

Wimborne Minster Church Estate

Registered Charity 1159374

Trustees report for the year ended 31st December 2025

- 1 Name** Wimborne Minster Church Estate
- 2 Registered number** 1159374
- 3 Trustees who served during the year**
- | | |
|------------------------|-------------------------|
| Rev Andrew J W Rowland | |
| Peter F Cook | (Appointed 22 May 2025) |
| Bruce P Jensen | (Retired 22 May 2025) |
| Andrew J Patrick | |
- Registrar to the Trustees** Francis W Howard - Vine
- 4 Principal address** Church House, High Street, Wimborne, Dorset, BH21 1HT
- 5 Relevant Organisations and Persons**
- | | |
|----------------------|---|
| Bankers | CCLA, One Angel Lane, London, EC4R 3AB |
| | TSB, PO Box 373, Leeds, LS14 9GQ |
| Independent Examiner | John Arthur Ridout FCCA
16 Venator Place, Wimborne
BH21 1DQ |
- 6 Governing Instrument** A declaration of Trust dated 15 October 1971. The trustees are an unincorporated body. The trust's objectives are providing support for the Fabric Sinking Fund and the Heating and Lighting of the Church. Under the Declaration of Trust the trustees' powers are unlimited but the funds are restricted by the terms of the Trust deed.
- 7 Activities** The trustees seek to raise money for the trust:
- a. by letting property
 - b. investment income from low risk investments
- 8 Management** The Trustees meet on an occasional basis to review progress and in compliance with with Governance matters.
- 9 Reserves** The Trustees believe that the Charity should maintain free funds of £50,000.

Signed

Andrew J W Rowland - Trustee

Date

12-May-26

Wimborne Minster Church Estate

Registered Charity 1159374

Independent examiner's report to the Trustees of the Wimborne Minster Church Estate

I report to the charity trustees on my examination of the accounts of the Wimborne Minster Church Estate (the Trust) for the year ended 31st December 2025.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(B) of the Act.

Independent examiner's statement

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

1 accounting records were not kept in respect of the Trust as required by section 130 of the Act; or

2 the accounts do not accord with those records; or

3 the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

Name: John A Ridout

Relevant professional qualification or body: FCCA

16 Venator Place
Wimborne
Dorset BH21 1DQ

Date : 12 May 2026

Wimborne Minster Church Estate*Registered Charity 1159374***Statement of Financial Activities for the year ended 31st December 2025**

	Notes	Restricted fund 2025	Restricted fund 2024
Income and Expenditure		£	£
Donations		-	-
Rental and insurance		52,983	57,359
Investment income	1	9,525	9,347
		<hr/> 62,508	<hr/> 66,706
Resources expended			
Expenditure	2	40,793	52,122
Total resources expended or committed		<hr/> 40,793	<hr/> 52,122
Net incoming resources for the year		21,715	14,584
Realised loss on disposal		-	-
Unrealised loss / gain on investments		(13,245)	7,414
Net movement in funds		<hr/> 8,470	<hr/> 21,998
Reconciliation of funds			
At 1st January 2025		1,278,701	1,256,703
At 31st December 2025		<hr/> 1,287,171	<hr/> 1,278,701

All funds are restricted and are to be used in accordance with the Trust deed dated 15th October 1971

Wimborne Minster Church Estate
Registered Charity 1159374

Balance Sheet at 31st December 2025

	Notes	2025 £	2024 £
Fixed assets			
Investment property		865,000	865,000
Current assets			
Investments	3	318,065	331,310
Cash at bank		104,106	82,391
		<u>422,171</u>	<u>413,701</u>
		<u>1,287,171</u>	<u>1,278,701</u>
Representing			
Restricted reserves		<u>1,287,171</u>	<u>1,278,701</u>

Approved by the Trustees on 12 May 2026 and signed on their behalf by:

Andrew J W Rowland

Wimborne Minster Church Estate

Registered Charity 1159374

ACCOUNTING POLICIES

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with 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 2015)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention except for investment assets which are shown at market value. The financial statements include all transactions, assets and liabilities for which the charity is responsible in law.

Funds

Unrestricted funds are general funds which can be used for Trust's ordinary purposes.

The purpose of any restricted funds is noted in the accounts. Any balance unspent at the end of the year must be carried forward as a balance on that fund.

Incoming Resources

Voluntary income and capital sources

Grants and legacies are accounted for when the Trust is legally entitled to the amounts due. Dividends are accounted for when receivable, interest is accrued. All incoming resources are accounted for gross.

Investment gains and losses

Realised gains and losses are recognised when investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31st December.

Resources expended

Grants and donations are accounted for when paid over. All other expenditure is generally recognised when it is incurred and accounted for gross.

Investment property

Investment property is shown at fair value at 31st December 2018. The most recent valuation was carried out by A Cosgrove and in the opinion of the Trustees the value has not changed materially since that date.

Wimborne Minster Church Estate

Registered Charity 1159374

Notes to the accounts

	2025	2024
	£	£
1 Investment income		
CBF Investment Fund	9,525	9,347
	<u>9,525</u>	<u>9,347</u>
2 Expenditure		
	£	£
Minster heat and light	-	30,000
Insurance	5,251	4,921
Independent examination	300	300
Repairs	-	200
Fabric grant	-	7,067
Bell chime	-	8,400
New boiler	35,038	-
Stained glass window	-	984
Professional fees	204	-
Other expenses	-	250
	<u>40,793</u>	<u>52,122</u>

	The CBF Church of England Investment Fund
3 Investments	
Units held at 1st January 2025	<u>14,328.34</u>
Units held at 31st December 2025	<u>14,328.34</u>
	£
Valuation at 1st January 2025	331,310
Valuation at 31st December 2025	<u>318,065</u>

4 Related parties

The Trustees are associated with St Cuthburga's Church in Wimborne Minster where donations were made towards fabric repairs and restoration projects.

Wimborne Minster Church Estate

Registered Charity 1159374

5 Comparative figures

	2024	2023
	£	£
Donations	-	-
Rental income	57,359	47,576
Investment income	9,347	9,062
	<u>66,706</u>	<u>56,638</u>
Resources expended		
Expenditure	52,122	40,805
Total resources expended or committed	<u>52,122</u>	<u>124,253</u>
 Net incoming / (outgoing) resources for the year	14,584	15,833
 Realised loss on disposal	-	0
 Unrealised loss/gains on investments	<u>7,414</u>	<u>27,852</u>
 Net movement in funds	21,998	43,685
 Reconciliation of funds		
At 1st January 2024	<u>1,256,703</u>	<u>1,213,018</u>
At 31st December 2024	<u>1,278,701</u>	<u>1,256,703</u>