

**Edward Holt Trust
Trustees Annual Report & Accounts
31st March 2025**

Edward Holt Trust 31st March 2025

Contents

Legal and Administrative Information	1
Trustees' Annual Report	2
Trustees' responsibilities in relation to the financial statements	7
Independent Auditor's Report to the Trustees of the Edward Holt Trust	8
Statement of Financial Activities for the year ended 31 March 2025	12
Balance Sheet at 31 March 2025	13
Notes to the Financial Statements	14

Edward Holt Trust 31st March 2025

Legal and Administrative Information

Trustees	Mr R P Kershaw (Chair) Mr M Fry Mr M J Prior Mrs J Bird Miss J Kershaw Professor R Bromley	Appointed 11 June 2024
Secretary	Mrs E Willder, FCMA, CG(Affiliated)	
Auditors	DJH Audit Limited St Georges House Peter Street Manchester M2 3NQ	
Bankers	The Royal Bank of Scotland plc St Ann Street Manchester, M60 2SS	
Registered Address	Bolton Arena Arena Approach Horwich Bolton, BL6 6LB	
Charity Number	1188344	
Investment Advisers	Sarasin & Partners LLP Juxon House 100 St Paul's Churchyard London EC4M 8BU Evelyn Partners 3 rd Floor 9 Colmore Row Birmingham B3 2BJ	
Solicitors	Addleshaw Goddard LLP One St Peter's Square Manchester M2 3DE Butcher & Barlow LLP 3 Royal Mews Gadbrook Park Northwich Cheshire CW9 7UD	

Edward Holt Trust 31st March 2025

Trustees' Annual Report

The Trustees present their annual report and financial statements of the charity for the period ended 31 March 2025. The financial statements have been prepared in accordance with the accounting policies set out on page 14 to 16 the financial statements and comply with the charity's Trust deed, the Charities Act 2011 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 effective January 2019.

Structure, Governance and Management

The charity became a Charitable Incorporated Organisation (CIO) in March 2020 with the charity registration number, 1188344. Prior to this the Trust was an unincorporated charity constituted under a Trust deed dated 24 November 1955 and was a registered charity, number 224741. The objects of the Trust, as defined in the Constitution, are for general charitable purposes.

The unincorporated Trust was established by a gift from Edward Holt in 1955, following the philanthropic tradition of the Holt family. The Trust does not actively fundraise and seeks to continue the work desired by the donor through the careful stewardship of its existing resources.

The formal transfer of assets took place on 1 April 2021.

The Trustees are appointed by the Board of Trustees and serve for five years after which period they may put themselves forward for re-appointment. There are no restrictions on the number of Trustees, although it has been determined that six Trustees will serve, with one Trustee retiring each period on a rolling cycle. At the end of the financial year there were five trustees.

At the regular Trustees' meetings, the Trustees agree the broad strategy and areas of activity for the Trust, including issues surrounding the running of Holt House, consideration of grant-making, investment, reserves and risk management policies and performance. The day to day administration of Holt House, the administration of grants and the handling and processing of applications before consideration by the Trustees is delegated to the Secretary.

The Board keeps the skill requirements for the Trustee body under review and if a Trustee permanently retires, or additional new Trustees are required, the Board recruit the new Trustee(s). New Trustees are normally sought through existing contacts.

The induction process for any newly appointed Trustee comprises an initial meeting with the Chair and the Board. The welcome pack includes a brief history of the Trust, copy Board minutes, a copy of the last three periods of annual reports and financial statements, a copy of the governing Trust deed, a copy of the Charity Commission's guidance "The Essential Trustee: What You Need to Know", a copy of the Charity Commission's guidance 'Charity trustee welcome pack' and a copy of the Trusts policies.

Edward Holt Trust 31st March 2025

The names of the present Trustees and Secretary are set out on page 1.

Key Management Personnel and Remuneration

The Trustees consider the board of Trustees and the Chairman as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the period. Details of related party transactions are disclosed in note 10 to the accounts.

In accordance with the Trust's Conflict of Interest policy, Trustees must declare their business and personal interests. The Secretary maintains a register of interests and updates it on an annual basis. Trustees must withdraw from decisions where they have a conflict of interest.

Risk Management

The Trustees have considered in detail the risks facing the Charity, the controls in place to mitigate these risks and action plans to deal with these areas where controls could be enhanced, particularly concerning grant-giving. The Trustees believe that they have appropriate controls in place, commensurate with the size of the organisation and their cost-effectiveness, to mitigate the risks identified.

