

**YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025**



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**YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION**

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## YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

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### REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 5 APRIL 2025

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#### **Trustees**

J C Wallace  
M Angharad  
D Iwan  
I Huws  
R Garden  
S Dolma  
M Jones  
D Wynne-Finch

#### **Charity registered number**

1165883

#### **Principal office**

Unit 10, St Giles Business Park, Pool Road, Newtown, Powys, SY16 3AJ

#### **Investment portfolio managers**

Evelyn Partners , 45 Gresham Street, London, EC2V 7BG

#### **Independent auditors**

WR Partners, Belmont House, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG

#### **Bankers**

AMC Bank, AMC House, Chantry Street, Andover, Hampshire, SP10 1DE

HSBC, 62 High Street, Porthmadog, Gwynedd, LL49 9LN

Lloyds Banking Group, 28 Regent Street, Wrexham, Clywd, LL11 1SE

#### **Solicitors**

Farrer & Co, 66 Lincolns Inn Fields, London, WC2 3LH,

Excello Law, One City Place, Queens Road, Chester, CH1 3BQ

#### **Managing Agents**

Balfours LLP, New Windsor House, Oxon Business Park, Shrewsbury, Shropshire, SY3 5HJ

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## YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

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### TRUSTEES' REPORT FOR THE YEAR ENDED 5 APRIL 2025

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The Trustees present their annual report together with the audited financial statements of the Charity for the year 6 April 2024 to 5 April 2025.

The Charity is a Charitable Incorporated Organisation (CIO) and constituted in accordance with Part II of the Charities Act 2011, the Charitable Incorporated Organisations (General) Regulations 2012, the Charities Act 2011 (Charitable Incorporated Organisations) (Constitutions) Regulations 2012 and the Charitable Incorporated Organisations (Insolvency and Dissolution) Regulations 2012.

#### Objectives and activities

##### a. Policies and objectives

The objects of the Charitable Incorporated Organisation (CIO) are as follows:

1. To contribute towards or for the benefit or furtherance of such charitable institutions or charitable purposes in such manner and (if more than one) in such shares as the Trustees shall in their absolute discretion from time to time determine and in particular but without prejudice to the generality of the foregoing to or towards or for all or any of the charitable purposes set out in Clause 2 below.

2. In North Wales, and especially in Snowdonia and Gwynedd including in particular the Portmeirion peninsula at Minford Penrhyn deudraeth and the Brondanw Parc and Croesor Estate at Llanfrothen Gwynedd (Area), for the benefit of the public generally and especially the inhabitants of the Area:

2.1 to promote the preservation of lands of beauty or historic, ecological or other scientific interest and generally to protect preserve and improve the natural aspect, character, environment, biodiversity and amenities of the Area;

2.2 to promote responsible public access to the countryside, the provision of routes and ways therefore and the preservation of footpaths, commons and waste lands;

2.3 to promote the preservation and rehabilitation of gardens and designed landscapes which are of national, historic or artistic interest and public access to and enjoyment of such gardens and landscapes;

2.4 to promote the preservation and restoration of buildings which are of national, historic, architectural or artistic interest and public access to and enjoyment of such buildings and to augment the amenities of such buildings and their built and natural surroundings;

2.5 to promote the conservation of the rural landscape (including the preservation and restoration of structures and sites which form part of that landscape and are of historic architectural or artistic interest or amenity value), the conservation of flora and fauna, sustainable methods of agriculture, forestry and other enterprises which support such conservation, and research into the same and the publication of the useful results; and

2.6 to promote study and education particularly in fields of relevance to the Area such as local history, Welsh culture, ecology and the geological, biological and kindred sciences and research into the same and the publication of the useful results.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

**TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 5 APRIL 2025**

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**Objectives and activities (continued)**

**b. Strategies for achieving objectives**

The Charity achieves its objectives principally through direct preservation and conservation works on its estates in North Wales. Its activities include:

- Protecting and preserving the natural aspect and character of the land and rural landscape;
- Maintaining public routes and footpaths for the benefit of members of the public interested in hiking, climbing and generally enjoying the outdoors;
- Conserving natural woodlands, streams and wilderness and protecting their ecology and the environment for enjoyment by the public, including future generations;
- Protecting, maintaining and managing the Grade 1 listed garden at Plas Brondanw, Llanfrothen, keeping it open to the public and developing associated public amenities;
- Preserving and maintaining buildings on the Charity's estates including houses and agricultural structures of historic or architectural interest which contribute to the character and beauty of the countryside;
- Protecting and maintaining (through a tenancy contract) the Italianate village of Portmeirion in Gwynedd including its listed buildings and gardens for enjoyment by the public;
- From time to time making donations for charitable purposes and to other charities (e.g. Campaign for the Protection of Rural Wales (CPRW), local village school in Garreg, Llanfrothen, funding for study bursaries, contribution to local community council); and
- From time to time assisting with funding for study and research into matters of relevance to the area including local history, ecology and environment.

