

ELEANOR HARRIS CIO
UNAUDITED
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025



ELEANOR HARRIS CIO

CONTENTS

	Page
Reference and administrative details of the Charity, its Trustees and advisers	1
Trustees' report	2 - 4
Independent examiner's report	5 - 6
Statement of financial activities	7
Balance sheet	8
Notes to the financial statements	9 - 18

ELEANOR HARRIS CIO

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 DECEMBER 2025**

Trustees	Henry Bridge John Davies Faye Dickson Sarah Lea Clive Williams
Charity registered number	1172768
Principal office	Balfours, New Windsor House Holsworth Park Oxon Business Park Bicton Heath Shrewsbury SY3 5HJ
Accountants	WR Partners Chartered Accountants Belmont House Shrewsbury Business Park Shrewsbury Shropshire SY2 6LG

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025**

The Trustees present their annual report together with the financial statements of the Charity for the year from 1 January 2025 to 31 December 2025. The Trustees confirm that the Annual report and financial statements of the CIO comply with the current statutory requirements, the requirements of the CIO's governing document and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (update effective 1 January 2019).

Objectives and activities

a. Policies and objectives

The objects of the CIO are to promote and support the advancement of education of young people in the areas of Baschurch and Weston Lullingfields and the support of the two primary school and of local Cubs, Brownies, Girl Guides, Scout Groups and Church Youth Groups and the provision maintenance and support of such groups, educational establishments, activities and equipment.

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)'.

b. Strategies for achieving objectives

The Charity achieves its objectives by annual donation requests made by Baschurch CE Primary School and Weston Lullingfields Primary School, local Cubs, Brownies, Girl Guides, Scout Groups and Church Youth Groups. Detailed donations requests are directed to Trustees and considered for approval at a Trustees Meeting in January of each year.

Charitable funds are raised through rental income from Charity's fixed assets and CCLA investment portfolio.

Achievements and performance

a. Review of activities

In meeting its charitable objectives, donations were made to both Weston Lullingfields Primary School and Baschurch CE Primary School, along with some smaller donations to local organisations. The main focus on donations was improvement on access to IT increasing the number of laptops and tablets available to pupils and enhancement of Music Education through specialist teaching. Whilst meeting these objectives the Charity has continued to maintain and improve the properties within the Estate for the future.

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity 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.

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025**

b. Reserves policy

Reserves in 2025 amount to £5,187,538 (2024: £5,191,767) this includes investment property, investments and cash £231,581 (2024: £197,727). Free reserves (excluding investment property) amounted to £1,152,538 (2024: £1,156,767).

Cash reserves are held in case of any liabilities with regard to Landlord maintenance and repairing obligations. Investments funds are held by the CCLA Investment Management Limited and can be easily liquidated if required.

Structure, governance and management

a. Constitution

The Charity is registered as a Charitable Incorporated Organisation in England and Wales, and has a registered charity number 1172768. It was set up and is constituted under a Constitution dated 21st February 2017. The CIO formerly operated as a charitable will trust with all of its assets and liabilities being transferred into the CIO on incorporation.

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 constitution.

c. Organisational structure and decision-making policies

The charity holds a minimum of three Trustee meetings a year to oversee the management of the Charity.

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

d. Policies adopted for the induction and training of Trustees

Each Trustee is given a copy of the Charity's Constitution, a copy of CIO's latest trustees' annual report and statement of accounts. All new Trustees are also given a tour of the Charity's estate and briefed by the senior Trustee.

Plans for future periods

Future developments

In meeting its charitable objectives, the Charity will continue to maintain and improve the properties within the Estate for the future.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

Statement of Trustees' responsibilities


The Trustees 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).

The law applicable to charities in England & Wales 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 its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

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, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. 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.

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


.....
John Davies

Date: 24/03/2026

ELEANOR HARRIS CIO

**INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025**

Independent Examiner's Report to the Trustees of Eleanor Harris CIO ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2025.

Responsibilities and Basis of Report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

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

**INDEPENDENT EXAMINER'S REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025**

Independent Examiner's Statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with 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) 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.

I understand that 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.

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 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than 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.

