

THE REDBOURN CHARITIES

Charity No 217154

Clerk to the Trustees:

Mrs Valerie Churchhouse, 12 Woollams, Vaughan Mead, Redbourn AL3 7DG

ANNUAL REPORT FOR THE YEAR ENDING 30TH JUNE 2025

A description of the Charities' Trusts is set out in the document governing The Redbourn Charities ("the Charity") which is the Charity Commissioners Scheme dated 7 August 1964 as amended by orders dated 30 July 1965, 17 January 1979, and 14 February 2002.

The principal objects of the Scheme can be summarised in general terms as follows:

- a) The Charity shall use their almshouses for the residence of almspeople appointed in accordance with the Scheme.
- b) The Charity shall let or otherwise manage its other property and investments.
- c) The Charity shall use the resulting income for the purposes, and in the order of priority, as follows:
 - (i) For the benefit of any or all the almspeople
 - (ii) For either the benefit of poor persons resident in the (ancient) Parish of Redbourn or for the poor of that area generally in accordance with the Scheme and as the Trustees may think fit
 - (iii) For charitable purposes for the benefit of inhabitants of the above area as the Trustees and the Charity Commissioners may think fit.

The Trustees of the Charity during the year were: Mr D Swift (Chairman), The Revd Rachel Wakefield, Mrs R Hughes, Mrs P Ridgwell, Cllr T Finnigan, Mrs A Towler and Mr C Trim. Four meetings of the Trustees were held in the twelve-month period under review.

The Chairman, David Swift, has decided to step down in February 2026 as Chairman but will remain as a Trustee. Details of the vacancy will be circulated in the village.

The Clerk has been working part time for the Charity for 3 years, during which time she has been involved in developing new ways of working as part of improvements to business systems and is responsible for managing financial transactions. She liaises with the Chairman, Trustees and Warden and facilitates efficient management of the almshouses.

It is the practice of the Trustees to meet with residents during the year to provide an update and discuss matters of concern. There was a successful gathering held at The Holly Bush pub in Redbourn in December 2024 which Trustees and residents attended. Another gathering is planned for December 2025.

The Warden, who is contracted to work part time, has been in post for sixteen years. Since her appointment she has continued to make a remarkable difference to the community living at Woollams, both in practical terms and regarding the residents' well-being. She lives on site, and her enthusiasm, energy, reliability, and dedication to her role is commendable. She demonstrates daily that nothing is too much effort or trouble, and deals promptly with problems that arise, making Woollams a truly supportive place to live.

Regular events have been held in the summer house throughout the year, including a monthly communion service. The residents held a coffee morning in aid of Macmillan Cancer Support in October 2024, and again in October 2025.

The gardens and grounds of the almshouses are maintained to a high standard by the Warden and the Groundsman who attends regularly. Tree works are carried out as necessary. Residents take pride in their own small gardens.

The Trustees agreed to a necessary increase to the weekly maintenance charge and the heating charge from October 2024 to meet increasing costs. Following a review by the Fair Rents Officer in 2018 and consideration of market rents, the Trustees are satisfied that the weekly maintenance contribution charge is below that charged for rental property of the same size in the locality. The almshouses are classified as Exempt Accommodation.

During the period covered by this report all the almshouses have been fully occupied.

The Trustees are considering potentially building between 10 and 12 almshouses on land that is owned by the Charity situated on the edge of the village with the intention of helping young people and families in Redbourn.

As well as supporting almspeople and the almshouses pursuant to object (c)(i) above, a proportion of the Charity's income was used to purchase Christmas gifts for needy or recently bereaved residents of the Parish. Additionally, annual donations are given to the Redbourn Community Group and St Mary's Church, Redbourn.

In response to the challenges being experienced due to the economic climate, the Charity expanded its activities a number of years ago to include the following:

- The Redbourn Community Food Club which supports residents in Redbourn. It operates on a membership basis and provides ongoing support through the provision of food and other essentials on a weekly basis.
- The Redbourn Hamper Scheme which distributes hampers to people/families in need in the village at Christmas time.

