



Fordwich United Charities

Established 1906

Registered Charity No. 208258



ANNUAL REPORT 2025

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Main agents and advisers

Bankers: Lloyds Bank, 49 High St, Canterbury CT1 2SE

Investment managers: CCLA Investment Management Ltd, One Angel Lane, London EC4R 3AB

Solicitors: Furley Page, 39 St Margaret's Street, Canterbury CT1 2TX

Consultant Architect: Katharine Rutherford, 106 Bridge Street, Wye TN25 5EA

Independent Examiner: Thomas James FCA, 51 Providence Square, London SE1 2EB

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Report

The Trustees of Fordwich United Charities present their report for the year ending 31 December 2025.

Fordwich United Charities ("FUC" or "the Charity") is registered with the Charity Commission, charity number 208258.

Structure, governance and management

FUC was established in 1906 and is the consolidation of six charities: Stephen Bigge, Thomas Bigge, Walter Bigge, Sarah Edwards, Anthony Jennings and The Fordwich Town Trust. It is governed by a Scheme registered with the Charity Commission dated 3 March 1976 as amended on 14 November 1996 ("the Scheme").

The Charity owns Fordwich Town Hall; the Fordwich Town Regalia; the allotments neighbouring The Drove, Fordwich; Fishing Rights in the River Stour; the right to receive a moiety (half) of the rent arising from a parcel of land on Romney Marsh, the bequest of Stephen Bigge by his will of 22 August 1646; rights over The Drove, Fordwich; and Investments with the Charities Official Investment Fund. All these assets, except the Town Regalia and The Drove, produce an income. The Charity also owns the Fordwich Civic Regalia, including a silver mace dated 1665, the Fordwich Town Council Mace in silver gilt, dated 1720 (the "Modern Mace"), and the Fordwich Town Seal. These items are held for safekeeping in the vaults of The Beaney House of Art & Knowledge, Canterbury.

Objects

The Objects of the Charity are the maintenance of its property (principally the Town Hall) and the provision of Grants to those resident in Fordwich. The net income of the Stephen Bigge Fund is to be used for the general advancement of life of residents of Fordwich who are under 25 years of age and who need financial assistance in preparation for their working life. These Grants are usually called 'Book Grants'. Other net income of the combined Charities is for use for relief in need for residents of Fordwich, or in exceptional circumstances, for residents immediately outside the Parish, but without age restriction. These Grants are usually called 'Coal Grants'.

Trustees

The Scheme requires seven Trustees:

- One Ex-Officio Trustee, the Rector for the time being of the Parish of Sturry with Fordwich and Westbere with Hersden;
- Five Nominative Trustees, appointed by the Town Council of Fordwich ("FTC") for four-year terms; and
- One Nominative Trustee, appointed by The Kent Archaeological Society ("KAS") for a four-year term.

The Nominative Trustees serving during the year were:-

Roger Green	(Term expires 21 March 2029)
Catherine Molin – Chairperson	(Term expires 1 June 2029)
Lewis Phillips – Treasurer	(Term expires 22 January 2028)
Matthew Edgley	(Term expires 25 November 2028)
Neil Winterflood	(Term expires 28 September 2029)
Barrie Beeching (KAS)	(Term expires 18 October 2027).

The Ex-Officio Trustee position remains vacant pending the appointment of a new Rector for Sturry Parish. During the year, Catherine Molin and Neil Winterflood were reappointed as Trustees by FTC.

Public benefit

The Trustees have paid due regard to the Charity Commission's guidance on public benefit in deciding what activities FUC should undertake. The principal activities undertaken by FUC in order to carry out its objects for the public benefit comprise:

1. The care and maintenance of Fordwich Town Hall, an ancient Grade II* listed building.

2. The opening of the Town Hall to visitors on selected occasions throughout the year and making it available for local organisations.
3. Making the Town Hall available to Fordwich Town Council for its Council Meetings.
4. Letting out Fordwich Town Hall for weddings, civil partnerships, similar ceremonies and other events.
5. The maintenance of its associated real properties, including the road outside the Town Hall and The Drove.
6. Leasing the Allotments to the Fordwich Allotment Association, and making a financial contribution to their maintenance.
7. The award of Coal Grants and Book Grants to residents of Fordwich identified as deserving financial assistance.

