

# BROAD PLAIN HOUSE (HIGHBURY MISSION)

England & Wales · Charity number 250822

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1967-01-06

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 57 Waverley Road  
Bristol  
BS6 6ET

**Phone** 01179744206

**Email** [janemrogers55@gmail.com](mailto:janemrogers55@gmail.com)

## Activities

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**Objects:** TO HELP YOUNG PEOPLE LIVING IN BRISTOL, SOUTH GLOUCESTERSHIRE, NORTH SOMERSET AND BATH AND NORTH SOMERSET, BY MAKING GRANTS AND AWARDS AS A MEANS OF:(A) ADVANCING IN LIFE AND HELPING YOUNG PEOPLE BY DEVELOPING THEIR SKILLS, CAPACITIES AND CAPABILITIES TO ENABLE THEM TO PARTICIPATE IN SOCIETY AS INDEPENDENT, MATURE AND RESPONSIBLE INDIVIDUALS;(B) ADVANCING EDUCATION INCLUDING PROTESTANT CHRISTIAN EDUCATION;(C) RELIEVING UNEMPLOYMENT; (D) PROVIDING RECREATIONAL AND LEISURE TIME ACTIVITY IN THE INTERESTS OF SOCIAL WELFARE FOR PEOPLE LIVING IN THE AREA OF BENEFIT WHO HAVE NEED BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABILITY, POVERTY OR SOCIAL AND ECONOMIC CIRCUMSTANCES WITH A VIEW TO IMPROVING THE CONDITIONS OF LIFE OF SUCH PERSONS.

**Activities:** The support and nurture of young people and their activities in the City of Bristol

## Classification

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- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Education/training, Amateur Sport
- **Who:** Children/young People, Other Defined Groups

## Geography

- **Area of benefit:** BRISTOL, SOUTH GLOUCESTERSHIRE< NORTH SOMERSET AND BATH AND NORTH SOMERSET
- Bristol City

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£40,718	£20,349	-	-
2024-03-31	£34,555	£12,756	-	-
2023-03-31	£19,704	£13,697	-	-
2022-03-31	£15,752	£11,790	-	-
2021-03-31	£18,239	£38,418	-	-

## Trustees

Name	Role	Appointed
<b>Rev DOUGLAS PATERSON BURNETT</b>	Chair	
Andrew Hayden		2018-08-05
Barbara Jane Beazer		2018-08-05
Derek Stewart Jones		2018-08-05
Dr ANNE LOUISE MANUEL		
Dr Andrew David Grand		2018-08-05
Dr Daniel Hirsch		2018-08-05
Dr Teame Mebrahtu		2018-08-05
Jane Margaret Rogers		2018-08-05
Leslie John Fry		2018-08-05
RICHARD GLANVILLE PEDLAR		
SALLY ELIZABETH KING		

## Linked charities

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- TRUST PROPERTIES IN ANVIL STREET AND KILKENNY STREET IN CONNEXION WITH BROAD PLAIN HOUSE (HIGHBURY MISSION) (250822-1)
- F NEWTON COLBORNE MEMORIAL FUND (250822-2)

**BROAD PLAIN HOUSE (HIGHBURY MISSION)**

England & Wales - Charity number 250822

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# Accounts

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**BROAD PLAIN HOUSE  
(Highbury Mission)**

**ANNUAL ACCOUNTS  
YEAR ENDED 31 MARCH 2025**

Charity Number 250822

**BROAD PLAIN HOUSE (HIGHBURY MISSION)  
TRUSTEES' ANNUAL REPORT  
YEAR ENDED 31 MARCH 2025**

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# **BROAD PLAIN HOUSE (HIGHBURY MISSION)**

## **TRUSTEES' ANNUAL REPORT**

### **YEAR ENDED 31 MARCH 2025**

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The Trustees have pleasure in presenting their report together with the accounts of the Charity for the year ended 31 March 2025.

