

Unaudited Financial Statements  
for the year ended  
31 October 2024

for

The Lenchwood Trust

Nicklin Accountancy Services Limited  
Church Court  
Stourbridge Road  
Halesowen  
West Midlands  
B63 3TT

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for the year ended 31 October 2024

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The trustees present their report with the financial statements of the charity for the year ended 31 October 2024. The trustees have adopted the provisions of 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**

### **Objectives and aims**

The purposes of the charity as set out in the governing document are to erect and operate a home to be used for rest and recreation for the benefit of Christians of any denomination.

The long-term aim of the charity is to continue to make the site attractive as a destination for groups both large and small to come so as to be refreshed, renewed and restored in body and Spirit. To this end it aims in the short-term to further develop the site and improve the service offered. Success in the reporting period is seen in the number of groups and individuals attending and the number of those persons who continue to return in successive years.

### **Significant activities**

The main activity undertaken in relation to the charity's purpose is the operation of a conference facility and camping based accommodation facilities at Spitten Farm, Worcestershire. This activity involves hiring out the facilities for retreat or conference use by individuals or groups for week or weekend visits. Resources available for this activity include a 200 seat conference hall, 8 static caravans, a farmhouse venue, a large camping field, and more than 50 acres of serviced fields for events.

### **Public benefit**

The trustees consider that the activities undertaken are for the public benefit and they have had regard to Charity Commission guidance on public benefit.

## **ACHIEVEMENT AND PERFORMANCE**

### **Charitable activities**

The main achievements in the period have been the further enhancement of the site and the steady growth in generation of income.

Income from the provision of retreat and conference facilities in the year to 31 October 2024 was almost £71,000, compared to almost £66,000 in the the previous seven month period, and this income represented 27% of the related expenditure (previous year: 49%). Cash at bank increased significantly to over £235,000.

Overall the trustees consider the period to have been one of significant success in continuing to assure the charity's survival after several periods of unprecedented difficulties.

### **Internal and external factors**

The principal risks and uncertainties faced by the charity are the uncertainty of future income streams and the costs of intended development work. These will be managed by the employment of competent, adequately remunerated support staff with a professional attitude and through monitoring by a focussed trustee body with a variety of relevant competencies.

## **FINANCIAL REVIEW**

### **Financial position**

The trustees consider the charity to be in a strong financial position at the year end with a positive cash balance and a substantial value in tangible assets.

### **Principal funding sources**

The charity's principal funding sources will continue to be income from the letting of conference and accommodation facilities and the rental income from some parts of the land owned, which together support the objectives of providing benefits to visitors and continuing enhancements.

### **Reserves policy**

The charity's reserves policy is to hold an equivalent of approximately six months' normal expenditure in reserves. The trustees consider it is necessary to hold reserves to insure against a possible future shortfall in income or unpredictable costs. Total funds at the end of the year were £1,644,690, of which £313,903 were restricted funds. Within the unrestricted funds there are £1,136,431 (October 2023: £1,163,427) held in the form of tangible fixed assets. Therefore after making allowance for restricted funds and funds embodied in fixed assets, the amount of reserves at the end of the year was £194,356 (October 2023: £222,012 negative). Therefore the charity's reserves are now broadly in line with the policy.

The Lenchwood Trust

Report of the Trustees  
for the year ended 31 October 2024

#### **FUTURE PLANS**

The trustees intend in the coming year to

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The charity is governed by its governing document, its constitution as a Charitable Incorporated Organisation.

##### **Recruitment and appointment of new trustees**

The trustees have considered the skills needed with regards to the governance of The Lenchwood Trust and regularly review this in relation to trustees in post. The Lenchwood Trust actively seeks new trustees where they would bring additional expertise that would be of benefit.

##### **Organisational structure**

The charity is governed by its trustees, who meet regularly to make decisions.

##### **Induction and training of new trustees**

All new trustees are provided with literature outlining their responsibilities and are briefed through introductory meetings about the organization and their role before they become trustees.

