

SARAH WOOD FOGWELL'S CHARITY

England & Wales · Charity number 254738

Details

Status Registered

Legal form Other

Registered 1968-10-03

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

Contact

Address The Factory
Leat Street
Tiverton
Devon
EX16 5LL

Phone 01884 235887

Email info@devoncf.com

Activities

Objects: FOR SUCH CHARITABLE PURPOSES AS THE TRUSTEES THINK FIT.

Activities: Owns property for letting.

Geography

- **Area of benefit:** NONE DEFINED

Finances

Period end	Income	Expenditure	Assets	Employees
2024-10-31	£29,275	£8,942	-	-
2023-10-31	£24,404	£25,175	-	-
2022-10-31	£14,090	£5,396	-	-
2021-10-31	£0	£2,119	-	-
2020-10-31	£0	£0	-	-

SARAH WOOD FOGWELL'S CHARITY

England & Wales - Charity number 254738

Accounts

Sarah Wood Fogwell's Charity
Registered Charity Number 254738
Trustees Report and Financial Statements
Year Ended 31 October 2024

SARAH WOOD FOGWELL'S CHARITY

Financial statements for the year ending 31st October 2024

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SARAH WOOD FOGWELL'S CHARITY

Financial statements for the year ending 31st October 2024

Report of the Trustees

Objectives and activities

What the Charity does

The Charity was established in October 1968 for general charitable purposes. It owns various properties in Brixham, Devon.

Aims

The charity supports charitable purposes as the Trustee thinks fit.

General Objectives

We review our aims, objectives and activities each year and plan our activities for the future, including the trustees assessing our activities with regard to the Charity Commission's guidance on public benefit.

The charity operates mostly but not exclusively in the Brixham area. Its focus over the year has been to maintain properties and to establish title following transfer to Devon Community Foundation from UKCF.

The charity's beneficiaries are restricted to those defined under the objects of the charity.

The trustees are confident that the finances are stable and will continue to be so for the foreseeable future. All properties except 43 Overgang were let. Following the establishment of title to the property 43 Overgang is undergoing refurbishment with a view to renting it out in 2025.

Financial review

The accounts show that a surplus of £19,649 for the year to 31st October 2024 (2023: deficit £771) 2023 had punitive council tax levied due to 43 Overgang being unoccupied.

Reserves Policy and Going Concern

The Charity had unrestricted reserves of £111,911 and restricted reserves of £735,000 as at 31st October 2024. The trustee considers these adequate at the current time.

Risk Management

The trustees have assessed and acted on conclusions about the risks the charity could face and are satisfied that systems are in place to mitigate any exposure to major risks.

SARAH WOOD FOGWELL'S CHARITY

Financial statements for the year ending 31st October 2024

Report of the Trustees (cont)

Compliance with the charity's governing document and FRS102.

The financial statements have been prepared in accordance with 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 (FRS102) and the Charities Act 2011.

Plans for future periods

The trustees will seek to have all properties registered in the name of Devon Community Foundation in 2025. 43 Overgang will be refurbished and rented out in 2025.

The trustees will formulate plans for the future of the properties and charity for the benefit of the community.

Structure, Governance and Management

Governing document

The Charity's governing instrument is the scheme dated 18th September 1967. The charity was formed in 1968 and is registered with the Charity Commission (Registered Charity Number 254738).

Trustee

Devon Community Foundation (DCF) is the sole trustee of Sarah Wood Fogwell's Charity

Reference and Administrative details

The Charity :

Sarah Wood Fogwells Charity
Registered Charity Number 254738

The Charity's correspondent, Andrew Minns, can be contacted there.

Registered Office: The Factory
Leat Street
Tiverton
EX16 5LL

Bankers: Charities Aid Foundation
Kings Hill
West Malling
Kent
ME194TA

SARAH WOOD FOGWELL'S CHARITY

Financial statements for the year ending 31st October 2024

Reference and Administrative details (cont)

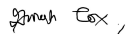
Independent Examiner Neil Hitchings FCA
(on behalf of)
Francis Clark LLP
Centenary House
Peninsula House
Rydon Lane
Exeter
EX2 7XE

Solicitors Tozers
Broadwalk House
Southernhay
West Exeter
EX1 1UA

Declarations

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

Signed on behalf of the Charity's trustee



Dinah Cox (Mar 18, 2026, 5:32pm)

Dinah Cox
Chair of trustees of
the Devon
Community
Foundation

DATE: 18 March 2026

SARAH WOOD FOGWELL'S CHARITY

Financial statements for the year ending 31st October 2024

Trustees' responsibilities in relation to the financial statements

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

The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each 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 the financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust 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 to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities

SARAH WOOD FOGWELL'S CHARITY

Financial statements for the year ending 31st October 2024

Independent Examiners report to the trustee of Sarah Wood Fogwell's Charity

I report to the trustee on my examination of the accounts of Sarah Wood Fogwell's Charity for the year ended 31st October 2024, which are set out on pages 8 to 17

Responsibilities and basis of report

As the charity 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 Trustee's accounts carried out under section 145 of the 2011 Act and in carrying out my examination we have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 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 giving me cause to believe that in any material respect:

- (1) accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- (2) the accounts do not accord with those records.
- (3) The accounts do 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.