#### **Charitable Purposes, Structure and Governance**

The charity's work was started in the 19th Century by members of Highbury Chapel, a Congregational church in Cotham, Bristol who ran a Sunday School in central Bristol for children many of whom were not able to attend any "ordinary school". In 1972 Highbury Chapel decided to close and its members transferred to and became members of Redland Park United Reformed Church (RPURC). RPURC continues to maintain strong links with the charity and most of the Trustees are also members of RPURC.

The charity is linked with the charity Broad Plain & Riverside Youth Project which operates premises in central Bristol as a youth and sports club.

The Charity was established by a Trust Deed of 1870 and sets out the purposes of the charity which in summary are :

- To erect, alter, take down, rebuild or improve buildings
- To permit the buildings to be used for a Sunday School and for the holding of religious services and proceedings and meetings for any charitable social or benevolent object not inconsistent with the doctrines of Christianity.

Until 2010 youth work was undertaken in premises in Knowle West through a youth club with associated social club for former members of the youth club. The charity worked closely with Youth Moves (an organisation to combine all youth work in Knowle West) until the withdrawal of local authority funding and Youth Moves deciding that the charity's youth work was no longer required when the work ceased. After several unsuccessful efforts with local churches to utilise the Knowle West premises the youth club premises were eventually sold in 2022.

The charity would like to use the proceeds of sale to continue to support youth work in Bristol and during the year amended its Trust Deed by resolution dated 22 January 2025 and gained approval from the Charity Commission to change its objects to the following:

To act as a resource for young people living in in Bristol, South Gloucestershire, North Somerset and Bath and North Somerset, by providing assistance including financial assistance and advice as a means of:

- (a) advancing in life and helping young people by developing their skills, capacities and capabilities to enable them to participate in society as independent, mature and responsible individuals;
- (b) advancing education including Protestant Christian education;
- (c) relieving unemployment;
- (d) providing recreational and leisure time activity in the interests of social welfare for people living in the area of benefit who have need by reason of their youth, age, infirmity or disability, poverty or social and economic circumstances with a view to improving the conditions of life of such persons;

(e) making contributions towards the cost of maintaining youth organisations located in the area of benefit including youth clubs, including the cost of repairs to buildings, the repair, provision or replacement of equipment, vehicles, books and furniture, and the salaries of their staff. The Charity's Trustees are elected by its existing Trustees.

### **Activities Achievements and Performance**

During the year the charity concerned itself with the following activities:

#### **Proposed Sale of Premises at Knowle West**

The charity has been negotiating with Broad Plain Social Club (which occupies premises owned by the charity), to sell the premises to them. Negotiations concluded after the year end with a sale completed on 26 June 2025.

#### **Investment of Sale Proceeds**

Almost all of the proceeds of the sale of the Knowle West Youth Club property have now been invested with J M Finn.

#### **Proposed transfer of Lease Agreement of Riverside Club to Young Bristol.**

The Trust has historical associations with Broad Plain Riverside Club and has an agreement to use the premises for youth club activities. The premises are to be sold by the owners Young Bristol and the Trust is currently in negotiation with that organisation to surrender this agreement. Negotiations were completed 26 August 2025 with payment to the club of £33,533.

#### **Grant-making activities and public benefit**

Now that the new objects are in place, the charity has appointed a committee to draw up a grant-making strategy which will be presented to the Trustees in the coming year.

The Trustees have had regard to the Charity Commission's public benefit guidance both in drafting the grant-making strategy and preparing the annual report. The Trustees anticipate that the grants will benefit young people in need in the area, to develop skills and experience for the enrichment of their lives.

### **Financial Review**

The charity has historically gained funding for its day to day activities from rental income from the BP Social Club, donations from RPURC and grants from Bristol City Council and youth projects with a small amount from investments. Following the sale of the Youth Club in 2022 and the recent acquisition of investments, income from investments has increased and will provide the vast majority of the income stream going forward. For the year ended 31 March 2025, total cash receipts were £40,718 (2024: £34,650). Cash payments totalled £20,349 (2024: £12,756) and were incurred to cover property expenses and professional fees. Investment purchases totalled £281,778 (2024: £934,828) and investment sales totalled £37,252 (2024: £Nil). General cash reserves at the year end were £124,755 (2024: £129,786)

The Trustees have instructed our investment advisors to use the ethical guidelines drawn up by the United Reformed Church when purchasing new investments.