The Charity also advances its objects through its letting policies for agricultural land and houses which aim to:

- Promote sustainable agriculture, forestry and allied activities;
- Safeguard the buildings by keeping them occupied and in good repair;
- Seek tenants keen to make a contribution to the community and with skills enabling them to support the Charity's aims in the area;
- Retain people (including young people) in the area; and
- Maintain the linguistic pattern.

The Charity offers a private Estate Rent Rebate Scheme to those who are in employment and either just fail to qualify for government housing benefit, or do just qualify but at such a low level that the amount received is of little help. This is administered by the Local Authority and the Charity's Managing Agents.

**Achievements and performance**

**a. Key performance indicators**

The Charity considers the following to be its key measures of performance:

**Financial**

- Income generation from investment properties and share portfolio
- Income generation from trading activities
- Management of cash and overheads
- Net movement in funds

**Non-Financial**

- Residential and farm occupancy
- Fulfilment of charitable objectives

**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 5 APRIL 2025**

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**Achievements and performance (continued)**

**b. Review of activities**

In meeting its public benefit requirements, the Charity has continued to maintain and improve its properties and public amenities within the Estate during the year. Examples of the type of work undertaken are:

- Refurbishment of Pendomen to include new windows, new bathroom, wiring and re-decoration
- Re-pointing of Parc Newydd
- Commencement of re-roofing Plas Brondanw Barns
- Continuation of numerous works at Parc, to include pointing, internal re-plastering, substantial external groundworks and wiring. New hardwood windows.
- Clearance of undergrowth and bramble in Plas Brondanw outer garden
- Significant expenditure incurred on clearing storm blown trees
- Substantial repairs at Tan y Bryn
- Replacement windows at 1 Danw Deg
- External re-decoration of various properties

The Trustees have complied with the duty in section 17 of the Charities Act 2011 to have due regard to revised public benefit guidance published by the Charity Commission.

**c. Investment policy and performance**

Investments are included at their market value at 5 April 2025. The investment powers of the Trustees are limited to those available under Charity legislation.

The Charity's properties are let at rents set by Professional Agents based on open market rents, but adjusted to take into account the Trustees' charitable objectives and the strategies and activities for achieving these objectives as set out above.

The Charity retains a professional investment manager, Evelyn Partners, to manage its share portfolio in accordance with the Charity's investment policy.

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**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 5 APRIL 2025**

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**Financial review**

**a. Going concern**

Notwithstanding a challenging operating environment, after making appropriate enquiries, the Trustees have a reasonable expectation that the Charity and Group has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

During the year the Trustees drew down £150,000 from the share portfolio to aid cash flow. However, at their AGM in July 2025 their nominated brokers Evelyn and Partners advised that the combined value of the Trustees' share portfolio remained at £3m. The value of the portfolio supports the going concern position.

**b. Reserves policy**

The Trustees' policy is that year on year the routine maintenance and other expenses of the Charity, together with loan repayments, should be borne out of income. The Trustees' objective is that the Unrestricted Income fund should be maintained at a positive balance, but with no set minimum. At 5 April 2025 the total free reserves of the Charity was a deficit of £509,923 (2024: deficit of £443,232). The reserves policy and current free reserves position is set against the context of managing the return on the investment portfolio. The Trustees have taken the informed decision to retain the current funding/liquidity balance.

**Structure, governance and management**

**a. Constitution**

The Charity is registered as a charitable Company limited by guarantee and has a registered charity number 1165883. It was set up and is constituted under a Trust Deed dated 4 March 2016 and commenced operations on 13 April 2016.

**b. Methods of appointment or election of Trustees**

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Charity's Constitution.

**c. Policies adopted for the induction and training of Trustees**

Each Trustee is given a copy of the Charity's Constitution, a copy of The Directory of Social Change publication "The Effective Trustee" and the latest Annual Report. All new Trustees are also given a tour of the Charity's estate and briefed by the chair of the Trustees. Advantage is also taken of the specific training provided by the Charity's Auditors.

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## YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2025

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#### Structure, governance and management (continued)

##### d. Organisational structure and decision making

The Charity holds a minimum of three Trustee meetings a year to oversee the management of the Charity. The Charity has three sub-committees of the Board of Trustees, as follows:

A Finance Sub-committee which oversees the Charity's finances including the investment portfolio managed by Evelyn Partners. The Trustees on this sub-committee are:

M Jones  
J C Wallace  
D Wynne-Finch (Chairman)

A Garden Sub-committee which oversees the management of the Grade I listed garden at Plas Brondanw, Gwynedd. The Trustees on this sub-committee are:

M Angharad  
S Dolma  
R Garden  
J C Wallace

A Communications Sub-committee which aids and guides publicity and communications with the outside world on behalf of the Foundation. The Trustees on this sub-committee are:

R Garden  
S Dolma  
M Jones

The day to day running of the Charity is delegated to the Managing Agents, Messrs Balfours LLP who are in regular contact with the chair of the Trustees and other Trustees as appropriate.

