



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 1st January 2024 Period start date
To 31st December 2024 Period end date

Charity name: Weybridge Land Charity

Charity registration number: 200270

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>Charity's Objective:</p> <p>The primary objective of this charitable organisation is to provide financial assistance to individuals residing in KT13, who are facing financial difficulties, hardship, or distress. We also include children who attend a Weybridge School in this criterion, ensuring that they are treated on an equal footing with their peers. Over the past few years, we have placed a particular emphasis on addressing issues such as heating, hunger, housing, and education.</p> <p>To achieve our objectives, we have diligently established partnerships with various partner organisations, including local schools and charities. These partnerships facilitate the distribution of grants that are tailored to the specific needs of our target beneficiaries.</p>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>The Activities of the Charity</p> <p>The primary activities the charity are:</p> <ol style="list-style-type: none">Provision of allotments: The charity provides allotments for the use of residents of Weybridge.Relief of residents in need: After settling its operational costs, the charity uses surplus funds and income from investments, to provide relief to residents of Weybridge who are experiencing hardship, distress or need. <p>To enhance the utilisation and viability of the allotments, an amendment to the Scheme of WLC in 2000 eliminated the requirement that existing and new allotment holders themselves be in need, hardship, or distress.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<p>All trustees diligently monitor the guidance provided by the Charity Commission. Additionally, we regularly assess our adherence to the Nolan principles.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	<p>We collaborate with established organisations serving Weybridge residents to positively impact vulnerable members of our community, with a particular focus on housing, heating, hunger and education. We allocate grants to local organisations such as Rentstart, Homestart, Elmbridge CAN, Citizens Advice Elmbridge West (CAEW), and all six Weybridge schools to provide meaningful assistance. Regular updates from these groups show the tangible impact of WLC funding on local lives.</p> <p>Our core values, which emphasise integrity and community impact, are consistently upheld. We ensure that these values are in harmony with those of our partner organisations.</p> <p>As trustees, we are committed to upholding the principles of openness, honesty, transparency, supportiveness, collaboration, and trustworthiness. Our vision is to ensure that no Weybridge resident should experience need or distress. We work hard to ensure the flourishing and ethical operation of Churchfields Allotments, guided by the principles of the National Allotment Society, to provide allotments to Weybridge residents.</p>

Policy on social investment including program related investment	Para 1.38	<p>The Churchfields Allotment site is situated at the heart of the Weybridge community. In addition to renting out allotments of various sizes to local residents, we also serve as landlords for the Clubhouse Project (a local charity that provides support to adults with learning difficulties), Weybridge Men's Shed, and Weybridge in Bloom. Furthermore, we are actively engaged with the Community Payback Programme.</p> <p>Weybridge Allotment Holders and Gardeners Association (WAHGA) is a highly valued organisation at Churchfields, organising social events, giving advice on growing and providing a very useful bulk buying service that many tenants greatly benefit from.</p> <p>During the year the Charity established a Community Plot to enable wider access for Weybridge Residents.</p> <p>We are deeply appreciative of the advice and help of 'The Tenancy Advisory Group (TAG)' and "The Friends of Weybridge Land Charity", who have added such great value to the Churchfields Allotments site and to the work of the charity. Additionally, we have actively engaged with young individuals at the local secondary school, to gain insights into the requirements of Weybridge's younger residents.</p>
Contribution made by volunteers	Para 1.38	<p>Our trustees are all volunteers, and we value their contributions. We also have a Tenants Advisory Group that monitors activity and identifies allotment needs.</p> <p>We've sought expert advice from local supporters, including financial process management.</p> <p>Relationships and collaborations have improved between WLC, Weybridge Men's Shed, Weybridge in Bloom, Weybridge Allotment Holders and Gardeners' Association</p>
Other		

Achievements and Performance

	SORP reference	
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Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>We grant local organisations funding to support Weybridge residents. Our partners include Rentstart, Homestart, Elmbridge CAN, CAEW, and all six Weybridge state schools. Regular updates from these partner organisations show the tangible impact of WLC funding on local lives.</p> <p>Rentstart supported 37 individuals in the past year with funding for accommodation, bills, household goods, benefit shortfalls, and employment support.</p> <p>Elmbridge CAN provided vital services like holiday camps, children's beds, hardship grants, textbooks, and translation support for refugees.</p> <p>Homestart trained volunteers to help vulnerable families in Weybridge.</p> <p>In recent years, we have collaborated with schools to address digital inequality. We have provided laptops or Chromebooks to families without access to computers at home. This program continues and schools and partners are encouraged to reach out if further need arises.</p> <p>During the festive season, we asked schools to identify families facing financial hardship. Last Christmas, we provided £75 Morrison's vouchers to 71 families to help with financial pressures.</p> <p>We've also allocated a £1,000 discretionary grant to each school, giving them flexibility to support pupils. Uses can include (for example):</p> <ul style="list-style-type: none"> • purchase of school uniform or relatively low-cost items of equipment/materials/one-off travel costs • contributions towards school trips and activities which enhance academic performance and provide further enrichment opportunities that these pupils would otherwise not experience • extra-curricular activities based at the school, including those which enable equity of access and participation for young people
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Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
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Performance of fundraising activities against objectives set	Para 1.41	The charity is not currently in fund raising mode
Investment performance against objectives	Para 1.41	The Charity's portfolio investment performance has performed at 8.7% against a target of 8.8%.
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Assets have increased in value, broadly in line with the market, which has been volatile
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The reserves policy considers the working capital required, income reliability, normal outgoings and the potential risk of unusual expenditure.
Amount of reserves held	Para 1.22	£25,000 minimum
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	The charity annually reviews its finances with its external Fund Manager to validate and confirm that, despite fluctuating markets, WLC's financial position will remain protected through a prudent approach.

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The primary income source for the Charity is the returns and income generated from the invested fund, supplemented by income derived from Churchfields allotments.
Investment policy and objectives including any social investment policy adopted	Para 1.46	<p>The investment objective is to achieve a balanced return between income and investment capital, while simultaneously managing risk. The portfolio should maintain a balanced position and aim to generate approximately £40,000 in annual income. Ethical considerations are prioritised in all investment decisions.</p> <p>Performance is monitored against ARC Charities Indices Reports as a benchmark.</p>

<p>A description of the principal risks facing the charity</p>	<p>Para 1.46</p>	<p>A risk policy and register are in place and are reviewed periodically.</p> <p>The primary risks are:</p> <p>The previous reliance on a single trustee for the day-to-day management of Churchfields has been significantly reduced by the recruitment of administrative support. Furthermore, our Clerk has documented key processes, thereby ensuring robust governance practices in the future.</p> <p>There have been additional operational costs associated with the Churchfields site (maintenance and improvements). The site was underinvested for many years, so expenditure has been increased to enhance it.</p> <p>WLC's constitution was previously highly intricate due to numerous amendments and additions made since the Charity's establishment. In addition to being complex to comprehend, in certain areas, the constitution no longer aligned with the Charity Commission's best practices, such as the approach to removing trustees. Work was undertaken through a specialist law firm to draft a revised and simplified constitution, which was subsequently implemented in 2024.</p> <p>The ongoing volatility in global markets has had an impact on WLC's financial portfolio. However, we remain confident that the overall cash and portfolio position remains robust.</p>
<p>Other</p>		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust scheme
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Unincorporated Association
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<p>Some time ago, the Charity Scheme was amended to permit the reduction of EBC (Elmbridge Borough Council) nominated trustees from six to two trustees, and to enable the appointment of up to nine community trustees.</p> <p>WLC currently have one EBC nominated trustee. EBC did not put forward any other nominations during the year.</p> <p>We have a policy of not appointing trustees immediately unless they have a proven track record of holding or having held a similar position elsewhere. Instead, we prefer to invite successful candidates to join the charity as a 'Friend' first, so that we can see how well we work together and whether they would be a good fit for the board.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	During the year, we successfully implemented the newly introduced trustee induction program. We are pleased to report that this program has proven to be highly effective and will be retained for future trustee inductions.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	In the year 2024, we had 6 trustees: Tim Oliver (Chair) Vicki Macleod Jackie Martin Hilary Butler Miriam Morris Simon Tizard
Relationship with any related parties	Para 1.51	We have a good relationship with all related parties, including other charities at Churchfields Allotments.