The charity is expanding the help given to individuals or families in Redbourn that need support. We are working with the Citizens Advice Bureau and have been able to help a number of individuals and families within the village with household goods, clothing, food and other items.

In September 2025, the Charity made a donation to the East of England Ambulance Service to enable them to purchase the required kit for a First Responder in Redbourn.

The Redbourn Charities' website is updated regularly with news and details of events taking place. (www.theredbourncharities.org).

The annual report was duly approved by the Trustees and authorised for submission to the Charities Commission on 5th November 2025.



David Swift
Chairman of the Trustees
The Redbourn Charities

The Redbourn Charities

Annual Report and Financial Statements including Independent Examiner's Report

For the year ended 30 June 2025

Gilberts

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The Redbourn Charities

Legal and Administrative Information

Trustees	Mr David Swift - Chairman
Mrs Pauline Ridgwell	
Mrs Angela TowEer	
Mrs Ruth Hughes	
Miss Teresa Finnigan	
Mr Christopher Trim	
The Reverend Rachel Wakefield	
Secretary	Mrs Valerie Churchhouse
Charity number	217154
Official office	12 Woollams
Vaughan Mead	
Redbourn	
Hertfordshire	
AB 7DG	
Independent examiner	Gilberts Chartered Accountants
Pendragon House	
65 London Road	
St Albans	
Hertfordshire	

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Trustees' Report

For the year ended 30 June 2025

The Trustees present their report and financial statements for the year ended 30 June 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of 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)".

Objectives and activities

The Redbourn Charities is an unincorporated association registered with the Charities Commission, number 217154.

The main objective of the charity is to provide affordable housing for individuals through the use of Almshouses owned by the charity.

In response to the challenges being experienced due to the economic climate, the Charity expanded its activities a number of years ago to include the following:

- The Redbourn Community Food Club which supports residents in Redbourn. It operates on a membership basis and provides ongoing support through the provision of food and other essentials on a weekly basis.
- The Redbourn Hamper Scheme which distributes hampers to people/families in need in the village at Christmas time.

The charity is expanding the help given to individuals or families in Redbourn that need support. We are working with the Citizens Advice Bureau and have been able to help a number of individuals and families within the village with household goods, clothing, food and other items.

The charity also distributes gifts at Christmas to needy or recently bereaved people in Redbourn.

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

During the year the charity generated income of E 112,388 (2024 • E105,581) from almshouse maintenance and expenses charges and investment income and €34,371 (2024 - €41,372) for the Food Club and Hamper Scheme. Expenditure on related costs amounted to E 105,229 (2024 - £107,082) and donations made were €2,097 (2024 - €978). In addition an internal donation of E1,500 (2024 • €1,000) was made from the general fund to the Hamper Scheme. This resulted in a surplus for the year before revaluation of E39,433 (2024- E38,893).

Financial review

The charity's financial assets are held in a mix of investments through COIF and cash deposits and are reviewed on a regular basis by the Trustees. The charity also owns land and buildings which generate maintenance and expenses income.

Unrestricted funds comprise those funds which the Trustees are free to use in accordance with the charitable objectives with the exception of the revaluation reserves which cannot be distributed until realised.

Unrestricted funds total **£4,282,655** (2024 £4,275,397) of which £3,839,832 (2024 - £3,873,527) are revaluation reserves. The total funds of the charity are £4,323,260 (2024 £4,317,522).

Structure, governance and management

The Trustees who served during the year and up to the date of signature of the financial statements are listed on page 1.

The Redbourn Charities

New Trustees are appointed by existing Trustees in accordance with the trust deed. The charity ensures that all new trustees are given sufficient training upon appointment by attending meetings and reading relevant literature. The Trustees meet on a regular basis to discuss matters related to the running of the Aimshouses and other activities and to review the financial position of the charity.

Trustees' Report (Continued)

For the year ended 30 June 2025

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity, and are satisfied that systems are in place to mitigate the charity's exposure to major risks.

Statement of Trustees' responsibilities

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

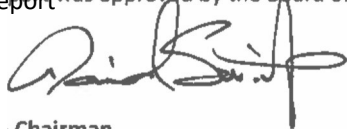
The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

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 SORP;
- 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 sufficient 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.