##### e. Related party relationships

A tenant of the Charity, Portmeirion Limited, has certain Directors who are also Trustees of the Charity. The Charity's dealings with Portmeirion Limited are on an arm's length basis. Another tenant of the Charity, Ymddiriedolaeth Susan Williams-Ellis Foundation, has a common Trustee with the Charity. A summary of the related party transactions is set out in note 26 to the financial statements.

##### f. Risk management

The Trustees have assessed the major risks to which the Group and the Charity are exposed, in particular those related to the operations and finances of the Group and the Charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks. A risk Matrix is considered by the Trustees at their AGM each year.

The major risks to the organisation are considered to be as follows:

- Deterioration of charitable buildings. Our Land Agents oversee a programme of maintenance and repair;
- Reduction in tenancy occupations leading to a reduction in rental income which supports the Charity's activities. Our Land Agents manage our investment property portfolio, ensuring tenants are appropriately catered for and properties maintained and upgraded to meet prevailing standards;
- Fall in capital value of and income from share portfolio. Our investment managers ensure the share portfolio is diversified and actively managed to limit overall risk; and
- Reduction in public benefit due to loss of public routes and footpaths and deterioration of natural woodlands and streams. Our Land Agents oversee the preservation and maintenance of public paths and the woodlands and streams.



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## YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2025

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#### Plans for future periods

##### a. Future developments

In meeting its public benefit requirements, the Charity has continued to maintain and improve the properties within the Estate for the future. At present the key developments for the future are:

- Refurbishment of Garreg Fawr, if funds allow
- Completion of repairs to Parc
- Drainage repairs at Moelwyn Banc
- New windows at The Lodge
- Continued external re-decoration of various properties
- Rebuilding building at Garreg Wen following storm damage
- Commence negotiations for a new lease of the Blaen Cwm hydro scheme when the current lease ends in 2026

#### Trustees' responsibilities statement

The Trustees (who are also directors of Ymddiriedolaeth Clough Williams-Ellis Foundation for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year. Under company law 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, including the income and expenditure, 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;
- make judgments 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 accounting 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. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the Charity and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

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YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

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TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 5 APRIL 2025

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**Disclosure of information to auditors**

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the Charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the Charity's auditors are aware of that information.

Approved by order of the members of the board of Trustees and signed on their behalf by:

Date:

05/12/2025



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## YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

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#### Opinion

We have audited the financial statements of Ymddiriedolaeth Clough Williams-Ellis Foundation (the 'parent charity') and its subsidiaries (the 'group') for the year ended 5 April 2025 which comprise the Consolidated statement of financial activities, the Consolidated balance sheet, the Charity balance sheet, the Consolidated statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent charity's affairs as at 5 April 2025 and of the Group's incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Group's or the parent charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

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## YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION (CONTINUED)

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#### Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Trustees are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- the parent Charity has not kept sufficient accounting records; or
- the parent Charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of trustees

As explained more fully in the Trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Group's and the parent charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Group or the parent charity or to cease operations, or have no realistic alternative but to do so.

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## YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION (CONTINUED)

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#### Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 151 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We reviewed the susceptibility of the Charity's financial statements to material misstatement and identified the principal risks, implementing a series of testing procedures to provide us with sufficient comfort to issue our opinion.
- We reviewed the Charity's regulatory environment to ensure we could conclude that it had acted in accordance with the framework relevant to the charity and its environment and identify any instances of non-compliance.
- We also assessed the Charity's internal control procedures to ensure we could appropriately scrutinise these controls and establish whether our understanding of the control environment was sufficient to supplement our additional testing procedures.
- The engagement team consisted of a team that the engagement partner believes is equipped with the relevant level of technical and charity awareness to carry out our work to the required standard.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' report.

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YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION (CONTINUED)

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**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.



**WR Partners**  
Chartered Accountants  
Statutory Auditors  
Belmont House  
Shrewsbury Business Park  
Shrewsbury  
Shropshire  
SY2 6LG

Date:

18/12/25

WR Partners are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 5 APRIL 2025

	Note	Unrestricted funds 2025 £	Endowment funds 2025 £	Total funds 2025 £	Total funds 2024 £
<b>Income and endowments from:</b>					
Donations and legacies	4	36,625	-	36,625	36,225
Charitable activities	5	563,887	-	563,887	595,951
Other trading activities	6	191,387	-	191,387	385,235
Investments	7	68,808	-	68,808	104,390
Other income	8	112,879	-	112,879	329,410
<b>Total income and endowments</b>		<b>973,586</b>	<b>-</b>	<b>973,586</b>	<b>1,451,211</b>
<b>Expenditure on:</b>					
Charitable activities		1,028,718	-	1,028,718	1,017,036
<b>Total expenditure</b>		<b>1,028,718</b>	<b>-</b>	<b>1,028,718</b>	<b>1,017,036</b>
<b>Net (expenditure)/income before net losses on investments</b>					
		(55,132)	-	(55,132)	434,175
Net losses on investments		(243,761)	-	(243,761)	(338,004)
<b>Net (expenditure)/income</b>		<b>(298,893)</b>	<b>-</b>	<b>(298,893)</b>	<b>96,171</b>
Transfers between funds	20	(155,049)	155,049	-	-
<b>Net movement in funds before other recognised gains/(losses)</b>		<b>(453,942)</b>	<b>155,049</b>	<b>(298,893)</b>	<b>96,171</b>
<b>Other recognised gains/(losses):</b>					
Gains on revaluation of fixed assets		-	250,000	250,000	1,355,000
<b>Net movement in funds</b>		<b>(453,942)</b>	<b>405,049</b>	<b>(48,893)</b>	<b>1,451,171</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward		3,808,671	17,854,512	21,663,183	20,212,012
Net movement in funds		(453,942)	405,049	(48,893)	1,451,171
<b>Total funds carried forward</b>		<b>3,354,729</b>	<b>18,259,561</b>	<b>21,614,290</b>	<b>21,663,183</b>

