

Ann Watson's Trust

Annual Report and Financial Statements

31st December 2025



Ann Watson's Trust

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Ann Watson's Trust

Reference and Administrative Details

Chairman	J M V Redman (Co-opted Trustee)
Trustees:	P Overvoorde (Co-opted Trustee) P O'Brien (Co-opted Trustee) Venerable A C Broom (Ex-officio Trustee) Rev Dr S Pulko (Ex-officio Trustee) N J Penton (Co-opted Trustee) Rev Canon Dr D Black (Ex-officio Trustee) Rt Rev S Benford (Ex-officio Trustee) K Palmer (Co-opted Trustee) (appointed 4 November 2025)
Principal Office	Flat 4 The College College Street Sutton Hull HU7 4UP
Charity Registration Number	226675
Auditor	Smailes Goldie Chartered Accountants Regent's Court Princess Street Hull East Yorkshire HU2 9BA

Ann Watson's Trust

Reference and Administrative Details (continued)

Bankers	Handelsbanken 18 Marina Court Castle Street Hull HU1 1TJ
Solicitors	Gosschalks Queens Gardens Hull HU1 3DZ Loxley Langford Mill Wotton-under-Edge GL12 8RL Wilkin Chapman Rollits Citadel House 58 High Street Hull HU1 1QE
Land and Property Agents	Dee Atkinson & Harrison Exchange Street Drifffield YO25 6LD Haller Evans 66-68 Humber Street Hull HU1 1TU
Stockbrokers	Rathbones Investment Management 30 Gresham Street London EC2V 7QN

Ann Watson's Trust

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2025.

The trustees have adopted the provisions of 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

Objects and aims

The objects of the Charity are to provide accommodation and relief to women in charitable need who attend the Church of England or one of its Designated Churches, with preference being given to women who either are or have a familial connection to clergy of the Church of England.

After expenditure incurred on raising funds, maintaining the accommodation and on governance and support costs, the Trustees apply the income of the Charity:

- for relief of in need residents of the almshouses or widows, widowers or others with a close familial connection to clergy of the Church of England.
- for the advancement of education of persons under 25 years and who are resident in the City of Kingston upon Hull and County of the East Riding of Yorkshire or are attending or have attended a school in the said area.
- for the provision of grants to support the religious and other charitable work of the Church of England in Ecclesiastical parishes and churches in and around the City of Kingston upon Hull and the County of East Riding of Yorkshire.

Public benefit

The trustees have considered The Charity Commission's guidance on public benefit and are of the opinion that this is fulfilled by the charity's continued educational and care facilities.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

The charity has continued throughout the year to apply an increasing proportion of its income to support and promote the objectives in providing education and grants to individuals, churches and other organisations. The charity has continued to improve its residential care facility in Sutton having incurred further expenditure on refurbishment of living accommodation.

Financial review

The charity has net incoming resources of £1,004,758 (2024: £789,646) including realised losses on investments of £48,996 (2024: gains of £449,042), and unrealised gains on investments of £879,631 (2024: £110,069).

The charity has free reserves defined as unrestricted funds of £4,799,010 and endowed funds of £27,402,855 at 31st December 2025.

Policy on reserves

The charity's general funds consist of funds which the charity may use for its charitable purposes at its discretion.

The designated extraordinary repair fund was created for the specific purpose of property improvements. The fund's assets are invested in M&G Charity Multi Asset accumulation shares. Until 31st December 1993 an annual contribution of £4,000 was transferred from income account and is invested in the above mentioned shares. After obtaining Charity Commission approval, the Charity carried out a change in scheme as of 13 December 2024. The designated fund was fully transferred to unrestricted at the end of the 2024 financial year in order to allow these reserves to be utilised under the wider remit of the Charity's objectives, rather than being restricted.

Ann Watson's Trust

Trustees' Report (continued)

Policy on reserves (continued)

Endowment funds comprise assets in a permanent endowment fund with no power to convert the capital into income. Gains/(losses) on assets held in the endowment fund, both realised and unrealised, increase/(decrease) the endowment fund. Charity Commission approval was granted on 8th February 2023 regarding the status of a number of the rural properties and 2 of these were sold in the financial year.

