

Charity registration number: 247891

Ann Pytt's Charity

Annual Report and Financial Statements
for the Year Ended 31 December 2024

Ann Pytt's Charity

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Ann Pytt's Charity

Reference and Administrative Details

Trustees	Andrew Jeremy Carter
	Nicholas John Lucas Chance
	Angus John Cordy-Simpson
	Rev Thomas David Putt
	Robin Meech
	Nigel John Street
Charity Registration Number	247891
Principal Office	12 Snowhill Drive
	Witney
	Oxfordshire
	OX28 5GT
Independent Examiner	MJ Wright FCA
	Just Audit & Assurance
	37 Market Square
	Witney
	Oxfordshire
Bankers	OX28 6RE
	Lloyds TSB
	Burford
	TSB Bank Po Box 453
	Mitcheldean
	GL14 9LR

Ann Pytt's Charity

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2024.

Objectives and activities

Objects and aims

Originally for the advancement of the education of children of residents of Swinbrook and Widford, when the Swinbrook School closed, all the residue of the annual net amount was to be put toward the cost of repairs of the fabric of the Parish Churches of Swinbrook and Widford. The church of Asthall was subsequently included. The costs to be in such proportions as the trustees think fit. In 2025, the objects of the charity were widened as follows:

The residue of the annual income of the Charity shall be applied by the Trustees in such proportions as they shall think to advance religion by:

1. The maintenance, repair and enhancement of the fabrics of the Parish Church of Swinbrook, the Parish Church of Widford and the Parish Church of Asthall; and
2. Supporting the religious and other charitable work of the Church of England in the said ecclesiastical parish of Asthall, Swinbrook and Widford

The charity holds various parcels of land in the parish of Bampton, Oxfordshire, on which it generates rental income. The income is accumulated in the charity and granted to meet the cost of repairs of the fabric of the Parish Churches of Swinbrook, Widford and Asthall and to support the religious and charitable work of the Church of England in the said ecclesiastical parish of Asthall, Swinbrook and Widford.

Future Commitment to Village Hall Renovation

Prior to the change in objects, the trustees had agreed to allocate £50,000 towards the renovation of Swinbrook Village Hall, which was an original charitable object. The grant will be released once invoices have been received from contractors totalling the full amount of the grant offered. The purpose of the improvements is to make the village hall usable for the benefit of the church and village of Swinbrook.

Public benefit

The trustees confirm that they have had regard to guidance issued by the Charity Commission on public benefit.

Achievements and performance

In line with its objectives, the charity granted £17,000 towards the renovation of the much admired and historically significant Fettiplace Monuments in Swinbrook Church during 2024.

Ann Pytt's Charity

Trustees' Report (continued)

Financial review

2024 saw the sale of a 3 acre parcel of land at Aston Road in Bampton, for gross proceeds of £600,000, plus overage payable in future years should the purchaser obtain planning permission for future housing. The sale contributed to the £620,055 increase in income from £6,942 in 2023 to £631,457 in 2024.

The charity also benefitted from new rental arrangements in respect of a parcel of land north east of Buckland Road in Bampton; overall rental income increased from £4,580 to £5,830 in 2024. Dividend income also increased from £543 to £1,176, with a much larger increase in interest income from £1,806 to £10,610, as a result of the investment of the brought forward reserves and the net proceeds from the sale of land in the CCLA Deposit Fund.

Expenses also increased in 2024 - from £15,717 to £52,891 – primarily attributable to £21,490 professional fees (2023: £nil) incurred in the sale of the land. The charity also incurred £9,488 (2023: £nil) in general legal fees for the review of objectives of the charity including in the context of the land sale. A grant of £17,000 (2023: £15,000) was also made to Asthall and Swinbrook with Widford PCC to partially fund the renovation of the Fettiplace Monuments in Swinbrook Church. Land agency fees remained unchanged at £687; like with the £30 annual transfer, required under the constitution of the Charity, to the Swinbrook & Widford Education Charity.