Other		
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Reference and Administrative details

Charity name	Weybridge Land Charity
Other name the charity uses	Weybridge Poor Land Charity
Registered charity number	200270
Charity's principal address	Allotments Gate Curzon Road Weybridge, KT13 8UN Surrey

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Jackie Martin	Chair		
2	Vicki Macleod			
3	Tim Oliver			
4	Hilary Butler			Council Nominated
5	Simon Tizard			
6				
7				
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Corporate trustees – names of the directors at the date the report was approved

Director name		
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Name of trustees holding title to property belonging to the charity

[illegible]

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

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Full name(s)

--	--

Position (eg
Secretary, Chair, etc)

--	--

Date

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WEYBRIDGE LAND CHARITY

REGISTERED CHARITY NUMBER 200270

TRUSTEES' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024



TRUSTEES' REPORT

The trustees are pleased to present their annual report and the independently examined financial statements of the charity for the year ended 31 December 2024. They have been prepared in accordance with the accounting policies set out on page 13 of the accounts and comply with the charity's schemes, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice (published on 16 July 2014), which is applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland.

The registered name of the charity is the 'Weybridge Poor's Land' charity, but its working name is now the 'Weybridge Land Charity', in preference to the short form "Weybridge Charity"

History of the Charity

The Weybridge and Byfleet Enclosure Act, 1800 directed that Commissioners should set out and allot parts of the commons and waste lands in the Parish of Weybridge for the use of the occupiers of cottages within the Parish of Weybridge. The Allotments Extension Act of 1882, required that Trustees of land held for the benefit of the poor had to set aside a portion of that land for allotments. Accordingly, in 1883 a Scheme of the Charity Commissioners set aside land at the Heath at Weybridge for the general benefit of the inhabitants of the Parish of Weybridge and the income was used to rent land near Weybridge Church as allotments.

In 1910 Weybridge Council became Trustees for the administration and management of the Charity; and in 1911 a Deed of Exchange effected the transfer of the title of 9.385 acres adjoining the Church together with land at Pine Grove to the Charity.

The Charity is still regulated by the scheme dated 1910, together with various subsequent amendments, and retains ownership of the 9.385 acres of land in central Weybridge.

In 1999, the land at Pine Grove was sold, and the proceeds invested to provide an income to support the Charity's "objects".

Object of the Charity

The Charity has one object and two activities as described in the Scheme as amended in June 2000:

The Object of the Charity is

"The relief of persons resident in the area of benefit who are in need, hardship or distress".

The activities are:

- Provision of allotments for use by residents of Weybridge.
- After settling its costs of operations, to use surplus funds to provide the relief of persons resident in Weybridge who are in need, hardship or distress.

To increase the utilisation and viability of the allotments, an amendment to the Scheme of the Charity in 2000 removed the requirement that existing and new allotment holders are themselves in need, hardship or distress.

Trustees and Administration

During the year ending 31 December 2024 we had the following trustees:

Tim Oliver (Chair) (Appointed March 2024)

Helen Lamb (Resigned December 2024)

Simon Tizard (Appointed 2 December 2024)

Vicki Macleod

Jackie Martin

Hilary Butler (EBC Nominated Trustee)

Murray Law (Resigned March 2024)

Carlye Case (Resigned April 2024)

Miriam Morris (Resigned December 2024)

In addition, Matthew O'Donnell was appointed a trustee on 29 July 2025.

Trustee Induction

As a small volunteer-based charity, WLC previously did not have a documented induction training policy for new trustees. We are now working to the trustee induction checklist as issued by the Charity Commission rather than creating our own. This, combined with sharing the knowledge we have between us as a small group of trustees, and a simplified constitution, means we can quickly bring new trustees up to speed.

Independent examiner

The Trustees resolved to reappoint Andrew Gadoros FCA, Xeinadin Group, The Quadrant Centre, Limes Road, Weybridge, Surrey, KT13 8DH

Fund manager

Michael Barlow, JM Finn & Co., 4 Coleman Street, London, EC2R 5TA

Bankers

CAF Bank Ltd, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4JQ

Funding of the Charity

The Charity (including its grant aid programme), is historically funded from three principal sources:

- Annual Rents received from allotment tenants
- Investment income, being dividends and interest
- Bequests and donations from donors



Assets of the Charity

a. Churchfields Allotments

Located in the centre of Weybridge town, the 9.385 acres of land commonly known as the Churchfields allotments, has been an important amenity and feature of community since 1910.

b. Investment Portfolio

The charity is a long-term investor and the trustees, on professional advice, hold a mixed portfolio of equities, bonds and other investments designed to provide a level of income and capital growth.

The composition of the investment portfolio is of medium risk.

Permanent Endowment and Unrestricted Funds

Historically, Trustees understood that none of the invested funds of the Charity were "restricted". This was restated in the 2018 report.

During 2019 the Trustees of the Charity obtained legal advice to review and clarify the status of Charity Funds and Land. The main points of that advice which confirmed that the

Charity's land and part of the portfolio of investments are "Permanent Endowment" are summarised as follows:

1. The investment portfolio contains monies derived from four sources:
 - a. Proceeds and capital gains arising from the sale of the Pine Grove Allotments in 1999 (Permanent Endowment - Restricted)
 - b. Pre-existing Funds prior to the sale of Pine Grove and associated Capital Gains (Unrestricted)
 - c. Funds raised and associated capital gains (Unrestricted)
 - d. Income from investments and capital gains from re-investment (Unrestricted).
2. Land which is a permanent endowment cannot be sold without an order from the Charities Commission, as occurred on the occasion of the sale of the Pine Grove site. In accordance with the terms of the order for that sale, the proceeds from the Pine Grove site were to be invested. These investments are considered to be "investment permanent endowment".

As was the norm for accountancy practice at the time, only the income from that investment (and not any element of Capital Gains) can be drawn on to meet the costs and objects of the Charity.

Subsequent to the legal advice, the element of Unrestricted Funds has been identified in the investment portfolio, and the detail of the methodology shared with the Charity Commission. The request of the Charity Commission is that the split between Unrestricted Funds and Restricted Funds appears in the annual return; and this is shown in note 8 of the Statement of Financial Activities.

The practice has been that additions to, and withdrawals from, the unrestricted funds in the investment portfolio provide a longer-term approach to holding monies attributable to income and other funds raised (see Reserves Policy below).

At the end of 2024, these amounted to £54,345 (2023: £50,901). Unrestricted funds attributable to investments held before 1999 (the Sale) totalled £99,769 (2023: £93,448), and these funds have been used to provide income to the Charity in the same way as the Permanent Endowment investments.

The total of Unrestricted Funds in the portfolio at year end was £151,143 (2023: £144,349).

Reserves Policy

The Reserves Policy is part of the Charity's risk assessment process, and takes into account the working capital required, the reliability of income, the normal outgoings, and any potential risks of unusual expenditure (e.g., tree surgery on allotment land).

The Charity has a reliable income stream from the investment endowment fund, a simple cost structure and does not envisage having to cease operations for any reason.

On this basis, a nominal reserve of £25,000 is set, to be held within the "Unrestricted Investment Fund", and is reviewed annually.

Achievements and Performance

Returns and income from the invested fund is the Charity's primary income source, along with income from Churchfields allotment plot holders. There have also been a small number of voluntary donations from plot holders and local organisations.

