



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## Trustees' Annual Report for the period

From **01.01.2025** Period start date To **31.12.2025** Period end date

Charity name: **Kitchings General Charity**

Charity registration number: **219957**

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<b>The purpose of the charity is:</b> <b>1. Provision of a pension to the 'poor widows of Southrey'</b> <b>2. Advancement of education, and</b> <b>3. Relief in need (of the poor and needy).</b> <b>For those within Southrey, Bardney and Bucknall.</b>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<b>The main activities undertaken for the public benefit &amp; as identified in the accounts are:</b> <b>1. The continuing provision to the eligible widows of Southrey; with the Trustees taking into account the public benefit requirement &amp; the guidance as stated in the governing Scheme</b> <b>2. The provision of grants to local schools, groups &amp; local students. All grant making decisions are made by the trustees after discussing the information given by applicants &amp; giving consideration to the public benefit aspect &amp; the guidance as stated in the governing Scheme.</b> <b>3. The provision of grants to individuals' who meet the relevant criteria as stated in the governing Scheme, &amp; using the guidance relating to public benefit. This is to make sure that the support awarded to the individual is of benefit &amp; relative to their need.</b>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<b>All trustees are aware of the Charity Commission guidance on public benefit, &amp; how to access this on-line. Discussions/decisions made by the trustees are made taking the public benefit guidance into account; be this a grant making decision or a KGC</b>

		<b>management decision which in turn could affect the running of the Charity.</b>
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### **Additional information (optional)**

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	<b>Grant making policies are as shown in the governing Scheme, which states that:</b> <ul style="list-style-type: none"> <li>• All grant applications to be made either in writing or by email, and can only be considered if all relevant criteria are met.</li> </ul> <b>The Trustees are also in agreement that:</b> <ul style="list-style-type: none"> <li>• All grant applications be treated in the strictest confidence &amp; within the GDPR. A Privacy Statement is available to all applicants.</li> </ul> <b>All grants awarded must meet the guidance criteria stated in the governing Scheme &amp; have taken into account the public benefit requirement.</b>
Policy on social investment including program related investment	Para 1.38	<b>The charity does not have a policy on social investment including program related investment as the trustees feel that the governing Scheme covers these aspects.</b>
Contribution made by volunteers	Para 1.38	<b>All KGC trustees are volunteers &amp; receive no remuneration for their services to this charity.</b> <b>There is no other area relating to this charity where volunteers would be involved</b>
Other		

## **Achievements and Performance**

	SORP reference	
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Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The main achievements &amp; performance vary year to year; depending on the charity's' financial situation &amp; the type or number of grant applications received in that particular year.</p> <p>A summary of the main achievements/performance for 2025:</p> <ul style="list-style-type: none"> <li>• Payment of a 'pension' was made to eligible widows living in Southrey,</li> <li>• Provision of grants to local schools towards the cost of swimming lesson transport for pupils – giving all pupils (without discrimination) the opportunity to benefit from learning this vital skill.</li> <li>• Financial support, as stated in the governing Scheme, to Kitchings Educational Charity. KEC provide eligible local college &amp; university students with an annual grant.</li> <li>• Provision of a grant to a local school towards equipment costs benefitting all pupils.</li> <li>• Provision of a grant towards the refurbishment of a local children's playpark, benefitting the children of Bardney.</li> <li>• Provision of grants to help young people take part in educational ventures</li> </ul>
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#### **Additional information (optional)**

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	<p><b>Achievements against objectives set always relate to the aims &amp; objectives as stated in the governing Scheme.</b></p> <p><b>For 2025 this is shown with the:</b></p> <ul style="list-style-type: none"> <li>• Provision of a widows' pension throughout the year; this achieves the widows pension objective,</li> <li>• Provision of grants to KEC &amp; local schools, this achieves the educational objective.</li> <li>• Provision of a grant made to a local community group; this benefits the wider community.</li> <li>• Provision of grants to help young people take part in educational ventures.</li> </ul>
Performance of fundraising activities against objectives set	Para 1.41	<p><b>This charity does not carry out any kind of fundraising.</b></p>

