

**BOSTON PRAYER
TRUST**

The Boston Prayer Trust

A Charitable Incorporated Organisation

Charity No: 1211833

**Annual Report &
Statement of Financial Activity**

**for the period
1 February 2025 to 31 March 2026**

1. Introduction

1.1 Charitable Objects

The charity's charitable object is 'The advancement of the Christian faith through prayer ministry in accordance with the Statement of Faith, for the benefit of the public.'

1.2 Overview

This has been the first year of the Trust and as such has seen much work done in developing procedures and consolidating its income stream, which is presently one residential property.

Two grants have been made with funds generated.

In line with Charity Commission policy the year-end was extended to 31 March 2026, a period of 14 months

2. Activities & Achievements

2.1 Outputs & Outcomes

The Trust was set up to be the principle benevolent outlet for Ian Robert Boston. After much time was spent deciding on what the principal aims of his charity should be it was decided that it would use the resources he has been blessed with to help foster Christian Prayer, particularly in the UK, and to do so without denominational prejudice.

Soon after formation, Mr Boston donated one property from his portfolio to the Trust, a small two-bedroom residential property in Derbyshire. The property has been rented on a shorthold tenancy agreement for the entirety of the year.

Funds generated from that rental, net of leasing costs, overheads and necessary reserves, are to be used for the charitable aims of the Trust.

Two applications were received during the year, both of which were approved by the Trustees.

2.2 Policies on Grant-Making and/or Social Investments

During the year the Trustees approved the following documents:

Safeguarding Policy, Grant Making Policy, Application Form, Funding Agreement, Post-Event Appraisal

Most are available on the website. The relevant documents have since been used in the grant applications received and made.

2.3 The Roles & Contributions of Volunteers

The Trust is grateful for the voluntary contributions made by its Trustees.

2.4 How the Public Have Benefitted

The object of the charity is to facilitate Christian Prayer. Funds distributed in the first year will have facilitated 43 people praying, over 4 days, in two countries.

3. Administration Details

3.1 Charity Details

Name: The Boston Prayer Trust

Charity No: 1211833

Postal Address: 8 Edge Close, Weybridge, Surrey, KT13 0SZ

e-mail: bostonprayertrust@gmail.com

website: www.bostonprayertrust.com

It is not presently registered with HM Revenue & Customs

3.2 Members of Staff

The Trust employs no staff.

3.3 Bank

Barclays Bank plc, Leicester, LE87 2BB

3.4 Independent Examiner

The Trust has not appointed an independent examiner.

4. Financial Review

4.1 Principal Sources of Funding

100% of funds in this year came from residential letting of one residential property.

4.2 Financial Position

During the year 33.4% of income was used in administrative and operational expenditure, thus 66.6% of the total income generated became available as charitable funds.

Expenditure was made up as follows:

- 63% Routine operational costs (i.e. Lettings fees, insurance, maintenance, tenancy changes)
NB. due to the extended reporting period this included insurance for two calendar years.
- 16% Exceptional costs (i.e. Conveyancing)
- 5% Overheads (i.e. Website)
- 16% Unclaimed VAT.

Two grants were made representing 37.6% of charitable funds (i.e. 25.0% of total income).

At the end of the year 41.6% of funds were retained, a proportion of which is expected to be held in a holding reserve going forward.

4.3 Details of Any Funds Materially in Deficit

The Charity has no funds which are materially in deficit.

4.4 Going Concern

The Trustees are confident that the Trust shall continue as a going concern.

4.5 Policy on Reserves

The Trust has decided that the following reserves will be held:

- £400 for routine property maintenance
- £300 for costs associated with tenancy changes.
- £1300 for exceptional repairs.

4.6 Description of the Principal Risks

As all of the Trust's capital is invested in residential property, the main risk to the Trust is the same as the risks associated with the UK residential housing market.

The trustees consider this to be a satisfactory risk.

4.7 Remuneration of Trustees

All Trustees acted in a voluntary capacity and received no remuneration or other material benefit from their services to the Trust.

Out-of-pocket expenses necessarily and reasonably incurred by Trustees may be reimbursed at cost. None have been claimed to date.

4.8 Statements on Liabilities

The Trustees declare that:

The Trust has given no guarantees where potential liability under the guarantee is outstanding at the date of this statement.

The Trust has no debt (e.g. mortgage) outstanding at the date of this statement which is secured by an express charge on any assets of the Trust.

5. Structure, Governance & Management

5.1 Constitution

The Trust is constituted as a Charitable Incorporated Organisation governed by a Constitution.

The Constitution is available to view either on the Trust website or at charitycommission.gov.uk

5.2 Trustees

Name	Office	Appointed	Resigned	Re-election
David S Hawthorn	Chair	23 Jan 2025*	n/a	22 Jan 2028
Tim C Caffell	Treasurer	23 Jan 2025*	n/a	22 Jan 2029
Ian R Boston	Trustee	23 Jan 2025*	n/a	22 Jan 2029

**Was operating in that capacity from 29 July 2024 i.e. prior to formal registration.*

There must be at least three charity trustees. The maximum number of trustees is 12.

In accordance with the Constitution, Trustees are appointed or re-appointed for a term of three years by a resolution passed at a properly convened meeting of the charity trustees.

In appointing Trustees, due consideration is given to ensuring that the Trustees have, between them, the skills and experience necessary to manage the charity effectively and in accordance with charity law.

5.3 Statutory Declaration

The Trustees confirm that they have paid due regard to the guidance issued by the Charity Commission on public benefit in deciding what activities the charity should undertake.

Approved by the Trustees and signed on their behalf.

5 May 2026

David S Hawthorn (Chair)



Statement of Financial Performance 2025/6

Income

Residential Rentals	10071.75	
Total		10071.75

Expenditure

Operational Expenditure		
Letting Fees (inc DRF)	839.67	
Insurance	547.86	
Repairs & Maintenance	232.24	
Tenancy change fees	495.00	
Exceptional Expenditure		
Conveyancing	544.00	
Overheads		
Website	177.95	
VAT	529.18	
Total		3365.90

Charitable Funds

Added in period	6705.85	
Grants Made		2520.00
Carried Forward		4185.85