The Trustees, custodians of the Town Hall and other volunteers give their time freely to organise FUC's activities. Without those contributions, a substantial sum would be spent on salaries and maintenance.

Administration

Day-to-day administration is dealt with by the Chairperson and other Trustees.

Angela Starey provides secretarial services for the meetings of the Charity, including the circulation of the Agenda, as set by the Chairperson, and the writing of the Minutes, for which FUC pays an honorarium.

Sarah Hillier, FUC's Events Manager, coordinates the hire of the Town Hall for weddings and similar occasions, for which FUC pays a quarterly retainer and a per-event fee.

The former Clerk to the Trustees, Aaron Spencer of Furley Page, provides the Charity with legal advice. Any substantial legal work to be done for the Charity is charged on an appropriate basis.

Katharine Rutherford acts as Consultant Architect.

The year 2025

Conduct of business

The Trustees met five times during the year to conduct the business of the Charity, in February, April, June, September and December. Interim business is conducted by email and telephone exchange.

The Town Hall

Our loyal team of volunteer custodians was able to open the Town Hall to the public from April. Adult visitors are asked to pay a small entrance fee; children aged under 14 accompanying adults and Fordwich residents are admitted free of charge. 201 visitors were admitted during the year on Open Days. In addition, there were visits from several school groups, as well as a number of group visits.

Through the year, the Trustees continued their programme of maintenance and improvement work on the Charity's property. New electric heaters were installed in the Court Room providing better and more flexible heating for users. The Trustees are grateful to Tesco plc for a most generous gift in kind comprising repairs to the roadway owned by the Charity outside the Town Hall and the replacement of rotten fence posts. New CCTV has been installed around the Town Hall to improve security. Work identified in the August 2022 Quinquennial Inspection Survey report has been substantially completed.

The project for the restoration of the riverside crane remains on hold for the time being.

Throughout the year, Dave Savage and other volunteers carry out maintenance tasks in the Town Hall, the garden and surrounding property, for which the Trustees extend their grateful thanks.

Other

In September, the Fordwich Friendly Garden Society held a second highly successful flower show at the Town Hall, attended by many local residents, with exhibits of flowers, vegetables, cakes and preserves. Members of the Garden Society have also kindly made the wreaths which adorned the doors to the Town Hall over the

Christmas period. The Trustees are grateful to a local resident for the donation of a Christmas tree which was placed by the quayside.

In the summer of 2025, the Town Hall was hired out to the Fordwich Arms for a private dining event. This proved very successful, and a total of six such events were held during the second half of the year.

The Modern Mace was insured and made available to the Fordwich Town Council for use at the annual Civic Service held at St Mary's Church in October.

Policies and Procedures

The Trustees routinely consider appropriate policies and procedures for the conduct of its operations. During the year, the following procedures were subject to periodic review: Financial Controls; Financial Strategy and Investments; Conflict of Interests; and Town Hall Evacuation. Three new policies were adopted: Serious Incident Reporting; Privacy and Data Protection; and Social Media.

Weddings and civil partnership ceremonies



Wedding guests enjoy a contemplative moment

The Town Hall is licensed by Kent County Council as an Approved Premises venue for weddings and civil partnerships. The first wedding in the Town Hall took place in July 2008. The premises licence is due for renewal for a further three years in April 2026. A magnificent 25 ceremonies completed during the year, and there is a good pipeline for 2026 with further bookings for 2027. Sarah Hillier continues to build our presence on social media and to develop attractive hospitality packages for potential clients with local establishments.

