

**EPPING AND THEYDON
GARNON JOINT CHARITIES**

Charity Number: 213077

**ACCOUNTS FOR THE YEAR ENDED
31 MARCH 2025**



EPPING AND THEYDON GARNON JOINT CHARITIES

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EPHING AND THEYDON GARNON JOINT CHARITIES

LEGAL AND ADMINISTRATIVE INFORMATION FOR THE YEAR ENDED 31 MARCH 2025

Charity number	213077
Contact Address & c/o	The Wythes Room 50c Hemnall Street Epping Essex CM16 4LS
Trustees	Mr R Clay, Chair Mr RH Pegrum Mrs J Lorkins Mrs W Webb Mr D Tetlow Mr MR Chapman - Clerk Mr R Brady Reverend J Fry Mr J Barber Mr G Scruton Mrs J Whitehouse (appointed 15 August 2023)
Independent Examiner	Community360 Winsley's House High Street Colchester Essex, CO1 1UG

EPHING AND THEYDON GARNON JOINT CHARITIES

TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2025

The Trustees present their annual report together with the financial statements of the Charity for the year 1st April 2024 to 31st March 2025.

The Charity also trades under the names Epping & Theydon Garnon Education Charity and Epping & Theydon Garnon Relief in Need Charity.

Objectives and activities

a. Policies and objectives

Relief in need assistance and education grants (education for those 24 and under) living within the ancient parishes of Epping, Theydon Garnon, Coopersale and Epping Upland, Essex.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Activities undertaken to achieve objectives

Annual grants for education (for those 24 and under) and relief of those in financial need, who have lived in the area of benefit for at least 1 year. Maintaining the 4 almshouses which provide a home to people in need.

c. Main activities undertaken to further the Charity's purposes for the public benefit

When planning our activities for the year, the trustees have considered the Commission's guidance on public benefit. All activities of the Charity were carried out for the solely charitable purposes as set out in the Charity Commission Scheme.

Achievements and performance

a. Main achievements of the Charity

For the year 1st April 2024 to 31st March 2025 the Trustees held 3 meetings over the year. The meetings took place in person at Epping Hall, St John's Road, Epping. The meetings took place on the following dates:

- 7th May 2024
- 19th November 2024
- 4th February 2025

The Accounts for the Charities are healthy, and all properties are tenanted, with rent being paid on time.

Grants have been paid out as follows:

From the Education Charity: Funds of £20,875 have been paid out this year towards Educational Grants. These include 27 University Grants at £500 per student. Grants have been paid towards 3 school residential trips to ensure all can attend, a course of 10 speech and language therapy sessions for a child, an online safety course to educate local schoolchildren, and equipment and coach costs to support cricket for schoolchildren.

From the Relief in Need Charity: About £8,500 was deployed to maintain the charity's 4 almshouses, and ensure they are kept insured. £269 was used to purchase a new mattress and bedframe from a local person in need.

EPHING AND THEYDON GARNON JOINT CHARITIES

TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2025

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

Structure, governance and management

a. Constitution

Epping & Theydon Garnon Charities is a registered charity, number 213077, and is constituted under the Charity Commission Scheme dated 28th September 1978

b. Methods of appointment or election of Trustees

The ex-officio trustees are the vicars of Epping, Epping Upland, Theydon Garnon and Coopersale. Nominative trustees include three members of Epping Town Council, one member of Epping Upland Parish Council and one member of Theydon Garnon Parish Council.

Additional trustees can be appointed at the discretion of the trustees as Co-optative members. Approved by order of the members of the board of Trustees on 2nd December 2025 and signed on their behalf by:



2-12-25

Mr R Clay
(Chair of Trustees)

EPHING AND THEYDON GARNON JOINT CHARITIES

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 MARCH 2025

I report on the accounts of Epping and Theydon Garnon Joint Charities for the year ended 31 March 2025 which are set out on pages 5 to 10.

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 (2) of the Charities Act 2011 (The Act) but 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 Commissioners (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 the General Directions given by the Charity Commissioners. 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 considerations of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

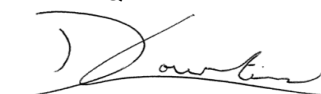
In the course of my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of the 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 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.

David Courtier FMAAT AATQB for and on behalf of:

Community360
Winsley's House, High Street, Colchester, Essex



Date 04/12/2025

EPPING AND THEYDON GARNON JOINT CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Prior period Total Funds 2024 £
Incoming resources					
Investment income	2	73,796	-	73,796	83,171
Total incoming resources		73,796	-	73,796	83,170
Resources expended					
Costs of charitable activities	3	58,026	-	58,026	52,246
Total resources expended		58,026	-	58,026	52,245
Net income/(expense) for the year		15,771	-	15,771	30,925
Transfer between funds		-	-	-	-
Net income/(expense) for the year		15,771	-	15,771	30,925
Reconciliation of funds					
Total Funds B/Fwd		2,658,802	-	2,658,802	2,627,877
Total Funds C/Fwd		2,674,573	-	2,674,573	2,658,802

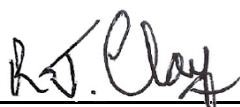
The notes on pages 7 - 10 form an integral part of these financial statements.