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. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: *Jane Tweedie*
S J Tweedie

Dated: *25 March 2026*
BSc FCA DChA

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

ELEANOR HARRIS CIO

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025**

	Note	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income from:				
Investments	3	119,405	119,405	132,249
Total income		<u>119,405</u>	<u>119,405</u>	<u>132,249</u>
Expenditure on:				
Charitable activities		97,431	97,431	55,297
Total expenditure		<u>97,431</u>	<u>97,431</u>	<u>55,297</u>
Net income before net (losses)/gains on investments		21,974	21,974	76,952
Net (losses)/gains on investments		(26,203)	(26,203)	32,121
Net movement in funds		<u>(4,229)</u>	<u>(4,229)</u>	<u>109,073</u>
Reconciliation of funds:				
Total funds brought forward		5,191,767	5,191,767	5,082,694
Net movement in funds		(4,229)	(4,229)	109,073
Total funds carried forward		<u>5,187,538</u>	<u>5,187,538</u>	<u>5,191,767</u>

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

The notes on pages 9 to 18 form part of these financial statements.

ELEANOR HARRIS CIO

**BALANCE SHEET
AS AT 31 DECEMBER 2025**

	Note	2025 £	2024 £
Fixed assets			
Investments	9	930,826	957,029
Investment property	8	4,035,000	4,035,000
		<u>4,965,826</u>	<u>4,992,029</u>
Current assets			
Debtors	10	4,523	10,244
Cash at bank and in hand		231,581	197,727
		<u>236,104</u>	<u>207,971</u>
Current liabilities			
Creditors: amounts falling due within one year	11	(14,392)	(8,233)
Net current assets		<u>221,712</u>	<u>199,738</u>
Total assets less current liabilities		<u>5,187,538</u>	<u>5,191,767</u>
Total net assets		<u>5,187,538</u>	<u>5,191,767</u>
Charity funds			
Unrestricted funds	12	5,187,538	5,191,767
Total funds		<u>5,187,538</u>	<u>5,191,767</u>

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



.....
John Davies

Date: 24/03/2026

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. General information

This is a Charitable Incorporated Organisation, situated in the United Kingdom. The principal place of business is the principal office, the address of which is provided on Page 1. The principal activity of the Charity is to promote and support the advancement of education of young people in the areas of Baschurch and Weston Lullingfields and the support of the two primary schools and of Local Cubs, Brownies, Girl Guides, Scout Groups and Church Youth Groups and the provision maintenance and support of such groups, educational establishments, activities and equipment.

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 Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Eleanor Harris CIO 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.

2.2 Going concern

After making appropriate enquiries, the trustees have a reasonable expectation that the charity 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.

2.3 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.

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 31 DECEMBER 2025

2. Accounting policies (continued)

2.4 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. .

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

2.5 Investments

Fixed asset investments are stated at market value at the balance sheet date. Any movements in market value arising during the year are shown as unrealised gains or losses in the Statement of Financial Activities. Investments comprise investment property and share portfolios. Investment property is valued using a directors' estimate of the market value, supported by professional valuations as appropriate. Shares are reviewed annually through online stock exchange websites.

2.6 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.

2.7 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.

2.8 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.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

2. Accounting policies (continued)

2.9 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.

2.10 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.

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

3. Investment income

	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2022 £
Local investment properties - rent	107,381	107,381	116,971
Investment income	11,346	11,346	14,693
Wayleave	678	678	585
	<u>119,405</u>	<u>119,405</u>	<u>132,249</u>
<i>Total 2024</i>	<u>132,249</u>	<u>132,249</u>	

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

4. Analysis of grants

	Grants to Institutions 2025 £	Total funds 2025 £	Total funds 2024 £
Grants to institutions	30,000	30,000	19,400
<i>Total 2024</i>	<i>19,400</i>	<i>19,400</i>	

The Charity has made the following material grants to institutions during the year:

	2025 £	2024 £
Name of institution		
Baschurch CE Primary School	21,000	13,000
Weston Lullingfields Primary School	6,000	5,000
Boreatton Scout Group	1,000	-
1st Baschurch Brownies	1,000	600
1st Baschurch Guides	1,000	800
	30,000	19,400
	30,000	19,400

5. Analysis of expenditure by activities

	Activities undertaken directly 2025 £	Grant funding of activities 2025 £	Support costs 2025 £	Total funds 2025 £	Total funds 2024 £
Expenditure on charitable activities	56,748	30,000	10,683	97,431	55,297
<i>Total 2024</i>	<i>30,154</i>	<i>19,400</i>	<i>5,743</i>	<i>55,297</i>	

