

THE LEIGHTON BUZZARD TOWNLANDS TRUST

FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2025

THE LEIGHTON BUZZARD TOWNLANDS TRUST

Registered Charity no: 1209119

Address:

17 Wickham Field
Wingrave
Aylesbury
Bucks,
HP22 4FR

Trustees:

MJ Birdseye
GP Higginson
P Jarvis
N Capizzi
N Whitehouse
PK Morgan

Independent Examiner

DA Thompson FCA
30 High Street
Leighton Buzzard
Beds
LU7 1EA

THE LEIGHTON BUZZARD TOWNLANDS TRUST

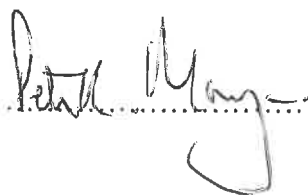
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE PERIOD ENDED 31 DECEMBER 2025

	£	£
<u>INCOMING RESOURCE</u>		
Rents from Investment Properties		144,800
Sundry Income		599
Bank Interest		<u>33,101</u>
		178,500
 <u>EXPENDITURE</u>		
Investment Property Expenses:		
Repairs and Maintenance	8,802	
Insurance	1,983	
Council Tax and Utilities	292	
Management Fees	<u>18,499</u>	
	<u>29,576</u>	
 Grants	<u>53,100</u>	
 Expenditure relating to Market Cross	<u>11,077</u>	
 Administration		
Secretarial Services	5,250	
Insurance	2,116	
Accountancy	600	
Sundry Expenses	<u>685</u>	
	<u>8,651</u>	
 <u>TOTAL RESOURCES EXPENDED</u>		<u>102,404</u>
 <u>NET INCOMING RESOURCES</u>		76,096
 <u>FUNDS INTRODUCED</u> – Note 2		2,891,944
 <u>GAIN ON REVALUATION OF INVESTMENT PROPERTIES</u>		<u>293,251</u>
 <u>FUNDS CARRIED FORWARD</u>		<u>3,261,291</u>

THE LEIGHTON BUZZARD TOWNLANDS TRUST

STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2025

	£	£
<u>Investment Property</u>		
Introduced at cost		2,231,749
Gain on revaluation		<u>293,251</u>
Investment properties at Market Value		2,525,000
<u>Current Assets</u>		
Rents Due	2,126	
Bank Deposit Account	46,199	
Bank Current Account	<u>688,566</u>	
	736,891	
<u>Less Accrual</u>	<u>600</u>	
<u>Net Current Assets</u>		<u>736,291</u>
<u>Net Assets</u>		<u>3,261,291</u>
<u>Funds Carried Forward</u>		<u>3,261,291</u>

.....Trustee

.....Trustee

THE LEIGHTON BUZZARD TOWNLANDS TRUST

NOTES TO THE ACCOUNTS

ACCOUNTING POLICIES

- a. The financial statements have been prepared using historic cost basis as modified for certain assets at fair value, 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) (effective 1 January 2015) – (Charities SORP (FRS 102), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).
- b. Income and Expenditure is recognised when it is receivable and becomes payable, provision has been made for Independent Examiners fees accrued at the period end and there were no other amounts outstanding.
- c. Investment properties were introduced into the Trust at cost and have been re-valued at 31 December 2025 by the Letting Agent which manages the lettings of the properties. The gain on re-valuation is shown in the Statement of Financial Activities.

TRANSFER OF ASSETS

On 11 November 2024 the whole of the assets and liabilities of The Townlands Trust were transferred to the new Charity, Leighton Buzzard Townlands Trust, number 1209119.

TRUSTEES EXPENSES

The investment properties are managed by Watsons Letting Agents, a company owned by Mr GP Higginson who is a Trustee of the Charity. The company received fees of £18,499 during the period which were charged at normal rates.

The Trustees considered the payments were acceptable and appropriate with the provisions of the Charities Act 2011 and the terms of the Trust.

No other expenses were paid to Trustees.

**Independent Examiner's Report
to The Leighton Buzzard Townlands Trust**

I report on the accounts of the Charity for the period ended 31 December 2025 in respect of an examination carried out under Section 145 of the Charities Act 2011.

Respective Responsibilities of Trustees and Examiner

As Trustees you are responsible for the preparation of the accounts, you consider that an audit is not required for this year under Section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under Section 145 of the 2011 Act)
- To follow the procedures laid down in the General Directions given by the Charity Commissioners (under Section 145(5)(b) of the 2011 Act); and
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination of the Charity's accounts includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

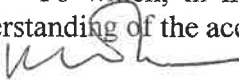
In connection with my examination, no matter has come to my attention:

(1) Which gives me reasonable cause to believe that in any material respect the requirements;

- to keep accounting records in accordance with Section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act.

have not been met; or

(2) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.


DA Thompson FCA
Chartered Accountant
30 High Street
Leighton Buzzard Beds LU7 1EA

Date: 25/2/26