The charity also made a gain of £3,204 (2023: £3,146) on movements in investments in the CCLA Investment; the charity has transferred all of its investment assets to the CCLA Deposit Funds.

Largely as a result of the sale of the land at Aston Road, the charity generated a surplus of £581,770 in 2024 (2023: deficit of £8,775), and overall reserves increased from £108,712 to £690,482. Of these reserves, the £50,000 commitment to renovation of Swinbrook Village Hall is at the discretion of the Trustees and included in Designated Funds. All other reserves are deemed unrestricted.

Policy on reserves

Reserves have accumulated over time as income has generally outstripped expenditure. The undistributed income may all be granted to the charity's stated beneficiaries. The approved grant to Swinbrook Village Hall has been included in Designated Funds.

The reserves held at 31st December 2024 totalled £690,482 (2023: £108,712). The reserves were held in a bank account and CCLA deposit funds. £50,000 of the reserves are included in Designated Funds and remaining reserves of £640,482 are deemed unrestricted and may be distributed.

No reserves are held at zero.

Funds in deficit

There is no fund in deficit.

Plans for future periods

Going concern

The Trustees consider that there are no financial concerns or concerns as to the ongoing viability of the charity.

Ann Pytt's Charity

Trustees' Report (continued)

Structure, governance and management

Nature of governing document

The Ann Pytts Charity is governed by a charitable trust deed dated 2nd May 1966, as amended by subsequent schemes approved by the Charity Commission. The governing document sets out the charity's objects, powers, and administrative arrangements, including the appointment and responsibilities of trustees. The charity is registered with the Charity Commission for England and Wales and operates in accordance with its governing document and applicable charity law.

Recruitment and appointment of trustees

The trustees serving in 2024 recognised the need to recruit and appoint trustees who would be able to take the charity forward following the sale of charity land for £600,000. With this in mind four new trustees were appointed to the charity when four of the existing trustees resigned their positions.

Induction and training of trustees

The four new trustees bring to the charity extensive commercial skills in the areas of investment and finance, legal knowledge, property management and charity accounts. In addition, one of the retiring trustees has provided an extensive briefing of the history and current status of the charity to the new trustees.

Relationships with related parties

One current trustee and one retiring trustee have trustee roles in related charities, and these interests have been declared at trustee meetings and taken into consideration when trustee decisions have been made. No conflict of interest has arisen as a result.

Ann Pytt's Charity

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.

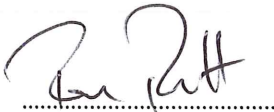
The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, 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 17 October 2025 and signed on its behalf by:



Andrew Jeremy Carter
Trustee



Rev Thomas David Putt
Trustee

Ann Pytt's Charity

Independent Examiner's Report to the trustees of Ann Pytt's Charity

I report to the trustees on my examination of the accounts of Ann Pytt's Charity for the year ended 31 December 2024.

Responsibilities and basis of report

As the charity trustees of Ann Pytt's Charity 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 Ann Pytt's Charity'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.

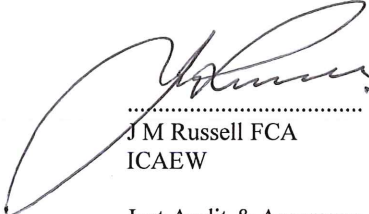
Independent examiner's statement

Since Ann Pytt's Charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW, which is one of the listed bodies.

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

1. accounting records were not kept in respect of Ann Pytt's Charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting 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.



