

THE BROOKHOUSE HILL TRUST

Report and Financial Statements

Year ended 31 March 2025

THE BROOKHOUSE HILL TRUST

REPORT AND FINANCIAL STATEMENTS 2025

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THE BROOKHOUSE HILL TRUST

REPORT AND FINANCIAL STATEMENTS 2025

TRUSTEES' REPORT

The trustees present their annual report and the financial statements for the year ended 31 March 2025, with the comparative year ended 31 March 2024. The report and financial statements comply with the requirements of the Trust's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

LEGAL AND ADMINISTRATIVE DETAILS

Trustees

Joana Capela
Timothy Fairbrother
Paul Houghton
Josef Korchinsky

Registered Office

Chantrey House
67 Brookhouse Hill
Fulwood
Sheffield
S10 3TB

Bankers

Kingdom Bank
Media House
Pudge Road
Nottingham
NG9 2RS

CAF Bank
25 Kings Hill Avenue
Kings Hill
West Malling, Kent
ME19 4JQ

Independent Examiner

Eric Paul German ACA
546 Fulwood Road
Sheffield
S10 3QD

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trust was registered as a Charitable Incorporated Organisation (registration number 1151999) with the Charity Commission on 13 May 2013. The Trust is required to have a minimum of three trustees. The four trustees detailed above served for the entire year.

The trustees are non-executive. They meet as necessary to review all aspects of the Trust's activities, including its finances, and to make planning decisions for its ongoing work.

Management of risk

The trustees regularly consider the major risks to which the Trust is exposed and are satisfied that systems and processes are in place to mitigate the Trust's exposure to its major risks.

The Trust's activities have been and will continue to include the provision of property in the support of the Trust's objects, part funded by commercial debt. The most significant risks to the Trust will therefore be the Trust being unable to meet its financial obligations in relation to debt interest payments and major unplanned capital expenditure. These risks will be managed by the Trust only investing in property for which there is a strong resale market, appropriately limiting any loan-to-value ratios, and adequately insuring the Trust's property.

More broadly, the trustees' system of financial risk management involves maintaining the Trust's reserves at a level appropriate for its future plans.

THE BROOKHOUSE HILL TRUST

TRUSTEES' REPORT (continued)

OBJECTIVES AND ACTIVITIES

The Trust's objects are:

- to advance the Christian religion for the benefit of the public; and
- to advance Christian education and learning for the benefit of the public.

In fulfilment of the Trust's objects and in close adherence to evangelical Christian doctrine as set out in the Trust's Doctrinal Basis, the trustees plan and deliver the Trust's activities. The activities of the Trust, as defined at the Trust's formation and during the year ended 31 March 2025, were to raise funds from private individuals and charitable trusts and use the leverage of bank mortgages, for:

- (i) the purchase of capital assets to be used in the support of the objects - specifically, for example, making available housing to Christian ministers engaged in the proclamation of the Christian faith; and
- (ii) the financial support of Christian ministry through local churches and other charitable organisations.

These activities may be altered from time to time by a resolution agreed in writing by all trustees, or a resolution passed by 75% of trustees at a general meeting. The trustees are fully aware of the requirements for the Trust, as a registered Charitable Incorporated Organisation, to be acting in the public benefit, and the trustees are of the view that all the Trust's past, present and future planned activities are in the public benefit as defined by the Charity Commission.

ACHIEVEMENTS AND PERFORMANCE

During the year ended 31 March 2025, the Trust has continued to pursue its objects primarily through the rental of residential properties to the Parochial Church Council of Christ Church Fulwood Sheffield ('Fulwood PCC' or 'the PCC') to provide accommodation for some of that church's ministers.

The Trust has owned three houses freehold throughout the year: 7 Whitfield Road Sheffield S10 4GJ, 50 Brooklands Crescent Sheffield S10 4GG and 1 Roscoe View Sheffield S6 5PR. These houses are all held for the long term, financed primarily by a bank mortgage facility, with the additional support of an unsecured loan from a private individual.