The Trustees review and update the assessment of the risks facing the Charity annually, together with an assessment of the controls regularly.

Objectives and Activities for the Public Benefit

The objects of the Trust are wide, as defined in the constitution and are *"to use the assets of the Charity for such charitable purposes or such charitable organisations or institutions as the Charity Trustees shall in their absolute and uncontrolled discretion determine"*. The principal activities of the Trust are determined by the Trustees and continued to be as follows:

- The maintenance of the flats and a bungalow at Holt House, Dene Road, Manchester, for the benefit of older people and ensuring that, as far as possible, the flats are fully occupied. It is to this purpose that the income of the Trust is primarily applied.
- The maintenance of Edward Holt House, a property acquired by the Trust for the use of a local charity, The Booths Centre.
- The maintenance of Edward Holt House (Paddington Close), a property acquired by the Trust for the use of a local charity, Salford Loaves & Fishes.
- The maintenance of 67 Whitehall Street, Rochdale for the use of a charity working with people who are homeless.
- The provision of grants to support charities working with the homeless or alleviating poverty within Greater Manchester.

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities and setting the grant-making policy for the period.

Edward Holt Trust 31st March 2025

Achievements and Performance

During the year the Trust gave grants totalling £367,042 (2024: £248,885) to charities and social enterprises operating in Greater Manchester who work with the people who are Homeless or to alleviate poverty. Further details of the charities supported can be found in note 8 of the accounts.

In addition the Trustees found a new tenant for 67 Whitehall Street in Rochdale which had been unoccupied for a period of time. The Trustees are delighted the Stop Start Go (SSG) Sustainable Living are now making use of the building.

At the end of the period, all of the flats at Holt House were tenanted. Refurbishments have been undertaken on flats as they have become vacant.

Financial Review

For the year to 31 March 2025, the Trust made a deficit of £196,014 (2024: surplus of £206,662) a decrease of £402,676 on the previous year.

Before the gain on investments, the deficit was £368,265 (2024: £233,628) The key reason for the variance is due to a higher number of grants being awarded in 2024/25 (see note 8).

Coupled with this the investment gain was less than the previous year being £172,251 (2024: £440,290).

The Statement of Financial Activities is shown on page 12 and the Balance Sheet is shown on page 13.

The Trust receives income from its investments and rents and service charges from its properties. Income from its investments was £141,469 (2024: £148,730)

The total movement in funds for the period was a decrease of £196,014 (2024: an increase £206,662). Therefore the total funds at the period end was £7,978,623 (2024: £8,174,637).

The flats and bungalow at Holt House, Dene Road, Manchester have been carefully maintained and are in good repair.

Investment Policy and Performance

Both Sarasin & Partners and Evelyn Partners were appointed as the Trusts investment managers in March 2020.

The Trustees have an investment policy with the investment managers that is reviewed on an annual basis.

Policy

The Trust seeks to produce the best financial return within an acceptable level of risk.

The investment objective for the reserves with effect from 1 January 2016, is to generate a return of 3.5% in excess of inflation, as measured by the UK Consumer

Edward Holt Trust 31st March 2025

Price Index (CPI), over the long term to protect the real value of the investment portfolio so that it can fund the future activities of the Trust.

In this context, the long-term is taken to be five years plus. This level of growth ought to allow for income to be withdrawn but for the capital value to keep pace with inflation, after deduction of the investment managers' fees.

The Trustees also require a regular income from investments to fund the day to day running costs of the trust.

The asset allocation range is agreed upon with the two investment managers who are measured against a tailored benchmark. Two investment managers have been selected together with a specified asset allocation range to diversify the investment risk. Each manager attends a Trustee meeting at which their performance is discussed at least once a year.

Performance

During the year the total return on investments was a positive of 6.23% with the benchmark at 31 March 2025 being 6.1% (CPI of 2.6% plus 3.5%).

Reserves Policy

The Trustees maintain one unrestricted fund. Having reviewed its future funding commitments and taking into account any costs that would be incurred should the Trust cease to exist; the Trustees have determined that the minimum level of reserves held should be £419,028

This level will be reviewed on an annual basis to ensure that this remains an appropriate minimum level.

Any surplus funds above this minimum level will be utilised for the Trust's long-term charitable grants and projects.

