

**Company registration number 09818693 (England and Wales)**

**Charity registration number 1166290 (England and Wales)**

**OAK TREE HOMES TRUST LTD.**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2025**

# OAK TREE HOMES TRUST LTD.

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	S H Jempson H Jempson B T Jempson	
<b>Secretary</b>	S H Jempson	
<b>Country of incorporation</b>	United Kingdom (England and Wales)	09818693
<b>Charity registration</b>	England and Wales	1166290
<b>Principal address</b>	Jempson's Ltd Main Street Peasmarsh East Sussex TN31 6YD	
<b>Registered office</b>	Jempson's Ltd Main Street Peasmarsh East Sussex TN31 6YD	
<b>Independent examiner</b>	Holland Harper LLP 26 High Street Battle East Sussex TN33 0EA	

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# OAK TREE HOMES TRUST LTD.

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# OAK TREE HOMES TRUST LTD.

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 30 JUNE 2025

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The Trustees present their annual report and financial statements for the year ended 30 June 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charity's Memorandum and Articles of Association, 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 2019).

### **Objectives and activities**

The objective of the charity is to provide independent living accommodation and assisted living for elderly people in the South East of England. The owners of the flats will be independent but will be offered services such as domestic help if required.

The land for the Strawberry Hill Development was purchased in 2013. In October 2015 full planning permission was granted for a development of ten apartments and a communal area on site. The site was completed in June 2018. Planning for a second site in Peasmarsh, East Sussex is on-going.

The apartments have been designed to support an independent lifestyle, but come with the reassurance that care and support services are available if or when required. A private parking space is allocated for each apartment and the secure gate entrance provides peace of mind.

The charity's trustees have considered the guidance regarding public benefit when considering and planning their objectives and activities for the year.

The apartments are sold at 20% less than market value. It is the desire of the Trustees and prospective occupants that a Christian ethos is maintained at the development. The trustees have pre-emption rights on all apartments sold.

### **Public benefit**

Fundraising and residential care activities to provide for the over-55's.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

### **Achievements and performance**

#### *Significant activities and achievements against objectives*

We held our fund-raising Autumn Fayre on Saturday 9<sup>th</sup> November where we sold refreshments, home-made preserves and cakes, fresh bread, seasonal plants, greeting cards and more. Light lunches were also sold in the OTHH café. A presentation was held at 11.30 a.m. with an update on the works of the Charity and the proposed second development in Peasmarsh.

An open day presentation was held at Jempson's Supermarket on 2<sup>nd</sup> December where the planning for Pond House was discussed. Over 50 people attended the event, and many showed interest in the project.

A Christmas singing evening was held at Strawberry Hill House on Saturday 14<sup>th</sup> December in the communal lounge which was followed by refreshments and mince pies.

On 10<sup>th</sup> May we hosted a Cream Tea to celebrate the 80th anniversary of VE day. Residents of Strawberry Hill gave their own interesting accounts of their war memories. An enjoyable day was had by all.

Our own range of charity greetings cards and Christmas card continue to sell well and raise funds for the charity.

# OAK TREE HOMES TRUST LTD.

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2025

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### **Financial review**

#### *Review of financial position*

The charity had excess income of £44,044 during the year.

#### *Going concern*

The trustees have considered the financial position of the charity for current and future periods. The company has now paid off the drawdown from Lloyds Bank and there is one apartment for sale now. The charity is able to meet its liabilities as they fall due for a period of not less than 12 months after the balance sheet date and the trustees therefore consider it appropriate to prepare the financial statements on a going concern basis.

#### *Reserves policy*

There is no reserves policy at present.

#### *Principal funding sources*

The charity's main source of funds are donations from individuals and companies.

### **Plans for future periods**

As we look to the future and trusting in the Lord's guidance, we continue to pursue looking for opportunities to build and develop small quality focused independent living apartments. The site in Peasmarsh has been dogged by many planning issues, but we are moving towards a decision by the end of 2025. This development will consist of ten luxury one and two bedroom apartments, and has been beautifully designed to reflect the local character, within landscaped gardens. More details of the planning process and work concerning the second development are available on our website: [www.oaktreedomestrust.org](http://www.oaktreedomestrust.org) The interest and waiting list of prospective occupants in our properties is very encouraging and we believe testament to the quality, organization and professionalism of the teams which operate our sites. Our thanks are due to them for their continued loyalty and support.

### **Structure, governance and management**

The charity is bound by its Memorandum and Articles of Association, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

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:

S H Jempson

H Jempson

B T Jempson

#### *Recruitment and appointment of trustees*

There is no current requirement to recruit/appoint further trustees. The 3 Trustees, who are also the key management personnel, are all involved in the operation of the Trust and there is also a Management Company associated with the Trust.

None of the Trustees has any beneficial interest in the company nor received any remuneration during the period.

# OAK TREE HOMES TRUST LTD.

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2025

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### *Relationship with related parties*

#### **Relationships with related parties**

##### **Stephen Jempson**

Trustee

##### **Helen Jempson**

Trustee

##### **Brian Jempson**

Trustee

##### **Jempsons Holdings Ltd and associated companies**

Common ownership

##### **Oak Tree Homes Management Co. Ltd.**

Management company

The Trustees' report was approved by the Board of Trustees.