The investment objective is to balance return between income and capital, with a medium level of risk applied, a balanced portfolio position, and to target circa £40,000 income per annum with an action initiated to define / ensure the investment portfolio is ethical. The portfolio performance will start being tracked against ARC Charities Indices Performance Report as a benchmark.

The Charity's portfolio investment performance out-performed the ARC Steady Growth Index during the year while the income generated exceeded the target of £40,000 per annum.

Income was below previous year due to lower performing financial investment portfolio and returns. Day to day operating costs remained low, however there were significant "one off" items, most notably expenditure on legal fees. Net cash and current assets remained strongly and broadly in line with previous years.

A review took place with the Charity's external Fund Manager to validate and confirm that, despite the fluctuating markets, WLC's financial position would be protected for several years through a prudent investment approach.

Risk Management

The trustees have considered and identified the major risks to which the Charity may be exposed. Procedures are in place to review these annually and to take positive measures to mitigate them. The Charity has an Insurance Policy with Zurich Insurance to cover the main risks.

A risk policy and register were put in place during 2024 and reviewed accordingly (and will now be reviewed going forward periodically).

The prime risks identified and the policies adopted to mitigate those risks are:

- dependency on individual trustees for support of Churchfields allotments and day to day running of the Charity. This is being de-risked by appointing a Clerk to document and manage key processes and by identifying work that could be undertaken by other local organisations on behalf of WLC. There is expected to be an increase in WLC run costs to implement these risk mitigation activities.
- additional running costs of the Churchfields site (maintenance and improvements). The site was underinvested for many years, so expenditure has been increased to improve it. Emergency and planned spending has included continued repairs to the water system, finalized installation of new gates to make the site more accessible, and the initiation of a tree survey. Further site expenditure will be required on an ongoing basis.
- WLC's constitution was highly complex due to several amendments and additions being made since the Charity was first established. As well as being complex to understand, in areas, the constitution also no longer reflected Charity Commission best practice e.g., approach to remove trustees. Work was commissioned through a specialist law firm to put together a revised simplified constitution and this was ready and implemented during early 2024.
- The flux in the global trading markets e.g., the impact of Russia Ukraine war, Brexit, Covid etc have continued during 2024. This has impacted WLC's financial portfolio although the overall cash and portfolio position remains strong.

Social Investment Programme

The Churchfields Allotment site is at the centre of the Weybridge community. As well as renting out allotments of various sizes to local residents, we are also landlords to the Clubhouse Project (a local charity helping adults with learning difficulties) and Weybridge Men Shed and Weybridge in Bloom.

In addition, we are also engaged with the Community Payback Programme.

Due to other priorities, WLC was unable to promote the good work as much as planned during 2024. However, we are already doing more to promote WLC's Objectives and good work to local organisations and to improve how we can jointly collaborate and support WLC's Objectives as well as Weybridge's residents.

Contribution made by Volunteers

All trustees are volunteers, and we value the contribution made by our trustees and our volunteers. In addition, we have a Tenants Advisory Group who monitor activity and need on the allotments.

Expert advice has been sought from a number of local supporters including

- Financial process management advice
- Ground management: St George's School

and relationships and collaborations have improved and progressed between WLC, and tenant organisations Weybridge Men's Shed and Weybridge in Bloom, and WAHGA along with other organisations such as the Community Payback Programme.

Trustees' responsibilities in relation to the financial statements

The charity's trustees are responsible for preparing an annual report and financial statements in accordance with the Charities Act 2011 and the Charities (Accounts and Reports) Regulations 2008.

They conform to the Financial Reporting Standards (FRS) applicable in the UK and the Republic of Ireland, and accounts are prepared in accordance with FRS 102 and the Statement of Recommended Practice (SORP) issued by the Charity Commission.

The charity's trustees are required to prepare financial statements each year 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. This involves:

- selecting suitable accounting policies and then applying them consistently;
- observing the methods and principles in the applicable Charities' SORP;
- making judgements and accounting estimates that are reasonable and prudent;
- preparing the financial statements on the basis of being a going concern unless it is inappropriate to presume that the charity will continue in operation;
- ensuring that the accounts present financial information that is relevant, reliable, comparable and complete;
- disclosing whether there have been any changes to accounting policies.

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. The trustees are responsible for the maintenance and integrity of the charity and financial information.

Independent Examiner's Report on the Accounts

Report to the trustees of the charity on the accounts for the year ended 31 December 2024 set out on pages 9 to 19.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

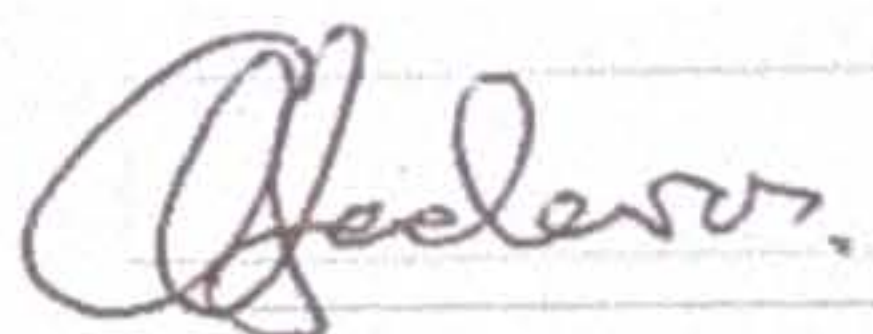
My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view 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 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 Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:



Date:

17.10.25

Name:

Andrew Gadoros

Relevant professional qualification(s) or body (if any):

FCA

Address:

Xeinadin Group

The Quadrant Centre

Limes Road, Weybridge

Surrey, KT13 8DH



Statement of Financial Activities for the year ending 31 December 2024

	Note	General Funds	Investment Funds	Total Funds 2024	General Funds	Investment Funds	Total Funds 2023
Income							
Charitable activities	2	11,296	-	11,296	11,353	-	11,353
Donations received		-	-	-	10,930	-	10,930
Investments	3	51,391	-	51,391	35,660	-	35,660
Total income		62,687	-	62,687	57,943	-	57,943
Expenditure							
Charitable activities	4	48,848	14,560	63,408	29,394	13,196	42,590
Total Expenditure		48,848	14,560	63,408	29,394	13,196	42,590
Net revenue / (expenditure)		13,839	(14,560)	(721)	28,549	(13,196)	15,353
Net (losses)/ gains on investments	5	-	164,614	164,614	-	197,895	197,895
Net movement in funds for the year		13,839	150,054	163,893	28,549	184,699	213,248
Funds b/fwd		137,304	2,218,199	2,355,503	108,755	2,033,500	2,142,255
Transfer between funds		-	-	-	-	-	-
Funds c/fwd		151,143	2,368,253	2,519,396	137,304	2,218,199	2,355,503



Balance Sheet for the year ended 31 December 2024

	Note	General Funds	Investment Funds	Total Funds 2024	General Funds	Investment Funds	Total Funds 2023
Fixed assets							
Tangible fixed assets	6	5,817	-	5,817	10,498	-	10,498
Investments	7,8	-	2,369,849	2,369,849	-	2,220,120	2,220,120
Total fixed assets		5,817	2,369,849	2,375,666	10,498	2,220,120	2,230,618
Current assets							
Investment cash	8,9	137,645	(1,596)	136,049	94,264	(1,921)	92,343
Cash at bank and in hand	9	9,591	-	9,591	40,900	-	40,900
Debtors	10	40	-	40	234	-	234
Total current assets		147,276	(1,596)	145,680	135,398	(1,921)	133,477
Liabilities							
Amounts falling due within one year	11	(1,950)	-	(1,950)	(8,592)	-	(8,592)
Net current assets		145,326	(1,596)	143,730	126,806	(1,921)	124,885
Total net assets		151,143	2,368,253	2,519,396	137,304	2,218,199	2,355,503