EPHING AND THEYDON GARNON JOINT CHARITIES

BALANCE SHEET AS AT 31 MARCH 2025

	Notes	£	2025 £	£	2024 £
Fixed assets					
Investment property	8		2,350,000		2,350,000
Current assets					
Investments	9	88,912		88,912	
Cash at bank and in hand		236,001		219,890	
		<u>324,913</u>		<u>308,802</u>	
Creditors: amounts falling due within one year		<u>340</u>		<u>-</u>	
Net current assets			324,573		308,802
Net assets			<u><u>2,674,573</u></u>		<u><u>2,658,802</u></u>
Funds	10				
Unrestricted income funds			2,674,573		2,658,802
Restricted funds			-		-
			<u><u>2,674,573</u></u>		<u><u>2,658,802</u></u>

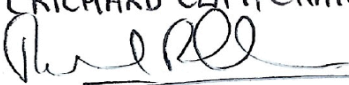
Signed


(RICHARD CLAY, CHAIRMAN)

Date

2-12-25

Signed


(MICHAEL CHAPMAN, CLERK)

Date

2-12-25

The notes on pages 7 - 10 form an integral part of these financial statements.

EPPING AND THEYDON GARNON JOINT CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1 General information

Epping & Theydon Garnon Joint Charities is an unincorporated charity, with a registration number of 213077. The principle office is detailed on page 2 of the financial statements.

1.1 Basis of accounting

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement on Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

1.2 Incoming resources

All income is accounted for on a receivable basis, other than income received in respect of expenditure which is deferred to the period in which the activity or event takes place.

1.3 Resources expended

Expenditure is included in the accounts on an accruals basis. VAT is not recoverable by the charity and is included with the expenditure to which it relates.

Support costs which could not be attributed directly to activities are apportioned equally between activities.

1.4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. They are calculated to write off the cost less residual value of each asset over its expected life as follows:

No fixed depreciation allowance is made for buildings and land. Occasional revaluation is made when a permanent change in value occurs.

Freehold improvements are depreciated straight line at 10%.

1.5. Taxation

Epping & Theydon Garnon Joint Charities is a registered charity and, as such is exempt from corporation tax.

1.6. Fund accounting

Funds held by the charity are either:

Unrestricted general funds- these are funds which can be used in accordance with the charitable objectives at the discretion of the trustees

Designated Funds - these are funds set aside by the trustees out of unrestricted funds for specific future purposes or projects.

Restricted funds - these are funds that can only be used for particular restricted purposes within the objects of the charity.

1.7. Stock

Stocks are stated at the lower of cost and the net realisable value. Cost includes all direct costs incurred in bringing the stocks to their present location and condition.

1.8. Cash flow

The financial statements do not include a cash flow statement because the charity, as a small reporting entity, is exempt from the requirement to prepare such a statement under Financial Reporting Standard 1 "Cash flow statements".

EPPING AND THEYDON GARNON JOINT CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1.9 Going Concern

These accounts have been produced on a going concern basis.

2 Investment income

	2025 Total £	2024 Total £
Rents received - Almhouses	31,260	30,680
Rents received - Stonards Farm	38,980	38,980
Gains/(losses) on investments	-	12,144
Deposit account interest	3,556	1,367
	73,796	83,171

3 Analysis of expenditure on charitable activities

Summary by fund type

	2025 Total £	2024 Total £
Operational costs	28,350	25,902
Grants - Education	20,875	22,394
Grants - Relief in need	8,800	3,950
	58,026	52,246

4 Analysis of expenditure by activities

	Grant funding of activities 2025 Total £	Support costs 2025 Total £	2025 Total £	2024 Total £
Operational costs	-	28,350	28,350	25,902
Education	20,875	-	20,875	22,394
Relief in need	8,800	-	8,800	7,044
	29,675	28,350	58,026	55,340
Total 2024	29,675	28,350	58,026	55,340

Analysis of support costs

	2025 Total £	2024 Total £
Contractor costs	12,155	8,332
Office expenses	4,010	2,190
Telephone	578	179
Website	230	306
Insurance	6,533	9,558
Professional fees	3,778	1,514
Sundries	1,067	729
	28,350	22,808

EPPING AND THEYDON GARNON JOINT CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

5 Independent examiner's remuneration

	2025 Total £	2024 Total £
Fees payable to the Charity's independent examiner for the independent examination of the Charity's annual accounts	340	2,325
	340	2,325

6 Staff costs

	2025 Total £	2024 Total £
Contractors	12,155	8,332
	12,155	8,332

The average number of persons employed by the Charity during the year was as follows:

	2025 No.	2024 No.
Staff	0	0

No employee were employed during the year. One member of staff was contracted to complete administrative tasks.

7 Trustee's remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2024 - £Nil)

During the year ended 31 March 2025, no Trustee expenses have been incurred (2024 - £Nil)

8 Investment property

	Freehold investment property £
Valuation	
At 1 April 2024	2,350,000
At 31 March 2025	2,350,000

9 Current asset investments

	2025 Total £	2024 Total £
Unlisted investments	88,912	88,912
	88,912	88,912

EPPING AND THEYDON GARNON JOINT CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

10 Statement of funds

Statement of funds - current year

	Balance 01/04/2024 £	Incoming £	Outgoing £	Balance 31/03/2025 £
Unrestricted funds				
Reserves	<u>2,658,802</u>	<u>73,796</u>	<u>(58,026)</u>	<u>2,674,573</u>

Statement of funds - prior year

	Balance 01/04/2023 £	Incoming £	Outgoing £	Balance 31/03/2024 £
Unrestricted funds				
Reserves	<u>2,627,877</u>	<u>83,171</u>	<u>(52,246)</u>	<u>2,658,802</u>

11 Analysis of net assets between funds

	Investment Property £	Net Current Assets £	Total 2025 £
Fund balances are represented by:			
Unrestricted funds	2,350,000	324,573	2,674,573
Restricted funds	-	-	-
	<u>2,350,000</u>	<u>324,573</u>	<u>2,674,573</u>

12 Related Parties

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between parties and the Charity at 31 March 2025.