

Charity registration number 1161310 (England and Wales)



Company registration number 09031167

THE CONVEYANCING FOUNDATION
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2025

THE CONVEYANCING FOUNDATION

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Miss J A Smith	
	Mrs L Burkinshaw	
	Ms K A Bater	
	Mr D P Opie	(Appointed 1 February 2025)
	Mr R C Hailstone	(Appointed 1 February 2025)
	Mr S Hawking	(Appointed 5 February 2025)
Charity number (England and Wales)	1161310	
Company number	09031167	
Registered office	Maxwell Chambers 34-38 Stow Hill Newport South Wales United Kingdom NP20 1JE	
Independent examiner	UHY Hacker Young Bradbury House Mission Court Newport Gwent United Kingdom NP20 2DW	

THE CONVEYANCING FOUNDATION

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THE CONVEYANCING FOUNDATION

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MAY 2025

The trustees present their annual report and financial statements for the year ended 31 May 2025. Moving forward, the annual accounting period for the Foundation will run from the 1 January to the 31 December with the next annual report covering the period from the 31 May 2025 to the 31 December 2026.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's governing document, the Companies Act 2006 and "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)."

Objectives and activities

The Conveyancing Foundation (the Foundation) is a zero-profit registered charity whose objective is to enhance the lives of those working in the property industry. Over the past 10 years, the Foundation has helped to raise over £1.3 million for charities and worthy causes. The Foundation continues to have a significant impact across the property industry through its complimentary month long, collaborative online events, Wellbeing Hub, Workplace Wellbeing Surveys and Mental Health Champion Training Courses. The Foundation continues to put mental health and wellbeing at the heart of its work.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Charity should undertake.

Achievements and performance

During the year we have received £78,864 (2024 - £56,808) from the Charity Lotto competition which has been distributed to the chosen charities of each associated firm. The Charity Lotto offers clients the ability to enter the monthly draw for a chance to win £500. A £10 donation includes £1 to enter the lotto and a £9 charity donation which, on attracting 25% Gift Aid, means that every entry raises £11.25 for charity. Over the past 10 years the Conveyancing Foundation has been able to award over £66,000 to Charity Lotto draw winners.

Industry leading charity fundraisers, Convey Law raised over £55,476 for charity this year, with almost £650,000 raised in the last 10 years. Northern Ireland-based law firm Wilson Nesbitt continues to support the Charity Lotto and raised in excess of £5,513 for their chosen charities in the last 12 months. In addition, Direction Law raised over £4,338 and BTMK Solicitors in excess of £2,691 for Charity this year.

Between June 2023 and May 2024, the Foundation helped to raise over £12,020 for the Turkey/Syria Earthquake appeal, £10,510 for Alzheimers Research UK, and over £4,443 was raised in aid of Great Ormond Street Hospital. £6,556 was donated to Velindre Hospital, £4,875 to Boys in Mind, £5,445 to Boomerang and Eden Gate, £6,566 to LATCH and £6,556 to Prostate Cancer UK.

The Foundation supports a number of incredible charities including the Mindstep Foundation, Ty Hafan Children's Hospice, Children with Cancer, Magic Moments, Mental Health UK, Fair Haven's Hospice and Lawcare, to name a few.

Over the coming twelve months the Foundation will launch its new, easier to use Charity Lotto QR initiative to support business organizations in the property industry in raising funds for their chosen charities.

Since 2023, the Conveyancing Foundation has issued over 15 Charity Grants totaling £12,000 to support and encourage charity fundraising for individuals undertaking charity challenge initiatives, which has been funded through generous Foundation Charity Partner donations.

Launched in 2025, the Foundation Mental Health Champion Training courses, led by mental health expert Sharron Moffatt, allow legal practices and businesses to equip their staff with the skills to provide mental health and wellbeing support to their colleagues.

The Foundation will enhance its online events offerings in March and October 2026 to month long initiatives, with National Conveyancing Month and Wellbeing at Work Month.

THE CONVEYANCING FOUNDATION

TRUSTEES REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MAY 2025

The Foundation would like to thank our Trustees, Ambassadors, Charity Partners, Volunteers, Members and Supporters for their excellent and philanthropic contributions and support of the Foundation this year.

