



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From **1st April 2024** Period start date To **31st March 2025**
Period end date

Charity name: THE GREEN, FLAGG

Charity registration number: 235328

Objectives and Activities

| | SORP reference | |
|--|--------------------|--|
| Summary of the purposes of the charity as set out in its governing document | Para 1.17 | To provide affordable accommodation in the Derbyshire Peak District To benefit the village of Flagg To encourage Unitarian young people to enjoy outdoor activities |
| 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 | Maintain a camping Barn for the use of adults and young people through the summer season |
| Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit | Para 1.18 | Confirmed |

Additional information (optional)

You may choose to include further statements where relevant about:

| | SORP reference | |
|--|----------------|---|
| Policy on grant making | Para 1.38 | 2 small grants were made this year totalling £2000 |
| Policy on social investment including program related investment | Para 1.38 | |
| Contribution made by volunteers | Para 1.38 | |
| Other | | |

| | | |
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|--|--|--|

Achievements and Performance

| | SORP reference | |
|---|----------------|--|
| 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 | Busy summer season of bookings at The Barn including Unitarian youth weekends |

Additional information (optional)

You may choose to include further statements where relevant about:

| | | |
|--|-----------|--|
| Achievements against objectives set | Para 1.41 | |
| Performance of fundraising activities against objectives set | Para 1.41 | |
| Investment performance against objectives | Para 1.41 | |
| Other | | |

Financial Review

| | | |
|--|-----------|---|
| Review of the charity's financial position at the end of the period | Para 1.21 | The charity is making a healthy surplus to allow Trustees to reinvest in maintaining the property for future years |
| Statement explaining the policy for holding reserves stating why they are held | Para 1.22 | reserves being held in case of a major repair needed to the property |
| Amount of reserves held | Para 1.22 | £46.1k |
| Reasons for holding zero reserves | Para 1.22 | |
| Details of fund materially in deficit | Para 1.24 | |
| Explanation of any uncertainties about the charity continuing as a going concern | Para 1.23 | |

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 | Rental fees received for The Green and The Barn |
| Investment policy and objectives including any social investment policy adopted | Para 1.46 | |
| A description of the principal risks facing the charity | Para 1.46 | Serious damage or repair needed to either of the buildings on the property |
| Other | | |

Structure, Governance and Management

| | | |
|---|-----------|---|
| Description of charity's trusts: | | |
| Type of governing document (trust deed , royal charter) | Para 1.25 | Trust Deed |
| How is the charity constituted? (e.g unincorporated association , CIO) | Para 1.25 | unincorporated |
| 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 | Trustees selected from amongst property users who agree with the purposes of the charity. British and Foreign Unitarian Association is a holding Trustee |

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 | |
| The charity's organisational structure and any wider network with which the charity works | Para 1.51 | |
| Relationship with any related parties | Para 1.51 | |
| Other | | |

Reference and Administrative details

| | |
|-----------------------------|---|
| Charity name | The Green, Flagg |
| Other name the charity uses | |
| Registered charity number | 377481403609000 |
| Charity's principal address | The Barn, Back Lane East, Mawdesley L40 3TA |
| | |

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 | Helen Mason | Chair | | |
| 2 | Mark Ruston | Vice Chair | | |
| 3 | Scott Hermiston | Treasurer | | |
| 4 | Patricia Ashworth | Booking Secretary | | |
| 5 | Adrian Howarth | | | |
| 6 | Hazel Warhurst | | | |
| 7 | Mark Johnson | | | |
| 8 | Richard O'Brien | | | |
| 9 | Stuart Ashworth | | | |
| 10 | Alan Dawson | | | |
| 11 | Tom Needham | | | |
| 12 | John Hewerdine | | | |
| 13 | | | | |
| 14 | | | | |
| 15 | | | | |
| 16 | | | | |
| 17 | | | | |
| 18 | | | | |
| 19 | | | | |
| 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 | |
|--|-----------------------------------|--|
| British and Foreign Unitarian Association | | |
| | | |
| | | |
| | | |
| | | |

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 |
|-----------------|------|---------|
| | | |
| | | |
| | | |
| | | |

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

| |
|--|
| |
|--|

Exemptions from disclosure

Reason for non-disclosure of key personnel details

| |
|--|
| |
|--|

Other optional information

| |
|--|
| |
|--|

Declarations

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

Signed on behalf of the charity's trustees

| | | |
|--|------------------------------|--|
| Signature(s) | Helen Mason | |
| Full name(s) | Helen Mason | |
| Position (eg Secretary, Chair, etc) | Chair | |
| Date | 7 th January 2026 | |



Section A

Independent Examiner's Report

Report to the trustees

Charity Name
The Green, Flagg

On accounts for the year
ended

31 March 2025

Charity no
(if any) 235328

Set out on pages

1 -

(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 31/03/2025.