The Trustees' Report was approved by the Board of Trustees



Chairman

ard of Trustees.

Mr David Swift • Chairman

Trustee

Dated: 5 November 2025

Independent Examiner's Report

To the Trustees of The Redbourn Charities

We report to the Trustees on our examination of the financial statements of The Redbourn Charities (the charity) for the year ended 30 June 2025.

Responsibilities and basis of report

As the Trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

We report in respect of our examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out our examination we have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

We have completed our examination. We confirm that no matters have come to our attention in connection with the examination giving us 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 2011 Act; or 2 the financial statements do not accord with those records; or

3 the financial statements 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.

We 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 financial statements to be reached.



Gilberts Chartered Accountants

Pendragon House
65 London Road
St Albans Hertfordshire

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Dated: 5 November 2025

The Redbourn Charities

Financial Statement of Activities Including Income and Expenditure Account

For the year ended 30 June 2025

		Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
		2025	2025	2025	2024	2024	2024
	Notes						
Income from:							
Charitable activities	2	84,387	34,371	118,758	80,228	41,372	121,600
Investments	3	<u>28,001</u>	<u>-</u>	<u>28,001</u>	<u>25,353</u>	<u>-</u>	<u>25,353</u>
Total income		<u>112,388</u>	<u>-34,371</u>	<u>146,759</u>	<u>105,581</u>	<u>41,372</u>	<u>146,953</u>
Expenditure on:							
Charitable activities							
Almshouse and Lybury							
Field costs	4	56,206	-	56,206	63,596	-	63,596
Community Food Club	5	-	27,122	27,122	-	26,802	26,802
Hamper Scheme	6	-	10,269	10,269	-	7,683	7,683
Administration expenses	7	11,632	-	11,632	9,001	-	9,001
Donations and gifts	8	<u>2,097</u>	<u>-</u>	<u>2,097</u>	<u>978</u>	<u>-</u>	<u>978</u>
Total expenditure		<u>69,935</u>	<u>37,391</u>	<u>107,326</u>	<u>73,575</u>	<u>34,485</u>	<u>108,060</u>
Net income/(expenditure)		42,453	(3,020)	39,433	32,006	6,887	38,893
Internal donation between funds		(1,500)	1±00		(2,118)	2.118	
Other recognised gains and losses:							
Revaluation of investments		<u>(33,695)</u>	<u>-</u>	<u>(33,695)</u>	<u>99,908</u>	<u>-</u>	<u>99,908</u>
Net movement in funds		7,258	11,520)	5,738	129,796	9.005	138,801
Reconciliation of funds:							
Fund balances at 1 July 2024		<u>4,275,397</u>	<u>42,125</u>	<u>4,317,522</u>	<u>4, 145,601</u>	<u>33,120</u>	<u>4,17</u>

The Redbourn Charities

Notes to the Financial Statements

For the year ended 30 June 2025

Fund balances at 30 June 2025 **4,282,655** 40,605 4,323,260 **4,275,397** 42,125**4,31**

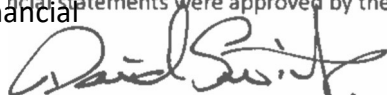
The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

Balance Sheet

For the year

		2025	2024
	Notes	E	E
Fixed assets			
Tangible assets 11 3,063,670 3,070,633 Investments 12 1,138,249 1,168,151		<u>4,201,919</u>	<u>4,238,784</u>
Current assets			
Debtors	13	4,917	2,466
Cash at bank and in hand		<u>123,877</u>	<u>89,795</u>
Creditors: amounts falling due within one year		128,794	92,261
Other creditors	14	<u>7,453</u>	<u>13,523</u>
Net current assets		<u>121,341</u>	<u>78,738</u>
Total assets less current liabilities		<u>4,323,260</u>	<u>4,317,522</u>
The funds of the charity			
Restricted funds	15	40,605	42,125
Unrestricted funds	16	<u>4,282,655</u>	<u>4,275,397</u>
		<u>4,323,260</u>	<u>4,317,522</u>