Financial review

It is the policy of the Charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to three months expenditure. Based on the last two years this would mean the Charity maintains funds of approximately £11,500. The trustees considers that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Charity's current activities while consideration is given to ways in which additional funds may be raised. As at 31 May 2025, unrestricted funds were £56,181 (2024 - £33,534), restricted funds were £34,455 (2024 - £29,938), leaving total reserves of £90,636 (2024 - £63,472). Whilst these funds relate in part to funds due to be paid to charities, the Foundation continues to consistently maintain the required level of reserves each year.

The trustees have assessed the major risks to which the Charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

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.

The trustees have delegated the day-to-day management of The Conveyancing Foundation to Jess Smith, Co-Chair & Trustee and Abby Bater, Treasurer & Trustee.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr J L Davies	(Resigned 1 February 2025)
Mrs T K Davies	(Resigned 6 March 2025)
Miss J A Smith	
Mrs L Burkinshaw	
Ms K A Bater	
Mr D P Opie	(Appointed 1 February 2025)
Mr R C Hailstone	(Appointed 1 February 2025)
Mr S Hawking	(Appointed 5 February 2025)

Recruitment and appointment of trustees

Any person who is willing to act as a director, and is permitted by law to do so, may be appointed to be a director by ordinary resolution or by decision of the directors. No person who is not a member shall in any circumstance be eligible to hold office as a director. In order to become a member of the company that person has to apply for membership in a form approved by the directors. Upon appointment, new trustees are given information and instruction on the responsibilities of a trustee.

Public Benefit

The Charity has complied with their duty under section 17(5) of the Charities Act 2011 to have due regard to guidance published by the Charity Commission on public benefit.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

The trustees report was approved by the Board of Trustees.



.....
Ms K A Bater

Dated: ..23../..12../..2025

THE CONVEYANCING FOUNDATION

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE CONVEYANCING FOUNDATION

I report to the trustees on my examination of the financial statements of The Conveyancing Foundation (the Charity) for the year ended 31 May 2025.

Responsibilities and basis of report

As the trustees of the Charity (and also its directors for the purposes of company law), you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006.

Having satisfied myself that the financial statements of the Charity are not required to be audited under Part 16 of the Companies Act 2006 and are eligible for independent examination, I report in respect of my examination of the Charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

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

- 1 accounting records were not kept in respect of the Charity as required by section 386 of the Companies Act 2006.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the Companies Act 2006 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination; or
- 4 the financial statements 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 financial statements 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 financial statements to be reached.

UHY Hacker Young

UHY Hacker Young

Bradbury House

Mission Court

Newport

Gwent

NP20 2DW

United Kingdom

Date:
23 / 12 / 2025

THE CONVEYANCING FOUNDATION

**STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT**

FOR THE YEAR ENDED 31 MAY 2025

		Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
	Notes						
Income from:							
Donations and legacies	2	47,764	78,832	126,596	80,488	17,839	98,327
Total income		47,764	78,832	126,596	80,488	17,839	98,327
Expenditure on:							
Charitable activities	3	25,117	74,315	99,432	103,208	33,860	137,068
Total expenditure		25,117	74,315	99,432	103,208	33,860	137,068
Net income/(expenditure) and movement in funds		22,647	4,517	27,164	(22,720)	(16,021)	(38,741)
Reconciliation of funds:							
Fund balances at 1 June 2024		33,534	29,938	63,472	56,254	45,959	102,213
Fund balances at 31 May 2025		56,181	34,455	90,636	33,534	29,938	63,472

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

THE CONVEYANCING FOUNDATION

BALANCE SHEET AS AT 31 MAY 2025

	Notes	2025 £	£	2024 £	£
Current assets					
Debtors	9	7,168		11,242	
Cash at bank and in hand		85,568		55,456	
		<u>92,736</u>		<u>66,698</u>	
Creditors: amounts falling due within one year	10	(2,100)		(3,226)	
Net current assets			90,636		63,472
			<u><u>90,636</u></u>		<u><u>63,472</u></u>
The funds of the Charity					
Restricted income funds	11		34,455		29,938
Unrestricted funds	12		56,181		33,534
			<u>90,636</u>		<u>63,472</u>
			<u><u>90,636</u></u>		<u><u>63,472</u></u>


The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 May 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the trustees on 23 / 12 / 2025



Ms K A Bater

Company registration number 09031167 (England and Wales)

THE CONVEYANCING FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2025

1 Accounting policies

Charity information

The Conveyancing Foundation is a private company limited by guarantee incorporated in England and Wales. The registered office is Maxwell Chambers, 34-38 Stow Hill, Newport, South Wales, NP20 1JE, United Kingdom.

