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THE CHURCH CHARITY OF JOHN ARUNDELL
KNOWN AS: ST DENYS CHURCH CHARITY OF
JOHN ARUNDELL
ACCOUNTS
YEAR ENDED 31 DECEMBER 2025

Phillips Frith LLP 9 Tregarne Terrace, St Austell, Cornwall PL25 4DD
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Chartered Accountants and Registered Auditors

A limited liability partnership registered in England & Wales No. OC344396. Registered Office: 9 Tregarne Terrace St Austell Cornwall PL25 4DD.

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INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE CHURCH CHARITY OF JOHN ARUNDELL

I report to the trustees on my examination of the accounts of the The Church Charity of John Arundell (the Trust) for the year ended 31 December 2025, which are set out on pages 4 to 7.

This report is made solely to the charity's trustees, as a body, in accordance with section 154 of the Charities Act 2011. My independent examiner's work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity, the charity's members as a body and the charity's trustees as a body for my independent examiner's work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the charity's trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').


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

Independent examiner's statement

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

1. accounting records were not kept in accordance with section 130 of the Act or
2. the accounts do not accord with those records

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



Ian William Chalmers FCA
9 Tregarne Terrace
ST AUSTELL
Cornwall
PL25 4DD

Date: 20.05.2026

THE CHURCH CHARITY OF JOHN ARUNDELL

KNOWN AS: ST DENYS CHURCH CHARITY OF JOHN ARUNDELL

TRUSTEES REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their report and accounts for the year ended 31 December 2025.

OBJECTIVES, ACTIVITIES AND ACHIEVEMENTS

The objectives and activities of the charity are to provide for the upkeep and repair of the Parish Church and Burial Ground of The Ecclesiastical Parish of St Dennis (St Denys), Cornwall and the maintenance of the services therein. The charity also promotes the religious and other charitable work of the Church of England in the Parish of St Dennis and to provide for matters incidental to these purposes.

The principal policy of the charity is to maintain or grow its income stream through the letting of property and/or investments in order to meet its objectives, and to increase the capital value of its property.

The Trustees have reviewed their objectives, policies and activities to ensure they continue to reflect the Charity's aims. In carrying out this review they have considered the Charity Commission's revised general guidance on public benefit.

STATUS OF CHARITY

The charity, which is commonly known as the Arundell Trust, is governed by the Scheme of the Charity Commissioners dated 23 April 1998. The charity number is 234290.

STRUCTURE OF CHARITY

The charity is run by a board of trustees and during the year these were as follows:

Ex-officio

Rev C G McQuillen-Wright - the Incumbent of the present benefice of St Dennis

J Offord (Secretary) - Churchwarden of the Ecclesiastical Parish of St Dennis

S G Bradbury – Churchwarden of the Ecclesiastical Parish of St Dennis

Co-opted

A J Martin

D G May – resigned 31 January 2025

K B Yates

A L Griffin

The right to nominate and appoint co-opted Trustees rests with the Trustees themselves. In accordance with the current Scheme, every new co-opted Trustee is appointed for a term of 5 years.

Officers

There were no executive officers of the Trust during the year.

The Trust maintains a list of approved contractors/suppliers, which is reviewed as necessary.

Principal Office

C/o The Secretary

Rossland

St Dennis

St Austell

PL26 8BB

Tel: 01726 824813

THE CHURCH CHARITY OF JOHN ARUNDELL

KNOWN AS: ST DENYS CHURCH CHARITY OF JOHN ARUNDELL

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 DECEMBER 2025

Bankers

Lloyds Bank plc, Unit 14, White River Shopping Centre, St Austell, Cornwall, PL25 5AZ.

Independent Examiner

Phillips Frith LLP, 9 Tregarne Terrace, St Austell, Cornwall, PL25 4DD.

Investment Powers

The investment powers of the charity are governed by the Trustee Investments Act 1961.

Solicitor

Stephens Scown, Osprey House, Malpas Road, Truro, Cornwall, TR1 1UT.