The Trustees have adopted a total return approach in respect of the Endowed element of the Trust's investment portfolio. Under this approach the value of the investments held on 31st December 1979 are preserved as a permanent endowment and the value of this increased by the rate of RPI/CPI in the intervening period. The adjusted value as at 1 January 2023 has been calculated as £2,144,023. Surplus funds above this amount are classed as unapplied total return for allocation to the income fund to be used as required to fund any expenditure towards the aims of Ann Watson's Trust.

It is the charity's policy to retain sufficient funds to continue the long-term objectives as set out in this report. This requires sufficient reserves to be retained, in the form of investments, to produce a guaranteed income to maintain its assets and continue with its charitable activities for the foreseeable future.

The trustees consider the funds are adequate for the purposes of the charity for the foreseeable future.

Investment policy and objectives

The portfolio of investments is managed by Rathbones Investment Management who report to the trustees on a quarterly basis.

The farm investment properties are managed by Land Agents Dee Atkinson & Harrison who report to the trustees on a periodic and quarterly basis. The trustees inspect these properties on an annual basis.

The residential investment properties are split into two separate portfolios, these being the Holderness based rural properties and the urban properties. The Holderness based properties are managed by Dee Atkinson & Harrison and the urban properties are managed by Haller Evans. The trustees receive quarterly reports from the Land agents for the residential properties.

Structure, governance and management

Nature of governing document

Ann Watson's Trust was created by the Will of Mrs. Ann Watson dated 27th October 1720 and is subject to the regulation under a scheme approved on 31st August 1979 and as varied by schemes on 10th January 1984, 1st May 2001, 20th February 2004, 1st November 2022, as amended by resolution dated 8th February 2023 and as amended by scheme dated 13th December 2024 by the Charity Commissioners.

Ann Watson's Trust

Trustees' Report (continued)

Recruitment and appointment of trustees

The Ex-officio Trustees are appointed in their capacity as the Archdeacon of the East Riding and the vicars of Hedon, Hull Minster and of Sutton.

The Co-opted Trustees are appointed by personal introduction of existing trustees based on their skills and potential contribution towards the objectives of the charity.

Associate Trustees are appointed at a meeting of the Board of Trustees after consideration of the specific skills required to effectively deliver the objectives of the Trust.

The Chair of the Trustees is responsible for the induction of any new trustee which includes awareness of a trustee's responsibility, the governing document and the history and philosophy of the Trust. A new Trustee receives copies of the relevant documentation, along with the previous year's accounts, annual report and the governing document.

Organisational structure

The trustees meet on a quarterly basis to discuss future strategy and review the activities of the charity, consider matters arising and authorise grants and other expenditure. The Chairman of the Trustees is responsible for the day-to-day operation of the charity, with the support of the Trustees and a salaried clerk/secretary.

The residential facilities provided at The College are inspected by a rota of trustees on a regular basis.

Risk management

The trustees have reviewed the major risks to which the charity is exposed and appropriate systems have been established to mitigate those risks. Operational risks are minimised by the employment of suitable professional advisers. The charity also has insurance policies in place which further mitigates risk to the charity. A strategic risk management review and a full review of all the Trust's property insurances is undertaken on a cyclical basis.

Disclosure of information to auditor

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

The annual report was approved by the trustees of the charity on 28 April 2026 and signed on its behalf by:



J M V Redman (Co-opted Trustee)
Chairman

Ann Watson's Trust

Statement of Trustees' Responsibilities

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

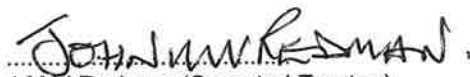
The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities 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 business.

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 Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees 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 are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on 28 April 2026 and signed on its behalf by:



J M V Redman (Co-opted Trustee)
Chairman

Ann Watson's Trust

Independent Auditor's Report to the Members of Ann Watson's Trust

Opinion

We have audited the financial statements of Ann Watson's Trust (the 'charity') for the year ended 31 December 2025, which comprise the Statement of Financial Activities, Balance Sheet, Cash Flow Statement, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is United Kingdom Accounting Standards, comprising Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Ann Watson's Trust

Independent Auditor's Report to the Members of Ann Watson's Trust (continued)

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

We have nothing to report in respect of the following matters where the Charities (Accounts and Report) Regulations 2008 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 6), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor Responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Ann Watson's Trust

Independent Auditor's Report to the Members of Ann Watson's Trust (continued)

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, tax legislation, data protection, anti-bribery, employment, environmental and health and safety legislation. An understanding of these laws and regulations and the extent of compliance was obtained through discussion with management and inspecting legal and regulatory correspondence.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management and considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation claims.