The Trust's primary source of debt finance is a 30-year mortgage with Kingdom Bank which commenced on 29 October 2021 with a capital balance of £870,000. The terms of this mortgage provide for an initial eight year interest-only period, and give the Trust significant flexibility in its financing arrangements.

In October 2022, the first tranche (£23,500) of an £80,000 unsecured loan was repaid, leaving an outstanding balance of £56,500. The second tranche (of three) is due in 2027.

Further details regarding the mortgage financing and private loan are set out in note 6 to these financial statements.

50 Brooklands Crescent, 7 Whitfield Road and 1 Roscoe View were all rented to the PCC throughout the year and up to the date of this report.

FINANCIAL REVIEW

The Trust's Statement of Financial Activities is set out on page 4 and shows a net increase in funds of £7,566 in the year ended 31 March 2025 (2024: Decrease of £7,562). Total funds at the end of the year were £378,133. (2024: £370,567).

Investments and reserves

Under the Trust deed, the trustees have the power to invest funds that are not immediately required for the working purposes of the Trust as they think fit. For the immediate future it is envisaged that cash resources will be limited to those sufficient to be the working capital for day-to-day management of the Trust's activities as defined above, however, over the next few years the trustees will be seeking to build up capital reserves with a view to funding the second and third bullet repayments due on the unsecured loan, as well as with a view to the long-term repayment of the Kingdom Bank mortgage.

In light of this, for the current time the trustees have continued with the same reserves policy as the prior year, to ensure the Trust is able to meet all its commitments and obligations as they fall due. This policy sets a cash reserves threshold of the greater of half the prior year's total resources expended and £5,000, rounded up to the nearest thousand pounds. In this case prior year refers to the year just past ie the accounting period to which this report refers to. The £5,000 is the minimum floor. At 31 March 2025 this

TRUSTEES' REPORT (continued)

threshold was £32,000 ie $£62,242/2 = £31,121$, rounded up to nearest thousand pound (2024: £21,000) and cash reserves fell short of this by £8,774 (2024: cash reserves fell short of the threshold by £6,349). This erosion in excess was unsurprising and anticipated, given bank interest rates and property expenditure in the year. The trustees are keeping this under close review. Specifically, from January 2025 the property rents were reset against market benchmarks (targeting a 10% discount to market rate), and during 2025 mortgage interest rates have started to reduce with reductions in the Bank of England base rate. Looking forward to 2026 and beyond, the trustees are exploring possible opportunities for the Trust to raise gift income. Overall, the trustees will continue to monitor levels of cash and reserves against the Trust's future plans and commitments, including giving consideration to whether the reserves policy continues to be appropriate.

FUTURE PLANS

The trustees intend that the Trust should continue with similar activities in the coming year and beyond.

TRUSTEES' RESPONSIBILITIES STATEMENT

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and regulations.

The Charities Act 2011 requires the trustees to prepare financial statements for each financial year. The trustees have to prepare the financial statements in accordance with the United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland. The trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on 30 November 2025 and signed on their behalf by,