The charity is currently in the process of reviewing its policy on reserves.

## Reference and Administrative Details

*Charity Number*            250822

*Main Address*            Redland Park URC  
Whiteladies Rd, Bristol

*Trustees*

Douglas Burnett	Chair
Jane Rogers	Secretary
Anne Manuel	Treasurer
Jane Beazer	
Les Brentley	(Resigned 22 January 2025)
Les Fry	
Andy Grand	
Andrew Hayden	
Daniel Hirsch	
Derek Jones	
Sally King	
Teame Mebrahtu	
Richar Pedlar	

Approved by the Trustees on 30 October 2025 and  
Signed on their behalf by:



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D Burnett  
Chair of Trustees

**BROAD PLAIN HOUSE (HIGHBURY MISSION)  
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES  
YEAR ENDED 31 MARCH 2025**

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

**Responsibilities and basis of report**

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

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

**Independent Examiner's Statement**

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

- 1 the accounting records were not kept in accordance with section 130 of the Charities Act; or
- 2 the accounts did not accord with the accounting records.

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:** 30 October 2025

**Name:** Joshua Kingston FCA

**Relevant professional qualification(s) or body (if any):** Fellow of the Institute of Chartered Accountants in England and Wales

**BROAD PLAIN HOUSE (HIGHBURY MISSION)**  
**Receipts and Payments Account**  
**YEAR ENDED 31 MARCH 2025**

<b>Receipts</b>	<b>2025</b>			<b>Total Funds</b>	<b>2024 Total Funds</b>
	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Endowment Funds</b>		
Investment Income	-	95	39,535	39,630	32,175
Other Income	588	-	-	588	-
Use of Premises	500	-	-	500	2,475
<b>Operating Receipts</b>	<b>1,088</b>	<b>95</b>	<b>39,535</b>	<b>40,718</b>	<b>34,650</b>
<b>Payments</b>					
Rates & Utilities	464	-	-	464	476
Insurance	-	-	-	-	3,399
Professional Fees	4,620	-	-	4,620	-
Investment Management Fees	-	-	15,265	15,265	8,881
<b>Operating Payments</b>	<b>5,084</b>	<b>-</b>	<b>15,265</b>	<b>20,349</b>	<b>12,756</b>
<b>Investment Transactions</b>					
Investment Sales	-	-	37,252	37,252	-
Investment Purchases	-	-	(281,778)	(281,778)	(934,828)
<b>Investment Movements</b>	<b>-</b>	<b>-</b>	<b>(244,526)</b>	<b>(244,526)</b>	<b>(934,828)</b>
<b>Net Receipts (Payments)</b>	<b>(3,996)</b>	<b>95</b>	<b>(220,256)</b>	<b>(224,157)</b>	<b>(912,934)</b>
<b>Cash Funds 1 April 2024</b>	<b>130,387</b>	<b>3,932</b>	<b>311,811</b>	<b>446,130</b>	<b>1,359,064</b>
<b>Cash Funds 31 March 2025</b>	<b>126,391</b>	<b>4,027</b>	<b>91,555</b>	<b>221,973</b>	<b>446,130</b>