It has been the policy of the Trustees to hold limited cash reserves, as the investments are easily convertible if the need should arise.

At 31 March 2025, the Trust's free reserves were £5,773,219

Plans for the Future

Holt House is a lasting testimony to the generosity and philanthropic concerns of the donor, Sir Edward Holt.

The Trust will continue to support the elderly and disadvantaged section of the community in the local area.

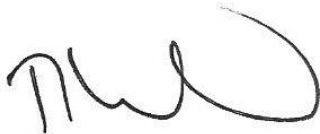
The Trustees will continue to support charities working with the homeless within Greater Manchester along with those working in alleviating poverty. This support would be a mix of both capital and grant funding whereby they can assist other charitable organisations that need new premises.

Edward Holt Trust 31st March 2025

Auditors

DJH Audit Limited will be proposed for reappointment at the forthcoming Trustees' meeting.

For and on behalf of the Trustees

A handwritten signature in black ink, appearing to be 'RP Kershaw', written in a cursive style.

RP Kershaw

Chairman of the Trustees
14 November 2025

Trustees' responsibilities in relation to the financial statements

The Trustees are responsible for preparing the Trustees' Annual Report and 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 and Wales requires the Trustees to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable 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 business.

The Trustees are responsible for keeping proper 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 Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Provision of information to the auditor

So far as each of the Trustees is aware at the time the report is approved

- There is no relevant audit information of which the Charities' auditor is unaware and
- The Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Approved by the Trustees on 14 November 2025 and signed on their behalf by:



RP Kershaw, Chairman of the Trustees

Independent Auditor's Report to the Trustees of the Edward Holt Trust

Opinion

We have audited the financial statements of Edward Holt Trust (the 'charity') for the year ended 31 March 2025 which comprise Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

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

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Edward Holt Trust 31st March 2025

Other information

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

As explained more fully in the statement of Trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations, or have no realistic alternative but to do so.

Auditor responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Edward Holt Trust 31st March 2025

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- We identified the laws and regulations applicable to the charity through discussions with the trustees, and from our previous knowledge and experience of the charity;
- We assessed the extent of compliance with the laws and regulations identified through making enquiries of management and inspecting any available legal correspondence; and
- We focused on specific laws and regulation which we consider may have a direct material effect on the Financial Statements, including legislation such as the Charity Act 2011 and the Statement of recommended practice applicable to Charities preparing their accounts in accordance with Financial Reporting Standards applicable to the United Kingdom and Republic of Ireland (FRS 102).

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- Making enquiries of Trustees as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- Considering the Internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- Performed analytical procedures to identify any unusual or unexpected relationships;
- Tested journal entries to identify unusual transactions;
- Assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias;
- Investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- Enquiry of those charged with governance around actual and potential litigation and claims.

Edward Holt Trust 31st March 2025

- Enquiry of trustees to identify any instances of non-compliance with laws and regulations.
- Agreeing Financial Statement disclosures to underlying supporting documents.
- Reviewing legal and professional fees incurred during the year to identify any potential indications of non-compliance with laws and regulations.
- Review of board meeting minutes

Despite appropriate planning and performing our work in accordance with International Auditing Standards, there are always inherent limitations that non-compliance is not detected. Non-compliance with laws and regulations is often further removed from the events and transactions reflected in the financial statements and material misstatements due to fraud can be deliberately concealed from auditors, for example through misrepresentation, forgery or collusion.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

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

Christopher Abbott
Christopher Abbott (Nov 26, 2025 11:06:54 GMT)

Christopher Abbott FCA (Senior Statutory Auditor)