Paul Houghton
Trustee



Joana Capela
Trustee

THE BROOKHOUSE HILL TRUST

STATEMENT OF FINANCIAL ACTIVITIES Year ended 31 March 2025

	Note	Year ended 31 March 2025 £	Year ended 31 March 2024 £
INCOME AND EXPENDITURE			
Incoming resources	1		
Incoming resources from generated funds:			
– Donations on which tax reclaimable		-	-
– Tax reclaimable on donations received net of tax		-	-
– Other donations received in cash		-	-
– Other donations received in kind		-	-
– Rental income on property provided in support of charitable activities		58,416	54,285
– Bank interest received		288	395
Total incoming resources		<u>58,704</u>	<u>54,680</u>
Resources expended	1		
Charitable activities expenses:			
– Expenses relating to property provided in support of charitable activities		51,138	62,242
Total charitable activities expenses		<u>51,138</u>	<u>62,242</u>
Other operating and administration expenses			
– Legal and professional fees		-	-
– Governance costs		-	-
Total operating and administration expenses		<u>51,138</u>	<u>62,242</u>
Total resources expended		<u>51,138</u>	<u>62,242</u>
NET (OUTGOING)/ INCOMING RESOURCES FOR THE YEAR AND NET MOVEMENT IN FUNDS		7,566	(7,562)
Total funds brought forward at the start of the year		370,567	378,129
Total funds carried forward at the end of the year		<u><u>378,133</u></u>	<u><u>370,567</u></u>

Total recognised gains and losses

There were no recognised gains and losses, except as shown above.

Continuing operations

All amounts shown above relate to continuing activities.

THE BROOKHOUSE HILL TRUST

BALANCE SHEET 31 March 2025

	Note	31 March 2025		31 March 2024	
		£	£	£	£
FIXED ASSETS					
Land and buildings - freehold	1,3	1,282,700		1,282,700	
			1,282,700		1,282,700
CURRENT ASSETS					
Cash at bank		22,346		14,651	
Debtors	4	-		1,185	
		22,346		15,836	
CREDITORS: amounts falling due within one year	5	-		(810)	
NET CURRENT ASSETS			22,346		15,026
TOTAL ASSETS LESS CURRENT LIABILITIES			1,305,046		1,297,726
CREDITORS: amounts falling due after more than one year	6		(926,913)		(927,159)
NET ASSETS			378,133		370,567
FUNDS					
General Fund (unrestricted)			378,133		370,567

These financial statements were approved by the trustees on 30 November 2025.
Signed on behalf of the trustees



Paul Houghton
Trustee



Joana Capela
Trustee

THE BROOKHOUSE HILL TRUST

STATEMENT OF CASH FLOWS

(including reconciliation of net movement in funds to net cash flow from operating activities)

Year ended 31 March 2025

	Year ended 31 March 2025 £	Year ended 31 March 2024 £
Cash flows from operating activities		
Net movement in funds	7,566	(7,562)
Decrease/(Increase) in trade and other debtors	1,185	(1,185)
(Decrease)/Increase in accruals	(810)	810
	<hr/>	<hr/>
Net cash inflow/(outflow) from operating activities	7,941	(7,937)
Cash flows from investing activities		
Purchase of property	-	-
	<hr/>	<hr/>
Net cash inflow/(outflow) from investing activities	-	-
Cash flows from financing activities		
Mortgage (repayments made)/ capital increased	(246)	357
CAF Bank mortgage redemption	-	-
Kingdom Bank mortgage drawn down	-	-
Unsecured loan repayment	-	-
	<hr/>	<hr/>
Net cash inflow/(outflow) from financing activities	(246)	357
	<hr/>	<hr/>
Net increase/(decrease) in cash and cash equivalents	7,695	(7,580)
Cash and cash equivalents at the beginning of the year	14,651	22,231
	<hr/>	<hr/>
Cash and cash equivalents at the end of the year	<u>22,346</u>	<u>14,651</u>

THE BROOKHOUSE HILL TRUST

REPORT AND FINANCIAL STATEMENTS 20255

NOTES TO THE ACCOUNTS

1. ACCOUNTING POLICIES

Basis of preparation

These 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)*' (the 'SORP'), *The Financial Reporting Standard applicable in the UK and Republic of Ireland ('FRS 102')* and the Charities Act 2011. They have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. Where appropriate, the headings laid down in the SORP have been adapted to meet the particular circumstances of the Trust.

The Trust meets the definition of a public benefit entity as defined by FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

Going concern

The trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future, which they consider to be a period of 12 months from the date of signing of these financial statements. For this reason they continue to adopt the going concern basis in preparing the financial statements.