**BROAD PLAIN HOUSE (HIGHBURY MISSION)**  
**Statement of Assets and Liabilities**  
**YEAR ENDED 31 MARCH 2025**

	2025			2024	
	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds £	Total Funds £
<b>Cash Funds</b>	126,391	4,027	91,555	221,973	446,130
<b>Other Monetary Assets</b>					
Investments	-	68,256	1,355,451	1,423,707	1,237,161
	<u>126,391</u>	<u>72,283</u>	<u>1,447,006</u>	<u>1,645,680</u>	<u>1,683,291</u>
Debtors	2,525	-	-	2,525	2,525
Liabilities					
Retention for unspent grant	11,648	-	-	11,648	11,648
Independent Examiners Fee	768	-	-	768	720
	<u>12,416</u>	<u>-</u>	<u>-</u>	<u>12,416</u>	<u>12,368</u>
Assets less liabilities	<u>116,500</u>	<u>72,283</u>	<u>1,447,006</u>	<u>1,635,789</u>	<u>1,673,448</u>

**Cash and Investment Fund Balances**

	Restated 01/04/2024	Receipts	Payments	Transfers & Investment Gains/Loss	31/03/2025
<b>Unrestricted Funds</b>					
M Cocks Appeal 1987	601	-	-	-	601
Riverside Repayment Fund	-			1,035	1,035
General Reserves	129,786	1,088	(5,084)	(1,035)	124,755
<b>Total Unrestricted Funds</b>	<u>130,387</u>	<u>1,088</u>	<u>(5,084)</u>	<u>-</u>	<u>126,391</u>
<b>Restricted Funds</b>					
Newton Colbourne Fund	2,897	95	-	-	2,992
Riverside Repayment Fund	70,674	-	-	(1,383)	69,291
<b>Total Restricted Funds</b>	<u>73,571</u>	<u>95</u>	<u>-</u>	<u>(1,383)</u>	<u>72,283</u>
<b>Endowment Funds</b>	1,479,333	39,535	(15,265)	(56,597)	1,447,006
<b>Total Funds</b>	<u>1,683,291</u>	<u>40,718</u>	<u>(20,349)</u>	<u>(57,980)</u>	<u>1,645,680</u>

Signed on behalf of the trustees on

*D Burnett*

D Burnett  
Chair of Trustees

30 October 2025

**BROAD PLAIN HOUSE (HIGHBURY MISSION)**

England & Wales - Charity number 250822

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# Accounts

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**BROAD PLAIN HOUSE  
(HIGHBURY MISSION)**

**ANNUAL ACCOUNTS  
YEAR ENDED 31 MARCH 2024**

Charity Number 250822

**BROAD PLAIN HOUSE (HIGHBURY MISSION)  
TRUSTEES' ANNUAL REPORT  
YEAR ENDED 31 MARCH 2024**

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# **BROAD PLAIN HOUSE (HIGHBURY MISSION)**

## **TRUSTEES' ANNUAL REPORT**

### **YEAR ENDED 31 MARCH 2024**

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The Trustees have pleasure in presenting their report together with the accounts of the Charity for the year ended 31 March 2024.

#### **Charitable Purposes, Structure and Governance**

The charity's work was started in the 19th Century by members of Highbury Chapel, a Congregational church in Cotham, Bristol who ran a Sunday School in central Bristol for children many of whom were not able to attend any "ordinary school". In 1972 Highbury Chapel decided to close and its members transferred to and became members of Redland Park United Reformed Church (RPURC). RPURC continues to maintain strong links with the charity and most of the Trustees are also members of RPURC.

The charity is linked with the charity Broad Plain & Riverside Youth Project which operates premises in central Bristol as a youth and sports club.

The Charity was established by a Trust Deed of 1870 and sets out the purposes of the charity which in summary are :

- To erect, alter, take down, rebuild or improve buildings
- To permit the buildings to be used for a Sunday School and for the holding of religious services and proceedings and meetings for any charitable social or benevolent object not inconsistent with the doctrines of Christianity.

Until 2010 youth work was undertaken in premises in Knowle West through a youth club with associated social club for former members of the youth club. The charity worked closely with Youth Moves (an organisation to combine all youth work in Knowle West) until the withdrawal of local authority funding and Youth Moves deciding that the charity's youth work was no longer required when the work ceased. After several unsuccessful efforts with local churches to utilise the Knowle West premises the youth club premises were eventually sold in 2022.