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

5. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Charitable activities 2025 £	Total funds 2025 £	Total funds 2024 £
Residential repairs and maintenance	32,216	32,216	8,771
Insurance	6,755	6,755	6,835
Rents paid	73	73	129
Management fees	17,704	17,704	14,419
	<u>56,748</u>	<u>56,748</u>	<u>30,154</u>
<i>Total 2024</i>	<u>30,154</u>	<u>30,154</u>	

Analysis of support costs

	Charitable activities 2025 £	Total funds 2025 £	Total funds 2024 £
Utilities	3,585	3,585	952
Professional fees	4,344	4,344	2,202
Governance	2,754	2,754	2,589
	<u>10,683</u>	<u>10,683</u>	<u>5,743</u>
<i>Total 2024</i>	<u>5,743</u>	<u>5,743</u>	

6. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £1,200 (2024 - £1,100), and Accounts preparation and Charity Commission annual return of £1,440 (2024 - £1,336).

7. Trustees' remuneration and expenses

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

During the year ended 31 December 2025, no Trustee expenses have been incurred (2024 - £NIL).

ELEANOR HARRIS CIO

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

8. Investment property

	Freehold investment property £
Valuation	
At 1 January 2025	4,035,000
At 31 December 2025	<u>4,035,000</u>

The valuation of property and land held by the charity was carried out in 2021 by Balfours LLP. There are no restrictions on the ability to realise investment property, or on the remittance of income and proceeds of disposal subject to working within the objects of the charity and the constitution thereof.

The majority of the properties included within the valuation had been inherited from the original charitable will trust and due to their age, did not have a recorded cost.

The Trustees consider the carrying value of £4,035,000 is still representative of the value of the property on an open market basis.

9. Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 January 2025	957,029
Additions	526,313
Disposals	(526,313)
Revaluations	(26,203)
At 31 December 2025	<u>930,826</u>
Net book value	
At 31 December 2025	930,826
At 31 December 2024	<u>957,029</u>

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

10. Debtors

	2025 £	2024 £
Due within one year		
Trade debtors	4,523	10,244
	<u>4,523</u>	<u>10,244</u>

11. Creditors: Amounts falling due within one year

	2025 £	2024 £
Trade creditors	11,752	5,797
Accruals	2,640	2,436
	<u>14,392</u>	<u>8,233</u>

ELEANOR HARRIS CIO

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

12. Statement of funds

Statement of funds - current year

	Balance at 1 January 2025 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2025 £
Unrestricted funds						
Property fund	4,035,000	107,381	(56,748)	(50,633)	-	4,035,000
General fund	1,156,767	12,024	(40,683)	50,633	(26,203)	1,152,538
	<u>5,191,767</u>	<u>119,405</u>	<u>(97,431)</u>	<u>-</u>	<u>(26,203)</u>	<u>5,187,538</u>

Statement of funds - prior year

	Balance at 1 January 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2024 £
Unrestricted funds						
Property fund	4,035,000	116,971	(30,154)	(86,817)	-	4,035,000
General fund	1,047,694	15,278	(25,143)	86,817	32,121	1,156,767
	<u>5,082,694</u>	<u>132,249</u>	<u>(55,297)</u>	<u>-</u>	<u>32,121</u>	<u>5,191,767</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

13. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2025 £	Total funds 2025 £
Fixed asset investments	930,826	930,826
Investment property	4,035,000	4,035,000
Current assets	236,104	236,104
Creditors due within one year	(14,392)	(14,392)
Total	5,187,538	5,187,538

Analysis of net assets between funds - prior year

	<i>Unrestricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Fixed asset investments	957,029	957,029
Investment property	4,035,000	4,035,000
Current assets	207,971	207,971
Creditors due within one year	(8,233)	(8,233)
Total	5,191,767	5,191,767

14. Related party transactions

During the year ending 31 December 2025 there has been one related party transaction of £ 2,430 (2024:£2,430), with Trustee H Bridge. The holding known as Baggy Moor is a farm tenancy held by PJ & FP Bridge & Sons of which H Bridge has been a partner in since 1 January 2023. This tenancy pre dates H Bridge's Trusteeship and there are no outstanding balances as at 31 December 2025.