Due to the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to trustees in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Ann Watson's Trust

**Independent Auditor's Report to the Members of Ann Watson's Trust
(continued)**

A handwritten signature in black ink, reading 'Smailes Goldie', written over a horizontal dotted line.

Smailes Goldie
Chartered Accountants
Statutory Auditor
Regent's Court
Princess Street
Hull
East Yorkshire
HU2 9BA

28 April 2026

Smailes Goldie is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

Ann Watson's Trust

Statement of Financial Activities for the Year Ended 31 December 2025

	Note	Unrestricted funds £	Endowment funds £	Total 2025 £	Total 2024 £
Income and Endowments from:					
Investment income	2	174,678	568,227	742,905	743,255
Other income		40,166	-	40,166	38
Total income		<u>214,844</u>	<u>568,227</u>	<u>783,071</u>	<u>743,293</u>
Expenditure on:					
Raising funds	3	-	(174,696)	(174,696)	(198,198)
Charitable activities	4	(434,252)	-	(434,252)	(314,560)
Total expenditure		<u>(434,252)</u>	<u>(174,696)</u>	<u>(608,948)</u>	<u>(512,758)</u>
Gains/losses on investment assets		<u>319,690</u>	<u>510,945</u>	<u>830,635</u>	<u>559,111</u>
Net income		100,282	904,476	1,004,758	789,646
Gross transfers between funds		<u>647,081</u>	<u>(647,081)</u>	<u>-</u>	<u>-</u>
Net movement in funds		747,363	257,395	1,004,758	789,646
Reconciliation of funds					
Total funds brought forward		<u>4,051,647</u>	<u>27,145,460</u>	<u>31,197,107</u>	<u>30,407,461</u>
Total funds carried forward	17	<u>4,799,010</u>	<u>27,402,855</u>	<u>32,201,865</u>	<u>31,197,107</u>

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in note 17.

Ann Watson's Trust

(Registration number: 226675)
Balance Sheet as at 31 December 2025

	Note	Unrestricted fund £	Designated fund £	Endowment fund £	2025 £	2024 £
Fixed assets						
Tangible assets	12	8,432	-	-	8,432	10,884
Investment properties	13	-	-	19,629,500	19,629,500	20,084,500
Listed investments	13	3,168,967	-	7,545,583	10,714,550	9,763,667
		<u>3,177,399</u>	<u>-</u>	<u>27,175,083</u>	<u>30,352,482</u>	<u>29,859,051</u>
Current assets						
Debtors	14	102,649	-	-	102,649	74,345
Cash at bank and in hand		<u>1,576,458</u>	<u>-</u>	<u>227,772</u>	<u>1,804,230</u>	<u>1,318,772</u>
		1,679,107	-	227,772	1,906,879	1,393,117
Creditors: Amounts falling due within one year						
	15	<u>(57,496)</u>	<u>-</u>	<u>-</u>	<u>(57,496)</u>	<u>(55,061)</u>
Net current assets		<u>1,621,611</u>	<u>-</u>	<u>227,772</u>	<u>1,849,383</u>	<u>1,338,056</u>
Net assets		<u>4,799,010</u>	<u>-</u>	<u>27,402,855</u>	<u>32,201,865</u>	<u>31,197,107</u>
Funds of the charity:						
Endowment funds		-	-	27,402,855	27,402,855	27,145,460
Total unrestricted funds		<u>4,799,010</u>	<u>-</u>	<u>-</u>	<u>4,799,010</u>	<u>4,051,647</u>
Total funds	17	<u>4,799,010</u>	<u>-</u>	<u>27,402,855</u>	<u>32,201,865</u>	<u>31,197,107</u>

The financial statements on pages 11 to 30 were approved by the trustees, and authorised for issue on 28 April 2026 and signed on their behalf by:


J M V Redman (Co-opted Trustee)
Chairman

Ann Watson's Trust

Cash Flow Statement for the Year Ended 31 December 2025

	Note	2025 £	2024 £
Cash flows from operating activities			
Net movement in funds		1,004,758	789,646
Adjustments to cash flows from non-cash items			
Depreciation	3	2,653	1,871
Investment income	2	(742,905)	(743,255)
Revaluation of investments		(879,631)	(110,069)
Loss on disposal of investment property		13,355	-
		<u>(601,770)</u>	<u>(61,807)</u>
Working capital adjustments			
(Increase)/decrease in debtors	14	(28,304)	28,015
Increase/(decrease) in creditors	15	2,435	(12,143)
Net cash flows from operating activities		<u>(627,639)</u>	<u>(45,935)</u>
Cash flows from investing activities			
Interest receivable and similar income	2	742,905	743,255
Purchase of tangible fixed assets	12	(201)	(4,973)
Purchase of investments	13	(1,332,783)	(1,667,062)
Sale of investments		1,261,531	1,028,337
Sale of investment property		441,645	-
Net cash flows from investing activities	13	<u>1,113,097</u>	<u>99,557</u>
Net increase in cash and cash equivalents		485,458	53,622
Cash and cash equivalents at 1 January		<u>1,318,772</u>	<u>1,265,150</u>
Cash and cash equivalents at 31 December		<u><u>1,804,230</u></u>	<u><u>1,318,772</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

The notes on pages 14 to 30 form an integral part of these financial statements.

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025

1 Accounting policies

Statement of compliance

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation

Ann Watson's Trust meets the definition of a public benefit entity under Charity SORP FRS 102. 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.

Going concern

The Trustees, having considered the management accounts for the financial year 2025, the budget for the financial year 2026 and the risk register have a reasonable expectation that the Ann Watson's Trust has adequate resources to continue in operational existence for a period of 12 months from the date of approval of these financial statements and therefore have prepared the financial statements on a going concern basis.

Income and endowments

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with depreciation charges allocated on the portion of the asset's use.

Raising funds

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Grant expenditure

Grants of an expenditure nature which are made to satisfy the objectives of the charity for the advancement of education of persons under the age of 25 who are residents of the East Riding of Yorkshire or who attend a school in that area and for providing any special benefit for schools in that area are charged to the statement of financial activities in the period in which they become payable.

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

Support costs

Support costs include central functions and other costs necessary to run the Charity but not directly delivering the Charity's objectives.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Individual fixed assets are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Plant & Machinery	33% on Cost
Computer Equipment	33% on Cost

Investment properties

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

Trade debtors

Trade debtors are amounts due from customers for property rental or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

The designated extraordinary repair fund was created for the specific purpose of property improvements. The fund's assets are invested in M& G Charity Multi Asset accumulation shares. Until 31st December 1993 an annual contribution of £4,000 was transferred from income account and is invested in the above mentioned shares. After obtaining Charity Commission approval, the Charity carried out a change in scheme as of 13 December 2024. The designated fund was fully transferred to unrestricted at the end of the 2024 financial year in order to allow these reserves to be utilised under the wider remit of the Charity's objectives, rather than being restricted.

Endowment funds comprise assets in a permanent endowment fund with no power to convert the capital into income. Gains/(losses) on asset held in the endowment fund, both realised and unrealised, increase/(decrease) the endowment fund.

The Trustees have adopted a total return approach in respect of the Endowed element of the Trust's investment portfolio. Under this approach the value of the investments held on 31st December 1979 are preserved as a permanent endowment and the value of this increased by the rate of RPI/CPI in the intervening period. The adjusted value as at 1 January 2023 has been calculated as £2,144,023. Surplus funds above this amount are classed as unapplied total return for allocation to the income fund to be used as required to fund any expenditure towards the aims of Ann Watson's Trust.

Pensions and other post retirement obligations

The charity contributes into the private pension scheme of its employee. Contributions payable to the pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

2 Investment income

	Unrestricted funds General £	Endowment £	Total 2025 £	Total 2024 £
Interest receivable on bank deposits	61,188	-	61,188	40,658
Income from listed investments	113,490	139,369	252,859	262,075
Residential property rents received	-	82,428	82,428	97,987
Farm property rents received	-	346,430	346,430	342,535
	<u>174,678</u>	<u>568,227</u>	<u>742,905</u>	<u>743,255</u>

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

3 Expenditure on raising funds

Investment management costs

	Total 2025 £	Total 2024 £
Investment portfolio management costs	42,771	41,610
Property management and rent collection	57,447	49,125
Property repairs	1,183	28,656
Property insurance	26,798	19,884
Legal and professional fees	46,497	58,923
	<u>174,696</u>	<u>198,198</u>