##### **Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Charity number**

1185301

##### **Principal address**

Lenchwood Christian Centre  
Spitten Farm  
Abbots Lench  
Evesham  
Worcestershire  
WR11 4UP

##### **Trustees**

R Franklin (resigned 25.6.24)  
R Pocock  
F Ferrett  
D Cave  
Mrs R Pocock  
J Harper (resigned 2.8.24)  
A W Tisdall (appointed 11.4.24) (resigned 20.6.24)  
R S C Tisdall (appointed 20.1.24) (resigned 20.9.24)  
P Johnston (appointed 6.9.24)  
E Johnston (appointed 6.9.24)

##### **Independent Examiner**

Nicklin Accountancy Services Limited  
Church Court  
Stourbridge Road  
Halesowen  
West Midlands  
B63 3TT

Approved by order of the board of trustees on 29<sup>th</sup> May 2025 and signed on its behalf by:

Richard A. Pocock  
R Pocock - Trustee

**Independent examiner's report to the trustees of The Lenchwood Trust**

I report to the charity trustees on my examination of the accounts of The Lenchwood Trust (the Trust) for the year ended 31 October 2024.

**Responsibilities and basis of report**

As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

**Independent examiner's statement**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no material 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 Trust as required by Section 130 of the 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.



Mark Howell FCA  
The Institute of Chartered Accountants in England and Wales

Nicklin Accountancy Services Limited  
Church Court  
Stourbridge Road  
Halesowen  
West Midlands  
B63 3TT

Date: ..... 2 June 2025 .....

The Lenchwood Trust

Statement of Financial Activities  
for the year ended 31 October 2024

					Year Ended 31.10.24 Total funds £	Period 1.4.23 to 31.10.23 Total funds £
	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £		
<b>INCOME AND ENDOWMENTS FROM</b>						
Donations and legacies	2	16,634	650	-	17,284	4,036
<b>Charitable activities</b>	4					
Provision of conference facilities		70,971	-	-	70,971	65,944
Investment income	3	25,903	-	-	25,903	17,900
Other income		521,931	-	-	521,931	-
<b>Total</b>		<u>635,439</u>	<u>650</u>	<u>-</u>	<u>636,089</u>	<u>87,880</u>
<b>EXPENDITURE ON Charitable activities</b>	5					
Provision of conference facilities		<u>246,067</u>	<u>-</u>	<u>-</u>	<u>246,067</u>	<u>134,630</u>
<b>NET INCOME/(EXPENDITURE)</b>		389,372	650	-	390,022	(46,750)
<b>RECONCILIATION OF FUNDS</b>						
Total funds brought forward		<u>941,415</u>	<u>-</u>	<u>313,253</u>	<u>1,254,668</u>	<u>1,301,418</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>1,330,787</u></u>	<u><u>650</u></u>	<u><u>313,253</u></u>	<u><u>1,644,690</u></u>	<u><u>1,254,668</u></u>

The notes form part of these financial statements

The Lenchwood Trust

Balance Sheet  
31 October 2024

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2024 Total funds £	2023 Total funds £
<b>FIXED ASSETS</b>						
Tangible assets	10	1,136,431	-	313,253	1,449,684	1,476,680
<b>CURRENT ASSETS</b>						
Debtors	11	6,966	-	-	6,966	9,084
Cash at bank and in hand		234,554	650	-	235,204	6,352
		<u>241,520</u>	<u>650</u>	<u>-</u>	<u>242,170</u>	<u>15,436</u>
<b>CREDITORS</b>						
Amounts falling due within one year	12	(24,668)	-	-	(24,668)	(210,505)
<b>NET CURRENT ASSETS</b>		<u>216,852</u>	<u>650</u>	<u>-</u>	<u>217,502</u>	<u>(195,069)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		1,353,283	650	313,253	1,667,186	1,281,611
<b>CREDITORS</b>						
Amounts falling due after more than one year	13	(22,496)	-	-	(22,496)	(26,943)
<b>NET ASSETS</b>		<u>1,330,787</u>	<u>650</u>	<u>313,253</u>	<u>1,644,690</u>	<u>1,254,668</u>
<b>FUNDS</b>	15					
Unrestricted funds					1,330,787	941,415
Restricted funds					650	-
Endowment funds					313,253	313,253
<b>TOTAL FUNDS</b>					<u>1,644,690</u>	<u>1,254,668</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 29th May 2025 and were signed on its behalf by:

*Richard A. Pocock*  
R Pocock - Trustee

The notes form part of these financial statements

The Lenchwood Trust

Cash Flow Statement  
for the year ended 31 October 2024

		Year Ended 31.10.24 £	Period 1.4.23 to 31.10.23 £
	Notes		
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	(323,484)	10,906
Interest paid		(752)	(400)
Net cash (used in)/provided by operating activities		(324,236)	10,506
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(46,183)	(8,785)
Sale of tangible fixed assets		588,931	-
Interest received		10,340	-
Net cash provided by/(used in) investing activities		553,088	(8,785)
<b>Change in cash and cash equivalents in the reporting period</b>		228,852	1,721
<b>Cash and cash equivalents at the beginning of the reporting period</b>		6,352	4,631
<b>Cash and cash equivalents at the end of the reporting period</b>		235,204	6,352

The notes form part of these financial statements



**1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	Year Ended 31.10.24 £	Period 1.4.23 to 31.10.23 £
<b>Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)</b>	390,022	(46,750)
<b>Adjustments for:</b>		
Depreciation charges	6,179	2,529
Profit on disposal of fixed assets	(521,931)	-
Interest received	(10,340)	-
Interest paid	752	400
(Decrease)/increase: loans from trustees	(178,100)	45,500
Bounce back loan repayment	(4,447)	(2,616)
Decrease/(increase) in debtors	2,118	(6,572)
(Decrease)/increase in creditors	(7,737)	18,415
<b>Net cash (used in)/provided by operations</b>	<u>(323,484)</u>	<u>10,906</u>

**2. ANALYSIS OF CHANGES IN NET (DEBT)/FUNDS**

	At 1.11.23 £	Cash flow £	At 31.10.24 £
<b>Net cash</b>			
Cash at bank and in hand	6,352	228,852	235,204
	<u>6,352</u>	<u>228,852</u>	<u>235,204</u>
<b>Debt</b>			
Debts falling due within 1 year	(182,882)	178,100	(4,782)
Debts falling due after 1 year	(26,943)	4,447	(22,496)
	<u>(209,825)</u>	<u>182,547</u>	<u>(27,278)</u>
<b>Total</b>	<u>(203,473)</u>	<u>411,399</u>	<u>207,926</u>

## 1. ACCOUNTING POLICIES

### Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

### Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. Income includes monies from lettings and rents. Deposits received in advance for lettings which are not due to take place until the following year are not recognised as income but are included as a deferred income creditor within the balance sheet.

### Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

### Governance costs

Grants have been received as compensation for costs already incurred or for immediate financial support, with no future related costs, these have been recognised as income in the period it was received.

### Tangible fixed assets

No depreciation is provided on freehold property on the grounds that the property primarily consists of land, with associated buildings, and its aggregate residual value is not expected to diminish below original cost.

### Taxation

The charity is exempt from tax on its charitable activities.

### Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

### Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

## 2. DONATIONS AND LEGACIES

	Year Ended 31.10.24	Period 1.4.23 to 31.10.23
	£	£
Donations	15,354	4,036
Gift aid	1,930	-
	<u>17,284</u>	<u>4,036</u>

**3. INVESTMENT INCOME**

	Year Ended 31.10.24 £	Period 1.4.23 to 31.10.23 £
Rents received	15,563	17,900
Interest receivable	10,340	-
	<u>25,903</u>	<u>17,900</u>