The charity would like to use the proceeds of sale to continue to support youth work in Bristol and is in the process of changing its objects as follows :

To act as a resource for young people living in in Bristol, South Gloucestershire, North Somerset and Bath and North Somerset, by providing assistance including financial assistance and advice as a means of:

- (a) advancing in life and helping young people by developing their skills, capacities and capabilities to enable them to participate in society as independent, mature and responsible individuals;
- (b) advancing education including Protestant Christian education;
- (c) relieving unemployment;
- (d) providing recreational and leisure time activity in the interests of social welfare for people living in the area of benefit who have need by reason of their youth, age, infirmity or disability,

poverty or social and economic circumstances with a view to improving the conditions of life of such persons;

(e) making contributions towards the cost of maintaining youth organisations located in the area of benefit including youth clubs, including the cost of repairs to buildings, the repair, provision or replacement of equipment, vehicles, books and furniture, and the salaries of their staff.

The Charity's Trustees are elected by its existing Trustees.

## **Activities Achievements and Performance**

As the charity no longer owns premises suitable for youth work, the activities of the charity are restricted while permission is awaited from the Charity Commission to alter the objects of the charity. Its main activities this year have been :

### **Proposed Sale of Premises at Knowle West**

The charity has been negotiating with Broad Plain Social Club (which occupies premises owned by the charity), to sell the premises to them. It is hoped that this will be completed in the Autumn of 2024.

### **Investment of Sale Proceeds**

The sale proceeds from the sale of the Knowle West Youth Club were transferred to investment advisers J M Finn during the year. The funds are currently in the process of being invested in a combination of shareholdings, investment trusts and government bonds.

## **Financial Review**

The charity has historically gained funding for its day to day activities from rental income from the BP Social Club, donations from RPURC and grants from Bristol City Council and youth projects with a small amount from investments. Following the sale of the Youth Club in 2022 and the recent acquisition of investments, income from investments has increased and will provide the vast majority of the income stream going forward. For the year ended 31 March 2024, total cash receipts were £34,650. Cash payments totalled £12,756 and were incurred to cover property expenses and professional fees. Investment purchases totalled £934,828.

The Trustees are in the process of drawing up criteria for its grant-making activities that will be put in place once the Charity Commission has approved the change of objects.

The Trustees have instructed our investment advisors to use the ethical guidelines drawn up the United Reformed Church when purchasing new investments.

The charity is currently in the process of reviewing its policy on reserves.

## Reference and Administrative Details

*Charity Number*            250822

*Main Address*            57 Waverley Road, Bristol BS6 6ET

### *Trustees*

Douglas Burnett            Chair

Jane Rogers                Secretary

Anne Manuel                Treasurer

Carole Atter                (Resigned 28 February 2024)

Jane Beazer

Les Brentley

Les Fry

Andy Grand

Andrew Hayden

Daniel Hirsch

Derek Jones

Sally King

Teame Mebrahtu

Richar Pedlar

Approved by the Trustees and Signed on their behalf by:

*Rev Douglas Burnett*

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D Burnett

Chair of Trustees

02 January 2025

**BROAD PLAIN HOUSE (HIGHBURY MISSION)  
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES  
YEAR ENDED 31 MARCH 2024**

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I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/3/2024**.

**Responsibilities and basis of report**

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

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

**Independent Examiner's Statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect: ·  
1 the accounting records were not kept in accordance with section 130 of the Charities Act; or  
2 the accounts did not accord with the accounting records.