Land

The land at Romney Marsh and the allotments neighbouring The Drove remain fully let.

Fishing rights

The fishing rights on the River Stour are let to The Canterbury & District Angling Association ("CDAA") under a lease for ten years from July 2015. The lease was previously extended by one year to June 2026 and the Trustees expect to enter negotiations with CDAA for a further extension and to agree an annual rent.

Grants

Four Coal Grants totalling £1,000 were paid during the year to Canterbury Food Bank, Catching Lives (a charity supporting people who are homeless or insecurely housed in Canterbury and East Kent), Porchlight (a charity helping the homeless in Kent and East Sussex) and to one individual Fordwich resident. Three Book Grants totalling £571 were awarded during the year.

Plans for the future

The Trustees intend to continue to maintain the Fordwich Town Hall and to promote its use by local groups and as a venue for weddings and similar events. At the end of 2025, seven confirmed wedding ceremonies were scheduled to take place during 2026 and one in 2027, with several active enquiries.

The Trustees are optimistic that the Fordwich Arms will continue to use the Town Hall to host special functions in the Court Room and believe this to be a beneficial venture for both parties.

The planned refurbishment of the riverside crane is presently on hold, pending investigations into potential sources of grant funding for this project.

Works identified in the 2022 Quinquennial Inspection Survey have largely been completed, with only minor works remaining which will be scheduled over the coming years.

The Trustees will continue to publicise the availability of Coal Grants and Book Grants, and to make enquiries about potential eligible recipients.

Financial review

The accompanying financial statements show FUC's financial position for the year to 31 December 2025, which the Trustees consider to be sound. They comply with the Trustees' understanding of the current statutory requirements and the requirements of the Scheme.

Financial results 2025

In the year 2025, FUC reported a surplus of income over expenditure on its ordinary activities before change in value of investments of £10,580, compared with a surplus of £1,107 in 2024. The difference largely reflected higher income from weddings.

The main sources of income were fees for weddings and similar ceremonies which comprised 52% of total income (2024: 38%), rents from the fisheries, land at Romney Marsh and the allotments together comprising 25% of total income (2024: 46%), a donation in kind from Tesco plc with an estimated value of 11% of total income, investment income and hire fees. Income for the year before gains on investments was £33,877 (2024: £18,655). Total expenditure was £23,297 (2024: £17,548). The largest expense items were costs relating to weddings which comprised 29% of total expenditure (2024: 21%), maintenance at 24% of total expenditure (2024: 20%), the Town Hall insurance premium for fire and other perils at 15% of total expenditure (2024: 20%) and depreciation 18% (2024: 24%). Grants comprised 7% of total expenditure (2024: 7%).

Global stock markets exhibited volatility through the year. Interest rates fell, but markets were nervous in response to the Trump administration's on-off imposition of global tariffs. Over the year, the S&P 500 index gained 16%. UK stock markets, staged a recovery during the year as investors shied away from perceived over-valuation of technology stocks and took refuge in more traditional industries towards which the FTSE-100 index is focused, which was up 21%. In contrast, the performance of our investments with Charities Official Investment Fund (COIF) was disappointing and has underperformed the benchmark, with the value of our holdings down by 2% over the year. The manager attributes this to the fund's defensive positioning, which has missed the strong recovery in technology stocks, and its holdings of infrastructure and other traditionally quality names which have suffered a derating and detracted from performance.

Net income for the year, which includes the change in the value of financial investments, was £4,985 (2024: £12,779).

At 31 December 2025, FUC's investments with COIF were valued at £247,992 (2024: £253,587), £37,705 was held in fixed term deposits (2024: £42,540), £15,166 in an instant access deposit account (2024: £nil), £3,560 in the bank (2024: £6,829) and £20 retained in cash (2024: £20). Current liabilities were £6,220. Total net assets were £333,344 (2024: £328,359), represented by accumulated funds, of which £226,148 comprise the Town Hall Extraordinary Repair Fund and £107,196 of unrestricted funds (2024: £230,645 and £97,714, respectively).