Fund accounting

The General Fund is an unrestricted fund which is available for use at the discretion of the trustees in furtherance of the general objectives of the Trust, and which has not been designated for other purposes.

Incoming resources

Income primarily represents the receipt of rent on residential properties provided for the use of Christian ministers in accordance with the Trust's activities, and gift income.

Income is recognised once the Trust has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably.

Gift income is credited to incoming resources upon receipt. In accordance with the accruals basis of accounts preparation, tax recoverable on gifts is credited to incoming resources upon receipt of the gift, recoverable amounts being held within debtors until received from His Majesty's Revenue & Customs. The Trust did not receive any gift income during this accounting period.

Resources expended

Expenditure on charitable activities primarily comprises the expenses relating to property provided in support of the Trust's charitable activities, including mortgage interest, repairs, maintenance and insurance. Other operating and administration expenses are those incurred in the running of the Trust, including legal and governance expenses.

Expenditure is recognised once the Trust has a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is included in the statement of financial activities on the accruals basis and includes irrecoverable VAT.

Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Trust. This is normally upon notification of the interest paid or payable by the bank.

THE BROOKHOUSE HILL TRUST

REPORT AND FINANCIAL STATEMENTS 20255

NOTES TO THE ACCOUNTS

Tangible fixed assets and depreciation

The Trust holds residential freehold property to be used in the support of its objects, in particular to provide housing for Christian ministers, and any rent paid for these properties is agreed on a case by case and not an arm's length basis. Consequently, these properties fail the definition of investment properties, instead being held at historical cost less provision for depreciation within land and buildings within fixed assets.

Expenditure which enhances the usefulness of a property and increases the property value by at least the amount of the expenditure is capitalised within tangible fixed asset additions.

The Trust's policy is that depreciation would be provided over 50 years in order to write costs of freehold tangible fixed assets down to their expected residual values over their expected useful lives:

However, in the view of the trustees and based on local market information, the residual value of each property in the current property portfolio is greater than its historical cost carrying value. Consequently, no depreciation is currently being charged on the residential property portfolio.

Cash at bank

Cash at bank includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Liabilities and provisions

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the Trust anticipates it will pay to settle the obligation.

2. EMPLOYEES

The Trust had no employees during the current and prior financial years.

THE BROOKHOUSE HILL TRUST

REPORT AND FINANCIAL STATEMENTS 20255

NOTES TO THE ACCOUNTS

3. TANGIBLE FIXED ASSETS

Land & buildings – freehold	31 March 2025 £	31 March 2024 £
Total – Cost and net book value	<u>1,282,700</u>	<u>1,282,700</u>

On 31 December 2013, the Trust received a gift of the residential property, 50 Brooklands Crescent Sheffield S10 4GG, subsequently valued by Mark Jenkinson & Son surveyors at a value of £260,000, which was used as the base cost. During the year ended 31 March 2018, £105,700 was spent on an extension to 50 Brooklands Crescent, significantly modernising and enhancing the property's usefulness. The trustees are of the view that the open market value of the property exceeds its total carrying value (£365,700).

On 4 February 2015 the Trust purchased the residential property 7 Whitfield Road Sheffield S10 4GJ at an open market value of £432,000. The trustees are of the view that the open market value of the property exceeds its carrying value (£432,000).

On 29 October 2021 the Trust purchased the residential property 1 Roscoe View Sheffield S6 5PR at an open market value of £485,000. The trustees are of the view that the open market value of the property exceeds its carrying value (£485,000).

4. DEBTORS

	31 March 2025 £	31 March 2024 £
Accrued income	<u>-</u>	<u>1,185</u>

Accrued income in the prior year represented rental payments overdue on the properties, which were received shortly after the start of the year.

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31 March 2025 £	31 March 2024 £
Bank loans (see note 6)	-	-
Loans from private individuals (see note 6)	-	-
Accruals and deferred income	<u>-</u>	<u>810</u>
	<u>-</u>	<u>810</u>

Accruals represents property related costs incurred prior to (but paid subsequent to) the year end.

