

**WRAXALL CHARITIES CIO
REPORT
YEAR ENDED 31 DECEMBER 2025**

Reference and Administrative Details

Charity Number **1193583**

Public Address Wraxall Charities CIO, The Cross Tree Centre, Bristol Road,
Wraxall, Bristol, BS48 1LB

Trustees

Mrs A Lock	Chairman
Rev M Andrews†	
Cllr I Malpas*	
Mrs S Parsons*	from 3 March 2025
Mrs L Vowles	

Cllr D Robinson*	Treasurer
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*Nominative Trustee appointed by Wraxall & Failand Parish Council

†Ex-officio Trustee, Rector of the parish of Wraxall with Failand

Treasurer	Cllr D Robinson
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Independent Examiner	Mr S Wright, 27 The Uplands, Nailsea BS48 4RS
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Bankers	Lloyds Bank plc, 16 The Triangle, Clevedon BS21 6NG
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Solicitors	Wards Solicitors, 1-3 Alexandra Road, Clevedon BS21 7QF (until July 2025)
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DAC Beachcroft, Number One Welcome Building, Avon Street,
Bristol, BS2 0PS (from July 2025 for advice on Option
Agreement for Nailsea Land)

VWV, Narrow Quay House, Narrow Quay Bristol BS1 4QA (until
November 2025 for work to transfer to the CIO)

Surveyors	David James & Partners, Barley Wood Stables, Long Lane, Wrington, North Somerset BS40 5SA (Land Agent)
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Group West Ltd, 141 Whiteladies Road, Clifton, Bristol
BS8 2QB (Advice on Option Agreement)

Report of the Trustees for year ending 31st December 2025

The trustees present their Annual Report of the charity for the year ending 31st December 2025. The Financial Statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard (FRS102) published in 2015.

Prior to 7 November 2024 Wraxall Charities CIO had no funds or assets.

The Charity Commission has merged the unincorporated charities (Marchioness of Northampton, Thomas Kington and Abraham Elton, collectively known as Wraxall Parochial Charities) with Wraxall Charities CIO with a transfer date of 7 November 2024. The unincorporated charities have now been removed from the Register of Charities and are shown by the Charity Commission as having funds and assets transferred to Wraxall Charities CIO.

Structure, Governance and Management

Wraxall Charities CIO is a registered charity with a constitution and was approved by the Charity Commission on 18 February 2021.

The charity does not actively fundraise and seeks to continue the charitable work of the former unincorporated charities.

There are currently five trustees: three nominative trustees appointed by the Parish Council of Wraxall and Failand, two co-optative trustees and an ex-officio trustee, the Rector of the parish of Wraxall with Failand. There is currently a vacancy to be filled by a co-optative trustee.

Land assets comprise:

Nailsea Land

The Nailsea Land is subject to an Option Agreement with Vistry, a developer and formerly Linden Limited. WPD have an option agreement for an easement for pylons and underground cables (together with data cables from Surf Telecoms) across the land. Vistry has submitted a planning application for outline planning permission in October 2023 and is awaiting a decision. Wards no longer wish to support the CIO. The Trustees ceased to instruct Wards and appointed DAC Beachcroft in July 2025, as solicitors to work with Group West on the Option Agreement.

Wraxall Land

The twelve-month agricultural tenancy for one part of the Wraxall Land was renewed for a second year in May 2025. There has been an expression of interest in this part of the land from a developer, which is being managed by Group West. The other part of the Wraxall land is let as a car park to Baker Hughes; the lease ends in May 2028.

Transfer Deeds for the land assets of the former unincorporated charities were finally registered at HM Land Registry in November 2025. Work with VWV, the charities solicitors for managing the transfer to the CIO, is now complete.

All cash and investments from the former unincorporated charities were transferred into accounts held by Wraxall Charities CIO in November 2024.

Objectives and Activities for the Public Benefit

The objects of the charity are for the prevention or relief of poverty amongst those living in the ecclesiastical or administrative parish of Wraxall and Failand through making grants to appropriate institutions, organisations and individuals. The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Achievements and Performance

Discretionary payments were made for:

- Wellspring Counselling to cover the cost of counselling in the parish.
- Trussell Trust foodbank at Nailsea
- Nailsea & District Community Transport
- Energy costs for a single mother with two children in social housing with poor energy efficiency and insulation.
- Equipment for a student attending Weston College
- Replacement cooker for a family

No Tesco Gift Cards, for essential items for households in financial hardship, were issued during this period.

Financial Review

The charity's financial position on 31st December is healthy. The income is derived from monies received from investments, wayleave payments and the rent from three areas of land, which are let to tenants.

The CCLA Charities Deposit account provides a better rate of interest than the bank savings account

The Trustees have considered the need for a Reserves Policy and concluded there is no need to hold reserves or develop a Reserves Policy. The on-going costs of the charity can be easily met out of present funds. The charity holds zero reserves.

Declaration

The Trustees declare that they have approved the Trustees' Report above.

