



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## Trustees' Annual Report for the period

From **1<sup>st</sup> November 2024** (Period start date) To **31<sup>st</sup> October 2025** (Period end date)

**Charity name: Eggbeer Trust CIO**

**Charity registration number: 1168656**

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<b>The advancement of religion by the provision of holidays for ministers of religion and missionaries of any Christian creed or denomination and their families to assist them in the fulfilment of their religious duties</b>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<b>The provision of accommodation in the form of two Finnish lodges for the fulfilment of the governing document</b>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<b>The Directors have regard to the guidance issued by the Charity Commission on public benefit by the provision of holidays for ministers of religion and missionaries of any Christian creed or denomination and their families to assist them in the fulfilment of their religious duties.</b>

## Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p><b>The Lodges have provided accommodation for individuals, couples and families throughout the year and they have been almost fully booked.</b></p> <p><b>Both Lodges have been maintained to a very high standard and there is an ongoing programme of maintenance so that the physical asset (Lodges and grounds) can continue to provide much needed holiday breaks for those who stay at Middle Eggbeer in accordance with our governing document.</b></p> <p><b>As will be seen in the accounts, expenditure on maintenance this year has been higher than usual in order to keep the Lodges up to scratch.</b></p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>We carry sufficient reserves to replace the Lodges when that is eventually necessary</b>
Amount of reserves held	Para 1.22	
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<b>None</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document ( <a href="#">trust deed</a> , <a href="#">royal charter</a> )	Para 1.25	<b>Trust Deed</b>
How is the charity constituted? (e.g <a href="#">unincorporated association</a> , <a href="#">CIO</a> )	Para 1.25	<b>CIO</b>
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<b>Appointed by Chair</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

## Reference and Administrative details

Charity name	The Eggbeer Trust CIO
Other name the charity uses	
Registered charity number	1168656
Charity's principal address	Little Howden Aubyns Wood Avenue Tiverton Devon EX16 5DE

### **Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Corporate trustees' names or the directors at the date the report was approved		
Director name		
Andrew Herniman	<b>Chair</b>	
Susan Herniman		
Andrea Rowe		

Name of trustees holding title to property belonging to the charity

[illegible]

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

#### Name of chief executive or names of senior staff members (Optional information)

--

## Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

## Other optional information


--

## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

	
---	--

Full name(s)

Andrew Christopher Chandler  
Herniman

Position (eg Secretary,  
Chair, etc)

Chair

Date

28<sup>th</sup> March 2026

Eggbeer Trust CIO	Income from 1st November 2024 to 31st October 2025
-------------------	--

[illegible]



**Eggbeer Trust CIO      Expenditure from 1st November 2024 to 31st October 2025**

[illegible]

**Eggbeer Trust CIO**  
**Balance sheet as at 31st October 2025**

Opening Balance on 1st November 2024	£1546906
--------------------------------------	----------

Total currently in the bank on 31st October 2025	(Lloyds Bank A/c No. 26742268 )	£1741910
--	---------------------------------	----------

Eggbeer Trust CIO	Income (including opening balances) from 1st November 2024 to 31st October 2025	£4221022
-------------------	---	----------

Eggbeer Trust CIO	Income (excluding opening balances) from 1st November 2024 to 31st October 2025	£2674116
-------------------	---	----------

Eggbeer Trust CIO	Expenditure from 1st November 2024 to 31st October 2025	£2479112
-------------------	---	----------

Total Income over Expenditure (including opening balances)	£1741910
--	----------

Total Income over Expenditure (excluding opening balances)	£195004
--	---------

Difference somewhere? (Check)	£000
-------------------------------	------

Income and Expenditure Report for the year ending 31st October 2025

1st November 2023 - 31st October 2024			
Treasurer's Account			
Opening Balance	Total in Bank		£1528784

1st November 2024 - 31st October 2025			
Treasurer's Account			
Opening Balance	Total in Bank		£1546906