The Consolidated Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 17 to 35 form part of these financial statements.

YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

CONSOLIDATED BALANCE SHEET  
FOR THE YEAR ENDED 5 APRIL 2025

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Tangible assets	13	1,184,602	1,258,533
Investments	15	2,680,050	2,993,370
Investment property	14	20,708,850	20,458,850
		<u>24,573,502</u>	<u>24,710,753</u>
<b>Current assets</b>			
Stocks	16	9,991	6,685
Debtors	17	185,394	130,508
Cash at bank and in hand		8,155	6,493
		<u>203,540</u>	<u>143,686</u>
<b>Current liabilities</b>			
Creditors: amounts falling due within one year	18	(839,787)	(749,530)
<b>Net current liabilities</b>		<u>(636,247)</u>	<u>(605,844)</u>
<b>Total assets less current liabilities</b>		<u>23,937,255</u>	<u>24,104,909</u>
Creditors: amounts falling due after more than one year	19	(2,322,965)	(2,441,726)
<b>Total net assets</b>		<u>21,614,290</u>	<u>21,663,183</u>
<b>Charity funds</b>			
Endowment funds	20	18,259,561	17,854,512
Unrestricted funds	20	3,354,729	3,808,671
<b>Total funds</b>		<u>21,614,290</u>	<u>21,663,183</u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

*J. Williams*

Date: 05/12/2025

The notes on pages 17 to 35 form part of these financial statements.



YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

CHARITY STATEMENT OF FINANCIAL POSITION  
FOR THE YEAR ENDED 5 APRIL 2025

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Tangible assets	13	1,184,602	1,258,533
Investments	15	2,680,060	2,993,380
Investment property	14	20,708,850	20,458,850
		<u>24,573,512</u>	<u>24,710,763</u>
<b>Current assets</b>			
Stocks	16	9,991	6,685
Debtors	17	164,271	97,005
Cash at bank and in hand		-	52
		<u>174,262</u>	<u>103,742</u>
<b>Current liabilities</b>			
Creditors: amounts falling due within one year	18	(812,186)	(709,596)
<b>Net current liabilities</b>		<u>(637,924)</u>	<u>(605,854)</u>
<b>Total assets less current liabilities</b>		<u>23,935,588</u>	<u>24,104,909</u>
Creditors: amounts falling due after more than one year	19	(2,321,298)	(2,441,726)
<b>Total net assets</b>		<u><u>21,614,290</u></u>	<u><u>21,663,183</u></u>
<b>Charity funds</b>			
Endowment funds	20	18,104,512	17,854,512
Unrestricted funds	20	3,509,778	3,808,671
<b>Total funds</b>		<u><u>21,614,290</u></u>	<u><u>21,663,183</u></u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

Date:  05/12/2025

The notes on pages 17 to 35 form part of these financial statements.

YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 5 APRIL 2025

	Note	2025 £	2024 £
<b>Cash flows from operating activities</b>			
Net cash used in operating activities	22	(207,310)	(51,793)
<b>Cash flows from investing activities</b>			
Dividends and interests from investments		66,178	101,793
Rents from investments		2,630	2,597
Purchase of tangible fixed assets		-	(29,393)
Movement on investments		313,320	2,539,640
<b>Net cash provided by investing activities</b>		<b>382,128</b>	<b>2,614,637</b>
<b>Cash flows from financing activities</b>			
Repayments of borrowing		(145,049)	(2,696,282)
<b>Net cash used in financing activities</b>		<b>(145,049)</b>	<b>(2,696,282)</b>
<b>Change in cash and cash equivalents in the year</b>		<b>29,769</b>	<b>(133,438)</b>
Cash and cash equivalents at the beginning of the year		(275,732)	(142,294)
<b>Cash and cash equivalents at the end of the year</b>	23	<b>(245,963)</b>	<b>(275,732)</b>

The notes on pages 17 to 35 form part of these financial statements

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## YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2025

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#### 1. General information

Ymddiriedolaeth Clough Williams-Ellis Foundation is a charitable incorporated organisation, domiciled in the UK and has a registered office at Unit 10, St Giles Business Park, Pool Road, Newtown, Powys, SY16 3AJ.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements 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 second edition Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (October 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Ymddiriedolaeth Clough Williams-Ellis Foundation meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

Ymddiriedolaeth Clough Williams-Ellis Foundation meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The Consolidated statement of financial activities (SOFA) and Consolidated balance sheet consolidate the financial statements of the Charity and its subsidiary undertaking. The results of the subsidiary are consolidated on a line by line basis.