TRUSTEES' REVIEW

To achieve the objects of the charity, the aim of the Trustees is continually to improve the quality of its property, and thereby perpetuate a long-term income stream from appreciating assets. However, the Trustees consider that rent levels should be consistent with the Christian values of the Church and remain competitive for the area.

Occupation of the properties remained high at the year end.

The Trustees are looking to add to their property portfolio.

For the purposes of calculating the 25% net income payable to the St Dennis Educational Trust and providing a smooth flow of funds, it has been agreed with the Independent Examiner to write off asset expenditure over 20 years (see Note to the Accounts). The amount payable during 2026 for 2025 shows an amount of £8,781 that is providing ongoing significant benefits for young people in the Parish.


Recruitment of new Trustees is by word of mouth, based on local knowledge and skills required to maintain a broad expertise. Induction is by way of a standard information pack including Trust Scheme, Accounts, Minutes and direction to the relevant documents on the Charity Commission website.

RISK, RESERVES AND INVESTMENTS

The charity's investment policy is to maintain no risk deposits for medium and short term needs. Investment opportunities continued to be explored. The current account remains with Lloyds Bank. This reflects the potential for significant unbudgeted expenditure relating to either the Church and/or its residential properties. Long-term investment is by way of C.O.I.F. or Charifund income shares. The Trust's reserve policy is to maintain sufficient reserves to cover major expenditure on either the Church or its residential properties.

The Trust remains in a healthy financial position. There was an excess of income over expenditure of £18,639 in the year. Investment returns continue to decline. The risk profile remains unchanged, and the Trust is confident that the measures taken to minimise them will lead to continuing financial and operating stability.

BY ORDER OF THE BOARD


.....
Mr J Offord
Trustee and Secretary

Date: 05/05/2026.....

THE CHURCH CHARITY OF JOHN ARUNDELL**KNOWN AS: ST DENYS CHURCH CHARITY OF JOHN ARUNDELL****RECEIPTS AND PAYMENTS ACCOUNT****FOR THE YEAR ENDED 31 DECEMBER 2025****UNRESTRICTED FUNDS**

	2025		2024	
	£	£	£	£
<u>RECEIPTS</u>				
Investment dividends	4,423		4,298	
Bank deposit interest	14,136		9,234	
Dwelling rents	55,659		56,423	
Field rent	780		-	
Bank compensation	130		-	
		75,128		69,955
<u>ASSET AND INVESTMENT SALES</u>				
Sale of Old School Building, Fore Street, St Dennis (net)		-		147,751
<u>TOTAL RECEIPTS</u>		75,128		217,706
<u>PAYMENTS</u>				
Cost of management and administration:				
Accountancy	699		435	
Administration costs	158		-	
Legal and professional fees	1,259		120	
Professional liability insurance	598		573	
Maintenance and other costs of properties:				
General maintenance/repairs	32,185		22,811	
Insurance	3,272		3,105	
Legal and professional fees	701		-	
Rates and water	473		-	
Light and heat	60		-	
		39,405		27,044
Direct charitable expenditure:				
St Dennis Educational Trust	10,578		13,929	
Church expenditure:				
General church maintenance	1,450		5,990	
Light and heat	2,013		2,692	
Accountancy	459		435	
Printing, stationery and magazine expenses	88		220	
Insurance	2,496		2,452	
		17,084		25,718
<u>TOTAL PAYMENTS</u>		56,489		52,762
<u>NET RECEIPTS FOR THE YEAR</u>		18,639		164,944
Cash funds at 31 December 2024		401,678		236,734
<u>CASH FUNDS AT 31 DECEMBER 2025</u>		420,317		401,678