The financial statements were approved by the

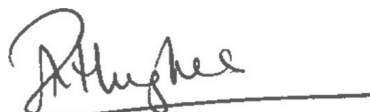


by the Trustees on 5 November
2025

The Redbourn Charities

ended 30 June 2025

Mr David Swift • Chairman
Trustee


Mrs Ruth Hughes
Trustee

1 Accounting policies

Charity information

The Redbourn Charities is a charity registered in England. The address of the registered office is 12 Woollams, Vaughan Mead, Redbourn, Hertfordshire, AL3 7DG.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of 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)". The charity is a Public Benefit Entity as defined by FRS 102,

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin I not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Not depreciated
Plant and equipment	10% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

The Redbourn Charities

Notes to the Financial Statements

For the year ended 30 June 2025

1.5 Fixed asset investments

The 'Charities Official Investment Fund' accumulation shares, income shares and property shares are shown at market value and the surplus/(deficit) on revaluation is credited/(debited) to the general reserve.

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

1 Accounting policies

(Continued)

1.6 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.7 Financial instruments

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument. Financial assets, which include debtors and bank balances, and financial liabilities, which include creditors, are measured at transaction price.

2 Income from charitable activities

	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	funds	funds		funds	funds	
	2025	2025	2025	2024	2024	2024
Almshouses rental income	72,715	-	72,715	67,866	-	67,866
Lybury Field income	1,150	-	1,150	1,150	-	1,150
Donations	10,522	-	10,522	11,212	-	11,212
Food club grants and donations	-	15,015	15,015	-	24,358	24,358
Food club membership fees	-	10,338	10,338	-	10,945	10,945
Hamper scheme grants and donations	-	9,018	9,018	-	6,069	6,069
	<u>84,387</u>	<u>34,371</u>	<u>118,758</u>	<u>80,228</u>	<u>41,372</u>	<u>121,600</u>

3 Dividends and interest

	2025	2024
COIF	24,891	24,395
Interest receivable	3,110	958

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

		28,001	25,353
4	Almshouse and Lybury Field costs		
		2025	2024
			E
	Repairs and maintenance	15,616	25,130
	Depreciation and impairment	6,963	7,062
	Upkeep of garden and grounds	5,244	5,374
	Light, heat and water	14,927	12,479
	Insurance and monitoring charges	2,757	3,163
	Salaries and other expenses	<u>10,699</u>	<u>10,388</u>
		56,206	63,596
s	Community Food Club costs		
		2025	2024
	Set-up and running costs	285	2,163
	Food	25,857	23,776
	Other expenses	<u>980</u>	<u>863</u>
		27,122	26,802
6	Hamper Scheme costs		
		2025	2024
	Food supplies	10,044	7,585
	Other expenses	<u>225</u>	<u>98</u>
		10,269	7,683
7	Administration expenses		

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

				2025	2024
Salaries and general expenses	9,901	7,330	Trustee indemnity insurance	291	291
	1,380		Accountancy	1,440	
				<hr/>	<hr/>
				11,632	9,001

8 Donations and gifts

					2025	2024
Redbourn Care Group	150	150	St Mary's PCC	7	7	Sundry gifts
Christmas gifts	566	371			1,374	450
					<hr/>	<hr/>
					2,097	978

9 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

10 Employees

The average monthly number of employees during the year was:

2025	2024
2	2

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

Employment costs	2025	2024
Wages and salaries	17,683	14,520

-10-

11 Tangible fixed assets

	Freehold land and equipment	Plant and equipment	Total and buildings
Cost or valuation			
At 1 July 2024	<u>00</u>	<u>126,559</u>	<u>3,</u>
At 30 June 2025	<u>00</u>	<u>126,559</u>	<u>3,</u>

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

<hr/>			
Depreciation and impairment			
At 1 July 2024	"	85,926	85,926
Depreciation charged 'n the year		6,963	6,963
		<hr/>	<hr/>
At 30 June 2025	"	92,889	92,889
		<hr/>	<hr/>
Carrying amount			
At 30 June 2025		3,030,000	3,063,670
		<hr/>	<hr/>
		3,030,000	
		<hr/>	<hr/>
At 30 June 2024			10,633
		<hr/>	<hr/>
3,070,633			
		<hr/>	<hr/>

The freehold land and buildings were professionally revalued on 25th January 2018 by TMA Professional Services LLP, Chartered Surveyors.