.....
J M Russell FCA
ICAEW

Just Audit & Assurance
37 Market Square
Witney
Oxfordshire
OX28 6RE

17 October 2025

Ann Pytt's Charity

Statement of Financial Activities for the Year Ended 31 December 2024

	Note	Unrestricted funds £	Total 2024 £	Total 2023 £
Income and Endowments from:				
Donations and legacies		13,827	13,827	-
Investment income	3	11,786	11,786	2,348
Rental income		5,830	5,830	4,580
Other income		600,000	600,000	-
Wayleave		14	14	14
Total income		<u>631,457</u>	<u>631,457</u>	<u>6,942</u>
Expenditure on:				
Charitable activities		28,656	28,656	15,717
Legal and professional fees	6	<u>24,235</u>	<u>24,235</u>	-
Total expenditure		52,891	52,891	15,717
Gains/losses on investment assets		<u>3,204</u>	<u>3,204</u>	-
Net income/(expenditure)		<u>581,770</u>	<u>581,770</u>	<u>(8,775)</u>
Net movement in funds		581,770	581,770	(8,775)
Reconciliation of funds				
Total funds brought forward		<u>108,712</u>	<u>108,712</u>	<u>117,487</u>
Total funds carried forward	14	<u><u>690,482</u></u>	<u><u>690,482</u></u>	<u><u>108,712</u></u>

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

The notes on pages 9 to 16 form an integral part of these financial statements.

Ann Pytt's Charity
(Registration number: 247891)
Balance Sheet as at 31 December 2024

	Note	2024 £	2023 £
Fixed assets			
Investments	11	-	53,560
Current assets			
Lloyds TSB current account		12,965	1,591
COIF deposit account		50,000	-
COIF deposit account		<u>635,054</u>	<u>53,561</u>
		698,019	55,152
Creditors: Amounts falling due within one year	12	<u>(7,537)</u>	-
Net current assets		<u>690,482</u>	<u>55,152</u>
Net assets		<u>690,482</u>	<u>108,712</u>
Funds of the charity:			
Unrestricted income funds			
Unrestricted funds		<u>690,482</u>	<u>108,712</u>
Total funds	14	<u>690,482</u>	<u>108,712</u>

The financial statements on pages 7 to 16 were approved by the trustees, and authorised for issue on 17 October 2025 and signed on their behalf by:

Ann Pytt's Charity

Notes to the Financial Statements for the Year Ended 31 December 2024

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 Pytt's Charity meets the definition of a public benefit entity under 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 consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments

Voluntary income including donations, gifts, legacies and grants that provide core funding or are of a general nature is recognised when the charity has entitlement to the income, it is probable that the income will be received and the amount can be measured with sufficient reliability.

Deferred income

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which, it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

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 central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Ann Pytt's Charity

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

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 provisions

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

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.

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.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

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.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Ann Pytt's Charity

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

2 Income from donations and legacies

	Unrestricted funds General £	Total funds £
Donated services and facilities	13,827	13,827
Total for 2024	13,827	13,827

3 Investment income

	Unrestricted funds General £	Total funds £
Interest receivable and similar income;		
Interest receivable on bank deposits	10,610	10,610
Other income from fixed asset investments	1,176	1,176
Total for 2024	11,786	11,786
Total for 2023	2,348	2,348

4 Other income

	Unrestricted funds General £	Total funds £
Rental income	5,830	5,830
Total for 2024	5,830	5,830
Total for 2023	4,580	4,580

Ann Pytt's Charity

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

During the financial year, the charity completed the sale of a parcel of land located in Bampton for gross proceeds of £600,000. The land had historically generated rental income for the charity but was not previously recognised on the balance sheet as a fixed asset investment, as it had been held at nil value due to the absence of a formal valuation.

Associated selling costs totalled £13,628 in agent fees, £7,826 in legal fees, and £36 in bank charges. In addition, the charity received contributions of £6,000 and £7,826 from the purchaser towards agent and legal costs respectively. The net gain realised from the disposal was £592,336.

The proceeds from the sale will be applied to support the charity's revised charitable objectives, following the formal change in its governing documents. These objectives now focus on supporting the ministry and fabric of three Church of England churches of Asthall, Swinbrook and Widford PCC

This gain is recognised as other income in the Statement of Financial Activities and represents a one-off transaction outside the charity's normal operating activities.