##### 2.2 Status of the Charity

The Charity is a charitable incorporated organisation ("CIO") set up under its constitution dated 4 March 2016 and registered with the Charity Commission. If the CIO is wound up, the members of the CIO (being the Trustees) have no liability to contribute to its assets and no personal responsibility for settling its debts or liabilities.

##### 2.3 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

##### 2.4 Expendable Endowment Fund

The expendable endowment fund was created when the predecessor Charity was set up on 20 May 1985. The income generated by the assets within the endowment fund can be used for the general charitable purposes of the Charity. The costs associated with administering and protecting the endowment fund, which are incurred directly in connection with the generation of rental income, are allocated against the unrestricted fund, in accordance with the SORP (FRS 102).

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025**

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**2. Accounting policies (continued)**

**2.5 Going concern**

After making enquires, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. The Charity therefore continues to adopt the going concern basis in preparing its financial statements.

**2.6 Income**

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

For legacies, entitlement is taken as the earlier of the date on which either: the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the Charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the Charity, or the Charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Grants are included in the Consolidated statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Donated services or facilities are recognised when the Charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the Charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), the general volunteer time of the Friends is not recognised and refer to the Trustees' report for more information about their contribution.

On receipt, donated professional services and facilities are recognised on the basis of the value of the gift to the Charity which is the amount it would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025**

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**2. Accounting policies (continued)**

**2.7 Expenditure**

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 allocated on the portion of the asset's use.

Charitable activities and Governance costs are costs incurred on the Charity's operations, including support costs and costs relating to the governance of the Charity apportioned to charitable activities.

**2.8 Interest receivable**

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Group; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

**2.9 Tangible fixed assets and depreciation**

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities incorporating the income and expenditure account.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is not charged on freehold land. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives.

Depreciation is provided on the following bases:

Plant and machinery	- 20% reducing balance
Fixtures and fittings	- 20% reducing balance
Hydro plant	- 5% reducing balance

**2.10 Investments**

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025**

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**2. Accounting policies (continued)**

**2.11 Stocks**

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

**2.12 Debtors**

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

**2.13 Cash at bank and in hand**

Cash at bank and in hand 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.

**2.14 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 Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

**2.15 Financial instruments**

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

**2.16 Pensions**

The Group operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Group to the fund in respect of the year.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. Where appropriate, professional third parties are used to assist in verifying market valuations. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below:

Property carrying value impairment provisions - Investment property is carried at fair value, determined annually and derived from current market rents and investment property market conditions.

4. Income from donations and legacies

	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Donations	36,625	36,625	36,225
<b>Total 2025</b>	<b>36,625</b>	<b>36,625</b>	<b>36,225</b>

5. Income from charitable activities

	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Residential	281,060	281,060	265,009
Commercial	233,925	233,925	263,756
Agricultural	48,902	48,902	67,186
<b>Total 2025</b>	<b>563,887</b>	<b>563,887</b>	<b>595,951</b>

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**YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025**

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**6. Income from other trading activities**

**Income from non charitable trading activities**

	<b>Unrestricted funds 2025 £</b>	<b>Total funds 2025 £</b>	<i>Total funds 2024 £</i>
Sales	2,564	<b>2,564</b>	-
Hydro income	188,823	<b>188,823</b>	385,235
<b>Total 2025</b>	<u>191,387</u>	<u><b>191,387</b></u>	<u>385,235</u>
<i>Total 2024</i>	<u>385,235</u>	<u>385,235</u>	

**7. Investment income**

	<b>Unrestricted funds 2025 £</b>	<b>Total funds 2025 £</b>	<i>Total funds 2024 £</i>
Rent - Wayleaves	2,630	<b>2,630</b>	2,597
Dividends received from listed investments	66,178	<b>66,178</b>	101,793
<b>Total 2025</b>	<u>68,808</u>	<u><b>68,808</b></u>	<u>104,390</u>
<i>Total 2024</i>	<u>104,390</u>	<u>104,390</u>	



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**YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025**

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**8. Other incoming resources**

	<b>Unrestricted funds 2025 £</b>	<b>Total funds 2025 £</b>	<i>Total funds 2024 £</i>
Plas gardens	40,320	<b>40,320</b>	21,186
Woodland income	4,204	<b>4,204</b>	6,005
Caffi Plas Brondanw	68,355	<b>68,355</b>	51,199
Capital benefit for early repayment	-	-	251,020
<b>Total 2025</b>	<u>112,879</u>	<u><b>112,879</b></u>	<u>329,410</u>
<i>Total 2024</i>	<u>329,410</u>	<u>329,410</u>	