4 Expenditure on charitable activities

	Note	Total 2025 £	Total 2024 £
Activities undertaken directly	5	72,348	60,325
Grant funding of activities		306,509	203,881
Allocated support costs and governance costs		55,395	50,354
		<u>434,252</u>	<u>314,560</u>

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

5 Activities undertaken directly

	2025 £	2024 £
Rates	6,921	5,232
Telephone and internet	1,676	1,728
Lifeline	4,305	2,338
Maintenance and repairs	31,403	29,525
Garden maintenance	3,016	2,831
Light, heat and power	13,338	10,149
Insurance	11,689	8,522
	<u>72,348</u>	<u>60,325</u>

6 Analysis of governance and support costs

	Total 2025 £	Total 2024 £
Staff costs		
Wages and salaries	13,565	15,011
Pension costs	241	1,168
Audit fees		
Audit of the financial statements	8,381	8,026
Other fees paid to auditors	8,306	8,687
Depreciation, amortisation and other similar costs	2,653	1,871
Printing, postage and stationery	3,193	3,820
Sundry expenses	14,127	1,689
Professional indemnity insurance	1,086	3
Legal and professional	2,336	8,852
Bank charges	1,507	1,227
	<u>55,395</u>	<u>50,354</u>

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

7 Grant-making

	Grants to institutions		Grants to individuals	
	2025	2024	2025	2024
	£	£	£	£
All Saint PCC Driffeld	-	2,000	-	-
AST Church	10,000	-	-	-
Beverley Schools Christian Trust	16,045	14,856	-	-
Bridges Hull Ltd	10,000	-	-	-
CatZero Ltd	24,000	-	-	-
Christ Church Bridlington	6,450	-	-	-
Dove House Hospice	20,000	20,000	-	-
Downright Special	12,000	-	-	-
Ganton School	-	2,500	-	-
HETA	40,000	30,000	-	-
HEY Children's University	5,000	-	-	-
Hull Minster	15,000	10,000	-	-
Hull Schools Choral Project	40,500	53,617	-	-
Hull Women's Aid	-	4,000	-	-
Hull YFC	3,000	-	-	-
Hunsley Christian Youth Trust	-	3,333	-	-
Little Weighton School	-	1,500	-	-
Marfleet PCC	3,000	-	-	-
NAPA	10,500	-	-	-
New Life Church	1,850	-	-	-
Otteringham PCC	1,500	-	-	-
St Aidans PCC	7,000	12,200	-	-
St Anthony's (St Cuthbert Trust)	3,500	1,000	-	-
St Columba Church	4,685	3,000	-	-
St James C.E. Primary School	-	1,290	-	-
St John's Marfleet	8,015	-	-	-
St Marks Bellfield	-	3,000	-	-
Stoneferry Primary School	-	2,000	-	-
St Phillips Church	1,060	-	-	-
Tweendykes School	3,000	-	-	-
Read for Good	2,000	2,000	-	-
Run With It	15,809	8,132	-	-
Other Institutions	3,895	2,603	-	-
Clergy Widows - Relief in Need	-	-	3,600	7,600
Education Grants	-	-	8,100	4,850
Education Grants - Bursary Programme	-	-	27,000	14,400
	<u>267,809</u>	<u>177,031</u>	<u>38,700</u>	<u>26,850</u>

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

8 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the 2025 or 2024 financial year.

No trustees have received any reimbursed expenses from the charity during the 2025 or 2024 financial year.

9 Staff costs

The aggregate payroll costs were as follows:

	2025 £	2024 £
Staff costs during the year were:		
Wages and salaries	13,565	15,011
Pension costs	241	1,168
	<u>13,806</u>	<u>16,179</u>

The monthly average number of persons (including senior management / leadership team) employed by the charity during the year expressed as full time equivalents was as follows:

	2025 No	2024 No
Administration and support	<u>2</u>	<u>1</u>

No employee received emoluments of more than £60,000 during the year

10 Taxation

The charity is a registered charity and is therefore exempt from taxation.