The land at Lybury Lane and Woollams, Redbourn was transferred to the charity on the 8th August 1964, together with the old Almshouses. No valuation was obtained at the date of transfer.

The historic cost of revalued assets is E25,020 (2024 • €25,020) which represents the cost of construction of the new almshouses.

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

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12 Fixed asset investments

	Accumulation shares	Income shares	Property fund E	Total
Cost or valuation				
At 1 July 2024	357,995	742,849	67,307	1,168,151
Additions			3,793	3,793
Valuation changes	<u>(4,741)</u>	<u>(30,699)</u>	<u>1,744</u>	<u>(33,696)</u>
At 30 June 2025	<u>353,254</u>	<u>712,150</u>	<u>72,844</u>	<u>1,138,248</u>
			2025	2024
Historic cost of investments:				
Accumulation shares			178,757	178,757
Income shares			43,997	43,997
Property fund			<u>80,643</u>	<u>76,850</u>
			<u>303,397</u>	<u>299,604</u>

13 Debtors

	2025	2024
Amounts falling due within one year:		
Prepayments and accrued income	<u>4,917</u>	<u>2i466</u>

14 Other creditors falling due within one year

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

	2025	2024 E
Accruals and deferred income	<u>7,453</u>	<u>13,523</u>

- 12 .

15 Restricted funds

The funds of the charity include restricted funds comprising the following donations and grants held on trust for specific purposes:

	Balance at 1 2024	Income	Expenses	Donation from general fund	Balance at 30 June 2025
Capital fund	3,137				3,137
Property equity fund	25,020			-	25,020
Food Club	12,165	25,353	(27,122)	-	10,396
Hamper Scheme	1,803	9,018	(10,269)	1,500	2,052
	42,125	34,371	(37,391)	1,500	40,605

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

Capital fund: this represents a gift to the charity on 8 August 1964

Property equity fund: this represents the cost of construction of the new almshouses

16 Unrestricted funds

The unrestricted funds of the charity comprise the revaluation reserve on properties and investments and the general reserve fund.

	At 1 July 2024	Incoming resources	Resources Donation to expended food club and hamper scheme E	Revaluation 2025	At 30 June 2025
Revaluation - land and buildings	3,004,980				3,004,980
Revaluation • investments	868,547			(33,695)	834,852
General reserve	401,870	112,388	(69,935)	(1,500)	442,823
	<u>4,275,397</u>	<u>112,388</u>	<u>(69,935)</u>	<u>(33,695)</u>	<u>4,282,655</u>

17 Related party transactions

There were no disclosable related party transactions during the year (2024 • none).

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

The Redbourn Charities

Annual Report and Financial Statements including Independent Examiner's Report

For the year ended 30 June 2025

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Secretary	Mrs Valerie Churchhouse
Charity number	217154
Official office	12 Woollams
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AB 7DG	
Independent examiner	Gilberts Chartered Accountants
Pendragon House	
65 London Road	
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Trustees' Report

For the year ended 30 June 2025

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The main objective of the charity is to provide affordable housing for individuals through the use of Almshouses owned by the charity.

In response to the challenges being experienced due to the economic climate, the Charity expanded its activities a number of years ago to include the following:

- The Redbourn Community Food Club which supports residents in Redbourn. It operates on a membership basis and provides ongoing support through the provision of food and other essentials on a weekly basis.
- The Redbourn Hamper Scheme which distributes hampers to people/families in need in the village at Christmas time.

The charity is expanding the help given to individuals or families in Redbourn that need support. We are working with the Citizens Advice Bureau and have been able to help a number of individuals and families within the village with household goods, clothing, food and other items.

The charity also distributes gifts at Christmas to needy or recently bereaved people in Redbourn.