At their meeting on 18 January 2024, the Trustees considered and adopted a policy on reserves, concluding that FUC has an appropriate level of financial reserves in relation to its potential liabilities should major work be required on the Town Hall or its other real assets, and to be able to continue its normal activity should income relating to weddings once again be depressed.

Going concern

The Trustees have a reasonable expectation that FUC has adequate resources to continue in operational existence for the foreseeable future and are unaware of any material uncertainties facing the Charity that could impact on this conclusion. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

Independent examination of the accounts for 2025

The Trustees have resolved to appoint Thomas James FCA as independent examiner.

Trustees' responsibilities statement

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial 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. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities Statement of Recommended Practice;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AC Molin

A C Molin
Chairperson
Fordwich United Charities

16 April 2026

Independent Examiner's Report to the Trustees of Fordwich United Charities

I report to the Trustees on my examination of the accounts of Fordwich United Charities for the year ended 31 December 2025, which are presented on pages 10-15.

Responsibilities and basis of report

As the Charity's Trustees, 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 the Charity's accounts carried out under section 145 of the 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 charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a "true and fair view" which is not a matter considered as part of an independent examination.

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.

TH James

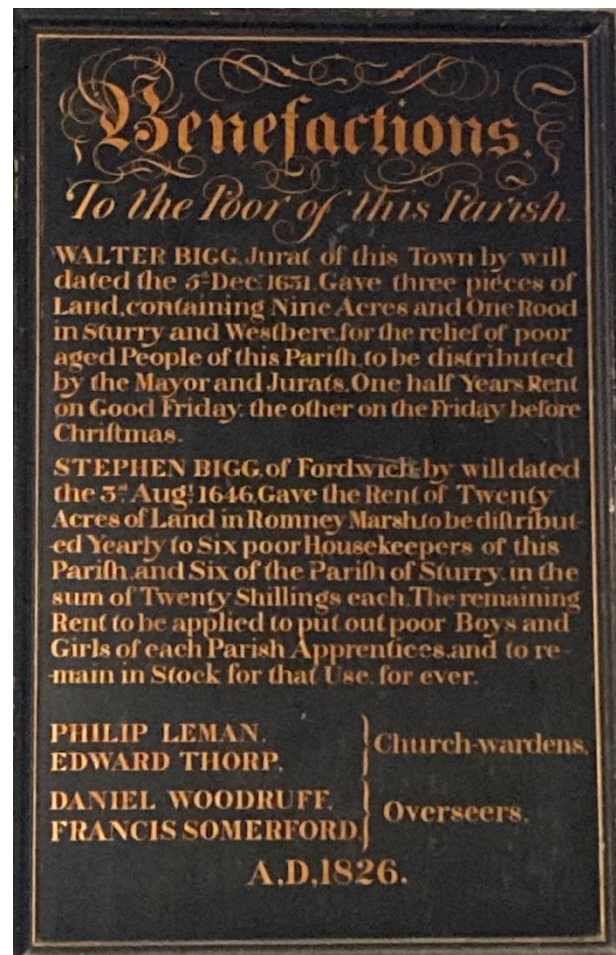
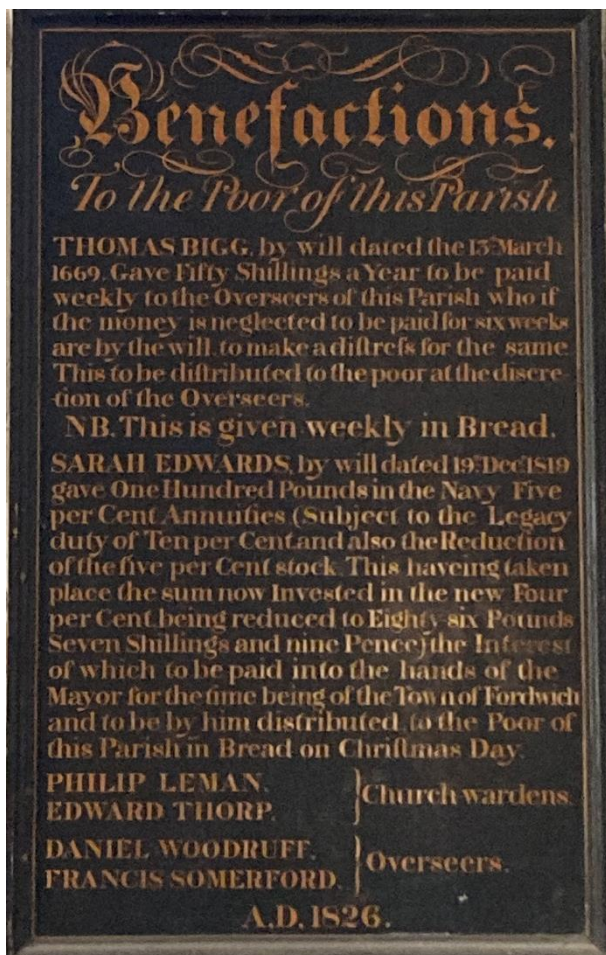
Thomas James FCA
Fellow of the Institute of Chartered Accountants in England and Wales
51 Providence Square
London
SE1 2EB
16 April 2026