**4. INCOME FROM CHARITABLE ACTIVITIES**

	Year Ended 31.10.24 £	Period 1.4.23 to 31.10.23 £
Retreat and conference hire      Activity Provision of conference facilities	<u>70,971</u>	<u>65,944</u>

**5. CHARITABLE ACTIVITIES COSTS**

	Direct Costs £	Support costs (see note 6) £	Totals £
Provision of conference facilities	<u>242,032</u>	<u>4,035</u>	<u>246,067</u>

**6. SUPPORT COSTS**

	Finance £	Governance costs £	Totals £
Provision of conference facilities	<u>435</u>	<u>3,600</u>	<u>4,035</u>

Support costs, included in the above, are as follows:

**Governance costs**

	Year Ended 31.10.24 Provision of conference facilities £	Period 1.4.23 to 31.10.23 Total activities £
Independent examination	<u>3,600</u>	<u>3,250</u>

## 7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 October 2024 nor for the period ended 31 October 2023.

### Trustees' expenses

There were no trustees' expenses paid for the year ended 31 October 2024 nor for the period ended 31 October 2023.

## 8. STAFF COSTS

	Year Ended 31.10.24 £	Period 1.4.23 to 31.10.23 £
Wages and salaries	75,510	35,772
	<u>75,510</u>	<u>35,772</u>

The average monthly number of employees during the year was as follows:

	Year Ended 31.10.24	Period 1.4.23 to 31.10.23
Management	5	3
	<u>5</u>	<u>3</u>

No employees received emoluments in excess of £60,000.

## 9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted fund £	Endowment fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>				
Donations and legacies	4,036	-	-	4,036
<b>Charitable activities</b>				
Provision of conference facilities	65,944	-	-	65,944
Investment income	17,900	-	-	17,900
<b>Total</b>	<u>87,880</u>	<u>-</u>	<u>-</u>	<u>87,880</u>
<b>EXPENDITURE ON</b>				
<b>Charitable activities</b>				
Provision of conference facilities	134,630	-	-	134,630
<b>NET INCOME/(EXPENDITURE)</b>	<u>(46,750)</u>	<u>-</u>	<u>-</u>	<u>(46,750)</u>
<b>RECONCILIATION OF FUNDS</b>				
Total funds brought forward	988,165	-	313,253	1,301,418
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>941,415</u>	<u>-</u>	<u>313,253</u>	<u>1,254,668</u>

Notes to the Financial Statements - continued  
for the year ended 31 October 2024

# 10. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Totals £
<b>COST</b>					
At 1 November 2023	1,464,708	123,881	100,650	600	1,689,839
Additions	17,781	19,088	9,314	-	46,183
Disposals	(67,000)	-	-	-	(67,000)
At 31 October 2024	<u>1,415,489</u>	<u>142,969</u>	<u>109,964</u>	<u>600</u>	<u>1,669,022</u>
<b>DEPRECIATION</b>					
At 1 November 2023	-	116,307	96,689	163	213,159
Charge for year	-	3,888	2,227	64	6,179
At 31 October 2024	<u>-</u>	<u>120,195</u>	<u>98,916</u>	<u>227</u>	<u>219,338</u>
<b>NET BOOK VALUE</b>					
At 31 October 2024	<u>1,415,489</u>	<u>22,774</u>	<u>11,048</u>	<u>373</u>	<u>1,449,684</u>
At 31 October 2023	<u>1,464,708</u>	<u>7,574</u>	<u>3,961</u>	<u>437</u>	<u>1,476,680</u>

# 11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Trade debtors	-	642
VAT	5,459	2,601
Prepayments	1,507	5,841
	<u>6,966</u>	<u>9,084</u>

# 12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Bank loans and overdrafts (see note 14)	4,782	4,782
Trade creditors	-	1,659
Taxation and social security	730	715
Other creditors	19,156	203,349
	<u>24,668</u>	<u>210,505</u>

**13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2024	2023
	£	£
Bank loans (see note 14)	<u>22,496</u>	<u>26,943</u>

**14. LOANS**

An analysis of the maturity of loans is given below:

	2024	2023
	£	£
Amounts falling due within one year on demand:		
Bank loans	4,782	4,782
Other loans	-	178,100
	<u>4,782</u>	<u>182,882</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>4,782</u>	<u>4,782</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>17,714</u>	<u>22,161</u>

**15. MOVEMENT IN FUNDS**

	At 1.11.23 £	Net movement in funds £	At 31.10.24 £
<b>Unrestricted funds</b>			
General fund	941,415	389,372	1,330,787
<b>Restricted funds</b>			
Support fund	-	650	650
<b>Endowment funds</b>			
Endowment	313,253	-	313,253
<b>TOTAL FUNDS</b>	<u>1,254,668</u>	<u>390,022</u>	<u>1,644,690</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	635,439	(246,067)	389,372
<b>Restricted funds</b>			
Support fund	650	-	650
<b>TOTAL FUNDS</b>	<u>636,089</u>	<u>(246,067)</u>	<u>390,022</u>

# **15. MOVEMENT IN FUNDS - continued**

## **Comparatives for movement in funds**

	At 1.4.23 £	Net movement in funds £	At 31.10.23 £
<b>Unrestricted funds</b>			
General fund	988,165	(46,750)	941,415
<b>Endowment funds</b>			
Endowment	313,253	-	313,253
<b>TOTAL FUNDS</b>	<u>1,301,418</u>	<u>(46,750)</u>	<u>1,254,668</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	87,880	(134,630)	(46,750)
<b>TOTAL FUNDS</b>	<u>87,880</u>	<u>(134,630)</u>	<u>(46,750)</u>

# **16. RELATED PARTY DISCLOSURES**

During the year donations of £13,704 (2023: £nil) were received from trustees. During the previous period, a loan of £111,500 was received from Mr R Pocock, trustee, and a loan of £66,600 was received from Worcester Power Limited, a company in which Mr D Cave, trustee, had a substantial interest. These loans were interest-free and were repaid in full during the year, leaving no outstanding balance at the year end..

# **17. RESTRICTED FUND**

The restricted fund consists of donations to be used purely towards giving breaks to Christian workers who are unable to afford it themselves.

Detailed Statement of Financial Activities  
for the year ended 31 October 2024

	Year Ended 31.10.24 £	Period 1.4.23 to 31.10.23 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Donations	15,354	4,036
Gift aid	1,930	-
	<hr/> 17,284	<hr/> 4,036
<b>Investment income</b>		
Rents received	15,563	17,900
Interest receivable	10,340	-
	<hr/> 25,903	<hr/> 17,900
<b>Charitable activities</b>		
Retreat and conference hire	70,971	65,944
<b>Other income</b>		
Gain on sale of tangible fixed assets	521,931	-
	<hr/> 636,089	<hr/> 87,880
<b>Total incoming resources</b>		
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Wages	75,510	35,772
Pod hire	13,905	-
Water rates	2,463	1,816
Insurance	6,827	3,859
Light and heat	41,919	21,737
Telephone	2,778	1,102
Advertising	2,370	1,501
House expenses	150	813
Training	704	706
Travel	1,114	748
Business rates and Council tax	2,194	1,594
Skip hire and cleaning	16,582	22,653
Repairs and renewals	46,677	20,299
Printing and stationery	1,102	882
Consumables	1,245	1,531
Legal and professional	19,561	13,433
Depreciation	6,179	2,529
Bank interest	752	400
	<hr/> 242,032	<hr/> 131,375
<b>Support costs</b>		
<b>Finance</b>		
Bank charges	435	5



The Lenchwood Trust

Detailed Statement of Financial Activities  
for the year ended 31 October 2024

	Year Ended 31.10.24 £	Period 1.4.23 to 31.10.23 £
<b>Finance</b>		
<b>Governance costs</b>		
Independent examination	3,600	3,250
Total resources expended	246,067	134,630
<b>Net income/(expenditure)</b>	390,022	(46,750)

This page does not form part of the statutory financial statements