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

The charity's gross income exceeded £25,000 and I am qualified to undertake the examination by being a qualified member of Association of Accounting Technicians.

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:

- 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:

Date:

2/1/2026

Name:

Graham Bennett

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

MAAT - FTA

Address: CBM Accountants Limited

130 Bournemouth Road, Chandlers Ford,

Eastleigh. SO53 3AL

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.

THE GREEN, FLAGG
ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025
Charity No. 235328

General Fund

| INCOME | | 2024/25 | 2023/24 | 2022/23 | 2021/22 |
|-------------------|-----------------------------|------------------|------------------|------------------|------------------|
| The Green | Rent | 22,740.00 | 21,740.00 | 21,540.00 | 21,540.00 |
| | Donations - loan repayments | - | 25.00 | 1,677.15 | 745.40 |
| The Barn | Fees | 5,500.43 | 7,033.08 | 7,777.50 | 8,790.68 |
| | Electricity | 802.00 | 653.00 | - | - |
| | Trustees | 364.32 | 194.16 | 697.65 | 470.50 |
| The Fields | Rent | - | - | - | - |
| CAF Cash Interest | | 15.81 | 23.25 | - | - |
| CAF Gold Interest | | 1,014.30 | 666.43 | 171.93 | 1.76 |
| TOTAL | | 30,436.86 | 30,334.92 | 31,864.23 | 31,548.34 |

EXPENDITURE

| | | | | | |
|----------------------------------|--------------------|------------------|------------------|------------------|------------------|
| The Green | Insurance | 598.18 | 563.83 | 558.57 | 1,007.56 |
| | Maintenance | 14,615.67 | 5,104.80 | 8,881.60 | 1,700.00 |
| | Management fees | 3,274.56 | 3,210.56 | 3,101.76 | 3,101.76 |
| | Council Tax | - | - | - | - |
| | Electricity | - | - | - | - |
| | Loan interest | - | - | 1,526.99 | 1,155.78 |
| | Asset depreciation | - | - | 3,839.86 | 6,000.02 |
| The Barn | Insurance | 596.60 | 581.31 | 534.27 | - |
| | Maintenance | 4,540.91 | 2,881.81 | 4,521.32 | 1,693.78 |
| | Electricity | 1,390.04 | 1,143.81 | 596.37 | 239.72 |
| | Water | 195.00 | 441.45 | 286.66 | 172.78 |
| | Website | 187.06 | 196.62 | - | - |
| | Donations | 2,000.00 | 3,000.00 | 2,000.00 | - |
| CAF account fees | | 62.25 | 62.25 | 58.35 | 98.00 |
| Audit of accounts | | 972.00 | - | - | - |
| Annual General Meeting / Service | | - | - | - | - |
| Opening / Closing | | - | - | - | 90.00 |
| TOTAL | | 28,432.27 | 17,186.44 | 25,905.75 | 15,259.40 |

SUMMARY

| | | | | |
|-------------------------------------|-----------------|------------------|-----------------|------------------|
| Net Income for the Year | 2,004.59 | 13,148.48 | 5,958.48 | 16,288.94 |
| Gain / Loss in investment valuation | 3,253.79 | 2,625.55 | 981.70 | 602.60 |
| TOTAL | 5,258.38 | 15,774.03 | 6,940.18 | 16,891.54 |

Balance Sheet at 31st March 2025

Fixed Assets

| | | | | |
|-----------------------|---|---|--------|----------|
| Property improvements | - | - | (0.00) | 3,839.86 |
|-----------------------|---|---|--------|----------|

| | | | | |
|------------------------------|-----------|-----------|-----------|-----------|
| BLK Charities UK Equity Fund | 46,128.77 | 42,874.98 | 40,249.43 | 39,267.73 |
|------------------------------|-----------|-----------|-----------|-----------|

Current Assets

| | | | | |
|--------------------------|----------|----------|----------|-----------|
| CAF Cash Account balance | 7,793.73 | 6,803.44 | 9,321.39 | 18,534.84 |
|--------------------------|----------|----------|----------|-----------|

| | | | | |
|--------------------------|-----------|-----------|-----------|-----------|
| CAF Gold Account balance | 43,414.44 | 42,400.14 | 26,733.71 | 11,561.78 |
|--------------------------|-----------|-----------|-----------|-----------|

| | | | | |
|-----------------------------|---|---|------|------------|
| Outstanding amount on loans | - | - | 0.00 | (3,839.86) |
|-----------------------------|---|---|------|------------|

| | | | | |
|--------------|------------------|------------------|------------------|------------------|
| TOTAL | 97,336.94 | 92,078.56 | 76,304.53 | 69,364.35 |
|--------------|------------------|------------------|------------------|------------------|