Fordwich United Charities

Charity Number 208258

Annual Accounts for the year ended 31 December 2025

Benefactors of Fordwich United Charities



Fordwich United Charities

Statement of Financial Activities for the year ended 31 December

	Notes	2025	2024
		£	£
Income			
Investment income			
COIF distributions		641	625
Interest		1,939	1,803
		<u>2,580</u>	<u>2,428</u>
Other income			
Fees for weddings and civil ceremonies		17,634	7,000
Donation in kind	8	3,800	0
Fishery rent	9	7,500	7,500
Romney Marsh land rent	9	880	880
Allotment rent	9	185	175
Town Hall entrance fees and donations		698	672
Hire fees		600	0
		<u>31,297</u>	<u>16,227</u>
Total Income		33,877	18,655
Expenditure			
Charitable donations			
Coal grants	11	1,000	1,000
Book grants	11	571	300
		<u>1,571</u>	<u>1,300</u>
The Town Hall			
Costs related to weddings and ceremonies		6,752	3,619
Maintenance		5,585	3,581
Insurance		3,519	3,560
Professional advice and services		595	482
Electricity		536	290
Printing		95	306
Broadband		72	72
Miscellaneous		361	140
Depreciation	4	4,211	4,198
		<u>21,726</u>	<u>16,248</u>
Total Expenditure		23,297	17,548
Net Income before (losses) / gains on investments		10,580	1,107
(Losses) / gains on Investments	5	(5,595)	11,672
Net Income		4,985	12,779
Total funds brought forward 1 January		328,359	315,580
Total funds carried forward at Balance Sheet date		333,344	328,359

Fordwich United Charities
Balance Sheet at 31 December

	Notes	2025 £	2024 £
Assets			
Fixed Assets			
Tangible fixed assets	4	32,894	33,058
Investments			
COIF Income units	5	21,844	22,942
COIF Accumulation units - Restricted funds	5	226,148	230,645
Total investments		247,992	253,587
Total Fixed Assets		280,886	286,645
Current Assets			
Prepayments	6	2,227	4,094
Investments – UTB Fixed short-term deposit	5	37,705	42,540
UTB Easy access deposit a/c		15,166	0
Cash at bank – deposit a/c		2,809	5,056
Cash at bank – current a/c		751	1,772
Cash in hand		20	20
Total current assets		58,678	53,482
Current Liabilities			
Trade creditors	7	0	1,718
Deferred rental income	9	3,970	3,970
Booking deposits for weddings		2,250	6,080
Total current liabilities		6,220	11,768
Net current assets		52,458	41,714
Total Net Assets		333,344	328,359
Funds			
Restricted funds	10	226,148	230,645
Unrestricted funds	10	107,196	97,714
Total funds		333,344	328,359