Approved by the trustees on 25th Oct 2025 and signed on their behalf by;

J. Martin

Chairman of the trustees, Weybridge Land Charity



Statement of cash flows for the year ended 31 December 2024

	General Funds	Investment Funds	Total Funds 2024
Cash flows from operating activities:			
Net cash generated by / (used in) operating activities	12,072	(14,560)	(2,488)
Cash flows from investing activities			
Proceeds from sale of investments	-	296,500	296,500
Purchases of investments	-	(281,615)	(281,615)
Net cash provided by investing activities	-	14,885	14,885
Tangible fixed assets purchased	-	-	-
Change in cash and cash equivalents in the year	12,072	325	12,397
Cash and cash equivalents at the beginning of the year	135,164	(1,921)	133,243
Cash and cash equivalents at the end of the year	147,236	(1,596)	145,640

Reconciliation of net expenditure to net cash flow from operating activities

	General Funds	Investment Funds	Total Funds 2024
Net income per the statement of financial resources	13,839	150,054	163,893
Adjustments for:			
Gains on investments	-	(164,614)	(164,614)
	13,839	(14,560)	(721)
Decrease in debtors	194	-	194
Decrease in creditors	(6,642)	-	(6,642)
Depreciation	1,649	-	1,649
Disposal of assets	3,032	-	3,032
Net cash generated by / (used in) operating activities	12,072	(14,560)	(2,488)



Statement of cash flows for the year ended 31 December 2023

	General Funds	Investment Funds	Total Funds 2023
Cash flows from operating activities:			
Net cash generated by / (used in) operating activities	38,764	(13,288)	25,476
Cash flows from investing activities			
Proceeds from sale of investments	-	392,353	392,353
Purchases of investments	-	(387,586)	(387,586)
Net cash provided by investing activities	-	4,767	4,767
Tangible fixed assets purchased	(2,272)	-	(2,272)
Change in cash and cash equivalents in the year	36,492	(8,521)	27,971
Cash and cash equivalents at the beginning of the year	98,672	6,600	105,272
Cash and cash equivalents at the end of the year	135,164	(1,921)	133,243

Reconciliation of net expenditure to net cash flow from operating activities

	General Funds	Investment Funds	Total Funds 2023
Net income per the statement of financial resources	28,549	184,699	213,248
Adjustments for:			
Losses on investments	-	(197,987)	(197,987)
	28,549	(13,288)	15,261
Increase in debtors	(168)	-	(168)
Increase in creditors	6,882	-	6,882
Depreciation	3,501	-	3,501
Net cash generated by / (used in) operating activities	38,764	(13,288)	25,476

Notes to the Statement of Financial Activities

1. Accounting standards, policies, concepts and principles

Basis of preparation and assessment of going concern

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The financial statements have been compiled with reference to the 'Statement of Recommended Practice: Accounting and Reporting by Charities' and the accounts have been prepared in accordance with the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland (FRS 102) issued on 16 July 2014 and the Charities Act 2011.

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

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Recognition of income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably.

Recognition of 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 settlement will be required, and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accrual basis. All expenses including support costs and governance costs are allocated or apportioned to their applicable expenditure headings.

Investments

Investments are measured initially at cost and subsequently at their market value at the reporting date in accordance with paragraph 11.14(d) of FRS 102.

The investment fund managers (JM Finn & Co.) are instructed to seek growth but maintain a medium risk portfolio. They are instructed to achieve income of at least £50,000 each year.

Reserves

Reserves held by the charity are either:

Unrestricted reserves – which may be used in accordance with operational and charitable activities at the discretion of the trustees.

Permanent Endowment – are funds of which the capital cannot be spent but are to be invested to generate income.

Costs which can be offset against the permanent endowment funds include the costs of maintaining the capital element of the endowment funds, gains and losses on disposal of assets, unrealised gains and losses and similar charges.

Tangible assets

The charity owns the freehold of approximately 9.385 acres of land at Churchfields, Weybridge. This land is valued in the accounts at nil cost as it was obtained by the charity without charge on

the exchange of lands with the former Weybridge Urban District Council in 1910. An estimated current-use value of £96,000 has been ascribed to this land.

Other fixed assets are capitalised at cost and are depreciated over their estimated useful economic lives on a straight-line basis as follows:

Fixtures, fittings and plant – 25% written down value

2. Income from charitable activities

These comprise allotment rents and wayleaves.

3. Income from investments

	2024	2023
Investment dividends	51,379	35,262
Interest received on cash balances	12	398
Total	51,391	35,660

4. Expenditure on charitable activities

	General Funds	Investment Funds	Total Funds 2024	General Funds	Investment Funds	Total Funds 2023
Grants and direct costs						
Grants paid out	26,372	-	26,372	10,629	-	10,629
Maintenance and development of allotment land	9,935	-	9,935	4,573	-	4,573
Other charitable expenditure	2,405	-	2,405	-	-	-
	38,712		38,712	15,202		15,202
Support and administration costs						
Professional fees	2,116	-	2,116	8,134	-	8,134
Fund manager's fees and dealing expenses	-	14,560	14,560	-	13,196	13,196
Independent examiner's fees	1,590	-	1,590	1,500	-	1,500
Bank charges	227	-	227	208	-	208
Insurance	276	-	276	276	-	276
Stationery, postage and website maintenance	1,140	-	1,140	573	-	573
Depreciation	1,649	-	1,649	3,501	-	3,501
Disposal of fixed assets	3,032	-	3,032	-	-	-
Other costs	106	-	106	-	-	-
	10,136	14,560	24,696	14,192	13,196	27,388
Total expenditure on charitable activities	48,848	14,560	63,408	29,394	13,196	42,590

Expenditure is recorded on an accruals basis.

The charity has no contractual obligations which have been omitted from the accounts for the year.



5. Net gains on investments

	Fixed Interest	Equities and Funds	Total 2024	Fixed Interest	Equities and Funds	Total 2023
Realised gains/(losses) on investment sales						
1 January m.v. of investments sold	-	(328,799)	(328,799)	-	(388,421)	(388,421)
Purchases	-	-	-	-	(542)	(542)
Sale proceeds	-	296,500	296,500	-	392,353	392,353
	-	(32,299)	(32,299)	-	3,390	3,390
Quoted investments in the U.K.						
Market value at 1 January	369,753	588,719	958,472	137,493	613,446	750,939
Additions	87,418	20,073	107,491	221,615	29,901	251,516
Disposals	-	(169,402)	(169,402)	-	(70,808)	(70,808)
	457,171	439,390	896,561	359,108	572,539	931,647
Market value at 31 December	441,088	431,552	872,640	369,753	588,719	958,472
Unrealised investment (losses) / gains (UK quoted)	(16,083)	(7,838)	(23,921)	10,645	16,180	26,825
Other investments						
Market value at 1 January	-	1,261,648	1,261,648	-	1,275,961	1,275,961
Additions	-	174,124	174,124	-	136,613	136,613
Disposals	-	(159,397)	(159,397)	-	(318,698)	(318,698)
	-	1,276,375	1,276,375	-	1,093,876	1,093,876
Market value at 31 December	-	1,497,209	1,497,209	-	1,261,648	1,261,648
Unrealised investment (losses) / gains (other)	-	220,834	220,834	-	167,772	167,772
Total unrealised investment (losses) / gains	(16,083)	212,996	196,913	10,645	183,952	194,597
Total net (losses) / gains on investments	(16,083)	180,697	164,614	10,645	187,342	197,987

6 Fixed assets

Equipment	2024	2023
Cost		
As at 1 January	18,353	16,081
Additions	-	2,272
Disposals	(5,390)	-
As at 31 December	12,963	18,353
Depreciation		
As at 1 January	7,855	4,354
Charge for the year	1,649	-
Disposals	(2,358)	3,501
As at 31 December	7,146	7,855
Net book value		
As at 31 December	5,817	10,498
As at 1 January	10,498	11,727