1.1 Accounting convention

The accounts have been prepared in accordance with the Charity's governing document, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2016). The Charity is a Public Benefit Entity as defined by FRS 102.

The Charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Incoming resources

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

THE CONVEYANCING FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2025

1 Accounting policies

(Continued)

1.5 Resources expended

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

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.

1.6 Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

2 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	47,764	78,832	126,596	80,488	17,839	98,327

THE CONVEYANCING FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MAY 2025

3 Charitable activities - Prevention and relief to those in need

	2025	2024
	£	£
Bank charges	410	361
Donations	80,623	125,918
Charity lotto prize winners	16,078	9,204
	<u>97,111</u>	<u>135,483</u>
Share of governance costs (see note 4)	2,321	1,585
	<u>99,432</u>	<u>137,068</u>
Analysis by fund		
Unrestricted funds	25,117	103,208
Restricted funds	74,315	33,860
	<u>99,432</u>	<u>137,068</u>

4 Support costs allocated to activities

	2025	2024
	£	£
Governance costs	2,321	1,585
	<u>2,321</u>	<u>1,585</u>
Analysed between:		
Charitable activities	2,321	1,585
	<u>2,321</u>	<u>1,585</u>

5 Net movement in funds

	2025	2024
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	2,321	1,585
	<u>2,321</u>	<u>1,585</u>

6 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the Charity during the year.

None of the trustees made any donations to the Charity during the year.

THE CONVEYANCING FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2025

7 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Total	-	-

There were no employees whose annual remuneration was more than £60,000.

Remuneration of key management personnel

The was no remuneration of key management personnel during the year.

8 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

9 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Other debtors	7,168	11,242

10 Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals and deferred income	2,100	3,226

11 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 June 2024 £	Incoming resources £	Resources expended £	At 31 May 2025 £
Wilson Nesbit	17,107	5,069	(11,000)	11,176
Direction Law	8,100	4,576	-	12,676
BTMK	3,400	2,591	(5,000)	991
Convey Law	-	65,671	(58,015)	7,656
Sam Hawking Property Lawyers	1,331	925	(300)	1,956
	29,938	78,832	(74,315)	34,455

THE CONVEYANCING FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MAY 2025

11 Restricted funds

(Continued)

Previous year:	At 1 June 2023	Incoming resources	Resources expended	At 31 May 2024
	£	£	£	£
Wilson Nesbit	16,383	4,224	(3,500)	17,107
Direction Law	20,231	5,387	(17,518)	8,100
BTMK	9,135	3,408	(9,143)	3,400
Sam Hawking Property Lawyers	210	1,121	-	1,331
JP Goldman	-	304	(304)	-
Funeral Donation	-	439	(439)	-
Crohn's & Colitis UK	-	422	(422)	-
British Conveyancing Awards	-	2,534	(2,534)	-
	<u>45,959</u>	<u>17,839</u>	<u>(33,860)</u>	<u>29,938</u>

Restricted funds relate to amounts raised specifically for the Charity Lotto activity through Convey Law, Wilson Nesbit, Direction Law, BTMK. Sam Hawking Property Lawyers and JP Goldman.

12 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 June 2024	Incoming resources	Resources expended	At 31 May 2025
	£	£	£	£
General funds	<u>33,534</u>	<u>47,764</u>	<u>(25,117)</u>	<u>56,181</u>
Previous year:	At 1 June 2023	Incoming resources	Resources expended	At 31 May 2024
	£	£	£	£
General funds	<u>56,254</u>	<u>80,488</u>	<u>(103,208)</u>	<u>33,534</u>

13 Analysis of net assets between funds

	Unrestricted 2025	Restricted 2025	Total 2025	Unrestricted 2024	Restricted 2024	Total 2024
	£	£	£	£	£	£
Fund balances are represented by:						
Current assets/(liabilities)	<u>45,681</u>	<u>44,955</u>	<u>90,636</u>	<u>33,534</u>	<u>29,938</u>	<u>63,472</u>
	<u>45,681</u>	<u>44,955</u>	<u>90,636</u>	<u>33,534</u>	<u>29,938</u>	<u>63,472</u>

THE CONVEYANCING FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MAY 2025

14 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).

There was no remuneration paid to key management personnel during the year (2024 - none).