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

11 Comparative SOFA

	Note	Unrestricted funds £	Designated funds £	Endowment funds £	Total 2024 £
Income and Endowments from:					
Investment income	2	110,146	30,449	602,660	743,255
Other income		38	-	-	38
Total income		<u>110,184</u>	<u>30,449</u>	<u>602,660</u>	<u>743,293</u>
Expenditure on:					
Raising funds		-	-	(198,198)	(198,198)
Charitable activities		<u>(314,560)</u>	<u>-</u>	<u>-</u>	<u>(314,560)</u>
Total expenditure		<u>(314,560)</u>	<u>-</u>	<u>(198,198)</u>	<u>(512,758)</u>
Gains/losses on investment assets		<u>68,967</u>	<u>29,011</u>	<u>461,133</u>	<u>559,111</u>
Net (expenditure)/income		<u>(135,409)</u>	<u>59,460</u>	<u>865,595</u>	<u>789,646</u>
Gross transfers between funds		<u>1,243,900</u>	<u>(800,876)</u>	<u>(443,024)</u>	<u>-</u>
Net movement in funds		<u>1,108,491</u>	<u>(741,416)</u>	<u>422,571</u>	<u>789,646</u>
Reconciliation of funds					
Total funds brought forward		<u>2,943,156</u>	<u>741,416</u>	<u>26,722,889</u>	<u>30,407,461</u>
Total funds carried forward	17	<u>4,051,647</u>	<u>-</u>	<u>27,145,460</u>	<u>31,197,107</u>

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

12 Tangible fixed assets

	Plant & machinery £	Computer equipment £	Total £
Cost			
At 1 January 2025	25,472	6,868	32,340
Additions	-	201	201
At 31 December 2025	25,472	7,069	32,541
Depreciation			
At 1 January 2025	18,663	2,793	21,456
Charge for the year	973	1,680	2,653
At 31 December 2025	19,636	4,473	24,109
Net book value			
At 31 December 2025	5,836	2,596	8,432
At 31 December 2024	6,809	4,075	10,884

Freehold land and buildings, being The College, 14 College Street, Hull, owned by the Charity and used for charitable purposes have not been professionally valued and are included in the accounts at £nil value.

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

13 Fixed asset investments

Investment properties

	Investment properties £
Cost or Valuation	
At 1 January 2025 and 31 December 2025	20,084,500
Disposals	<u>(455,000)</u>
At 31 December 2025	<u>19,629,500</u>
Net book value	
At 31 December 2025	<u>19,629,500</u>
At 31 December 2024	<u>20,084,500</u>
Fair value at 31st December 2025 is represented by:	£
Valuation in 2022	18,670,605
Cost	<u>958,895</u>
	<u>19,629,500</u>

Farm properties were valued on an open market value basis subject to existing tenancies as at 31st December 2022 by Dee Atkinson and Harrison, Chartered Surveyors. The trustees confirm that to the best of their knowledge, the valuations continue to be consistent with the fair value of the properties at 31 December 2025.

Other freehold properties were valued on an open market value basis at 31st December 2022 by Haller Evans Chartered Surveyors. The trustees confirm that to the best of their knowledge, the valuations continue to be consistent with the fair value of the properties at 31 December 2025.

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

Listed investments

	Total £
Cost or Valuation	
At 1 January 2025	9,763,667
Additions	1,332,783
Disposals	(1,261,531)
Revaluation	<u>879,631</u>
At 31 December 2025	<u>10,714,550</u>
Net book value	
At 31 December 2025	<u>10,714,550</u>
At 31 December 2024	<u>9,763,667</u>

Listed investments (continued)

	2025 £	2024 £
UK Fixed Interest	51,074	48,636
Overseas Fixed Interest	44,819	44,603
UK Equities & Unit Trust	5,644,405	5,352,428
Overseas Equities & Unit Trust	<u>4,974,252</u>	<u>4,318,000</u>
	<u>10,714,550</u>	<u>9,763,667</u>

Investments exceeding 5% of market value of portfolio:

	2025 £	2024 £
M&G Charity Multi Asset 21,711 accumulation shares	3,102,951	2,628,581

14 Debtors

	2025 £	2024 £
Trade debtors	66,726	-
Prepayments and accrued income	<u>35,923</u>	<u>74,345</u>
	<u>102,649</u>	<u>74,345</u>

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

15 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	6,354	7,207
VAT repayable	19,770	7,921
Accruals	31,372	39,933
	<u>57,496</u>	<u>55,061</u>

16 Commitments

Capital commitments

During the year the charity entered into two contracts for refurbishment costs. One for Wyton Farm and another for two of the College Street flats.