Investment performance against objectives	Para 1.41	<b>Investments, to date, have provided adequate funds to enable the trustees to provide funding/grants to cover all objectives as stated in the Scheme.</b>
Other		<b>Grants are awarded taking into consideration finances available at that time.</b>



## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<b>Reviewing the charity's financial position at the end of 2025 shows a stable financial situation. Through 2025 the trustees have been taking financial advice about investing the proceeds from the sale of Charity property in December 2024. Some of these proceeds are being used to purchase land which will improve the farm at Moorby, owned by KGC.</b>	
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>Trustees have not felt the need to have a policy for holding reserves as the financial situation remains stable. This would be considered should the trustees feel that it would benefit this charity.</b>	
Amount of reserves held	Para 1.22	<b>No reserves held.</b>	
Reasons for holding zero reserves	Para 1.22	<b>The reason for holding zero reserves is that there is access to charity funds as/when needed/required; be this from a bank account or from investments. This is not a charity that would deal with daily emergency situations.</b>	
Details of fund materially in deficit	Para 1.24	<b>There are no funds that are materially deficit.</b>	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<b>Currently there are no uncertainties about the charity continuing as a going concern.</b>	

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<b>The principal sources of funding are:</b> <ul style="list-style-type: none"> <li>• Rental income</li> <li>• Interest from investments &amp; bank interest</li> </ul>
Investment policy and objectives including any social investment policy adopted	Para 1.46	<b>Trustees have recently made changes to the governing Scheme which gives investment guidance, this outlines trustees' responsibility to ensure that any financial return will serve the interests &amp; objectives of this charity</b>
A description of the principal risks facing the charity	Para 1.46	<b>The principal risks facing the charity remains the same as 2024, with trustees being updated regularly about investment risks by Black Rock and other independent Financial Advisors.</b>
Other		

## Structure, Governance and Management

Description of charity's trusts:		<b>Charity Commission Scheme. The Scheme was sealed 11<sup>th</sup> November 1975 &amp; regulated by the 1902 Charity Commission Scheme. Trustees have made several updates/amendments to the Scheme over the last few years.</b>
Type of governing document (trust deed, royal charter)	Para 1.25	<b>The charity is made up of 9 trustees. Of the 9, 1 shall be from Bucknall &amp; 1 from Southrey (areas of benefit), with elected trustees expected to have a good knowledge base relevant to their respective area of benefit. Due to the nature of the charity (as a land/farm owner) 3 of the 9 to have an agricultural background or some agricultural knowledge.</b>
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	<b>All trustees are Co-optative Trustees; with the election of trustees being carried out by existing trustees. No other person or organisation is involved in electing charity trustees. Chair &amp; Vice-chair being elected at the first meeting of the year,</b>
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<b>Charity Commission Scheme. The Scheme was sealed 11<sup>th</sup> November 1975 &amp; regulated by the 1902 Charity Commission Scheme. Trustees have made several updates/amendments to the Scheme over the last few years.</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<b>There is an 'introduction list', which is emailed to the newly elected trustee. This includes:</b> <ul style="list-style-type: none"> <li>• Copy of the KGC Scheme,</li> <li>• Copy of the latest accounts,</li> <li>• Copy of Minutes from the last meeting,</li> <li>• GDPR information,</li> <li>• Copy of current Privacy Statement,</li> <li>• CC4 leaflet &amp;</li> <li>• The Essential Trustee information</li> </ul> <b>They are also invited to meet with the Chair &amp; clerk prior to their first meeting.</b>
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<b>The administrative &amp; organisational structure is determined by the guidance shown in the governing Scheme. The clerk carries out administrative duties as instructed by the trustees. All management decisions relating to the charity are made by the trustees, through discussion, at one of their meetings.</b>

		<b>There is no other wider network with which this charity works.</b>
Relationship with any related parties	Para 1.51	<b>This charity is committed to supporting Kitchings Educational Charity, as is directed in the governing Scheme. KGC supports KEC by providing an annual income which is calculated from the disposable income of KGC.</b>
Other		<b>KEC also make additional grant requests due to the large number of student grant applications they receive.</b>