S H Jempson

**Trustee**

23 March 2026

# **OAK TREE HOMES TRUST LTD.**

## **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

***FOR THE YEAR ENDED 30 JUNE 2025***

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The Trustees, who are also the directors of Oak Tree Homes Trust Ltd. for the purpose 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 which 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 charitable company for that year.

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 judgements and 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; and
- 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 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 Companies Act 2006. 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.

# OAK TREE HOMES TRUST LTD.

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF OAK TREE HOMES TRUST LTD.

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I report to the Trustees on my examination of the financial statements of Oak Tree Homes Trust Ltd. (the Charity) for the year ended 30 June 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.



**Roy M Holland FCA**  
**Independent Examiner**  
**Holland Harper LLP**

26 High Street  
Battle  
East Sussex  
TN33 0EA

Dated: 23 March 2026



# OAK TREE HOMES TRUST LTD.

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 30 JUNE 2025**

	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<b>Income from:</b>			
Donations and legacies	3	23,396	22,616
Other trading activities	4	27,454	22,671
Investments	5	13,455	10,125
<b>Total income</b>		<u>64,305</u>	<u>55,412</u>
<b>Expenditure on:</b>			
Raising funds	6	11,007	12,360
Charitable activities	7	9,254	6,436
<b>Total expenditure</b>		<u>20,261</u>	<u>18,796</u>
 Net gains/(losses) on investments	 11	 <u>(95,000)</u>	 <u>(115,000)</u>
 <b>Net expenditure and movement in funds</b>		 (50,956)	 (78,384)
 <b>Reconciliation of funds:</b>			
Fund balances at 1 July 2024		<u>1,502,479</u>	<u>1,580,863</u>
 <b>Fund balances at 30 June 2025</b>		 <u>1,451,523</u>	 <u>1,502,479</u>

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

# OAK TREE HOMES TRUST LTD.

## BALANCE SHEET

AS AT 30 JUNE 2025

	Notes	2025 £	£	2024 £	£
<b>Fixed assets</b>					
Tangible assets	13		40,406		14,971
Investment property	14		931,002		1,026,002
			<u>971,408</u>		<u>1,040,973</u>
<b>Current assets</b>					
Stocks	15	267,395		267,395	
Debtors	16	17,705		16,378	
Cash at bank and in hand		200,294		181,953	
		<u>485,394</u>		<u>465,726</u>	
<b>Creditors: amounts falling due within one year</b>	17	(5,279)		(4,220)	
		<u></u>		<u></u>	
<b>Net current assets</b>			480,115		461,506
<b>Total assets less current liabilities</b>			<u>1,451,523</u>		<u>1,502,479</u>
<b>The funds of the Charity</b>					
Unrestricted funds	18		1,451,523		1,502,479
			<u>1,451,523</u>		<u>1,502,479</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 30 June 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 March 2026

S H Jempson  
Trustee

# OAK TREE HOMES TRUST LTD.

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 30 JUNE 2025**

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### **1 Accounting policies**

#### **Charity information**

Oak Tree Homes Trust Ltd. is a private company limited by guarantee incorporated in England and Wales. The registered office is Jempson's Ltd, Main Street, Peasmarsh, East Sussex, TN31 6YD.

#### **1.1 Basis of preparation**

The financial statements have been prepared in accordance with the Charity's Memorandum and Articles of Association, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). 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 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 financial statements have been prepared under the historical cost convention (modified to include investment properties at fair value). 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 or grantors 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.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Charity.

There were no restricted or endowment funds during the period, only unrestricted funds.

#### **1.4 Income**

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.

Legacies are recognised on receipt or otherwise if the Charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# OAK TREE HOMES TRUST LTD.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2025

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### 1 Accounting policies

(Continued)

Other income from fundraising events, income from sale of items made or donated by volunteers is recognized either in the period in which the event takes place or when items are sold.

Service costs from the occupants is recognised in Oak Tree Homes Trust Management Ltd's financial statements, along with associated running costs of the building.

Income from ground rent and full rental of apartments are recognised in the period which they relate.

#### 1.5 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.

All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

##### **Raising funds**

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

##### **Governance costs**

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees' meetings and reimbursed expenses.

#### 1.6 Tangible fixed assets

Tangible fixed assets costing £100 or more are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Subsequent day-to-day servicing of the assets will be recognized in the profit or loss in the period they are incurred. Only subsequent expenditure that can provide an incremental benefit will be capitalized.

