661,983</u>	<u>489</u>	<u>662,472</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	97,033	(96,544)	489
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>97,033</u>	<u>(96,544)</u>	<u>489</u>

Notes to the Financial Statements - continued
for the year ended 30th September 2025

9. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30th September 2025.

10. GRANTS TO INSTITUTIONS

All Saints Church Croxton	1,380
TVS Growkids	2,000
Thetford Parochial Legacy Club	500
The Charles Burrell Centre	1,000
Thetford PCC	10,000
Meet and Eat	515
Keystone Development Trust	2,410
Chapter 15	1,500
Thetford Foodbank	2,000
3rd Thetford Scout Group	2,000
Thetford Singers	250
TADDS	3,000
Dove's Nest Ministries	500
Cardiac Risk in the Young	500
Croxton Playing Fields	40

Cynthia Della Hoy's Croxton Charity

Detailed Statement of Financial Activities
for the year ended 30th September 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Other trading activities		
Miscellaneous income	-	184
Investment income		
Rents received	49,878	45,381
Deposit account interest	808	782
	<u>50,686</u>	<u>46,163</u>
Total incoming resources	50,686	46,347
EXPENDITURE		
Charitable activities		
Grants to institutions	27,594	16,340
Support costs		
Management		
Insurance	2,305	1,835
Letting agent fees	4,489	4,085
Property repairs	10,357	26,237
Sundries	195	80
	<u>17,346</u>	<u>32,237</u>
Finance		
Bank charges	55	60
Governance costs		
Accountancy	908	864
Legal fees	-	1,140
	<u>908</u>	<u>2,004</u>
Total resources expended	45,903	50,641
Net income/(expenditure)	4,783	(4,294)

This page does not form part of the statutory financial statements