**9. Analysis of expenditure by activities**

	<b>Activities undertaken directly 2025 £</b>	<b>Support costs 2025 £</b>	<b>Total funds 2025 £</b>	<i>Total funds 2024 £</i>
Residential	362,499	82,411	<b>444,910</b>	425,139
Commercial	485,699	43,332	<b>529,031</b>	539,416
Agricultural	47,138	7,639	<b>54,777</b>	52,481
<b>Total 2025</b>	<u>895,336</u>	<u>133,382</u>	<u><b>1,028,718</b></u>	<u>1,017,036</u>
<i>Total 2024</i>	<u>885,456</u>	<u>131,580</u>	<u>1,017,036</u>	

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025

9. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Residential 2025 £	Commercial 2025 £	Agricultural 2025 £	Total funds 2025 £	Total funds 2024 £
Staff costs	-	67,283	-	67,283	60,553
Depreciation	36,736	31,620	5,575	73,931	80,458
Repairs and maintenance	170,050	146,369	25,804	342,223	305,584
Farms & woodlands works	12,852	11,062	1,950	25,864	23,863
Plas Gardens	-	39,884	-	39,884	42,255
Utilities less reimbursements	3,521	3,031	534	7,086	10,461
Insurance less reimbursements	29,953	25,780	4,546	60,279	39,573
Rent rebates	4,119	3,548	627	8,294	17,676
Management fees and expenses	37,980	32,689	5,763	76,432	78,297
Professional fees	15,416	13,269	2,339	31,024	35,263
Bad debts	1,463	-	-	1,463	-
Caffi Plas Brondanw expenses	-	25,548	-	25,548	33,381
Non recoverable input tax	50,409	-	-	50,409	52,550
Hydro expenses	-	85,616	-	85,616	105,542
<b>Total 2025</b>	<b>362,499</b>	<b>485,699</b>	<b>47,138</b>	<b>895,336</b>	<b>885,456</b>
<i>Total 2024</i>	<i>346,304</i>	<i>494,576</i>	<i>44,576</i>	<i>885,456</i>	

YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025

9. Analysis of expenditure by activities (continued)

Analysis of support costs

	Residential 2025 £	Commercial 2025 £	Agricultural 2025 £	Total funds 2025 £	Total funds 2024 £
Bank charges and overdraft interest	2,031	1,748	308	4,087	4,335
Mortgage interest	48,311	41,584	7,331	97,226	100,505
Governance costs	32,069	-	-	32,069	26,740
<b>Total 2025</b>	<b>82,411</b>	<b>43,332</b>	<b>7,639</b>	<b>133,382</b>	<b>131,580</b>
<i>Total 2024</i>	<i>78,835</i>	<i>44,840</i>	<i>7,905</i>	<i>131,580</i>	

10. Net Income/(Expenditure)

This is stated after charging:

	2025 £	2024 £
Depreciation of tangible fixed assets:	-	-
- owned by the Charity	73,931	80,458
Auditors' remuneration - audit	19,000	17,400
Auditors' remuneration - other services	6,205	5,755
	<b>99,136</b>	<b>103,613</b>

11. Staff costs

	Group 2025 £	Group 2024 £	Charity 2025 £	Charity 2024 £
Wages and salaries	63,574	59,061	63,574	59,061
Social security costs	3,238	972	3,238	972
Contribution to defined contribution pension schemes	471	520	471	520
	<b>67,283</b>	<b>60,553</b>	<b>67,283</b>	<b>60,553</b>

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YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025

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**11. Staff costs (continued)**

The average number of persons employed by the Charity during the year was as follows:

	<b>Group 2025 No.</b>	<i>Group 2024 No.</i>
Maintenance & Caffi Plas Brondanw staff	<b>6</b>	<i>6</i>

No employee received remuneration amounting to more than £60,000 in either year.

**12. Trustees' remuneration and expenses**

During the year, no Trustees received any remuneration or other benefits (2024 - £NIL).

During the year ended 5 April 2025, expenses totalling £2,621 were reimbursed or paid directly to 2 Trustees (2024 - £3,514 to 2 Trustees). These related to Trustee meetings expenses claimed by Trustees in the year.

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**YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025**

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**13. Tangible fixed assets**

**Group and Charity**

	Plant and machinery £	Fixtures and fittings £	Hydro plant £	Total £
<b>Cost or valuation</b>				
At 6 April 2024	373,069	1,412	1,653,818	2,028,299
At 5 April 2025	373,069	1,412	1,653,818	2,028,299
<b>Depreciation</b>				
At 6 April 2024	294,144	738	474,884	769,766
Charge for the year	3,946	34	69,951	73,931
At 5 April 2025	298,090	772	544,835	843,697
<b>Net book value</b>				
At 5 April 2025	74,979	640	1,108,983	1,184,602
At 5 April 2024	78,925	674	1,178,934	1,258,533

The Trustees own certain heritage assets in the form of chattels including original drawings by Sir Clough Williams-Ellis. These items were left to the Trustees as part of the residue of Sir Clough Williams-Ellis' estate. In the Trustees' opinion, the expense of calculating these chattels would be disproportionate to the benefit and they are disclosed at a nominal value of £1.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025

14. Investment property

Group and Charity

	Freehold investment property £
<b>Valuation</b>	
At 6 April 2024	20,458,850
Surplus on revaluation	250,000
At 5 April 2025	<u>20,708,850</u>

The 2025 valuations were made by Balfours LLP Chartered Surveyors, on an open market value for existing use basis.

