CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	**Church House Charity Hurst**		
On accounts for the year ended	31st December 2025	**Charity no (if any)**	263481
Set out on pages	1-4		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2025

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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 other than that disclosed below in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do 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 order to enable a proper understanding of the accounts to be reached.

Signed:	Maria Land	**Date:**	31st Aug 2026
Name:	MARIA LAND		
Relevant professional qualification(s) or body (if any):	ACMA		
Address:	CADOMIN WARDS CROSS HURST BERKS RG10 0DS		

Land & Scales Ltd
Cadomin, Wards Cross
Hurst, Berks, RG10 0DS
tel: 01189341818

Section B Disclosure

Only complete if the examiner needs to highlight 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 accounts have always been presented on a cash basis with no adjustments, detailing bank/cash receipts and payments. All expenses are detailed with correct paperwork and bank statements.
There are arrears on the rental income split between 2019 and 2024.
A payment of £2033.04 was made towards the 2024 arrears.
Plans have been made with the tenant to replay those arrears over a planned period, but indications are such that 2026 also seems to be in arrears.

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NatWest

Transactions from 01-APR-2025 to 31-DEC-2025

Account name or alias	Account number	Sort code	Account currency
CHURCH HOUSE CHA	76816672	60-17-21	GBP

Debit or credit	Current cleared balance
Any	20621.74

Any eligible deposits you hold with us are protected by the Financial Services Compensation Scheme (FSCS). A link to the FSCS Information Sheet and list of exclusions can be found on your digital statement. For further information about the compensation provided by the FSCS, refer to the FSCS website at www.FSCS.org.uk.

Date	Type	Transaction details	Debit	Credit	Balance
		Closing balance			**31,690.93**
01-Dec-2025	EBP	HOME COUNTIES REST, CASTLE INN DORMER, FP 29/11/25 40, 48071554082203000N	-1,512.00		31,690.93
17-Nov-2025	EBP	B G ELECTRICAL, CASTLE INN PAT, FP 15 /11/25 40, 45071625045158000N	-234.00		33,202.93
10-Nov-2025	EBP	HOME COUNTIES REST, BARREL ROOM WORK, FP 08/11/25 40, 200715562787570000N	-2,340.00		33,436.93
29-Oct-2025	DPC	BROWNS CASTLE INN, CASTLE, VIA MOBILE - PYMT		4,126.04	35,776.93
13-Oct-2025	EBP	MR L F GEEVES, CASTLE SITE SURVEY, FP 11/10/25 40, 58071557001494000N	-1,850.00		31,650.89
29-Sep-2025	DPC	BROWNS CASTLE INN, CASTLE, VIA MOBILE - PYMT		4,123.04	33,500.89
27-Aug-2025	DPC	BROWNS CASTLE INN, CASTLE, VIA MOBILE - PYMT		4,126.04	29,377.85
13-Aug-2025	CHQ	000293	-156.00		25,251.81
29-Jul-2025	DPC	BROWNS CASTLE INN, CASTLE, VIA MOBILE - PYMT		4,126.04	25,407.81
21-Jul-2025	EBP	ST NICHOLAS CHURCH, JUNE25 GRANT REQ, FP 21/07/25 10, 44134359936956000N	-810.94		21,281.77
21-Jul-2025	EBP	WEST ONE FIRE PROT, FIRE CHECK, FP 21 /07/25 10, 02134400293890000N	-171.60		22,092.71
30-Jun-2025	DPC	BROWNS CASTLE INN, CASTLE, VIA MOBILE - PYMT		3,915.74	22,264.31
10-Jun-2025	CHQ	000296	-1,187.97		18,348.57
10-Jun-2025	CHQ	000295	-3,000.00		19,536.54
05-Jun-2025	CHQ	000298	-6,932.35		22,536.54
03-Jun-2025	CHQ	000294	-96.00		29,468.89
29-May-2025	DPC	BROWNS CASTLE INN, CASTLE, VIA MOBILE - PYMT		3,915.74	29,564.89
29-Apr-2025	DPC	BROWNS CASTLE INN, CASTLE, VIA MOBILE - PYMT		4,000.00	25,649.15
22-Apr-2025	CHQ	000292	-2,376.00		21,649.15
		Opening balance			**24,025.15**

Account Name
CHURCH HOUSE CHARITY
CHURCH HOUSE CHARITY

Account No	Sort Code	Page No
90119460	60-17-21	1 of 2

NatWest

00009464/00017051/398 0099591-O001-0
PHILIP PAYNE
CHURCH HOUSE CHARITY
CHARNWOOD, SAWPIT ROAD. HURST
READING
RG10 0SE

Business Reserve Account

Summary	
Statement Date	05 JAN 2026
Period Covered	06 DEC 2025 to 05 JAN 2026
Previous Balance	£10,442.64
Paid In	£8.97
Withdrawn	£0.00
New Balance	£10,451.61
BIC	NWBKGB2L
IBAN	GB65NWBK60172190119460

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Interest rate: 0.95% Gross / 0.95% AER

Date	Description	Paid In(£)	Withdrawn(£)	Balance(£)
06 DEC 2025	BROUGHT FORWARD			10,442.64
31 DEC	Interest 31DEC GRS 90119460	8.97		10,451.61

✓ MC

National Westminster Bank Plc. Registered in England and Wales No. 929027. Registered Office: 250 Bishopsgate, London EC2M 4AA.
Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.
Financial Services Firm Reference Number 121878.