Signed on behalf of the charity's Trustees:



A Lock, Chairman of Trustees

9.4.2026

Date

Wraxall Charities CIO, Charity number: 1193583

Receipts and Payments Accounts for year ending 31st December 2025

		Unrestricted	Endowment	2025	2024
	Notes	funds	funds	Total	Total
				funds	funds
		£	£		
RECEIPTS					
Rents	1	13,763		13,763	
Investment income	2	17,585		17,585	4,355
Bank interest		45		45	26
CCLA Deposit a/c interest		4,061		4,061	305
Option payment					
Complaint				0	80
Re-imbursements	3	720		720	
TOTAL RECEIPTS		36,174	0	36,174	4,766
PAYMENTS					
Discretionary payments	4	13,155		13,155	
Insurance	5	720		720	349
Room Hire		50		50	
Governance	6	3,262		3,262	130
Land Management	7	180		180	
TOTAL PAYMENTS		17,367	-	17,367	479
NET RECEIPTS		18,807	-	18,807	4,287
Assets transferred from Wraxall Parochial Charities					1,313,822
Gain (loss) on revaluation of investment funds		-400	-29,710	-30,110	7,582
Rental debt written off	11	-900		-900	
FUNDS LAST YEAR END		105,006	1,220,685	1,325,691	
FUNDS THIS YEAR END		122,513	1,190,975	1,313,488	1,325,691

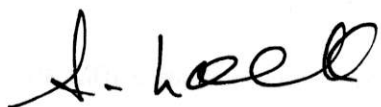
The notes on pages 6 and 7 form part of these accounts

Wraxall Charities CIO, Charity number: 1193583410

Statement of Assets and Liabilities for year ending 31st December 2025

		Unrestricted	Endowment	2025	2024
	Notes	funds	funds	Total	Total
				funds	funds
		£	£	£	£
Fixed assets					
Land held for investment	8	-	600,000	600,000	600,000
Investment funds	9	7,957	590,975	598,932	629,042
		7,957	1,190,975	1,198,932	1,229,042
Current assets					
Cash at bank		5,383	-	5,383	8,222
Cash at CCLA		108,898		108,898	87,252
Other monetary assets	10	275	-	275	275
Debtors					900
Net current assets		114,556	-	114,556	96,649
Total assets		122,513	1,190,975	1,313,488	1,325,691
Funds:					
Unrestricted		122,513	-	122,513	105,006
Endowment		-	1,190,975	1,190,975	1,220,685
Total funds		122,513	1,190,975	1,313,488	1,325,691

Approved and signed on behalf of the charity's Trustees:



9. 4. 2026

A Lock, Chairman of Trustees

Date

The notes on pages 6 and 7 form part of these accounts

Wraxall Charities CIO, Charity number: 1193583

Notes to the Accounts for year ending 31st December 2025

1. Rents and Wayleave

	2025	2024
Nailsea Land	350	350
Wraxall Land (part)	1,500	1,500
Deposit refund from previous tenant	313	
Baker Hughes (includes interest on late payment)	11,552	11,400
National Grid	48	48
	<u>13,763</u>	<u>13,298</u>

The last tenant of part of the Wraxall Land left a debt of £900. His deposit has been refunded by the Land Agent and the remaining debt has been written off by the trustees. The rent has been increased for the agreement with the new tenant. Baker Hughes have made an additional payment for the interest on late payment for the car park land rent. The figures for 2024 are from the previous unincorporated charities.

2. Investment income

Proceeds from the sale of land and options agreements in previous years have been invested in the CCLA Charities Official Investment Fund (COIF). 30,997.55 units were held on 31st December 2025. The forecast Gross dividend yield was 2.95% (Sep 25).

3. Re-imbursements

Wards solicitors re-imbursed £590 held on deposit and the Land Registry also made a re-imbursement for fees paid for an early attempt to correct a Title map for the Nailsea land.

4. Discretionary payments

Trussell Trust Foodbank (Nailsea)	£4,000
Wellspring Counselling	£5,000
Nailsea & District Community Transport	£3,050
Energy costs	£400
Equipment for a student at Weston College	£251
Replacement cooker	£454

£13,155

5. Insurance

Insurance cover includes Public Liability £5M, Employers Liability £10M and Trustees Indemnity Insurance.

6. Governance

This includes Land Registry charges for incorporation from the previous charities and solicitors' fees for removal of the unincorporated charities from the Charity Register.

7. Land Management

An updated tenancy agreement costing £180 was drafted by David James & Partners for part of the Wraxall Land.

8. Investment Assets - Land

With the transfer of assets to the CIO in 2024, David James & Partners issued reports re-valuing the land based on its potential for development. The Nailsea land is valued at £400,000 and the Wraxall land is valued at £200,000.

9. Investment Assets – Funds

The total value of investments held in the CCLA COIF fund on 31 December 2025 was £598,932. The loss during this period was £30,110, equivalent to 5%.

10. Other Monetary Assets

Other monetary assets are store gift cards held for distributing when needed. Gift cards to the value of £275 remain at the end of 2025.

11. Debtors

At transfer of assets there were rent arrears on the Wraxall Land of £900. In January 2025 David James & Partners, our Land Agent, advised that they held a deposit for rent of £313.28 as shown at note 1. This has now been received, leaving an outstanding debt of £586.72. The debt has been written off by the trustees, as recommended by our Independent Examiner.

Wraxall Charities CIO, Charity number: 1193583

Independent examiner's report to the trustees of Wraxall Charities CIO

I report to the trustees on my examination of the accounts of Wraxall Charities CIO for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity trustees of Wraxall Charities CIO 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 Wraxall Charities CIO's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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 Wraxall Charities CIO as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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.

Signed:



Name: Stewart Wright

Retired Fellow of the Institute of Chartered Accountants in England & Wales

Address: 27 The Uplands, Nailsea BS48 4RS

Date: 9th April 2026.