For and on behalf of DJH Audit Limited

Accountants & Statutory Auditor
St Georges House
Peter Street
Manchester
M2 3NQ

26/11/25
Date

DJH Audit Limited is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

Edward Holt Trust 31st March 2025

Statement of Financial Activities for the year ended 31 March 2025

	Note	Unrestricted Funds 31-Mar-25 £	Unrestricted Funds 31-Mar-24 £
INCOME AND ENDOWMENTS			
Investment income	1	141,469	148,730
<i>Income from charitable activities:</i>			
Residents' rent contributions		113,131	107,238
Wayleave and ground rent		80	719
TOTAL INCOME		254,680	256,687
EXPENDITURE			
<i>Costs of raising funds:</i>			
Investment management costs		38,877	36,862
<i>Expenditure on charitable activities:</i>			
Holt House	2	146,247	139,960
Edward Holt House	2	16,035	16,035
Edward Holt House (Paddington)	2	9,834	9,834
67 Whitehall Street	2	20,143	21,679
Institutional grants	2	387,681	262,154
Strategic planning	2	4,128	3,791
TOTAL EXPENDITURE		622,945	490,315
NET (EXPENDITURE)/INCOME AND NET MOVEMENT IN FUNDS BEFORE GAINS AND LOSSES ON INVESTMENTS		(368,265)	(233,628)
Net gains on investments	13	172,251	440,290
NET MOVEMENT IN FUNDS		(196,014)	206,662
<i>Reconciliation of funds</i>			
Total funds brought forward	17, 18	8,174,637	7,967,975
TOTAL FUNDS CARRIED FORWARD	17, 19	7,978,623	8,174,637

Edward Holt Trust 31st March 2025

Balance Sheet at 31 March 2025

		Unrestricted Funds 31-Mar-25 £	Unrestricted Funds 31-Mar-24 £
FIXED ASSETS	Note		
Tangible assets	12	2,205,404	2,221,865
Investments	13	5,655,596	5,781,210
TOTAL FIXED ASSETS		7,861,000	8,003,075
CURRENT ASSETS			
Debtors	15	63,528	87,709
Cash at bank and in hand	14	264,408	159,467
TOTAL CURRENT ASSETS		327,936	247,176
LIABILITIES			
Creditors: falling due within one period	16	(210,313)	(75,614)
NET CURRENT ASSETS		117,623	171,562
NET ASSETS		7,978,623	8,174,637
THE FUNDS OF THE CHARITY			
General fund	18	7,978,623	8,174,637
TOTAL CHARITY FUNDS		7,978,623	8,174,637

The notes on pages 14 to 23 form part of these accounts.

These financial statements were approved by the board of Trustees and authorised for issue on 14 November 2025 and were signed on its behalf by:

RP Kershaw, Chairman of the Trustees

Edward Holt Trust 31st March 2025

Notes to the Financial Statements

Accounting Policies

a. Basis of Accounting

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to the accounts.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) effective January 2019 and the Financial Reporting Standard Applicable in the United Kingdom and Republic of Ireland (FRS 102), and the Charities Act 2011.

The Trust constitutes a public benefit entity as defined by FRS 102.

b. Going Concern

The Trustees believe there are adequate resources which will enable the Trust to meet its liabilities for the foreseeable future. For this reason, the Trustees have adopted the going concern basis in preparing the financial statements.

c. Investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date of the market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the period.

d. Tangible Fixed Assets and capitalisation policy

All additions to fixed assets costing more than £2,000 are included at cost.

Depreciation is provided on tangible fixed assets, at rates calculated to write each asset down to its estimated residual value over its expected useful life as follows:

Holt House, Didsbury	2% straight line
Holt Cottage	2% straight line
Furniture and fittings	15% on the reducing balance
Garden room	2% straight line
Improvements to property	2% straight line
Edward Holt House (Booth Centre)	2% straight line
Edward Holt House (Salford Loaves and Fishes)	2% straight line
67 Whitehall Street	2% straight line

No depreciation is charged on freehold land.

e. 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).

f. Irrecoverable Vat

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

Edward Holt Trust 31st March 2025

g. Funds Structure

Unrestricted income funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects. Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose.

h. Income Recognition

Dividends received from investments are credited by reference to their ex-dividend date. Other income is recognised when it is probable that the income will be received, and the amount of income receivable can be measured reliably.

i. Expenditure Recognition

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure it is probable that settlement will be required, and the amount of the obligation can be measured reliably. All expenditure is accounted for on an accruals basis and has been allocated or apportioned under headings that aggregate all costs related to the category.

Grants payable are payments made to third parties in the furtherance of the charitable objectives of the Trust. Single or multi-period grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the Trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and any condition attaching to the grant is outside of the control of the Trust.

j. Allocation of Support and Governance Costs

Support costs have been differentiated between governance costs and other support costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to the independent examination together with an apportionment of overhead and support costs related to secretarial activities.