General Fund

| | | | | |
|-------------------------|-----------|-----------|-----------|-----------|
| Balance brought forward | 92,078.56 | 76,304.53 | 69,364.35 | 50,933.20 |
|-------------------------|-----------|-----------|-----------|-----------|

| | | | | |
|------------------------------------|----------|-----------|----------|-----------|
| Net surplus/(deficit) for the year | 5,258.38 | 15,774.03 | 6,940.18 | 18,431.15 |
|------------------------------------|----------|-----------|----------|-----------|

| | | | | |
|--------------------------------|------------------|------------------|------------------|------------------|
| Balance carried forward | 97,336.94 | 92,078.56 | 76,304.53 | 69,364.35 |
|--------------------------------|------------------|------------------|------------------|------------------|

Table 1

| Item | Unit | Value | Unit | Value |
|-----------|--------|-------|--------|-------|
| 1. Item 1 | Unit 1 | 100 | Unit 2 | 200 |
| 2. Item 2 | Unit 1 | 150 | Unit 2 | 300 |
| 3. Item 3 | Unit 1 | 200 | Unit 2 | 400 |
| 4. Item 4 | Unit 1 | 250 | Unit 2 | 500 |
| 5. Item 5 | Unit 1 | 300 | Unit 2 | 600 |

Table 1 shows the values for Item 1, Item 2, Item 3, Item 4, and Item 5. The values are calculated based on the unit and the value of the item.

| Item | Unit | Value | Unit | Value |
|-------------|--------|-------|--------|-------|
| 1. Item 1 | Unit 1 | 100 | Unit 2 | 200 |
| 2. Item 2 | Unit 1 | 150 | Unit 2 | 300 |
| 3. Item 3 | Unit 1 | 200 | Unit 2 | 400 |
| 4. Item 4 | Unit 1 | 250 | Unit 2 | 500 |
| 5. Item 5 | Unit 1 | 300 | Unit 2 | 600 |
| 6. Item 6 | Unit 1 | 350 | Unit 2 | 700 |
| 7. Item 7 | Unit 1 | 400 | Unit 2 | 800 |
| 8. Item 8 | Unit 1 | 450 | Unit 2 | 900 |
| 9. Item 9 | Unit 1 | 500 | Unit 2 | 1000 |
| 10. Item 10 | Unit 1 | 550 | Unit 2 | 1100 |

Table 1 shows the values for Item 1, Item 2, Item 3, Item 4, Item 5, Item 6, Item 7, Item 8, Item 9, and Item 10. The values are calculated based on the unit and the value of the item.

| Item | Unit | Value | Unit | Value |
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The Green, Flagg

On accounts for the year
ended

31 March 2025

Charity no
(if any)

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Date:

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Name:

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| | Electricity | 802.00 | 653.00 | - | - |
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| | Council Tax | - | - | - | - |
| | Electricity | - | - | - | - |
| | Loan interest | - | - | 1,526.99 | 1,155.78 |
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| | Website | 187.06 | 196.62 | - | - |
| | Donations | 2,000.00 | 3,000.00 | 2,000.00 | - |
| CAF account fees | | 62.25 | 62.25 | 58.35 | 98.00 |
| Audit of accounts | | 972.00 | - | - | - |
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| Opening / Closing | | - | - | - | 90.00 |
| TOTAL | | 28,432.27 | 17,186.44 | 25,905.75 | 15,259.40 |

SUMMARY

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| Net Income for the Year | 2,004.59 | 13,148.48 | 5,958.48 | 16,288.94 |
| Gain / Loss in investment valuation | 3,253.79 | 2,625.55 | 981.70 | 602.60 |
| TOTAL | 5,258.38 | 15,774.03 | 6,940.18 | 16,891.54 |

Balance Sheet at 31st March 2025

Fixed Assets

| | | | | |
|-----------------------|---|---|--------|----------|
| Property improvements | - | - | (0.00) | 3,839.86 |
|-----------------------|---|---|--------|----------|

| | | | | |
|------------------------------|-----------|-----------|-----------|-----------|
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| | | | | |
|-----------------------------|---|---|------|------------|
| Outstanding amount on loans | - | - | 0.00 | (3,839.86) |
|-----------------------------|---|---|------|------------|

| | | | | |
|--------------|------------------|------------------|------------------|------------------|
| TOTAL | 97,336.94 | 92,078.56 | 76,304.53 | 69,364.35 |
|--------------|------------------|------------------|------------------|------------------|