## Reference and Administrative details

Charity name	Kitchings General Charity
Other name the charity uses	Thomas Kitching Charity Trust
Registered charity number	219957
Charity's principal address	Tir na nOg 45 Silver Street Bardney Lincolnshire LN3 5SS

## Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr G Pacey	Chair		Co-opted
2	Mr J Armstrong	Vice-Chair		Co-opted
3	Mr B Percival			Co-opted
4	Mr K Hutchinson			Co-opted
5	Mr C Pacey			Co-opted
6	Mr D Wilkinson			Co-opted
7	Mrs C Lee			Co-opted
8	Mrs J Hayes			Co-opted
9	Mrs K East			Co-opted
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20				

## Corporate trustees – names of the directors at the date the report was approved

Director name		

## Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

## Funds held as custodian trustees on behalf of others

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

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Farms	Willsons	16 Alghitha Road, Skegness, Lincs, PE25 2AG
Investment	Black Rock	PO Box 545 Darlington, DL1 9TQ
Insurance	NFU Mutual	The Old Mill, Roughton Moor, Woodhall Spa, Lincs LN10 6YQ
Indemnity Insurance	Access Insurance Services	Selsdon House, 212 – 220 Addington Road, South Croydon, London, CR2 8LD
Banking	HSBC	High Street, Lincoln

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

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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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## Other optional information

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# Declarations

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

Signed on behalf of the charity's trustees

Signature(s)

*G Pacey*

*D O'Sullivan*

Full name(s)

GEOFFREY PACEY

DEBORAH O'SULLIVAN

Mr Geoff  
Pacey

Ms  
Deborah  
O'Sullivan

Position (eg Secretary, Chair, etc)

Chair

SECRETARY

Date

02/06/2026

2/6/26.

**Kitchings General Charity Trust**  
**Charity No. 219957**  
**Statement of Affairs as at 31st December 2025**

	2025	
<b>HSBC</b>		
Charitable Bank Account Balance B/F	333.45	
Business Money Manager Account Balance B/F	<u>254,929.29</u>	255,262.74
<b>Income</b>		
Bank Interest	3,897.46	
Interest on Investments	8,829.33	
Farm Rents	20,737.57	
Cottage Rent	-	
Wayleave	-	
Property Sale	-	
Other	<u>11,817.10</u>	45,281.46
<b>Expenditure</b>		
Widows Pension	1,120.00	
Grants	35,660.00	
Willsons Agency Fees	570.40	
Room Hire	52.50	
Liability Insurance	815.68	
Farm & Bldg Insurance	-	
Trustee Indemnity Insurance	308.80	
Clerks Wages & Expenses	3,168.80	
Educational Charity - 1/7th Net Income & Additional	11,916.00	
Cottage Maintenance	400.00	
Farm Maintenance	-	
Miscellaneous Expenses	244.50	
Bank Charges	61.60	
Professional Fees re Land Registry	-	
Xero Accounting Software Subscription		
Expenses on Farm Visit	786.80	
BlackRock Reinvestment	-	
Audit	140.00	
Council Tax & Utilities re Brookside Cottage	-	
Professional Fees re Sale of Brookside Cottage	1,250.00	
		<u>56,495.08</u>
<b>HSBC</b>		
Charitable Bank Account Balance C/F	3,142.37	
Business Money Manager Account Balance C/F	<u>240,906.75</u>	244,049.12





Section A

Independent Examiner's Report

Report to the trustees

Charity Name

KITCHINGS GENERAL CHARITY

On accounts for the year  
ended

31<sup>st</sup> DECEMBER 2025

Charity no  
(if any)

219957

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 12 / 2025.

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 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 (other than that disclosed below \*) 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 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.

Signed:

*J. Kerry*

Date:

5 April 2026

Name:

Jonathan Kerry

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

ICAEW

Address:

The Meadows, Chestnut Avenue, Bucknall,  
Woodhall Spa. LN10 5DU



**Section B****Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**