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

During the year the charity generated income of E 112,388 (2024 • E105,581) from almshouse maintenance and expenses charges and investment income and €34,371 (2024 - €41,372) for the Food Club and Hamper Scheme. Expenditure on related costs amounted to E 105,229 (2024 - £107,082) and donations made were €2,097 (2024 - €978). In addition an internal donation of E1,500 (2024 • €1,000) was made from the general fund to the Hamper Scheme. This resulted in a surplus for the year before revaluation of E39,433 (2024- E38,893).

Financial review

The charity's financial assets are held in a mix of investments through COIF and cash deposits and are reviewed on a regular basis by the Trustees. The charity also owns land and buildings which generate maintenance and expenses income.

Unrestricted funds comprise those funds which the Trustees are free to use in accordance with the charitable objectives with the exception of the revaluation reserves which cannot be distributed until realised.

Unrestricted funds total **£4,282,655** (2024 £4,275,397) of which £3,839,832 (2024 - £3,873,527) are revaluation reserves. The total funds of the charity are £4,323,260 (2024 £4,317,522).

Structure, governance and management

The Trustees who served during the year and up to the date of signature of the financial statements are listed on page 1.

The Redbourn Charities

New Trustees are appointed by existing Trustees in accordance with the trust deed. The charity ensures that all new trustees are given sufficient training upon appointment by attending meetings and reading relevant literature. The Trustees meet on a regular basis to discuss matters related to the running of the Aimshouses and other activities and to review the financial position of the charity.

Trustees' Report (Continued)

For the year ended 30 June 2025

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity, and are satisfied that systems are in place to mitigate the charity's exposure to major risks.

Statement of Trustees' responsibilities

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

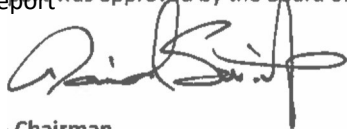
The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

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 SORP;
- 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 sufficient 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.

The Trustees' Report was approved by the Board of Trustees



Chairman

ard of Trustees.

Mr David Swift • Chairman

Trustee

Dated: 5 November 2025

Independent Examiner's Report

To the Trustees of The Redbourn Charities

We report to the Trustees on our examination of the financial statements of The Redbourn Charities (the charity) for the year ended 30 June 2025.

Responsibilities and basis of report

As the Trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

We report in respect of our examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out our examination we have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

We have completed our examination. We confirm that no matters have come to our attention in connection with the examination giving us 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 2011 Act; or 2 the financial statements do not accord with those records; or

3 the financial statements 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.

We 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 financial statements to be reached.



Gilberts Chartered Accountants

Pendragon House
65 London Road
St Albans Hertfordshire

ALI IU

Dated: 5 November 2025

The Redbourn Charities

Financial Statement of Activities Including Income and Expenditure Account

For the year ended 30 June 2025

		Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
		2025	2025	2025	2024	2024	2024
	Notes						
Income from:							
Charitable activities	2	84,387	34,371	118,758	80,228	41,372	121,600
Investments	3	<u>28,001</u>	<u>"</u>	<u>28,001</u>	<u>25,353</u>	<u>"</u>	<u>25,353</u>
Total income		<u>112,388</u>	<u>-34,371</u>	<u>146,759</u>	<u>105,581</u>	<u>41,372</u>	<u>146,953</u>
Expenditure on:							
Charitable activities							
Almshouse and Lybury							
Field costs	4	56,206	"	56,206	63,596	"	63,596
Community Food Club	5	"	27,122	27,122	"	26,802	26,802
Hamper Scheme	6	"	10,269	10,269	"	7,683	7,683
Administration expenses	7	11,632	"	11,632	9,001	"	9,001
Donations and gifts	8	<u>2,097</u>	<u>"</u>	<u>2,097</u>	<u>978</u>	<u>"</u>	<u>978</u>
Total expenditure		<u>69,935</u>	<u>37,391</u>	<u>107,326</u>	<u>73,575</u>	<u>34,485</u>	<u>108,060</u>
Net income/(expenditure)		42,453	(3,020)	39,433	32,006	6,887	38,893
Internal donation between funds		(1,500)	1±00		(2,118)	2.118	
Other recognised gains and losses:							
Revaluation of investments		<u>(33,695)</u>	<u>"</u>	<u>(33,695)</u>	<u>99,908</u>	<u>"</u>	<u>99,908</u>
Net movement in funds		7,258	11,520)	5,738	129,796	9.005	138,801
Reconciliation of funds:							
Fund balances at 1 July 2024		<u>4,275,397</u>	<u>42,125</u>	<u>4,317,522</u>	<u>4, 145,601</u>	<u>33,120</u>	<u>4,17</u>