Governance costs and support costs relating to charitable activities have been apportioned on the basis of the time spent on running Holt House, awarding grants and strategic planning. The allocation of support and governance costs is analysed in note 3.

k. Costs of Generating Funds

The costs of generating funds consist of investment management fees.

l. Charitable Activities

Costs of charitable activities include grants payable as shown in note 2.

m. Realised Gains and Losses

All gains and losses are taken to the Statement of Financial Activities as they arise. Unrealised gains are calculated as the difference between the market value at the period end and opening market value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

n. Key estimates and accounting judgements

In applying the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions in determining the carrying amounts of assets and liabilities. The Trustees' judgements, estimates and assumptions are based on the best and most reliable evidence available at the time when the decisions are made and are based on historical experience and other factors that are considered to be applicable. Due to the inherent subjectivity involved in making such judgements, estimates and assumptions, the actual results and outcomes may differ.

Edward Holt Trust 31st March 2025

During the current or preceeding period financial statements, no critical judgements or estimates were used in the preparation of these financial statements.

o. Taxation

The Trustees consider that requirements for the exemption from taxation set out in the Income Tax Act 2007, Corporation Tax Act 2010 and section 256 of the Taxation of Chargeable Gains Act 1992 are met and, therefore, no provision is made for taxation.

p. Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered and the provision of bad debts.

Prepayments are valued at the amount prepaid net of any trade discounts due.

q. 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.

r. Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

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

Edward Holt Trust 31st March 2025

1) INVESTMENT INCOME

	Unrestricted 31-Mar-25 £	Unrestricted 31-Mar-24 £
Dividends received - Sarasin	63,212	96,869
Dividends received - Evelyn	78,126	51,649
Bank interest	131	212
	141,469	148,730

2) EXPENDITURE ON CHARITABLE ACTIVITIES

The charity undertakes its charitable activities through the running of Holt House and awarded grants in furtherance of its charitable activities.

	Note	Charitable Activities £	31-Mar-25 Support and Governance Costs £	Unrestricted 2025 £
Holt House	4	133,865	12,382	146,247
Edward Holt House	5	16,035	-	16,035
Edward Holt House (Salford)	6	9,834	-	9,834
67 Whitehall Street	7	16,015	4,128	20,143
Institutional grants	8	367,042	20,639	387,681
Strategic planning	3	-	4,128	4,128
		542,791	41,277	584,068

	Charitable Activities £	31-Mar-24 Support and Governance Costs £	Unrestricted 2024 £
Holt House	127,561	12,399	139,960
Edward Holt House	16,035	-	16,035
Edward Holt House (Paddington)	9,834	-	9,834
67 Whitehall Street	12,201	9,478	21,679
Institutional grants	248,885	13,269	262,154
Strategic planning	-	3,791	3,791
	414,516	38,937	453,453

For the allocation of support costs, see note 3.

Edward Holt Trust 31st March 2025

3) ALLOCATION OF GOVERNANCE AND OTHER SUPPORT COSTS

The total support costs and overheads attributable to charitable activity is apportioned as shown below:

	Holt House	Edward Holt House	Edward Holt House (Paddington)	67 Whitehall Street	Institutional grants	Strategic planning	Total allocated	Basis of allocation
	£	£	£	£	£	£	£	
Secretarial fees	7,764	-	-	2,588	12,941	2,588	25,881	Staff time
Legal & Professional Fees	-	-	-	-	-	-	-	Actual
Bank Charges	101	-	-	34	168	34	337	Split pro rata
Trustee expenses	20	-	-	7	33	7	67	Split pro rata
	7,885	-	-	2,629	13,142	2,629	26,285	

GOVERNANCE COSTS

	31-Mar-25	31-Mar-24
	£	£
Audit fee	7,896	7,896
Secretarial expenses	180	334
Other Professional Fees	2,285	-
Trustee Indemnity Insurance	4,632	4,363
	14,993	12,593

The total governance cost attributable to charitable activities is then apportioned in the same ratio as the other support costs:

ALLOCATION OF GOVERNANCE COSTS

	31-Mar-25	31-Mar-24
	£	£
Holt House	4,497	3,777
67 Whitehall Street	1,499	3,148
Institutional grants	7,498	4,408
Strategic planning	1,499	1,260
	14,993	12,593

Edward Holt Trust 31st March 2025

4) HOLT HOUSE EXPENDITURE

	31-Mar-25	31-Mar-24
	£	£
Costs in the furtherance of the charity's objectives:		
Residents' Council Tax	129	-
Water charges	4,846	4,114
Insurance	7,818	6,388
Gas	13,330	16,637
Electricity	3,689	1,869
Garden expenses	4,830	5,355
Repairs and renewals	42,629	37,380
Telephone	343	313
Sundry expenses	-	1,183
Cleaning	8,180	7,222
Depreciation	32,605	32,605
Housing management fees	15,466	14,495
	133,865	127,561