5 Expenditure on charitable activities

	Note	Unrestricted funds General £	Total 2024 £	Total 2023 £
Grant funding of activities		17,030	17,030	15,030
Governance costs		11,626	11,626	687
		<u>28,656</u>	<u>28,656</u>	<u>15,717</u>

6 Other expenditure

	Note	Unrestricted funds General £	Total funds £
Legal fees		24,235	24,235
Total for 2024		<u>24,235</u>	<u>24,235</u>

Ann Pytt's Charity

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

7 Analysis of governance and support costs

Governance costs

	Unrestricted funds General £	Total 2024 £	Total 2023 £
Legal fees	9,490	9,490	687
Other governance costs	36	36	-
	<u>9,526</u>	<u>9,526</u>	<u>687</u>

8 Trustees remuneration and expenses

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

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

9 Independent examiner's remuneration

	2024 £
Other fees to examiners	
Examination-related assurance services	<u>2,100</u>

10 Taxation

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

11 Fixed asset investments

	2024 £	2023 £
Other investments	<u>-</u>	<u>53,560</u>

Ann Pytt's Charity

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

Other investments

	Unlisted investments £	Total £
Cost or Valuation		
At 1 January 2024	53,560	53,560
Revaluation	3,204	3,204
Additions	574,336	574,336
Disposals	(631,100)	(631,100)
At 31 December 2024	<u>-</u>	<u>-</u>
Net book value		
At 31 December 2024	<u>-</u>	<u>-</u>
At 31 December 2023	<u>53,560</u>	<u>53,560</u>

The charity owns two parcels of land that generate rental income:

Land at the end of Oggs Lane, Bampton, Oxfordshire, OXZ18 2FW

Two parcels totalling approximately 15.7 acres located north east of Buckland Road, Bampton, Oxfordshire, OX18 2AA

These properties have historically provided modest rental income to the charity. However, the trustees have not been able to obtain reliable valuations for these assets and, as such, they have not been recognised in the financial statements as fixed asset investments.

The trustees continue to review the status of these holdings and will consider obtaining formal valuations in future periods to assess their inclusion in the charity's balance sheet.

12 Creditors: amounts falling due within one year

	2024 £
Accruals	6,287
Deferred income	<u>1,250</u>
	<u>7,537</u>

Ann Pytt's Charity

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

13 Commitments

Other financial commitments

The trustees have approved a future commitment of £50,000 towards the renovation of Swinbrook Village Hall. This commitment was made prior to the change in charitable objects and is expected to be fulfilled in the next financial year. As at the balance sheet date, no expenditure has been incurred, and no contractual obligation exists. Accordingly, this amount is disclosed as a future commitment rather than a liability.

The total amount of other financial commitments not provided in the financial statements was £50,000 (2023 - £Nil).

14 Funds

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 December 2024 £
Unrestricted funds					
General	108,712	634,661	(52,891)	(50,000)	640,482
Designated	-	-	-	50,000	50,000
Total funds	<u>108,712</u>	<u>634,661</u>	<u>(52,891)</u>	<u>-</u>	<u>690,482</u>
	Balance at 1 January 2023 £	Incoming resources £	Resources expended £		Balance at 31 December 2023 £
Unrestricted funds					
General	<u>117,487</u>	<u>6,942</u>	<u>(15,717)</u>		<u>108,712</u>

Ann Pytt's Charity

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

15 Analysis of net assets between funds

	Unrestricted funds		Total funds at 31 December 2024
	General	Designated	
	£	£	£
Current assets	648,019	50,000	698,019
Current liabilities	(7,537)	-	(7,537)
Total net assets	<u>640,482</u>	<u>50,000</u>	<u>690,482</u>
		Unrestricted funds General	Total funds at 31 December 2023
		£	£
Fixed asset investments		53,560	53,560
Current assets		<u>55,152</u>	<u>55,152</u>
Total net assets		<u>108,712</u>	<u>108,712</u>