

Registered Charity No. 212738

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

ACCOUNTS FOR THE YEAR ENDED

31 DECEMBER 2024

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

Trustees:	Role	Appointing Body
Rev C Hutton	Chair	Incumbent
Mrs Z Sprake	Secretary, Church Warden	Ex Officio
Mrs B Rush	Church Warden	Ex Officio
Mr P J Weeks (to 9 January 2025)	Treasurer	NDBF
A Somerfield		PCC
Objects:	To further the religious and other charitable work of the Church of England in the Ecclesiastical Parish of All Saints, Earsham.	
Constitution:	Order issued by the Charity Commission on the 4th June 1992	
Solicitors:	Mills and Reeve Redwell Street Norwich Norfolk	
Independent Examiner:	G Kerkham Larking Gowen LLP Chartered Accountants Faiers House Gilray Road Diss IP22 4WR	
Bankers:	Barclays Bank plc Waveney Valley Branch Bungay Suffolk	

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

TRUSTEES' ANNUAL REPORT

The main asset of the Trust is the money raised by the sale of land in the centre of Earsham village for housing. The sale was proposed by the then Rector, John Walden, because the village school was threatened with closure. It was intended that money could be used to improve the school, and the new houses would provide greater pupil numbers. Improvements were made to the school using Trust funds, but since then a new school has been built and the old school disposed of.

The Trust is now for the benefit of the church in Earsham and, as it has a central role in the benefice, it provides benefits for the other parishes within the benefice. The sale of land raised £400,000 which was invested in a number of Investment Funds; one held in the name of the Trust and two held in the name of The Norwich Diocesan Board of Finance Ltd. These funds generate quarterly income. From this income the objects of the charity are carried out.

The Trust also owns a section of marshland comprising 3.88 acres which is currently let to provide a small amount of rental income.

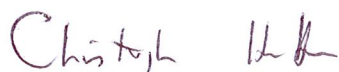
Objectives: To further the religious and other charitable work of the Church of England in the Ecclesiastical Parish of All Saints, Earsham. The Trustees invite requests for grants from Earsham PCC and allocate income accordingly towards running costs and also to fund pastoral work.

Achievements and performance: The charity made a grant of £20,000 to the Earsham Parochial Church Council in the year to support the church finances including the parish share. A further grant of £3,200 was made to the local primary school.

Reserves: The Trustees' policy on reserves is to maintain a minimum of £10,000 of free reserves. The Trust currently has free reserves amounting to £69,597 (2023: £59,217). These funds have accumulated over a period of time and will be used to meet the costs of forthcoming projects.

The Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Approved by the Trustees and signed on their behalf by:



Rev C Hutton

Date: 18/12/2025

Independent Examiner's Report to the Earsham Church Trust (Town Estate)

I report to the trustees on my examination of the accounts of the Trust for the year ended 31 December 2024 which are set out on pages 4 to 7.

Responsibilities and basis of report

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

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- (1) accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- (2) the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

G Kerkham FCA

Larking Gowen LLP
Chartered Accountants
Faiers House
Gilray Road
Diss, Norfolk
IP22 4WR

Date: 6 February 2026

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

GENERAL (UNRESTRICTED) FUND RECEIPTS AND PAYMENTS ACCOUNT

	Notes	2024		2023	
		£	£	£	£
<u>Receipts</u>					
Receipts from investments					
Bank interest		915		470	
Dividends		34,336		30,404	
			35,251		30,874
Other incoming resources					
Rent		-		190	
			-		190
Total receipts			<u>35,251</u>		<u>31,064</u>
<u>Payments</u>					
Charitable activities					
PCC running costs		20,000		20,000	
Drainage rates		14		13	
Landscaping		978		5,491	
Grant to Earsham School		3,200		800	
			24,192		26,304
Governance costs					
Professional fees			642		582
Total payments			<u>24,834</u>		<u>26,886</u>
Excess of receipts over payments	4		10,417		4,178
Cash balances brought forward			59,858		55,680
Cash balances carried forward			<u>70,275</u>		<u>59,858</u>

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2024

	Notes	2024 £	2023 £
ASSETS			
Investments			
Capital account	1	1,156,245	1,129,445
Income account	2	13,501	13,106
Bank Balances			
Business Premium account		70,275	59,859
Accrued income			
Rent	6	95	-
		<u>1,240,116</u>	<u>1,202,410</u>
LIABILITIES			
Creditors	7	(678)	(642)
		<u>1,239,438</u>	<u>1,201,768</u>
REPRESENTED BY			
Income Account	4	83,193	72,861
Capital Account	3	1,156,245	1,129,445
		<u>1,239,438</u>	<u>1,202,306</u>

Approved by the Trustees and signed on their behalf by:

Name:

C. K. K.

Date:

18/12/25

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2024

	2024		2023	
	£ Cost	£ Value	£ Cost	£ Value
1. CAPITAL				
Investments held in the name of Norwich Diocesan Board of Finance				
Central Board of Finance of the Church Investment Fund: 44,216 shares @ 2,224.6p	227,192	1,022,393	227,192	999,516
Central Board of Finance of the Church Fixed Interest Securities Fund: 89,761.14 shares @ 149.12p	142,614	133,852	142,614	129,929
	<u>369,806</u>	<u>1,156,245</u>	<u>369,806</u>	<u>1,129,445</u>

The investments at 31 December 2024 are stated in the statement of assets and liabilities at market value and are held in the name of "The Norwich Diocesan Board of Finance".

	2024		2023	
	£ Cost	£ Value	£ Cost	£ Value
2. INCOME				
Investments held in the name of The Earsham Church Trust.				
Central Board of Finance of the Church Fixed Interest Securities Fund: 9,054.14 shares @ 150.8p	15,000	13,501	15,000	13,106
	<u>15,000</u>	<u>13,501</u>	<u>15,000</u>	<u>13,106</u>

The investments at 31 December 2024 are stated in the balance sheet at market value and are held in the name of The Earsham Church Trust.

	2024 £	2023 £
3. CAPITAL		
Opening balance	1,129,445	1,036,624
Increase / (decrease) in value of capital investments	26,800	92,821
	<u>1,156,245</u>	<u>1,129,445</u>

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2024

	2024 £	2023 £
4. INCOME ACCOUNT		
Opening balance	72,323	67,607
Excess of receipts over payments	10,417	4,178
Movement in accruals	(37)	(60)
Movement in accrued income	95	(95)
	<u>82,798</u>	<u>71,630</u>
(Decrease) / Increase in value of income investments	395	693
	<u>83,193</u>	<u>72,323</u>
Closing balance		

5. GRANTS

Grants made to Earsham PCC have been made out of income.

6. ACCRUED INCOME

The trust is owed £95 in respect of rent which had not been received at 31 December 2024 (2023: £Nil).

7. ACCRUALS

The trust owed £678 in respect of the independent examination for the year ended 31 December 2023 (2023: £642).