General Fund

| | | | | |
|-------------------------|-----------|-----------|-----------|-----------|
| Balance brought forward | 92,078.56 | 76,304.53 | 69,364.35 | 50,933.20 |
|-------------------------|-----------|-----------|-----------|-----------|

| | | | | |
|------------------------------------|----------|-----------|----------|-----------|
| Net surplus/(deficit) for the year | 5,258.38 | 15,774.03 | 6,940.18 | 18,431.15 |
|------------------------------------|----------|-----------|----------|-----------|

| | | | | |
|--------------------------------|------------------|------------------|------------------|------------------|
| Balance carried forward | 97,336.94 | 92,078.56 | 76,304.53 | 69,364.35 |
|--------------------------------|------------------|------------------|------------------|------------------|

Table 1

| Item | Unit | Quantity | Rate | Amount |
|--------------|----------------|----------|--------|----------|
| 1. Cement | kg | 1000 | 10.00 | 10000.00 |
| 2. Sand | m ³ | 500 | 20.00 | 10000.00 |
| 3. Aggregate | m ³ | 300 | 30.00 | 9000.00 |
| 4. Labour | man | 100 | 100.00 | 10000.00 |
| 5. Transport | km | 100 | 50.00 | 5000.00 |

Total Amount: 44000.00
Total Quantity: 2000 kg, 500 m³, 300 m³, 100 man, 100 km

| Item | Unit | Quantity | Rate | Amount |
|----------------|----------------|----------|--------|----------|
| 1. Cement | kg | 1000 | 10.00 | 10000.00 |
| 2. Sand | m ³ | 500 | 20.00 | 10000.00 |
| 3. Aggregate | m ³ | 300 | 30.00 | 9000.00 |
| 4. Labour | man | 100 | 100.00 | 10000.00 |
| 5. Transport | km | 100 | 50.00 | 5000.00 |
| 6. Water | m ³ | 100 | 10.00 | 1000.00 |
| 7. Electricity | kWh | 100 | 10.00 | 1000.00 |
| 8. Fuel | litre | 100 | 10.00 | 1000.00 |
| 9. Maintenance | man | 100 | 100.00 | 10000.00 |
| 10. Insurance | man | 100 | 100.00 | 10000.00 |

Total Amount: 64000.00
Total Quantity: 2000 kg, 500 m³, 300 m³, 100 man, 100 km, 100 m³, 100 kWh, 100 litre, 100 man, 100 man

| Item | Unit | Quantity | Rate | Amount |
|--------------|----------------|----------|--------|----------|
| 1. Cement | kg | 1000 | 10.00 | 10000.00 |
| 2. Sand | m ³ | 500 | 20.00 | 10000.00 |
| 3. Aggregate | m ³ | 300 | 30.00 | 9000.00 |
| 4. Labour | man | 100 | 100.00 | 10000.00 |
| 5. Transport | km | 100 | 50.00 | 5000.00 |

Total Amount: 44000.00
Total Quantity: 2000 kg, 500 m³, 300 m³, 100 man, 100 km

| Item | Unit | Quantity | Rate | Amount |
|--------------|----------------|----------|--------|----------|
| 1. Cement | kg | 1000 | 10.00 | 10000.00 |
| 2. Sand | m ³ | 500 | 20.00 | 10000.00 |
| 3. Aggregate | m ³ | 300 | 30.00 | 9000.00 |
| 4. Labour | man | 100 | 100.00 | 10000.00 |
| 5. Transport | km | 100 | 50.00 | 5000.00 |

Total Amount: 44000.00
Total Quantity: 2000 kg, 500 m³, 300 m³, 100 man, 100 km

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| 1. Cement | kg | 1000 | 10.00 | 10000.00 |
| 2. Sand | m ³ | 500 | 20.00 | 10000.00 |
| 3. Aggregate | m ³ | 300 | 30.00 | 9000.00 |
| 4. Labour | man | 100 | 100.00 | 10000.00 |
| 5. Transport | km | 100 | 50.00 | 5000.00 |

Total Amount: 44000.00
Total Quantity: 2000 kg, 500 m³, 300 m³, 100 man, 100 km

| Item | Unit | Quantity | Rate | Amount |
|--------------|----------------|----------|--------|----------|
| 1. Cement | kg | 1000 | 10.00 | 10000.00 |
| 2. Sand | m ³ | 500 | 20.00 | 10000.00 |
| 3. Aggregate | m ³ | 300 | 30.00 | 9000.00 |
| 4. Labour | man | 100 | 100.00 | 10000.00 |
| 5. Transport | km | 100 | 50.00 | 5000.00 |

Total Amount: 44000.00
Total Quantity: 2000 kg, 500 m³, 300 m³, 100 man, 100 km