5) EDWARD HOLT HOUSE EXPENDITURE

	31-Mar-25	31-Mar-24
	£	£
Depreciation	16,035	16,035

6) EDWARD HOLT HOUSE (PADDINGTON) EXPENDITURE

	31-Mar-25	31-Mar-24
	£	£
Depreciation	9,834	9,834

7) 67 WHITEHALL STREET EXPENDITURE

	31-Mar-25	31-Mar-24
	£	£
Insurance	2,376	2,495
Repairs and maintenance	3,495	200.00
Utilities	(254)	246
Professional and legal fees	770	0
Council Tax	1,833	1,869
Depreciation	7,795	7,391
	16,015	12,201

Edward Holt Trust 31st March 2025

8) GRANTS

	31-Mar-25	31-Mar-24
	£	£
A-Z Communities	20,000	-
Back on Track	8,513	-
Bolton Guild of Help	15,000	-
Bridging the Gap	10,000	-
Burnage East Quids In	6,207	-
Caritas	-	45,000
Contact	-	-
EGG	10,000	-
Greater Manchester Youth Network	20,000	10,000
Hidden Treasure Trust	30,000	-
Hygiene Bank	4,000	-
Keeping It Real 24/7	-	29,782
Manchester Action on Street Health	25,000	-
Mustard Tree	10,000	-
PC Refurb	30,000	-
Our Room (formerly The Men's Room)	15,000	20,000
Revolving Doors Housing Trust	20,000	30,000
Salford CAB	-	15,000
Sparks of Success	5,000	-
SSG	40,000	-
St Peter's Church	9,029	-
Stand Up Sisters	3,393	-
Stockport Loaves and Fishes	10,000	15,000
The Christie Charity	30,000	30,000
The Hub at Westhoughton	2,900	-
The Twelve Tribes of Israel	-	54,103
Vision Care	3,000	-
Women Matta	30,000	-
Wood Street Mission	10,000	-
	367,042	248,885

Some grants awarded are payable only on receipt of a satisfactory report from the grantee and confirmation that the charity has sufficient funds to make payment. These are treated as performance-related/conditional grants and are not recognised as liabilities until the specified conditions are met. Amounts approved but remaining subject to these conditions at the reporting date are disclosed as commitments that are not recognised in the balance sheet.

At year end, £254,000 (2024: £165,000) of approved grants remained subject to receipt of satisfactory reports and confirmation of available funds and were therefore not recognised as liabilities.

9) AUDIT AND ACCOUNTANCY FEES

Governance costs include an audit fee of £7,896 (2024: £7,896).

10) PAYMENTS TO TRUSTEES

During the period, Trustee expenses were incurred total £67 for travel costs (2024: £74). No Trustees received remuneration during the period (2024: £nil).

11) INDEMNITY INSURANCE

During the period, indemnity insurance was paid in respect of the Trustees in the sum of £4,082 (2024: £3,981).

Edward Holt Trust 31st March 2025

12) TANGIBLE FIXED ASSETS

	Land	Block of flats	Holt Cottage	Furniture and fittings	Garden room	Improvements to property	Edward Holt House	Holt House (Salford)	67 Whitehall Street	Total
	£	£	£	£	£	£	£	£		£
Cost										
At beginning of period	3,058	62,067	5,291	103,754	56,992	917,171	801,731	502,004	369,529	2,821,597
Additions	-	-	-	-	-	49,808	-	-	-	49,808
At end of period	3,058	62,067	5,291	103,754	56,992	966,979	801,731	502,004	369,529	2,871,405
Depreciation										
At beginning of period	-	18,617	1,589	41,114	17,100	255,634	174,367	72,299	19,012	599,732
Charge in period	-	1,241	106	11,596	1,140	18,522	16,035	9,834	7,795	66,269
At end of period	-	19,858	1,695	52,710	18,240	274,156	190,402	82,133	26,807	666,001
Net book value										
At 31 March 2025	3,058	42,209	3,596	51,044	38,752	692,823	611,329	419,871	342,722	2,205,404
At 31 March 2024	3,058	45,932	3,914	77,699	42,172	659,559	659,434	449,373	357,802	2,298,943