THE BROOKHOUSE HILL TRUST

REPORT AND FINANCIAL STATEMENTS 20255

NOTES TO THE ACCOUNTS

6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31 March 2025 £	31 March 2024 £
Loans from private individuals	56,500	56,500
Bank loans	870,413	870,659
	<u>926,913</u>	<u>927,159</u>

The Kingdom Bank mortgage is for a period of 30 years from 29 October 2021, but with an interest-only period of eight years to give the Trust maximum flexibility in its financing arrangements. Interest is charged at a managed rate, which at the date of this report is 5.4%. The capital outstanding at the year end was £870,413 (2024: £870,659).

The Trust signed an agreement with a third party private benefactor on 15 March 2017 to borrow £80,000 to assist in funding the capital works to be carried out on 50 Brooklands Crescent. The loan is unsecured and carries no interest. The loan was due to be repaid in three tranches: £23,500 on 11 September 2022, £26,500 on 11 September 2027 and £30,000 on 11 September 2032. On 25 October 2022, the first tranche (£23,500) was repaid, leaving an outstanding balance of £56,500.

7. RELATED PARTY TRANSACTIONS

During the year the Trust received rental income for 7 Whitfield Road Sheffield S10 7GJ, 50 Brooklands Crescent Sheffield S10 4GG and 1 Roscoe View Sheffield S6 5PR from the Parochial Church Council of Christ Church Fulwood Sheffield ("Fulwood PCC"). Paul Houghton (a trustee during the year), was a member of Fulwood PCC during the year. All three properties were provided for the use of Christian ministers employed by Fulwood PCC and the monthly rental amounts were considered by both parties to be at a discount to market rent. The total rental amount received from Fulwood PCC in the year was £58,416 (2024: £54,285).

As noted above, the Trust has a 30-year mortgage with Kingdom Bank, who are specialists in mortgages to churches and related church trusts. During the year, Kingdom Bank Insurance Brokers also continued to be the Trust's broker for its property insurance services. Paul Houghton, a trustee, is a director of Kingdom Bank Limited. The decision to use Kingdom Bank was taken by the independent trustees. The mortgage and insurance brokerage are being provided by Kingdom Bank on the Bank's standard commercial terms.

The Trust reimburses the trustees for any expenditure incurred on its behalf. However, no payments were made to trustees in the year.

THE BROOKHOUSE HILL TRUST

INDEPENDENT EXAMINER'S REPORT for the year ended 31 March 2025

Independent Examiner's Report to the trustees of the Brookhouse Hill Trust (Charitable Incorporated Organisation registration number 1151999)

I report on the financial statements of The Brookhouse Hill Trust (the 'Charity') for the year ended 31 March 2025 (with comparative year ended 31 March 2024) set out on pages 4 to 10 above.

This report is made solely to the Charity's trustees, as a body, in accordance with the regulations made under section 154 of the Charities Act 2011. My work has been undertaken so that I might state to the Charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and its trustees, as a body, for my work, for this report or for the opinions I have formed.

Respective responsibilities of trustees and examiner

The Charity's trustees are responsible for the preparation of the financial statements. The Charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the financial statements under section 145 of the Charities Act 2011;
- follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act 2011; and
- state whether particular matters have come to my attention.

Basis of Independent Examiner's statement

My examination was carried out in accordance with General Directions given by the Charity Commission. An examination includes a comparison of the financial statements with the accounting records kept by the Charity. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's statement

In connection with my examination, no matter has come to my attention

(i) which gives me reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act 2011; and
- to prepare financial statements which accord with the accounting records and comply with the accounting requirements of the Charities Act 2011

have not been met; or

(ii) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Eric Paul German ACA
546 Fulwood Road
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S10 3QD



30 November 2025