7. Investment Fund

	Fixed Interest	Equities and Funds	Total 2024	Fixed Interest	Equities and Funds	Total 2023
UK quoted investments						
Value at 1 January	369,753	588,719	958,472	137,493	613,446	750,939
Additions	87,418	20,073	107,491	221,615	29,901	251,516
Disposals	-	(106,582)	(106,582)	-	(59,747)	(59,747)
Unrealised (losses) / gains	(16,083)	(70,658)	(86,741)	10,645	5,119	15,764
Value at 31 December	441,088	431,552	872,640	369,753	588,719	958,472
Other investments						
Value at 1 January	-	1,261,648	1,261,648	-	1,275,961	1,275,961
Additions	-	174,124	174,124	-	136,613	136,613
Disposals	-	(153,722)	(153,722)	-	(329,758)	(329,758)
Unrealised (losses) / gains	-	215,159	215,159	-	178,832	178,832
Value at 31 December	-	1,497,209	1,497,209	-	1,261,648	1,261,648
Total investments	441,088	1,928,761	2,369,849	369,753	1,850,367	2,220,120
JM Finn dealing account (cash)			(1,596)			(1,921)
Total investment fund (note 8)			2,368,253			2,218,199

Purchases and sales of investments have been made in the year in accordance with the requirements of the Trustee Act 2000.

The JM Finn cash dealing account is included in the table to facilitate reconciliation.



8. Unrestricted and Endowment Investment Funds (including JM Finn Dealing account)

	Unrest- ricted	Endow- ment	Total 2024	Unrest- ricted	Endow- ment	Total 2023
Permanent endowment						
Value at 1 January	-	2,073,850	2,073,850	-	1,901,170	1,901,170
Apportioned (losses) / gains	-	140,289	140,289	-	172,680	172,680
Value at 31 December	-	2,214,139	2,214,139	-	2,073,850	2,073,850
Investments before 1999						
Value at 1 January	93,448	-	93,448	85,667	-	85,667
Apportioned (losses) / gains	6,321	-	6,321	7,781	-	7,781
Value at 31 December	99,769	-	99,769	93,448	-	93,448
Transfers from general fund						
Value at 1 January	50,901	-	50,901	46,663	-	46,663
Apportioned (losses) / gains	3,444	-	3,444	4,238	-	4,238
Value at 31 December	54,345	-	54,345	50,901	-	50,901
Total investments	154,114	2,214,139	2,368,253	144,349	2,073,850	2,218,199

9. Cash at Bank and Dealing Account

	General Funds	Invest- ment Funds	Total 2024	General Funds	Invest- ment Funds	Total 2023
JM Finn Dealing Account	-	(1,596)	(1,596)	-	(1,921)	(1,921)
JM Finn Income and Deposit Accounts	137,645	-	137,645	94,264	-	94,264
CAF Gold Deposit Account	8,124	-	8,124	25,624	-	25,624
CAF Cash Current Account	1,400	-	1,400	15,248	-	15,248
PayPal Account	67	-	67	28	-	28
Total bank balances	147,236	(1,596)	145,640	135,164	(1,921)	133,243

10. Debtors

	General Funds 2024	General Funds 2023
Allotment rents	-	234
Prepayments	40	-
Total debtors	40	234



11. Creditors: amounts falling due within one year

	General Funds 2024	General Funds 2023
Trade creditors	-	7,092
Accruals		
Professional fees	1,950	1,500
	<u>1,950</u>	<u>1,500</u>
Total creditors	<u>1,950</u>	<u>8,592</u>

12. Reserves

a) 2024

Fund Name	Balances b/fwd	Income	Expend- iture	Movement between funds	Gain on invest- ments	Balances c/fwd
General fund	137,304	62,687	(48,848)	-	-	151,143
Investment fund	2,218,199	-	(14,560)	-	164,614	2,368,253
Total funds	<u>2,355,503</u>	<u>62,687</u>	<u>(63,408)</u>	<u>-</u>	<u>164,614</u>	<u>2,519,396</u>

b) 2023

Fund Name	Balances b/fwd	Income	Expend- iture	Movement between funds	Loss on invest- ments	Balances c/fwd
General fund	108,755	57,943	(29,394)	-	-	137,304
Investment fund	2,033,500	-	(13,196)	-	197,895	2,218,199
Total funds	<u>2,142,255</u>	<u>57,943</u>	<u>(42,590)</u>	<u>-</u>	<u>197,895</u>	<u>2,355,503</u>



WEYBRIDGE LAND CHARITY

REGISTERED CHARITY NUMBER 200270

TRUSTEES' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024



TRUSTEES' REPORT

The trustees are pleased to present their annual report and the independently examined financial statements of the charity for the year ended 31 December 2024. They have been prepared in accordance with the accounting policies set out on page 13 of the accounts and comply with the charity's schemes, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice (published on 16 July 2014), which is applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland.

The registered name of the charity is the 'Weybridge Poor's Land' charity, but its working name is now the 'Weybridge Land Charity', in preference to the short form "Weybridge Charity"

History of the Charity

The Weybridge and Byfleet Enclosure Act, 1800 directed that Commissioners should set out and allot parts of the commons and waste lands in the Parish of Weybridge for the use of the occupiers of cottages within the Parish of Weybridge. The Allotments Extension Act of 1882, required that Trustees of land held for the benefit of the poor had to set aside a portion of that land for allotments. Accordingly, in 1883 a Scheme of the Charity Commissioners set aside land at the Heath at Weybridge for the general benefit of the inhabitants of the Parish of Weybridge and the income was used to rent land near Weybridge Church as allotments.

In 1910 Weybridge Council became Trustees for the administration and management of the Charity; and in 1911 a Deed of Exchange effected the transfer of the title of 9.385 acres adjoining the Church together with land at Pine Grove to the Charity.

The Charity is still regulated by the scheme dated 1910, together with various subsequent amendments, and retains ownership of the 9.385 acres of land in central Weybridge.

In 1999, the land at Pine Grove was sold, and the proceeds invested to provide an income to support the Charity's "objects".

Object of the Charity

The Charity has one object and two activities as described in the Scheme as amended in June 2000:

The Object of the Charity is

"The relief of persons resident in the area of benefit who are in need, hardship or distress".

The activities are:

- Provision of allotments for use by residents of Weybridge.
- After settling its costs of operations, to use surplus funds to provide the relief of persons resident in Weybridge who are in need, hardship or distress.

To increase the utilisation and viability of the allotments, an amendment to the Scheme of the Charity in 2000 removed the requirement that existing and new allotment holders are themselves in need, hardship or distress.

Trustees and Administration

During the year ending 31 December 2024 we had the following trustees:

Tim Oliver (Chair) (Appointed March 2024)

Helen Lamb (Resigned December 2024)

Simon Tizard (Appointed 2 December 2024)

Vicki Macleod

Jackie Martin

Hilary Butler (EBC Nominated Trustee)

Murray Law (Resigned March 2024)

Carlye Case (Resigned April 2024)

Miriam Morris (Resigned December 2024)

In addition, Matthew O'Donnell was appointed a trustee on 29 July 2025.

Trustee Induction

As a small volunteer-based charity, WLC previously did not have a documented induction training policy for new trustees. We are now working to the trustee induction checklist as issued by the Charity Commission rather than creating our own. This, combined with sharing the knowledge we have between us as a small group of trustees, and a simplified constitution, means we can quickly bring new trustees up to speed.