Edward Holt Trust 31st March 2025

13) INVESTMENTS

	General fund £
Market value at 31 March 2024	5,781,210
Additions to investments at cost	177,354
Disposals at carrying value	(475,219)
Net (loss) on revaluation	172,251
Market value at 31 March 2025	5,655,596

	Cost at 31 Mar 2025 £	Market value 31 Mar 2025 £	Market value 31 Mar 2024 £
<i>Listed investments</i>			
United Kingdom quoted investments	5,221,373	5,655,596	5,781,210

14) CASH AT BANK AND IN HAND

	31-Mar-25 £	31-Mar-24 £
Cash at bank		
RBS	125,852	79,718
Affirmative Deposit	442	421
Cash with Investment Managers		
Sarasin LLP	38,469	78,998
Evelyn Partners	99,645	330
	264,408	159,467

15) DEBTORS

	31-Mar-25 £	31-Mar-24 £
Trade Debtors	24,416	46,372
Sundry payments in advance and accrued interest	39,112	41,337
	63,528	87,709

16) CREDITORS: Amounts falling due within one period

	31-Mar-25 £	31-Mar-24 £
Trade creditors	3,326	13,892
Accruals	206,987	61,722
	210,313	75,614

Edward Holt Trust 31st March 2025

17) ANALYSIS OF FUNDS

	Unrestricted General Fund Total £
<i>Fixed assets</i>	
Tangible assets	2,205,404
Investments	5,655,596
	<hr/> 7,861,000
<i>Current assets</i>	
Debtors	63,528
Cash at bank and in hand	264,408
	<hr/> 327,936
Creditors: Amounts falling due within one year	(210,313)
Net current assets	<hr/> 117,623
	<hr/>
Total net assets as at 31 March 2025	<hr/> 7,978,623
	<hr/>
Total net assets as at 31 March 2024	<hr/> 8,174,637

Prior year comparative

	Unrestricted General Fund Total £
<i>Fixed assets</i>	
Tangible assets	2,221,865
Investments	5,781,210
	<hr/> 8,003,075
<i>Current assets</i>	
Debtors	87,709
Cash at bank and in hand	159,467
	<hr/> 247,176
Creditors: Amounts falling due within one year	(75,614)
Net current assets	<hr/> 171,562
	<hr/>
Total net assets as at 31 March 2024	<hr/> 8,174,637
	<hr/>
Total net assets as at 31 March 2023	<hr/> 7,967,975

18) MOVEMENT IN FUNDS

	At 31 Mar 2024 £	Income £	Expenditure £	Realised and unrealised gains £	At 31 March 2025 £
Unrestricted general fund	8,174,637	254,680	(622,945)	172,251	7,978,623

Prior year comparative

	At 31 Mar 2023 £	Income £	Expenditure £	Realised and unrealised gains £	At 31 March 2024 £
Unrestricted general fund	7,967,975	256,687	(490,315)	440,290	8,174,637







Edward Holt Trust Annual Report and Accounts FYE 31 March 2025

Final Audit Report

2025-11-26

Created:	2025-11-24
By:	Emma Willder (emma@beyondprofituk.co.uk)
Status:	Signed
Transaction ID:	CBJCHBCAABAASe37U3NutU9lp4W42hw7GY0zImQPeReQ

"Edward Holt Trust Annual Report and Accounts FYE 31 March 2025" History

-  Document created by Emma Willder (emma@beyondprofituk.co.uk)
2025-11-24 - 12:29:09 PM GMT- IP address: 212.139.0.30
-  Document emailed to Chris Abbott (chris.abbott@djh.co.uk) for signature
2025-11-24 - 12:29:14 PM GMT
-  Email viewed by Chris Abbott (chris.abbott@djh.co.uk)
2025-11-24 - 2:29:43 PM GMT- IP address: 104.47.85.62
-  Signer Chris Abbott (chris.abbott@djh.co.uk) entered name at signing as Christopher Abbott
2025-11-26 - 11:06:52 AM GMT- IP address: 172.167.207.1
-  Document e-signed by Christopher Abbott (chris.abbott@djh.co.uk)
Signature Date: 2025-11-26 - 11:06:54 AM GMT - Time Source: server- IP address: 172.167.207.1
-  Agreement completed.
2025-11-26 - 11:06:54 AM GMT