The accounts on pages 10 to 15 were approved by the Trustees on 16 April 2026 and were signed on its behalf by:

AC Molin

A C Molin
Chairperson

Lewis Phillips

L H Phillips
Treasurer

Notes to the accounts

1. Principal accounting policies

a) Basis of accounting

The accounts (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 prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 (as updated through Update Bulletin 1 published on 2 February 2016) and the Charities Act 2011. The accounts are presented in sterling which is FUC's functional currency.

The address of FUC is c/o 14 Fordwich Road, Sturry, Canterbury CT2 0BN.

FUC's principal activities and operations are the care and maintenance of Fordwich Town Hall, an ancient Grade II* listed building and its associated property, and the promotion of its use by the local community for meetings, weddings and other events. FUC constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist in respect of going concern. The Trustees have considered the level of funds held and the expected level of income and expenditure for the twelve month period from the date of authorising these financial statements. The budgeted income and expenditure is sufficient with the level of resources for FUC to be able to continue as a going concern.

b) Tangible fixed assets

i) Heritage assets

Heritage assets, including Fordwich Town Hall and Fordwich Town Council Regalia, which FUC holds in trust and is not able to dispose of, are not shown on the balance sheet as conventional valuation approaches lack sufficient reliability.

The Trustees consider that there is no benefit in obtaining a professional valuation of the freehold land and the right to receive rents, which FUC is not able to dispose of. These assets are therefore not shown on the balance sheet.

ii) Other assets

Plant and machinery are initially recognised at cost and are written down on a straight line basis over their expected life. The wheelchair lift at the Town Hall, acquired in 2018, is written down over a term of 25 years.

Fixtures, fittings and equipment acquired since the start of 2020 have been capitalised and are written down to their residual value on a straight line basis over four years. Assets acquired in a financial year receive a full year's depreciation, irrespective of the date within the year they were acquired. Fixtures, fittings and equipment purchased in years prior to 2020 were written off in the year of acquisition. From 1 January 2020, individual assets costing in excess of £100 each are capitalised; individual assets costing £100 or less are expensed in full during the year.

c) Income

Hire fees, interest income, voluntary income, donations and rental income from the allotments are accounted for as received. Fees received for weddings and similar events are held as current liabilities and are released to income when the relevant event has taken place. Donations in kind are recognised at their estimated value and accounted for as received.

d) Resources expended

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing FUC to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure is recognised on an accruals basis.

e) Grants

Grants payable by FUC are recognised when paid.

f) Fixed assets investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price.

FUC does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by FUC is that of volatility in equity and investment markets due to wider economic conditions, interest rates, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

FUC manages the investment risks by the use of collective investments aimed at the charitable sector and operates an investment policy which is reviewed periodically by the Trustees.

g) Cash and cash equivalents

Cash is represented by cash in hand and deposits with authorised financial institutions, either repayable on demand or deposited for a fixed term.

h) Investment gains and losses

Realised gains and losses on financial investments are taken to the Statement of Financial Activities as they arise and are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year and are included in the Statement of Financial Activities as gains / (losses) on investments.

i) Value added tax

Value added tax is not recoverable by FUC, and as such is included in the relevant costs in the Statement of Financial Activities.

j) Judgements and key sources of estimation uncertainty

Aside from those mentioned above, FUC does not have any other key sources of estimation or uncertainty which require disclosure.

2. Trustees and employees

All Trustees give of their time freely and no remuneration was paid to the Trustees in the year. Apart from reimbursement for payments made for goods or services provided to FUC, no Trustees were reimbursed for out of pocket expenses in 2025 (2024: £Nil).