The Redbourn Charities

Notes to the Financial Statements

For the year ended 30 June 2025

Fund balances at 30 June 2025 **4,282,655** 40,605 4,323,260 **4,275,397** 42,125**4,31**

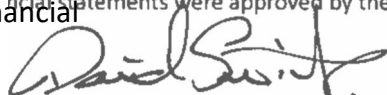
The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

Balance Sheet

For the year

		2025	2024
	Notes	E	E
Fixed assets			
Tangible assets 11 3,063,670 3,070,633 Investments 12 1,138,249 1,168,151		<u>4,201,919</u>	<u>4,238,784</u>
Current assets			
Debtors	13	4,917	2,466
Cash at bank and in hand		<u>123,877</u>	<u>89,795</u>
Creditors: amounts falling due within one year		128,794	92,261
Other creditors	14	<u>7,453</u>	<u>13,523</u>
Net current assets		<u>121,341</u>	<u>78,738</u>
Total assets less current liabilities		<u>4,323,260</u>	<u>4,317,522</u>
The funds of the charity			
Restricted funds	15	40,605	42,125
Unrestricted funds	16	<u>4,282,655</u>	<u>4,275,397</u>
		<u>4,323,260</u>	<u>4,317,522</u>

The financial statements were approved by the

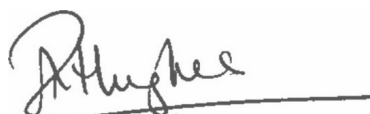


by the Trustees on 5 November
2025

The Redbourn Charities

ended 30 June 2025

Mr David Swift • Chairman
Trustee


Mrs Ruth Hughes
Trustee

1 Accounting policies

Charity information

The Redbourn Charities is a charity registered in England. The address of the registered office is 12 Woollams, Vaughan Mead, Redbourn, Hertfordshire, AL3 7DG.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of 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)". The charity is a Public Benefit Entity as defined by FRS 102,

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin I not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Not depreciated
Plant and equipment	10% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

The Redbourn Charities

Notes to the Financial Statements

For the year ended 30 June 2025

1.5 Fixed asset investments

The 'Charities Official Investment Fund' accumulation shares, income shares and property shares are shown at market value and the surplus/(deficit) on revaluation is credited/(debited) to the general reserve.

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

1 Accounting policies (Continued)

1.6 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.7 Financial instruments

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument. Financial assets, which include debtors and bank balances, and financial liabilities, which include creditors, are measured at transaction price.

2 Income from charitable activities

	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	funds	funds		funds	funds	
	2025	2025	2025	2024	2024	2024
Almshouses rental income	72,715	-	72,715	67,866	-	67,866
Lybury Field income	1,150	-	1,150	1,150	-	1,150
Donations	10,522	-	10,522	11,212	-	11,212
Food club grants and donations	-	15,015	15,015	-	24,358	24,358
Food club membership fees	-	10,338	10,338	-	10,945	10,945
Hamper scheme grants and donations	-	9,018	9,018	-	6,069	6,069
	84,387	34,371	118,758	80,228	41,372	121,600