We 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.



Neil Hitchings FCA (on behalf of)

Francis Clark LLP

Centenary House Peninsula Park

Rydon Lane

Exeter

EX2 7XE

Date: 20 March 2026

SARAH WOOD FOGWELL'S CHARITYFinancial statements for the year ending 31st October 2024**Statement of Financial Activities**

	Note	Unrestricted Funds	Restricted Funds	2024	2023
		£	£	£	£
Income					
Investments :- Property	1	29,067	-	29,067	24,305
Investments :- Shares	2	1,024	-	1,024	99
Total income		30,091	-	30,091	24,404
Expenditure on:					
Charitable Activities	3,4	10,442	-	10,442	25,175
Total expenditure					
Net income / (expenditure)		19,649	-	19,649	(771)
Net movement in funds		19,649	-	19,649	(771)
Fund balances brought forward		92,262	735,000	827,262	828,033
Fund balances carried forward		111,911	735,000	846,911	827,262

The statement of financial activities includes gains and losses recognised in the year. All income and expenditure derive from continuing activity.

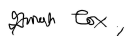
SARAH WOOD FOGWELL'S CHARITY

Financial statements for the year ending 31st October 2024

Balance Sheet

	Note	2024 £	2023 £
Fixed Assets:			
Investment Property	7	735,000	735,000
Total fixed assets		735,000	735,000
Current Assets:			
Investments	8	7,017	6,201
Debtors	9	106,394	86,061
Cash at bank	10	-	-
Total current assets		113,411	92,262
Liabilities:			
Creditors amounts falling due within one year	11	1,500	-
Net current assets		111,911	92,262
Total assets less current liabilities		846,911	827,262
Funds of the charity			
Restricted Funds	15	735,000	735,000
Unrestricted Funds	14	111,911	92,262
Total charity funds		846,911	827,262

The notes on pages 10 to 17 form part of these financial statements. These financial statements were approved by Trustee on 18 March 2026 and were signed on their behalf



Dinah Cox (Mar 18, 2026, 5:32pm)
**Chair of trustees of
Devon Community
Foundation**

SARAH WOOD FOGWELL'S CHARITY

Financial statements for the year ending 31st October 2024

Notes to the financial statements

Accounting Policies

Basis of preparation

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investments. The financial statements have been prepared in accordance with 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) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has been withdrawn.

The trustees have assessed the charity's activities with regard to the Charity Commission's guidance on public benefit. The Foundation meets the definition of a public benefit entity under FRS 102.

The functional currency of Sarah Wood Fogwell's Charity considered to be pounds sterling because it is the currency of the primary economic environment in which the charity operates.

Preparation of financial statements on a going concern basis

The charity had a surplus on unrestricted funds of £111,911 at 31 October 2024 (2023: £92,262).

The financial statements therefore continue to be prepared on a going concern basis.

Income

Income from charitable activities is recognised when the charity has entitlement to the funds, any conditions attached to the income have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred. Income received in advance is deferred until the criteria for income recognition are met.

For legacies, entitlement is taken as the earlier of the date on which either: the Charity is aware that probate has been granted, the estate has been finalised, and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not

SARAH WOOD FOGWELL'S CHARITY

Financial statements for the year ending 31st October 2024

Notes to the financial statements (continued)

Accounting Policies (continued)

been met, then the legacy is treated as a contingent asset and disclosed if material (none in 2023-2024).

Income from other trading activities includes income earned from trading activities to raise funds for the charity.

Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity: this is normally upon notification of interest paid or payable by the bank.

Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity. Restricted funds consist of tangible fixed assets which are land and investment property (see note 6). These funds are available to spend on activities defined in the trust deed

Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure on charitable activities includes the costs of grant making, property expenses and project activities undertaken to further the purposes of the charity and their associated support costs.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Allocation of support costs

Support costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include costs linked to the strategic management of the Charity. Support costs include back office costs, finance, personnel, payroll and governance costs which support the charities activities.

Taxation

Sarah Wood Fogwell's Charity has charitable status and uses its funds for charitable purposes. Therefore, no taxation is included in these financial statements and is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992. The charity is not registered for Value Added Tax, and expenditure therefore includes VAT where appropriate

Operating Leases

The Charity classifies the leases shown under investment properties as operating leases. The lease of 3 The Strand is for are for a term of 7 years dated 24 May 2023 at an initial rent of £13,500 per annum, rising to £15,000 until 30 August 3030. See note 10. Other leases are at one months' notice.

SARAH WOOD FOGWELL'S CHARITY

Financial statements for the year ending 31st October 2024

Notes to the financial statements (continued)

Accounting Policies (continued)

Investment Property

Investment properties are held at fair value.