CCLA

GOOD INVESTMENT

Statement of Account

Revd Hugh V Thomas
The Vicarage
Charnwood
Sawpit Road
Hurst
Reading
RG10 0SE

016989

5 January 2026

Account name: **CHURCH HOUSE CHARITY-ERF. Scheme 12 Nov 1954**
Account number: **CO3058763-001**
Statement period: **30/06/2025 to 31/12/2025**

Account summary

Total valuation as at 31 December 2025	**£169,851.33**
Total valuation as at last statement at 30 June 2025	**£168,119.35**

Holdings as at 31 December 2025

Fund name	Unit/share holdings	Price per unit/share	Value
COIF Charities Investment Fund Acc GB0001877652	664.6904	£255.5345	£169,851.33

Total value
£169,851.33

Correspondence address: PO Box 12892, Dunmow, Essex CM6 9DL

clientservices@ccla.co.uk Freephone 0800 022 3505 www.ccla.co.uk

Fund documentation is available at www.ccla.co.uk/investments, or may be requested from our Client Services team. Telephone calls are recorded.
CCLA Fund Managers Limited (registered in England and Wales, No. 8735639) is authorised and regulated by the Financial Conduct Authority.
Registered address: One Angel Lane, London EC4R 3AB.

CCLA

GOOD INVESTMENT

Statement of Account

Revd Hugh V Thomas
The Vicarage
Charnwood
Sawpit Road
Hurst
Reading
RG10 0SE

5 January 2026

Account name: **CHURCH HOUSE CHARITY**
Account number: **CO3058764-001**
Statement period: **30/09/2025 to 31/12/2025**

Account summary

Total valuation as at 31 December 2025	**£705.28**
Total valuation as at last statement at 30 September 2025	**£698.51**

Holdings as at 31 December 2025

Fund name	Value
COIF Charities Deposit Fund	£705.28

Total value
£705.28

MC

Transactions for the period from 30 September 2025 to 31 December 2025

COIF Charities Deposit Fund

Transaction date	Transaction type	Amount (GBP)
02/10/2025	Income Reinvestment	£2.24
04/11/2025	Income Reinvestment	£2.30
02/12/2025	Income Reinvestment	£2.23

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Registered address: One Angel Lane, London EC4R 3AB.

Church House Charity 2025

INCOME

Date	Receipt	(incl insurance)	Rent	Insurance elemer	Arrears paid
09/01/2025	CCLA withdrawal	£15,000.00			
13&17/02/2025	M Brown	£4,000.00	£3,333.34	£466.40	£200.26
28/02/2025	M Brown	£4,000.00	£3,333.34	£466.40	£200.26
28/03/2025	M Brown	£4,000.00	£3,333.34	£466.40	£200.26
29/04/2025	M Brown	£4,000.00	£3,333.34	£466.40	£200.26
29/05/2025	M Brown	£3,915.74	£3,333.34	£466.40	£116.00
30/06/2025	M Brown	£3,915.74	£3,333.34	£466.40	£116.00
29/07/2025	M Brown	£4,126.04	£3,333.34	£466.40	£250.00
27/08/2025	M Brown	£4,126.04	£3,333.34	£466.40	£250.00
29/09/2025	M Brown	£4,123.04	£3,333.34	£466.40	£250.00
29/10/25	M Brown	£4,126.04	£3,333.34	£466.40	£250.00

Total Rent paid	**£33,333.40**	
Total insurance paid	**£4,664.00**	
Total Arrears paid	**£2,033.04**	
2025 **Total payments**	**£35,366.44**	(excl Insurance)

Outstanding Debt

End of 2019	£26,066.00
End of 2024	£23,731.81
Arrears paid in 2025	£2,033.04
	£21,698.77
Plus O/s November ren	£4,126.04
TOTAL O/S AT 31/12/2	**£25,824.81**

EXPENDITURE

Date	Invoice	Payment	note
07/01/2025	Chq 000288 - MJW Pest Control	£156.00	
15/01/2025	payment building works at pub	£11,628.00	
29/01/2024	Chq 000291 - PCC grant	£1,789.14	
22/04/2025	chimney pot at pub	£2,376.00	
24/05/2025	Chq 000293 - MJW Pest Control	£156.00	duplicated
03/06/2025	(fire alarm)	£96.00	
05/06/2025	premium	£6,932.35	
10/06/2025	Chq 000296 - PCC grant	£1,187.97	
10/06/2025	heating system at church	£3,000.00	
21/07/2025	check)	£171.60	
21/07/2025	BT - PCC grant	£810.94	
13/08/2025	Chq 000293 - MJW Pest Control	£156.00	
18/10/2025	BT - Geeves Pub site survey	£1,850.00	
10/11/2025	BT - Home Counties Re Barrel Room work	£2,340.00	
17/11/2025	BT - BG Electrical PAT testing	£195.00	£234.00 wrong amount
01/12/2025	BT - Home Counties. Dormer window rep	£1,512.00	

Total Payments	**£34,357.00**
Total Rental income	**£35,366.44**
Total Income surplus	**£1,009.44**

CURRENT ACCOUN **2025**

B/F 1st Jan	£	10,598.29
income	£	40,332.64
transfers	£	15,000.00
expenses		£34,240.00
C/F 31st Dec	£	31,690.93

Church grants **£5,977.11**

Mara Land
Land & Scales Ltd
Cadomin, Wards Cross
Hurst, Berks. RG10 0DS
tel: 01189341818
31/8/26

PLUS	Natwest Deposit Account (landlord deposit)	£10,336.23	£10,451.61	**£115.38**	**Interest earned**
		Jan 2025	December 2025		
	COIF CHARITIES INVESTMENT FUND ACCOUNT Acc	£188,138.40	£169,851.33	(note £15,000 withdrawn Jan 2025. Net gain is £3287.07)	
	COIF CHARITIES DEPOSIT FUND	£676.37	£705.28	**£28.91**	**Interest earned**