15. Fixed asset investments

Group	Listed investments £	Unlisted investments £	Total £
<b>Cost or valuation</b>			
At 6 April 2024	2,993,270	100	2,993,370
Additions	385,212	-	385,212
Disposals	(491,903)	-	(491,903)
Revaluations	(211,548)	-	(211,548)
Share of profit/(loss)	4,919	-	4,919
At 5 April 2025	<u>2,679,950</u>	<u>100</u>	<u>2,680,050</u>
<b>Net book value</b>			
At 5 April 2025	<u>2,679,950</u>	<u>100</u>	<u>2,680,050</u>
At 5 April 2024	<u>2,993,270</u>	<u>100</u>	<u>2,993,370</u>

All the fixed asset investments are held in the UK.

**Valuation**

The listed investments are revalued to the current market value per the listed price per share.

YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025

15. Fixed asset investments (continued)

Charity	Investments in subsidiary companies £	Listed investments £	Unlisted investments £	Total £
<b>Cost or valuation</b>				
At 6 April 2024	10	2,993,270	100	2,993,380
Additions	-	385,212	-	385,212
Disposals	-	(491,903)	-	(491,903)
Revaluations	-	(211,548)	-	(211,548)
Share of profit/(loss)	-	4,919	-	4,919
At 5 April 2025	10	2,679,950	100	2,680,060
<b>Net book value</b>				
At 5 April 2025	10	2,679,950	100	2,680,060
At 5 April 2024	10	2,993,270	100	2,993,380

Principal subsidiaries

The following was a subsidiary undertaking of the Charity:

Name	Company number	Registered office or principal place of business	Holding
Antur Cwe Cyf	10535291	10 St Giles Business Park, Pool Road, Newtown, Powys, SY16 3AJ.	100%

The financial results of the subsidiary for the year were:

Name	Income £	Expenditure £	Net assets £
Antur Cwe Cyf	191,387	(191,387)	10

YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025

16. Stocks

	Group 2025 £	Group 2024 £	Charity 2025 £	Charity 2024 £
Raw materials and consumables	9,991	6,685	9,991	6,685

17. Debtors

	Group 2025 £	Group 2024 £	Charity 2025 £	Charity 2024 £
<b>Due within one year</b>				
Trade debtors	144,297	102,776	134,399	90,705
Other debtors	41,097	27,732	29,872	6,300
	185,394	130,508	164,271	97,005

18. Creditors: Amounts falling due within one year

	Group 2025 £	Group 2024 £	Charity 2025 £	Charity 2024 £
Bank overdrafts and loans	390,442	444,837	380,442	423,170
Trade creditors	172,001	54,765	151,870	37,045
Amounts owed to group undertakings	-	-	10,291	29,637
Other creditors	52,368	40,591	52,368	40,601
Accruals and deferred income	224,976	209,337	217,215	179,143
	839,787	749,530	812,186	709,596

The bank have secured the following security, legal charges on the property known as Garreg Hylldrem Llanfrothen Penrhyndeudraeth, Tan y Bryn Croesor Penrhyndeudraeth, Bryn Croesor Penrhyndeudraeth, land lying to the north west of Garth y Foel Croesor Penrhyndeudraeth and land lying to the south west of Gate House Llanfrothen Penrhyndeudraeth.

The bank also have secured charges over the mortgages for Portmeirion Village and part of the Brondanw Estate.



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**YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025**

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**19. Creditors: Amounts falling due after more than one year**

	<b>Group 2025 £</b>	<i>Group 2024 £</i>	<b>Charity 2025 £</b>	<i>Charity 2024 £</i>
Bank loans	<b>2,322,965</b>	2,441,726	<b>2,321,298</b>	2,441,726

The aggregate amount of liabilities payable or repayable wholly or in part more than five years after the reporting date is:

	<b>Group 2025 £</b>	<i>Group 2024 £</i>	<b>Charity 2025 £</b>	<i>Charity 2024 £</i>
Repayable by instalments	<b>1,833,598</b>	2,441,726	<b>1,833,598</b>	2,441,726
	<b>1,833,598</b>	2,441,726	<b>1,833,598</b>	2,441,726

The above loans are mortgages secured on the investment properties and interest is charge at the rates of 2.98% and 3.13% per annum. In addition, the Charity is also liable for repayments of other loans secured with a fixed and floating charge over the Charity's assets, interest is charged at 2.5% per annum.

YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025

20. Statement of funds

Statement of funds - current year

	Balance at 6 April 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 5 April 2025 £
<b>Unrestricted funds</b>						
General Funds	3,808,671	973,586	(1,028,718)	(155,049)	(243,761)	3,354,729
<b>Endowment funds</b>						
Endowment Funds	17,854,512	-	-	155,049	250,000	18,259,561
<b>Total of funds</b>	<b>21,663,183</b>	<b>973,586</b>	<b>(1,028,718)</b>	<b>-</b>	<b>6,239</b>	<b>21,614,290</b>

Statement of funds - prior year

	Balance at 6 April 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 5 April 2024 £
<b>Unrestricted funds</b>						
General Funds	6,414,525	1,451,211	(1,017,036)	(2,702,025)	(338,004)	3,808,671
<b>Endowment funds</b>						
Endowment Funds	13,797,487	-	-	2,702,025	1,355,000	17,854,512
<b>Total of funds</b>	<b>20,212,012</b>	<b>1,451,211</b>	<b>(1,017,036)</b>	<b>-</b>	<b>1,016,996</b>	<b>21,663,183</b>

YMDDIRIEDOLAETH CLOUGH WILLIAMS-ELLIS FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025

21. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2025 £	Endowment funds 2025 £	Total funds 2025 £
Tangible fixed assets	1,184,602	-	1,184,602
Fixed asset investments	2,680,050	-	2,680,050
Investment property	-	20,708,850	20,708,850
Current assets	203,540	-	203,540
Creditors due within one year	(713,463)	(126,324)	(839,787)
Creditors due in more than one year	-	(2,322,965)	(2,322,965)
<b>Total</b>	<b>3,354,729</b>	<b>18,259,561</b>	<b>21,614,290</b>

Analysis of net assets between funds - prior year

	Unrestricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £
Tangible fixed assets	1,258,533	-	1,258,533
Fixed asset investments	2,993,370	-	2,993,370
Investment property	-	20,458,850	20,458,850
Current assets	143,686	-	143,686
Creditors due within one year	(586,918)	(162,612)	(749,530)
Creditors due in more than one year	-	(2,441,726)	(2,441,726)
<b>Total</b>	<b>3,808,671</b>	<b>17,854,512</b>	<b>21,663,183</b>

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025

22. Reconciliation of net movement in funds to net cash flow from operating activities

	Group 2025 £	Group 2024 £
Net income/expenditure for the year (as per Statement of Financial Activities)	(298,893)	96,171
<b>Adjustments for:</b>		
Depreciation charges	73,931	80,458
Dividends and interests from investments	(66,178)	(101,793)
Rents from investments	(2,630)	(2,597)
Decrease/(increase) in stocks	(3,306)	3,306
Increase in debtors	(54,886)	(12,232)
Increase/(decrease) in creditors	144,652	(115,106)
<b>Net cash used in operating activities</b>	<b>(207,310)</b>	<b>(51,793)</b>

23. Analysis of cash and cash equivalents

	Group 2025 £	Group 2024 £
Cash in hand	8,155	6,493
Overdraft facility repayable on demand	(254,118)	(282,225)
<b>Total cash and cash equivalents</b>	<b>(245,963)</b>	<b>(275,732)</b>

24. Analysis of changes in net debt

	At 6 April 2024 £	Cash flows £	At 5 April 2025 £
Cash at bank and in hand	6,493	1,662	8,155
Bank overdrafts and loans repayable on demand	(444,837)	54,395	(390,442)
Debt due after 1 year	(2,441,726)	118,761	(2,322,965)
	<b>(2,880,070)</b>	<b>174,818</b>	<b>(2,705,252)</b>

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2025

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**25. Pension commitments**

The Charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to £471 (2024: £520).

**26. Related party transactions**

The following Trustees are also directors of Portmeirion Limited:

JC Wallace  
M Angharad  
R Garden

Portmeirion Limited, is a tenant of property owned by the Charity for which rent was payable of £225,260 (2024: £201,492). The net balance outstanding at the year-end is £92,540 (2024: £56,315). The rent payable by Portmeirion Limited is set at a market value, determined by independent chartered surveyors. Portmeirion Limited also provides certain meeting facilities to the Trustees for a charge at market value.

M Angharad, Trustee is also a director of Portmeirion Shops Limited, a tenant of property owned by the Charity for which rent was payable of £1,321 (2024: £1,321). The net balance outstanding at the year end is £396 (2024: £396).

M Angharad, Trustee is also a Trustee of Ymddiriedolaeth Susan Williams-Ellis Foundation, a tenant of the property owned by the Charity for which rent was payable of £14,928 (2024: £14,928) per annum. The net balance outstanding at the year-end is £9,172 (2024: £4,622).

R. Llywelyn is connected to the Charity by virtue of being the brother of Trustee M Angharad. The Charity received rental income to the amount £9,900 (2024: £9,900) from R. Llywelyn. The rent payable by R. Llywelyn is set at a market value determined by independent chartered surveyors in accordance with a lease approved by the Charity Commission. The net balance outstanding at the year-end is £Nil (2024: £Nil).

Included within the insurance policy for the Charity are some properties which are owned by Trustees of the Charity. The cost of the insurance is fully repaid by the Trustees back to the Charity.