THE CHURCH CHARITY OF JOHN ARUNDELL

KNOWN AS: ST DENYS CHURCH CHARITY OF JOHN ARUNDELL

STATEMENT OF ASSETS AND LIABILITIES

31 DECEMBER 2025

<u>MONETARY ASSETS</u>	<u>2025</u>	<u>2024</u>
	<u>£</u>	<u>£</u>
Cash funds:		
Lloyds Bank plc current account	7,476	9,289
Lloyds Bank plc savings account	32,060	27,306
Lloyds Bank plc Fixed Term Bond	-	17,500
Lloyds Bank plc Fixed Term Bond	-	15,000
Redwood Bank Fixed Term Bond	-	12,583
Hampshire Trust Bank Fixed Term Bond	85,000	85,000
Cambridge & Counties Bank Fixed Rate Bond	85,000	85,000
Dudley Building Society savings account	85,000	85,000
Redwood Bank savings account	87,781	65,000
Shawbrook Bank Fixed Term Deposit	33,000	-
Buckinghamshire Building Society	5,000	-
<u>TOTAL CASH FUNDS</u>	<u>420,317</u>	<u>401,678</u>

<u>INVESTMENT ASSETS</u>	<u>Cost</u>	<u>Market Value</u>
	<u>£</u>	<u>£</u>
Shareholdings:		
2787.07 C.O.I.F. Charities Investment Fund income units	33,015	53,851
13747.30 C.O.I.F. Charities Ethical Investment Fund Income units	35,000	40,340
16729.15 C.O.I.F. Charities Global Equity Income Fund income units	35,000	46,591
446.205 M & G Charifund Equities Investment Fund Income units	7,027	7,708

Properties:

a) 4 and 6 Fore Street, St Dennis, PL26 8AF

Two semi-detached houses built circa 1850 and each split into two flats. In good structural and decorative repair. Combined insured value is £1,139,121.

b) 8 Fore Street, St Dennis, PL26 8AF

Detached property built circa 1850 and completely renovated into 2 flats in 2003. Insured value is £531,590.

c) 1 Trelavour Prazey, St Dennis, PL26 8BP

End of terrace house built circa 1850 and in good structural and decorative repair. Insured value is £337,324.

d) 2 Trelavour Prazey, St Dennis, PL26 8BP

Mid terrace house built circa 1850 and in good structural and decorative repair. Insured value is £266,679.

e) 3 Trelavour Prazey, St Dennis, PL26 8BP

Mid terrace house built circa 1850 and in good structural and decorative repair. Insured value is £263,146.

f) Land at Hill Top, Trelavour Road, St Dennis

One acre of land suitable for grazing. The estimated market value as grazing is £1,500.

THE CHURCH CHARITY OF JOHN ARUNDELL


KNOWN AS: ST DENYS CHURCH CHARITY OF JOHN ARUNDELL

STATEMENT OF ASSETS AND LIABILITIES (continued)

31 DECEMBER 2025

<u>LIABILITIES - CURRENT</u>	<u>2025</u> <u>£</u>	<u>2024</u> <u>£</u>
St Dennis Educational Trust	<u>8,781</u>	<u>10,578</u>

The accounts were approved by the trustees on ..05/05/2026..... and signed on their behalf by:


.....
Mr A J Martin
Treasurer

THE CHURCH CHARITY OF JOHN ARUNDELL

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NOTES TO THE ACCOUNTS

AS AT 31 DECEMBER 2025

Related party transactions and trustees remuneration

The Trustees received no remuneration during the period.

THE CHURCH CHARITY OF JOHN ARUNDELL

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NOTE FOR INFORMATION PURPOSES ONLY
FOR THE YEAR ENDED 31 DECEMBER 2025

ST DENNIS EDUCATIONAL TRUST – CALCULATION OF CONTRIBUTION

	<u>2025</u>	<u>2024</u>
	<u>£</u>	<u>£</u>
Total receipts	75,128	69,955
Less property and management expenses 2025	(39,405)	-
Less property and management expenses 2024	<u>-</u>	<u>(27,044)</u>
	35,723	42,911
Annual provision for write-off of capital expenditure over 20 years 2006 asset cost £12,000 (Year 20) ÷ 20	<u>(600)</u>	<u>(600)</u>
	<u>35,123</u>	<u>42,311</u>
Payable To Educational Trust £35,123 x 25%	<u>8,781</u>	<u>10,578</u>