No depreciation is charged on assets under construction.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	15% reducing balance
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

# OAK TREE HOMES TRUST LTD.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

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### 1 Accounting policies

(Continued)

#### 1.8 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.9 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

#### 1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.11 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.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

##### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

# OAK TREE HOMES TRUST LTD.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2025

### 1 Accounting policies

(Continued)

#### 1.12 Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

### 2 Critical accounting estimates and judgements

In the application of the Charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

### 3 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2025	2024
	£	£
Donations and gifts	20,917	19,683
Gift Aid reclaimed	2,479	2,933
	<u>23,396</u>	<u>22,616</u>

### 4 Income from other trading activities

	Unrestricted funds	Unrestricted funds
	2025	2024
	£	£
Other income	27,454	22,671
	<u>27,454</u>	<u>22,671</u>

# OAK TREE HOMES TRUST LTD.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2025

### 5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Rental income	10,015	7,263
Interest receivable	3,440	2,862
	<u>13,455</u>	<u>10,125</u>

### 6 Raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<u>Fundraising and publicity</u>		
Advertising	448	406
<u>Trading costs</u>		
Other trading activities	532	571
Investment management costs (property expenses)	10,027	11,383
	<u>11,007</u>	<u>12,360</u>

### 7 Expenditure on charitable activities

	Governance costs 2025 £	Governance costs 2024 £
<b>Direct costs</b>		
Printing, postage and stationery	811	546
Sundry expenses	660	796
Independent Examiner's fee	1,800	1,800
Bookkeeping	480	480
Bank charges	242	240
Depreciation of fixtures & fittings	2,177	2,561
Professional fees	3,084	13
	<u>9,254</u>	<u>6,436</u>
<b>Analysis by fund</b>		
Unrestricted funds	<u>9,254</u>	<u>6,436</u>

# OAK TREE HOMES TRUST LTD.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2025

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### 8 Net movement in funds

2025	2024
£	£

The net movement in funds is stated after charging/(crediting):

Depreciation of owned tangible fixed assets	2,177	2,561
	<u>          </u>	<u>          </u>

### 9 Trustees

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

### 10 Employees

The average monthly number of employees during the year was:

2025	2024
Number	Number

Total	-	-
	<u>          </u>	<u>          </u>

### 11 Gains and losses on investments

Unrestricted funds	Unrestricted funds
2025	2024
£	£

Gains/(losses) arising on:

Revaluation of investment properties	(95,000)	(115,000)
	<u>          </u>	<u>          </u>

### 12 Taxation

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



# OAK TREE HOMES TRUST LTD.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2025

### 13 Tangible fixed assets

	Assets under construction £	Fixtures and fittings £	Total £
<b>Cost</b>			
At 1 July 2024	-	34,553	34,553
Additions	28,068	-	28,068
	<hr/>	<hr/>	<hr/>
At 30 June 2025	28,068	34,553	62,621
	<hr/>	<hr/>	<hr/>
<b>Depreciation and impairment</b>			
At 1 July 2024	-	20,038	20,038
Depreciation charged in the year	-	2,177	2,177
	<hr/>	<hr/>	<hr/>
At 30 June 2025	-	22,215	22,215
	<hr/>	<hr/>	<hr/>
<b>Carrying amount</b>			
At 30 June 2025	28,068	12,338	40,406
	<hr/>	<hr/>	<hr/>
At 30 June 2024	456	14,515	14,971
	<hr/>	<hr/>	<hr/>

### 14 Investment property

	2025 £
<b>Fair value</b>	
At 1 July 2024	1,026,002
Net gains or losses through fair value adjustments	(95,000)
	<hr/>
At 30 June 2025	931,002
	<hr/>

The fair value of the company's investment property was revalued on an open market basis at 30 June 2025 by the Trustees. An independent valuer was not involved but the view of a firm of Chartered Surveyors around that time was taken into account.

Had this class of asset been measured on a historical cost basis, the carrying amount would have been £936,660 (2024 - £936,660).

### 15 Stocks

	2025 £	2024 £
Stocks	267,395	267,395
	<hr/>	<hr/>

# OAK TREE HOMES TRUST LTD.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2025

### 16 Debtors

	2025 £	2024 £
<b>Amounts falling due within one year:</b>		
Other debtors	16,378	16,378
Prepayments and accrued income	1,327	-
	<u>17,705</u>	<u>16,378</u>

### 17 Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	2,804	2,420
Accruals and deferred income	2,475	1,800
	<u>5,279</u>	<u>4,220</u>

### 18 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 July 2024 £	Incoming resources £	Resources expended £	Gains and losses £	At 30 June 2025 £
General funds	<u>1,502,479</u>	<u>64,305</u>	<u>(20,261)</u>	<u>(95,000)</u>	<u>1,451,523</u>
<b>Previous year:</b>	<b>At 1 July 2023</b>	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>Gains and losses £</b>	<b>At 30 June 2024 £</b>
General funds	<u>1,580,863</u>	<u>55,412</u>	<u>(18,796)</u>	<u>(115,000)</u>	<u>1,502,479</u>

### 19 Related party transactions

# OAK TREE HOMES TRUST LTD.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2025

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### 19 Related party transactions

(Continued)

During the period the following related party transactions were relevant:

**Brian Jempson**  
(Trustee of the charity)

During the year, Brian made donations to the charity.

**Stephen Jempson**  
(Trustee of the charity)

During the year, Stephen made donations to the charity.

**Jempsons Limited**  
(Company in which two of the trustees control)

Jempsons Limited makes donations to the charity. At the balance sheet date the amount due to Jempsons Limited was £0 (2024 - £0).