Independent examiner

The Trustees resolved to reappoint Andrew Gadoros FCA, Xeinadin Group, The Quadrant Centre, Limes Road, Weybridge, Surrey, KT13 8DH

Fund manager

Michael Barlow, JM Finn & Co., 4 Coleman Street, London, EC2R 5TA

Bankers

CAF Bank Ltd, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4JQ

Funding of the Charity

The Charity (including its grant aid programme), is historically funded from three principal sources:

- Annual Rents received from allotment tenants
- Investment income, being dividends and interest
- Bequests and donations from donors



Assets of the Charity

a. Churchfields Allotments

Located in the centre of Weybridge town, the 9.385 acres of land commonly known as the Churchfields allotments, has been an important amenity and feature of community since 1910.

b. Investment Portfolio

The charity is a long-term investor and the trustees, on professional advice, hold a mixed portfolio of equities, bonds and other investments designed to provide a level of income and capital growth.

The composition of the investment portfolio is of medium risk.

Permanent Endowment and Unrestricted Funds

Historically, Trustees understood that none of the invested funds of the Charity were "restricted". This was restated in the 2018 report.

During 2019 the Trustees of the Charity obtained legal advice to review and clarify the status of Charity Funds and Land. The main points of that advice which confirmed that the

Charity's land and part of the portfolio of investments are "Permanent Endowment" are summarised as follows:

1. The investment portfolio contains monies derived from four sources:
 - a. Proceeds and capital gains arising from the sale of the Pine Grove Allotments in 1999 (Permanent Endowment - Restricted)
 - b. Pre-existing Funds prior to the sale of Pine Grove and associated Capital Gains (Unrestricted)
 - c. Funds raised and associated capital gains (Unrestricted)
 - d. Income from investments and capital gains from re-investment (Unrestricted).
2. Land which is a permanent endowment cannot be sold without an order from the Charities Commission, as occurred on the occasion of the sale of the Pine Grove site. In accordance with the terms of the order for that sale, the proceeds from the Pine Grove site were to be invested. These investments are considered to be "investment permanent endowment".

As was the norm for accountancy practice at the time, only the income from that investment (and not any element of Capital Gains) can be drawn on to meet the costs and objects of the Charity.

Subsequent to the legal advice, the element of Unrestricted Funds has been identified in the investment portfolio, and the detail of the methodology shared with the Charity Commission. The request of the Charity Commission is that the split between Unrestricted Funds and Restricted Funds appears in the annual return; and this is shown in note 8 of the Statement of Financial Activities.

The practice has been that additions to, and withdrawals from, the unrestricted funds in the investment portfolio provide a longer-term approach to holding monies attributable to income and other funds raised (see Reserves Policy below).

At the end of 2024, these amounted to £54,345 (2023: £50,901). Unrestricted funds attributable to investments held before 1999 (the Sale) totalled £99,769 (2023: £93,448), and these funds have been used to provide income to the Charity in the same way as the Permanent Endowment investments.

The total of Unrestricted Funds in the portfolio at year end was £151,143 (2023: £144,349).

Reserves Policy

The Reserves Policy is part of the Charity's risk assessment process, and takes into account the working capital required, the reliability of income, the normal outgoings, and any potential risks of unusual expenditure (e.g., tree surgery on allotment land).

The Charity has a reliable income stream from the investment endowment fund, a simple cost structure and does not envisage having to cease operations for any reason.

On this basis, a nominal reserve of £25,000 is set, to be held within the "Unrestricted Investment Fund", and is reviewed annually.

Achievements and Performance

Returns and income from the invested fund is the Charity's primary income source, along with income from Churchfields allotment plot holders. There have also been a small number of voluntary donations from plot holders and local organisations.

The investment objective is to balance return between income and capital, with a medium level of risk applied, a balanced portfolio position, and to target circa £40,000 income per annum with an action initiated to define / ensure the investment portfolio is ethical. The portfolio performance will start being tracked against ARC Charities Indices Performance Report as a benchmark.

The Charity's portfolio investment performance out-performed the ARC Steady Growth Index during the year while the income generated exceeded the target of £40,000 per annum.

Income was below previous year due to lower performing financial investment portfolio and returns. Day to day operating costs remained low, however there were significant "one off" items, most notably expenditure on legal fees. Net cash and current assets remained strongly and broadly in line with previous years.

A review took place with the Charity's external Fund Manager to validate and confirm that, despite the fluctuating markets, WLC's financial position would be protected for several years through a prudent investment approach.

Risk Management

The trustees have considered and identified the major risks to which the Charity may be exposed. Procedures are in place to review these annually and to take positive measures to mitigate them. The Charity has an Insurance Policy with Zurich Insurance to cover the main risks.

A risk policy and register were put in place during 2024 and reviewed accordingly (and will now be reviewed going forward periodically).

The prime risks identified and the policies adopted to mitigate those risks are:

- dependency on individual trustees for support of Churchfields allotments and day to day running of the Charity. This is being de-risked by appointing a Clerk to document and manage key processes and by identifying work that could be undertaken by other local organisations on behalf of WLC. There is expected to be an increase in WLC run costs to implement these risk mitigation activities.
- additional running costs of the Churchfields site (maintenance and improvements). The site was underinvested for many years, so expenditure has been increased to improve it. Emergency and planned spending has included continued repairs to the water system, finalized installation of new gates to make the site more accessible, and the initiation of a tree survey. Further site expenditure will be required on an ongoing basis.
- WLC's constitution was highly complex due to several amendments and additions being made since the Charity was first established. As well as being complex to understand, in areas, the constitution also no longer reflected Charity Commission best practice e.g., approach to remove trustees. Work was commissioned through a specialist law firm to put together a revised simplified constitution and this was ready and implemented during early 2024.
- The flux in the global trading markets e.g., the impact of Russia Ukraine war, Brexit, Covid etc have continued during 2024. This has impacted WLC's financial portfolio although the overall cash and portfolio position remains strong.

Social Investment Programme

The Churchfields Allotment site is at the centre of the Weybridge community. As well as renting out allotments of various sizes to local residents, we are also landlords to the Clubhouse Project (a local charity helping adults with learning difficulties) and Weybridge Men Shed and Weybridge in Bloom.

In addition, we are also engaged with the Community Payback Programme.

Due to other priorities, WLC was unable to promote the good work as much as planned during 2024. However, we are already doing more to promote WLC's Objectives and good work to local organisations and to improve how we can jointly collaborate and support WLC's Objectives as well as Weybridge's residents.

Contribution made by Volunteers

All trustees are volunteers, and we value the contribution made by our trustees and our volunteers. In addition, we have a Tenants Advisory Group who monitor activity and need on the allotments.

Expert advice has been sought from a number of local supporters including

- Financial process management advice
- Ground management: St George's School

and relationships and collaborations have improved and progressed between WLC, and tenant organisations Weybridge Men's Shed and Weybridge in Bloom, and WAHGA along with other organisations such as the Community Payback Programme.

Trustees' responsibilities in relation to the financial statements

The charity's trustees are responsible for preparing an annual report and financial statements in accordance with the Charities Act 2011 and the Charities (Accounts and Reports) Regulations 2008.

They conform to the Financial Reporting Standards (FRS) applicable in the UK and the Republic of Ireland, and accounts are prepared in accordance with FRS 102 and the Statement of Recommended Practice (SORP) issued by the Charity Commission.

The charity's trustees are required to prepare financial statements each year 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. This involves:

- selecting suitable accounting policies and then applying them consistently;
- observing the methods and principles in the applicable Charities' SORP;
- making judgements and accounting estimates that are reasonable and prudent;
- preparing the financial statements on the basis of being a going concern unless it is inappropriate to presume that the charity will continue in operation;
- ensuring that the accounts present financial information that is relevant, reliable, comparable and complete;
- disclosing whether there have been any changes to accounting policies.

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. The trustees are responsible for the maintenance and integrity of the charity and financial information.