The Trustees comprise FUC's key management personnel in charge of directing and controlling the Charity and running and operating it on a day to day basis. Trustees are required to disclose all relevant interests and register them with the Chairperson.

FUC had no employees in 2025 (2024: None).

3. Heritage assets

In 2025, the value for insurance purposes of Fordwich Town Hall and contents was £1,835,742 (2024: £1,798,139). The Ancient Mace, the Modern Mace and the Fordwich Town Seal are on long-term loan to The Beane House of Art & Knowledge, Canterbury ("The Beane"). These items are insured by The Beane; FUC takes out temporary insurance for the Modern Mace when it is removed from The Beane for use at the Fordwich Town Annual Civic Service. The Mayor's Chain of Office and the Mayor's Deputy's Chain of Office are held and insured by Fordwich Town Council.

4. Tangible fixed assets

Commencing 1 January 2020, FUC changed its accounting policy and capitalised newly acquired fixed assets acquired at a cost of greater than £100. Prior to the adoption of this policy, fixed assets were expensed in full at the time of acquisition. Plant and machinery in the analysis below relates to the Town Hall wheelchair lift which was acquired in 2018. The accounts incorporate the accumulated depreciation on the lift from the time of acquisition. Substantial repairs to the lift were completed in 2024 with the £4,812 cost capitalised and depreciated over the remaining term.

	2025			2024		
£	Plant and machinery	Fixtures, fittings and equipment	Total	Plant and machinery	Fixtures, fittings and equipment	Total
Cost						
At 1 January	42,033	9,625	51,658	37,221	8,624	45,845
Additions	0	4,047	4,047	4,812	1,001	5,813
At 31 December	42,033	13,672	55,705	42,033	9,625	51,658
Depreciation						
At 1 January	10,664	7,936	18,600	8,934	5,468	14,402
Depreciation	1,730	2,481	4,211	1,730	2,468	4,198
At 31 December	12,394	10,417	22,811	10,664	7,936	18,600
Net book value 1 January	31,369	1,689	33,058	28,287	3,156	31,443
Net book value 31 December	29,639	3,255	32,894	31,369	1,689	33,058

5. Investments

Cash not required for immediate use is held in term deposits with United Trust Bank ("UTB"), as set out in the following table (2024: total £42,540). UTB is an authorised deposit taking institution, regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

£	Interest rate	Maturity date	2025
6-month Charity bond	4.21%	24 March 2026	5,000
1-year Charity bond	4.26%	12 June 2026	5,111
1-year Charity bond	4.21%	24 September 2026	5,618
1-year Charity bond	4.05%	04 November 2026	11,515
1-year Charity bond	4.11%	12 December 2026	10,461
			<u>37,705</u>

Other financial investments comprise units held in the Charities Official Investment Fund ("COIF") as set out in the following table.

	2025			2024		
£	Income Units	Accumulation Units	Total	Income Units	Accumulation Units	Total
Market value at 1 January	22,942	230,645	253,587	22,435	219,480	241,915
Net gains/(losses) on investments	(1,098)	(4,497)	(5,595)	507	11,165	11,672
Market value at 31 December	21,844	226,148	247,992	22,942	230,645	253,587

At 31 December 2025, 885 units were held in COIF Accumulation Units with a value of £226,148, designated as the Town Hall Extraordinary Repair Fund (2024: 885 units with a value of £230,645), and are considered to be restricted.

During the year, the net change in value of COIF Accumulation Units held by FUC included an estimated £5,100 of dividends reinvested in the fund by the manager (2024: actual £4,730).

6. Prepayments

The Town Hall weddings licence was renewed by Kent County Council in April 2023 for a term of three years at a cost of £1,832. A pro-rata amount has been charged to the Statement of Financial Activities for the year with the balance carried forward. Prepaid insurance premium represents the pro-rata amount of the premium unearned to the next renewal date. In December 2024 a deposit was paid for new heaters in the Town Hall which were fitted during 2025.