Rents	Farm Rents		
	Total		£590000
Other Income	Guest Deposits		£415000
	Donations/Gifts		£44000
	Bank Interest		
	Wayleave		£6930
	Credit from EDF + Amazon Smile		£3850
	Total		£469780
	Investec		£1418234
	HMRC Charities Refund		£000
	Total		£1418234
Total Income			£2478014

Rents	Farm Rents		
	Total		£590000
Other Income	Guest Deposits		£580250
	Donations/Gifts		£80000
	Bank Interest		
	Wayleave		£7642
	Credit from MDDC + Amazon Smile		£39626
	Total		£707518
	Investec		£1376598
	HMRC Charities Refund		£000
	Total		£1376598
Total Income			£2674116

Property	Light/heat		£614837
	Water		£45483
	Rates		£84162
	Building Maintenance		£304519
	Grounds Maintenance		£48000
	Plumber		£55285
	Electrician		£30900
	June Retter Petty Cash Expenses		£000
	Risk Assessment (C2 Services)		£93692
	Lodges Environmental	King's Clean	£320500
	(Weekly Clean between guests)		
	Remove Wasp/Hornet's nest		£000
Equipment	Lodges Miscellaneous		£7200
	TV Licence		£15900
Personel	Bookings' Secretary		£240000
	June Retter Gratuity		£260000
	Broker		£000
	Agent		£000
	Auditor Gratuity		£000
	Professional Services	Richard Stagg	£000
	Devon Rose Estate Management		£260000
Administration	Bank Charges		£000
	Trustee's car fuel		£000
	Telephone/Office		£000
	Buildings Insurance		£95228
	Trustees' Insurance		£31471
	Website		£8000
	Other		£000
			£2515177
Total Income over Expenditure			-£37163

Property	Light/heat		£610464
	Water		£99979
	Rates		£41417
	Building Maintenance		£215100
	Grounds Maintenance		£000
	Plumber		£000
	Electrician		£45633
	June Retter Petty Cash Expenses		£14000
	Risk Assessment (C2 Services)		£91192
	Lodges Environmental	King's Clean	£327500
	(Weekly Clean between guests)		
	Remove Wasp/Hornet's nest		£000
Equipment	Lodges Miscellaneous		£3338
	TV Licence		£16950
Personel	Bookings' Secretary		£276000
	June Retter Gratuity		£312000
	Broker		£000
	Agent		£000
	Auditor Gratuity		£000
	Professional Services	Richard Stagg	£000
	Devon Rose Estate Management		£240000
Administration	Bank Charges		£000
	Trustee's car fuel		£000
	Rubbish Collection (MDDC)		£55285
	Buildings Insurance		£94700
	Trustees' Insurance		£21554
	Website		£8000
	Other		£6000
			£2479112
Total Income over Expenditure			£195004

Current Bank account as of 31st October 2025	=	£1741910
--	---	----------

Check:	The Total opening Bank balance on 1st November 2024 + the Total Income over Expenditure should be the same as the Total currently in the bank on 31st October 2025			= £1741910
	£1546906	+	£195004	= £1741910

# Independent examiner's report on the accounts

## Section A

## Independent Examiner's Report

**Report to the trustees**

Eggbeer Trust CIO

**On accounts for the year ended**

31<sup>st</sup> October 2025

**Charity no  
(if any)**

1168656

**Set out on pages**

Computer reports for Income and Expenditure, Receipts and Payments report, Assets and Liabilities statement, Bank statements, Sample of invoices, Investments valuation report.

*(Remember to include the page numbers of additional sheets)*

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/10/2025**

**Responsibilities and basis of report**

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. *Delete [ ] if not applicable.*

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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 accounts to be reached.

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**

*Malcolm Lock*

**Date:**

21<sup>st</sup> March 2026

**Name:**

Malcolm Lock

Relevant professional qualification(s) or body (if any):

Retired Bank Manager

Address:

2 Collepriest View

Ashley Rise

Tiverton

## Section B

### Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.