3 Dividends and interest

	2025	2024
COIF	24,891	24,395
Interest receivable	3,110	958

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

		28,001	25,353
4	Almshouse and Lybury Field costs		
		2025	2024
			E
	Repairs and maintenance	15,616	25,130
	Depreciation and impairment	6,963	7,062
	Upkeep of garden and grounds	5,244	5,374
	Light, heat and water	14,927	12,479
	Insurance and monitoring charges	2,757	3,163
	Salaries and other expenses	<u>10,699</u>	<u>10,388</u>
		56,206	63,596
s	Community Food Club costs		
		2025	2024
	Set-up and running costs	285	2,163
	Food	25,857	23,776
	Other expenses	<u>980</u>	<u>863</u>
		27,122	26,802
6	Hamper Scheme costs		
		2025	2024
	Food supplies	10,044	7,585
	Other expenses	<u>225</u>	<u>98</u>
		10,269	7,683
7	Administration expenses		

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

				2025	2024
Salaries and general expenses	9,901	7,330	Trustee indemnity insurance	291	291
	1,380		Accountancy	1,440	
				<hr/>	<hr/>
				11,632	9,001

8 Donations and gifts

					2025	2024
Redbourn Care Group	150	150	St Mary's PCC	7	7	Sundry gifts
Christmas gifts	566	371			1,374	450
					<hr/>	<hr/>
					2,097	978

9 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

10 Employees

The average monthly number of employees during the year was:

2025	2024
2	2

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

Employment costs	2025	2024
Wages and salaries	17,683	14,520

-10-

11 Tangible fixed assets

	Freehold land and equipment	Plant and equipment	Total and buildings
Cost or valuation			
At 1 July 2024	<u>00</u>	<u>126,559</u>	<u>3,</u>
At 30 June 2025	<u>00</u>	<u>126,559</u>	<u>3,</u>

For the year ended 30 June 2025

3,070,633

The historic cost of revalued assets is E25,020 (2024 • €25,020) which represents the cost of construction of the new almshouses.

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

. 11 .

12 Fixed asset investments

	Accumulation shares	Income shares	Property fund E	Total
Cost or valuation				
At 1 July 2024	357,995	742,849	67,307	1,168,151
Additions			3,793	3,793
Valuation changes	<u>(4,741)</u>	<u>(30,699)</u>	<u>1,744</u>	<u>(33,696)</u>
At 30 June 2025	<u>353,254</u>	<u>712,150</u>	<u>72,844</u>	<u>1,138,248</u>
			2025	2024

Historic cost of investments:

Accumulation shares	178,757	178,757
Income shares	43,997	43,997
Property fund	<u>80,643</u>	<u>76,850</u>
	<u>303,397</u>	<u>299,604</u>

13 Debtors

	2025	2024
Amounts falling due within one year:		
Prepayments and accrued income	<u>4,917</u>	<u>2i466</u>

14 Other creditors falling due within one year

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

	2025	2024 E
Accruals and deferred income	<u>7,453</u>	<u>13,523</u>

- 12 .

15 Restricted funds

The funds of the charity include restricted funds comprising the following donations and grants held on trust for specific purposes:

	Balance at 1 2024	Income	Expenses	Donation from general fund	Balance at 30 June 2025
Capital fund	3,137				3,137
Property equity fund	25,020			-	25,020
Food Club	12,165	25,353	(27,122)	-	10,396
Hamper Scheme	1,803	9,018	(10,269)	1,500	2,052
	42,125	34,371	(37,391)	1,500	40,605

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025

Capital fund: this represents a gift to the charity on 8 August 1964

Property equity fund: this represents the cost of construction of the new almshouses

16 Unrestricted funds

The unrestricted funds of the charity comprise the revaluation reserve on properties and investments and the general reserve fund.

	At 1 July 2024	Incoming resources	Resources Donation to expended food club and hamper scheme E	Revaluation 2025	At 30 June 2025
Revaluation - land and buildings	3,004,980				3,004,980
Revaluation • investments	868,547			(33,695)	834,852
General reserve	401,870	112,388	(69,935)	(1,500)	442,823
	<u>4,275,397</u>	<u>112,388</u>	<u>(69,935)</u>	<u>(33,695)</u>	<u>4,282,655</u>

17 Related party transactions

There were no disclosable related party transactions during the year (2024 • none).

The Redbourn Charities

Notes to the Financial Statements (Continued)

For the year ended 30 June 2025