The following properties are held all in Brixham:

3 The Strand

43, Overgang Road

44 Overgang Road

45 Overgang Road

Are all treated as an investment property under charities SORP (FRS 102). A valuation was carried out by an independent expert in 2023 with a value of £735,000. The trustees have not considered revaluation.

All properties except 43 Overgang were rented out during the year.

Cash at bank and in hand

The charity does not have a bank account and uses its sole trustees banking facilities. These are with CAF Bank

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest.

SARAH WOOD FOGWELL'S CHARITY

Financial statements for the year ending 31st October 2024

Notes to the financial statements (continued)

1. Income from investment properties

	2024	2023
	£	£
Rental income	<u>29,067</u>	24,305
	<u>29,067</u>	<u>24,305</u>

2. Investment Income

	2024	2023
	£	£
COIF income received	<u>1,024</u>	99
	<u>1,024</u>	<u>99</u>

3. Charitable Activities Costs

	2024	2023
	£	£
Support costs	<u>10,442</u>	25,175
	<u>10,442</u>	<u>25,175</u>

4. Support Costs

	2024	2023
	£	£
Building & Repairs	1,007	5,782
Council tax & Water Rates	6,159	4,802
Insurance costs	456	969
Independent examiners fee	1,500	-
Professional Fee	<u>1,320</u>	13,622
	<u>10,442</u>	<u>25,175</u>

SARAH WOOD FOGWELL'S CHARITY

Financial statements for the year ending 31st October 2024

Notes to the financial statements (continued)

5. Net income/(expenditure) for the year

	2024	2023
	£	£
This is stated after charging :		
Independent examiners fees	1,500	-
	<u>1,500</u>	<u>-</u>

6. Staff numbers and costs

The charity has no employees during the year.

7. Investment Properties

	Investment Property £	Total £
Valuation		
At 1st November 2023	735,000	735,000
At 31 October 2024	<u>735,000</u>	<u>735,000</u>
Net book values		
At 31 October 2024	<u>735,000</u>	<u>735,000</u>
At 31 October 2023	735,000	735,000

Investment property comprises of the following properties:

43 Overgang Road, Brixham, Devon TQ5 8AR
44 Overgang Road, Brixham, Devon TQ5 8AR
45 Overgang Road, Brixham, Devon TQ5 8AR
3 The Strand, Brixham, Devpn TQ5 8EH

The properties were valued as at 17 August 2023 by Stratton Creber Commercial, Exeter.

SARAH WOOD FOGWELL'S CHARITYFinancial statements for the year ending 31st October 2024**Notes to the financial statements (continued)****8. Investments**

	2024 £	2023 £
COIF Charity Investment Funds	7,017	6,201
	<u>7,017</u>	<u>6,201</u>

9. Debtors: amounts falling due within one year.

	2024 £	2023 £
Inter company account Devon Community Foundation	106,186	86,061
	<u>106,186</u>	<u>86,061</u>

10. Cash at bank and in hand

	2024 £	2023 £
	-	-
	<u>-</u>	<u>-</u>

11. Creditors: amounts falling due within one year.

	2024 £	2023 £
Other creditors	1,500	-
	<u>1,500</u>	<u>-</u>

12. Operating Leases

Future minimum lease receipts:	Not later than 1- 5 Years 1 Year		Later than 5 years
43 Overgang Road, Brixham, Devon TQ5 8AR	-	-	-
44 Overgang Road, Brixham, Devon TQ5 8AR	700	-	-
45 Overgang Road, Brixham, Devon TQ5 8AR	675	-	-
3 The Strand, Brixham, Devpn TQ5 8EH	13,500	45,000	-
	<u>14,875</u>	<u>45,000</u>	<u>-</u>

SARAH WOOD FOGWELL'S CHARITYFinancial statements for the year ending 31st October 2024**13. Funds of the charity****Income and expenditure account**

	£
At 1 November 2023	92,262
Surplus/(deficit) for the year	19,649
At 31 October 2024	111,911

14. Unrestricted funds

	2024 £	2023 £
Fund balances brought forward	92,262	93,033
incoming resources	30,091	24,404
Outgoing resources	(10,442)	(25,175)
Fund balance carried forward	111,911	92,262

15. Restricted Funds

	2024 £	2023 £
Land & Buildings	735,000	735,000
Fund balance carried forward	735,000	735,000

SARAH WOOD FOGWELL'S CHARITY

Financial statements for the year ending 31st October 2024

Notes to the financial statements (continued)

16. Analysis of net assets between funds

	Tangible Assets £	Net current Assets £	2024 Total £
Restricted funds	735,000	-	735,000
Unrestricted funds	-	111,911	111,911
	735,000	111,911	846,911

16a. Analysis of net assets between funds comparative

	Tangible Assets £	Net current Assets £	2023 Total £
Restricted funds	735,000	-	735,000
Unrestricted funds	-	92,262	92,262
	735,000	92,262	827,262

17. Capital commitments

There were no capital commitments at the year end (2023 £nil)