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:** *Joshua Kingston*

**Date:** 02 January 2025

**Name:** Joshua Neil Kingston BSc ACA

**Relevant professional qualification(s) or body (if any):** ICAEW (Institute of Chartered Accountants in England & Wales)

Burton Sweet  
The Clock Tower  
5 Farleigh Court  
Old Weston Road  
Flax Bourton  
Bristol BS48 1UR

**BROAD PLAIN HOUSE (HIGHBURY MISSION)**  
**Receipts and Payments Account**  
**YEAR ENDED 31 MARCH 2024**

	2024			Total Funds	2023 Total Funds
	Unrestricted Funds	Restricted Funds	Endowment Funds		
<b>Receipts</b>					
Investment Income	32,080	95	-	32,175	9,482
Use of premises	2,475	-	-	2,475	9,900
Utilities refunds	-	-	-	-	3,183
<b>Total Receipts</b>	<u>34,555</u>	<u>95</u>	<u>-</u>	<u>34,650</u>	<u>22,565</u>
<b>Payments</b>					
Rates & Utilities	476	-	-	476	1,170
Insurance	3,399	-	-	3,399	2,527
Professional Fees	-	-	-	-	10,000
Investment Management Fees	-	-	8,881	8,881	-
<b>Sub Total</b>	<u>3,875</u>	<u>-</u>	<u>8,881</u>	<u>12,756</u>	<u>13,697</u>
<b>Investment Purchases</b>					
New investments	-	-	934,828	934,828	-
<b>Total Payments</b>	<u>3,875</u>	<u>-</u>	<u>943,709</u>	<u>947,584</u>	<u>13,697</u>
<b>Net Receipts (Payments)</b>	<u>30,680</u>	<u>95</u>	<u>(943,709)</u>	<u>(912,934)</u>	<u>8,868</u>
<b>Cash Funds 1 April 2023</b>	99,707	3,837	1,255,520	1,359,064	1,350,196
<b>Cash Funds 31 March 2024</b>	<u>130,387</u>	<u>3,932</u>	<u>311,811</u>	<u>446,130</u>	<u>1,359,064</u>

**BROAD PLAIN HOUSE (HIGHBURY MISSION)****Statement of Assets and Liabilities****YEAR ENDED 31 MARCH 2024**

	2024				2023
	Unrestricted	Restricted	Endowment	Total	Total Funds
	Funds	Funds	Funds	Funds	
	£	£	£	£	£
<b>Cash Funds</b>	130,387	3,932	311,811	446,130	1,359,064
<b>Other Monetary Assets</b>					
Investments	-	69,639	1,167,522	1,237,161	179,716
Debtors	2,525	1,035	-	3,560	3,560
	<u>132,912</u>	<u>74,606</u>	<u>1,479,333</u>	<u>1,686,851</u>	<u>1,542,340</u>
<b>Liabilities</b>					
Retention for unspent grant	11,648	-	-	11,648	11,648
Independent Examiners Fee	720	-	-	720	-
	<u>12,368</u>	<u>-</u>	<u>-</u>	<u>12,368</u>	<u>11,648</u>
Fund Balances at 31 March 2024	<u>120,544</u>	<u>74,606</u>	<u>1,479,333</u>	<u>1,674,483</u>	<u>1,530,692</u>

**Fund Balances**

	01/04/2023	Receipts	Payments	Transfers & Invstment Gains	31/03/2024
<b>Unrestricted Funds</b>					
M Cocks Appeal 1987	601	-	-	-	601
General Reserves	118,688	9,194	(3,875)	(4,064)	119,943
<b>Total Unrestricted Funds</b>	<u>119,289</u>	<u>9,194</u>	<u>(3,875)</u>	<u>(4,064)</u>	<u>120,544</u>
<b>Restricted Funds</b>					
Newton Colbourne Fund	2,802	95	-	-	2,897
Riverside Repayment Fund	62,385	-	-	9,324	71,709
<b>Total Restricted Funds</b>	<u>65,187</u>	<u>95</u>	<u>-</u>	<u>9,324</u>	<u>74,606</u>
<b>Endowment Funds</b>	<u>1,346,216</u>	<u>25,361</u>	<u>(8,881)</u>	<u>116,637</u>	<u>1,479,333</u>
<b>Total Funds</b>	<u>1,530,692</u>	<u>34,650</u>	<u>(12,756)</u>	<u>121,897</u>	<u>1,674,483</u>