£	2025	2024
Wedding licence	202	814
Insurance premiums	2,025	2,121
Deposit for new heaters	0	1,159
	<u>2,227</u>	<u>4,094</u>

7. Trade creditors

At 31 December 2025, trade creditors were £nil. (2024: £1,718, comprising £1,491 for repairs to a damaged window and £227 for the annual alarm service contract).

8. Donation in kind

During 2025, as part of its Community Charity Initiative, Tesco plc carried out repairs to the roadway owned by the Charity outside the Town Hall and the replacement of rotten fence posts. The value of these works is estimated at £3,800 (2024: £Nil).

9. Rental income

The River Stour fishing rights are let to the Canterbury & District Angling Association under a 10-year lease from July 2015. Rent is payable on 1 July each year. During 2021, the lease was renegotiated and extended by one year to 30 June 2026 at a fixed rent of £7,500 for each year from 1 July 2021.

Land at Romney Marsh is let under a long-term agreement. FUC's half share of the gross annual rent is £1,000, payable in half-yearly instalments on 1 April and 1 October. FUC's half share of the net rent after Land Agent's fee of 10% plus VAT is £880 per annum.

The Fordwich Allotment Association pays an annual rent, currently set at £185 (2024: £175).

Deferred rental income for the fishing rights and land is analysed below.

£	2025	2024
River Stour fishing rights	3,750	3,750
Romney Marsh land	220	220
	<u>3,970</u>	<u>3,970</u>

10. Funds

Restricted funds comprise the Town Hall Extraordinary Repair Fund. Other funds are unrestricted.

£	Restricted	Unrestricted	2025 Total	Restricted	Unrestricted	2024 Total
At 1 January	230,645	97,714	328,359	219,480	96,100	315,580
Income before Gains / (Losses) on investments	0	10,580	10,580	0	1,107	1,107
Gains / (Losses) on investments	(4,497)	(1,098)	(5,595)	11,165	507	11,672
At 31 December	<u>226,148</u>	<u>107,196</u>	<u>333,344</u>	<u>230,645</u>	<u>97,714</u>	<u>328,359</u>

11. Grants awarded

During the year, the Trustees awarded four Coal Grants totalling £1,000 to Canterbury Food Bank, Catching Lives, Porchlight and one local resident (2024: four grants totalling £1,000). Three Book Grants totalling £571 were awarded during the year (2024: two grants totalling £300).

12. Taxation

FUC is a registered charity and has no form of income which is liable to Corporation Tax.

13. Related party transactions

There were no related party transactions in the year (2024: None).

14. Independent examiner's remuneration

Independent examination fees during the year amounted to £Nil (2024: £Nil).

Weddings and civil partnerships



We will help to make every moment of your special day, the perfect experience for you, your partner, family and friends.

For further information, contact the Events Manager at sarah.fordwichevents@gmail.com or visit our [Facebook page](#).

Fordwich Town Hall is a licensed wedding venue and available for hire for weddings, civil partnerships and similar ceremonies.

The venue can hold up to 35 guests plus the happy couple and has a delightful little garden which can be used for photographs to capture the memories of your special day.

If you are looking for a venue to hold a reception, we are happy to recommend several within walking distance.



We'd like to say a huge thank you to Sarah for making our special day a really magical day.

Nothing was too much trouble for her and she dressed the Town Hall beautifully for us!

It was perfect for our intimate ceremony, and I would definitely recommend it!

We held our wedding in the Town Hall. What a wonderful venue for a smaller wedding.

Sarah was a joy to deal with from booking to the day itself. The Hall was nicely decorated for us. Drinks, photos and confetti in the riverside garden were just right. Our lovely celebrant and registrar were both cheerful and enthusiastic with nothing rushed or too much bother.

We had a wonderful day and I would recommend this venue to anyone.