Independent Examiner's Report on the Accounts

Report to the trustees of the charity on the accounts for the year ended 31 December 2024 set out on pages 9 to 19.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

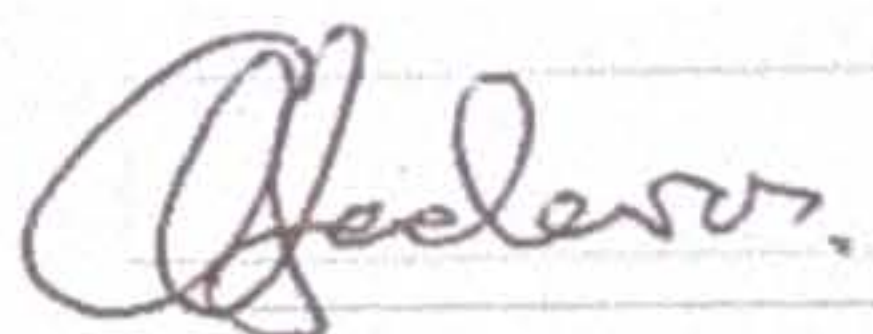
My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view 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 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 Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:



Date:

17.10.25

Name:

Andrew Gadoros

Relevant professional qualification(s) or body (if any):

FCA

Address:

Xeinadin Group

The Quadrant Centre

Limes Road, Weybridge

Surrey, KT13 8DH



Statement of Financial Activities for the year ending 31 December 2024

	Note	General Funds	Investment Funds	Total Funds 2024	General Funds	Investment Funds	Total Funds 2023
Income							
Charitable activities	2	11,296	-	11,296	11,353	-	11,353
Donations received		-	-	-	10,930	-	10,930
Investments	3	51,391	-	51,391	35,660	-	35,660
Total income		62,687	-	62,687	57,943	-	57,943
Expenditure							
Charitable activities	4	48,848	14,560	63,408	29,394	13,196	42,590
Total Expenditure		48,848	14,560	63,408	29,394	13,196	42,590
Net revenue / (expenditure)		13,839	(14,560)	(721)	28,549	(13,196)	15,353
Net (losses)/ gains on investments	5	-	164,614	164,614	-	197,895	197,895
Net movement in funds for the year		13,839	150,054	163,893	28,549	184,699	213,248
Funds b/fwd		137,304	2,218,199	2,355,503	108,755	2,033,500	2,142,255
Transfer between funds		-	-	-	-	-	-
Funds c/fwd		151,143	2,368,253	2,519,396	137,304	2,218,199	2,355,503



Balance Sheet for the year ended 31 December 2024

	Note	General Funds	Investment Funds	Total Funds 2024	General Funds	Investment Funds	Total Funds 2023
Fixed assets							
Tangible fixed assets	6	5,817	-	5,817	10,498	-	10,498
Investments	7,8	-	2,369,849	2,369,849	-	2,220,120	2,220,120
Total fixed assets		5,817	2,369,849	2,375,666	10,498	2,220,120	2,230,618
Current assets							
Investment cash	8,9	137,645	(1,596)	136,049	94,264	(1,921)	92,343
Cash at bank and in hand	9	9,591	-	9,591	40,900	-	40,900
Debtors	10	40	-	40	234	-	234
Total current assets		147,276	(1,596)	145,680	135,398	(1,921)	133,477
Liabilities							
Amounts falling due within one year	11	(1,950)	-	(1,950)	(8,592)	-	(8,592)
Net current assets		145,326	(1,596)	143,730	126,806	(1,921)	124,885
Total net assets		151,143	2,368,253	2,519,396	137,304	2,218,199	2,355,503

Approved by the trustees on 25th Oct 2025 and signed on their behalf by;

J. Martin

Chairman of the trustees, Weybridge Land Charity



Statement of cash flows for the year ended 31 December 2024

	General Funds	Investment Funds	Total Funds 2024
Cash flows from operating activities:			
Net cash generated by / (used in) operating activities	12,072	(14,560)	(2,488)
Cash flows from investing activities			
Proceeds from sale of investments	-	296,500	296,500
Purchases of investments	-	(281,615)	(281,615)
Net cash provided by investing activities	-	14,885	14,885
Tangible fixed assets purchased	-	-	-
Change in cash and cash equivalents in the year	12,072	325	12,397
Cash and cash equivalents at the beginning of the year	135,164	(1,921)	133,243
Cash and cash equivalents at the end of the year	147,236	(1,596)	145,640

Reconciliation of net expenditure to net cash flow from operating activities

	General Funds	Investment Funds	Total Funds 2024
Net income per the statement of financial resources	13,839	150,054	163,893
Adjustments for:			
Gains on investments	-	(164,614)	(164,614)
	13,839	(14,560)	(721)
Decrease in debtors	194	-	194
Decrease in creditors	(6,642)	-	(6,642)
Depreciation	1,649	-	1,649
Disposal of assets	3,032	-	3,032
Net cash generated by / (used in) operating activities	12,072	(14,560)	(2,488)



Statement of cash flows for the year ended 31 December 2023

	General Funds	Investment Funds	Total Funds 2023
Cash flows from operating activities:			
Net cash generated by / (used in) operating activities	38,764	(13,288)	25,476
Cash flows from investing activities			
Proceeds from sale of investments	-	392,353	392,353
Purchases of investments	-	(387,586)	(387,586)
Net cash provided by investing activities	-	4,767	4,767
Tangible fixed assets purchased	(2,272)	-	(2,272)
Change in cash and cash equivalents in the year	36,492	(8,521)	27,971
Cash and cash equivalents at the beginning of the year	98,672	6,600	105,272
Cash and cash equivalents at the end of the year	135,164	(1,921)	133,243

Reconciliation of net expenditure to net cash flow from operating activities

	General Funds	Investment Funds	Total Funds 2023
Net income per the statement of financial resources	28,549	184,699	213,248
Adjustments for:			
Losses on investments	-	(197,987)	(197,987)
	28,549	(13,288)	15,261
Increase in debtors	(168)	-	(168)
Increase in creditors	6,882	-	6,882
Depreciation	3,501	-	3,501
Net cash generated by / (used in) operating activities	38,764	(13,288)	25,476

Notes to the Statement of Financial Activities

1. Accounting standards, policies, concepts and principles

Basis of preparation and assessment of going concern

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The financial statements have been compiled with reference to the 'Statement of Recommended Practice: Accounting and Reporting by Charities' and the accounts have been prepared in accordance with the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland (FRS 102) issued on 16 July 2014 and the Charities Act 2011.

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

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Recognition of income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably.

Recognition of 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 settlement will be required, and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accrual basis. All expenses including support costs and governance costs are allocated or apportioned to their applicable expenditure headings.

Investments

Investments are measured initially at cost and subsequently at their market value at the reporting date in accordance with paragraph 11.14(d) of FRS 102.

The investment fund managers (JM Finn & Co.) are instructed to seek growth but maintain a medium risk portfolio. They are instructed to achieve income of at least £50,000 each year.

Reserves

Reserves held by the charity are either:

Unrestricted reserves – which may be used in accordance with operational and charitable activities at the discretion of the trustees.

Permanent Endowment – are funds of which the capital cannot be spent but are to be invested to generate income.

Costs which can be offset against the permanent endowment funds include the costs of maintaining the capital element of the endowment funds, gains and losses on disposal of assets, unrealised gains and losses and similar charges.

Tangible assets

The charity owns the freehold of approximately 9.385 acres of land at Churchfields, Weybridge. This land is valued in the accounts at nil cost as it was obtained by the charity without charge on

the exchange of lands with the former Weybridge Urban District Council in 1910. An estimated current-use value of £96,000 has been ascribed to this land.

Other fixed assets are capitalised at cost and are depreciated over their estimated useful economic lives on a straight-line basis as follows:

Fixtures, fittings and plant – 25% written down value

2. Income from charitable activities

These comprise allotment rents and wayleaves.