The total amount contracted for but not provided in the financial statements was £260,520 (2024 - £Nil).

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

17 Funds

	Balance at 1 January 2025 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 December 2025 £
Unrestricted funds						
General	4,051,647	214,844	(434,252)	647,081	319,690	4,799,010
Endowment funds						
Permanent	<u>27,145,460</u>	<u>568,227</u>	<u>(174,696)</u>	<u>(647,081)</u>	<u>510,945</u>	<u>27,402,855</u>
Total funds	<u>31,197,107</u>	<u>783,071</u>	<u>(608,948)</u>	<u>-</u>	<u>830,635</u>	<u>32,201,865</u>

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 December 2024 £
Unrestricted funds						
General	2,943,156	110,184	(314,560)	1,243,900	68,967	4,051,647
Designated	741,416	30,449	-	(800,876)	29,011	-
Total unrestricted funds	3,684,572	140,633	(314,560)	443,024	97,978	4,051,647
Endowment funds						
Permanent	26,722,889	602,660	(198,198)	(443,024)	461,133	27,145,460
Total funds	30,407,461	743,293	(512,758)	-	559,111	31,197,107

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

The specific purposes for which the funds are to be applied are as follows:

Unrestricted Fund

The charity's general funds consist of funds which the charity may use for its charitable purposes at its discretion.

Designated Fund

The designated extraordinary repair fund was designated for the specific purpose of property improvements. The fund's assets are invested in M&G Charity Multi Asset accumulation shares. Until 31st December 1993 an annual contribution of £4,000 was transferred from income account and is invested in the above mentioned shares. After obtaining Charity Commission approval, the Charity carried out a change in scheme as of 13 December 2024. The designated fund has been fully transferred to unrestricted at the end of the year in order to allow these reserves to be utilised under the wider remit of the Charity's objectives, rather than being restricted to an element which is no longer as relevant.

Endowment Fund

Endowment funds comprise assets in a permanent endowment fund with no power to convert the capital into income. Gains/(losses) on asset held in the endowment fund, both realised and unrealised, increase/(decrease) the endowment fund.

The Trustees have adopted a total return approach in respect of the Endowed element of the Trust's investment portfolio. Under this approach the value of the investments held on 31st December 1979 are preserved as a permanent endowment and the value of this increased by the rate of RPI/CPI in the intervening period. The adjusted value as at 1 January 2023 has been calculated as £2,144,023. Surplus funds above this amount are classed as unapplied total return for allocation to the income fund to be used as required to fund any expenditure towards the aims of Ann Watson's Trust.

Ann Watson's Trust

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

18 Total return investment of permanent endowment

	Permanent Investment Portfolio £	Unapplied Total Return £	Permanent Endowment: Property £	2025 £
At the beginning of the reporting period				
Gift component of the permanent endowment	2,144,023	-	20,084,500	22,228,523
Unapplied total return	<u>-</u>	<u>4,916,937</u>	<u>-</u>	<u>4,916,937</u>
	<u>2,144,023</u>	<u>4,916,937</u>	<u>20,084,500</u>	<u>27,145,460</u>
Movements in reporting period				
Investment return: dividends & interest	42,319	97,050	-	139,369
Investment return: rental income	-	-	428,508	428,508
Investment return: realised and unrealised gains and (losses)	159,201	365,099	(13,355)	510,945
Less: Investment management costs	(12,987)	(29,784)	-	(42,771)
Less: Property management costs	-	-	(131,925)	(131,925)
Total return allocated to unapplied total return	(188,533)	188,533	-	-
Unapplied total return allocated to income in the period	<u>-</u>	<u>91,497</u>	<u>(738,228)</u>	<u>(646,731)</u>
Net movement in reporting period	<u>-</u>	<u>712,395</u>	<u>(455,000)</u>	<u>257,395</u>
At end of reporting period				
Gift component of the permanent endowment	2,144,023	-	19,629,500	21,773,523
Unapplied total return	<u>-</u>	<u>5,629,332</u>	<u>-</u>	<u>5,629,332</u>
	<u>2,144,023</u>	<u>5,629,332</u>	<u>19,629,500</u>	<u>27,402,855</u>

19 Related party transactions

There were no related party transactions in the year ended 2025 or 2024.