3. Income from investments

	2024	2023
Investment dividends	51,379	35,262
Interest received on cash balances	12	398
Total	51,391	35,660

4. Expenditure on charitable activities

	General Funds	Investment Funds	Total Funds 2024	General Funds	Investment Funds	Total Funds 2023
Grants and direct costs						
Grants paid out	26,372	-	26,372	10,629	-	10,629
Maintenance and development of allotment land	9,935	-	9,935	4,573	-	4,573
Other charitable expenditure	2,405	-	2,405	-	-	-
	38,712		38,712	15,202		15,202
Support and administration costs						
Professional fees	2,116	-	2,116	8,134	-	8,134
Fund manager's fees and dealing expenses	-	14,560	14,560	-	13,196	13,196
Independent examiner's fees	1,590	-	1,590	1,500	-	1,500
Bank charges	227	-	227	208	-	208
Insurance	276	-	276	276	-	276
Stationery, postage and website maintenance	1,140	-	1,140	573	-	573
Depreciation	1,649	-	1,649	3,501	-	3,501
Disposal of fixed assets	3,032	-	3,032	-	-	-
Other costs	106	-	106	-	-	-
	10,136	14,560	24,696	14,192	13,196	27,388
Total expenditure on charitable activities	48,848	14,560	63,408	29,394	13,196	42,590

Expenditure is recorded on an accruals basis.

The charity has no contractual obligations which have been omitted from the accounts for the year.



5. Net gains on investments

	Fixed Interest	Equities and Funds	Total 2024	Fixed Interest	Equities and Funds	Total 2023
Realised gains/(losses) on investment sales						
1 January m.v. of investments sold	-	(328,799)	(328,799)	-	(388,421)	(388,421)
Purchases	-	-	-	-	(542)	(542)
Sale proceeds	-	296,500	296,500	-	392,353	392,353
	-	(32,299)	(32,299)	-	3,390	3,390
Quoted investments in the U.K.						
Market value at 1 January	369,753	588,719	958,472	137,493	613,446	750,939
Additions	87,418	20,073	107,491	221,615	29,901	251,516
Disposals	-	(169,402)	(169,402)	-	(70,808)	(70,808)
	457,171	439,390	896,561	359,108	572,539	931,647
Market value at 31 December	441,088	431,552	872,640	369,753	588,719	958,472
Unrealised investment (losses) / gains (UK quoted)	(16,083)	(7,838)	(23,921)	10,645	16,180	26,825
Other investments						
Market value at 1 January	-	1,261,648	1,261,648	-	1,275,961	1,275,961
Additions	-	174,124	174,124	-	136,613	136,613
Disposals	-	(159,397)	(159,397)	-	(318,698)	(318,698)
	-	1,276,375	1,276,375	-	1,093,876	1,093,876
Market value at 31 December	-	1,497,209	1,497,209	-	1,261,648	1,261,648
Unrealised investment (losses) / gains (other)	-	220,834	220,834	-	167,772	167,772
Total unrealised investment (losses) / gains	(16,083)	212,996	196,913	10,645	183,952	194,597
Total net (losses) / gains on investments	(16,083)	180,697	164,614	10,645	187,342	197,987

6 Fixed assets

Equipment	2024	2023
Cost		
As at 1 January	18,353	16,081
Additions	-	2,272
Disposals	(5,390)	-
As at 31 December	12,963	18,353
Depreciation		
As at 1 January	7,855	4,354
Charge for the year	1,649	-
Disposals	(2,358)	3,501
As at 31 December	7,146	7,855
Net book value		
As at 31 December	5,817	10,498
As at 1 January	10,498	11,727

7. Investment Fund

	Fixed Interest	Equities and Funds	Total 2024	Fixed Interest	Equities and Funds	Total 2023
UK quoted investments						
Value at 1 January	369,753	588,719	958,472	137,493	613,446	750,939
Additions	87,418	20,073	107,491	221,615	29,901	251,516
Disposals	-	(106,582)	(106,582)	-	(59,747)	(59,747)
Unrealised (losses) / gains	(16,083)	(70,658)	(86,741)	10,645	5,119	15,764
Value at 31 December	441,088	431,552	872,640	369,753	588,719	958,472
Other investments						
Value at 1 January	-	1,261,648	1,261,648	-	1,275,961	1,275,961
Additions	-	174,124	174,124	-	136,613	136,613
Disposals	-	(153,722)	(153,722)	-	(329,758)	(329,758)
Unrealised (losses) / gains	-	215,159	215,159	-	178,832	178,832
Value at 31 December	-	1,497,209	1,497,209	-	1,261,648	1,261,648
Total investments	441,088	1,928,761	2,369,849	369,753	1,850,367	2,220,120
JM Finn dealing account (cash)			(1,596)			(1,921)
Total investment fund (note 8)			2,368,253			2,218,199

Purchases and sales of investments have been made in the year in accordance with the requirements of the Trustee Act 2000.

The JM Finn cash dealing account is included in the table to facilitate reconciliation.



8. Unrestricted and Endowment Investment Funds (including JM Finn Dealing account)

	Unrest- ricted	Endow- ment	Total 2024	Unrest- ricted	Endow- ment	Total 2023
Permanent endowment						
Value at 1 January	-	2,073,850	2,073,850	-	1,901,170	1,901,170
Apportioned (losses) / gains	-	140,289	140,289	-	172,680	172,680
Value at 31 December	-	2,214,139	2,214,139	-	2,073,850	2,073,850
Investments before 1999						
Value at 1 January	93,448	-	93,448	85,667	-	85,667
Apportioned (losses) / gains	6,321	-	6,321	7,781	-	7,781
Value at 31 December	99,769	-	99,769	93,448	-	93,448
Transfers from general fund						
Value at 1 January	50,901	-	50,901	46,663	-	46,663
Apportioned (losses) / gains	3,444	-	3,444	4,238	-	4,238
Value at 31 December	54,345	-	54,345	50,901	-	50,901
Total investments	154,114	2,214,139	2,368,253	144,349	2,073,850	2,218,199

9. Cash at Bank and Dealing Account

	General Funds	Invest- ment Funds	Total 2024	General Funds	Invest- ment Funds	Total 2023
JM Finn Dealing Account	-	(1,596)	(1,596)	-	(1,921)	(1,921)
JM Finn Income and Deposit Accounts	137,645	-	137,645	94,264	-	94,264
CAF Gold Deposit Account	8,124	-	8,124	25,624	-	25,624
CAF Cash Current Account	1,400	-	1,400	15,248	-	15,248
PayPal Account	67	-	67	28	-	28
Total bank balances	147,236	(1,596)	145,640	135,164	(1,921)	133,243

10. Debtors

	General Funds 2024	General Funds 2023
Allotment rents	-	234
Prepayments	40	-
Total debtors	40	234



11. Creditors: amounts falling due within one year

	General Funds 2024	General Funds 2023
Trade creditors	-	7,092
Accruals		
Professional fees	1,950	1,500
	<u>1,950</u>	<u>1,500</u>
Total creditors	<u>1,950</u>	<u>8,592</u>

12. Reserves

a) 2024

Fund Name	Balances b/fwd	Income	Expend- iture	Movement between funds	Gain on invest- ments	Balances c/fwd
General fund	137,304	62,687	(48,848)	-	-	151,143
Investment fund	2,218,199	-	(14,560)	-	164,614	2,368,253
Total funds	<u>2,355,503</u>	<u>62,687</u>	<u>(63,408)</u>	<u>-</u>	<u>164,614</u>	<u>2,519,396</u>

b) 2023

Fund Name	Balances b/fwd	Income	Expend- iture	Movement between funds	Loss on invest- ments	Balances c/fwd
General fund	108,755	57,943	(29,394)	-	-	137,304
Investment fund	2,033,500	-	(13,196)	-	197,895	2,218,199
Total funds	<u>2,142,255</u>	<u>57,943</u>	<u>(42,590)</u>	<u>-</u>	<u>197,895</u>	<u>2,355,503</u>