

Registered Charity Number: 268218



Macmillan Caring Locally
An Unincorporated Charity
Trustees' Report and Financial Statements
For the year ended 31 December 2025

Registered Office:
Christchurch Hospital
Fairmile Road
Christchurch
Dorset
BH23 2JX
(01202) 477628

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Reference and Administrative Details

Legal Status

Macmillan Caring Locally was set up by Trust Deed dated 26 July 1974 as Macmillan Cancer Trust, registered with the Charity Commission under registration number 268218. With consent of the Charity Commission, the name was changed to Macmillan Caring Locally on 29 September 2009. On 11 May 2020 the charity converted to a CIO under registration number 1189412. On 1 January 2022 the old charity's reserves (excluding the leasehold) were transferred into the CIO.

The accounts for the CIO are presented separately under registration number 1189412. This set of accounts relates only to the leasehold asset remaining under the old, unincorporated charity registration number 268218.

Charity Details

Charity Registration Number: 268218

Registered Office: Christchurch Hospital, Fairmile Road, Christchurch, BH23 2JX

Board of Trustees

Mr ME Emsley (Chairman)
Mr JJK Harvey
Mr KT Wilkinson

Leadership Team

Mr NSC Williams – Trust Secretary

Auditors:

PKF Francis Clark
Towngate House
2-8 Parkstone Road
Poole
BH15 2PW

Solicitors:

Steele Raymond LLP
Richmond Point
43 Richmond Hill
Bournemouth
BH2 6LR

Bankers:

HSBC
62 Commercial Road
Bournemouth
BH2 5LR

About Us

Our history

Macmillan Caring Locally are the long leasehold owner of the Grove Hotel. The hotel was previously used to provide a respite break for patients with cancer. This activity was stopped as a result of the Covid pandemic and afterwards the trustees took the difficult decision to close the Grove permanently. It was felt that, even when permitted to open, the measures that would have to be put in place coupled with the vulnerable nature of the prospective guests, made it unlikely that the same atmosphere could be maintained. Additionally, the increased costs of operating would be too much for the reduced income of the charity.

The charity agreed with another party for him to take over the running of the hotel in exchange for payment of an agreed sum. Alongside this, it was further agreed that the new manager would have the option to buy the property. The charity wishes, ultimately, to sell their leasehold interest.

The freehold owner of the Grove, having been approached for permission to assign the lease, after the creation of an incorporated charity to run the charity, refused his consent. The freehold owner continues to refuse to accept rent from the charity, alleging that the lease has been breached by the involvement of an independent manager.

There is ongoing legal action to try to resolve these issues.

Until the end of 2025, the charity was invoicing the new manager from the CIO and accruing the costs of the rental due to the freehold owner also within that charity. The trustees accepted that this position was incorrect because the Grove lease remains in this old charity. At 31st December 2025 all invoices to the new manager from the new CIO were credited and reissued under the old charity. Up to 31st December 2025, this old charity had been dormant.

Payments from the manager under the management agreement, since the creation of the CIO, have all been ringfenced in a designated bank account. This is separated from the general bank account of the incorporated charity, accruing the rent ultimately due to the freeholder.

Trustees' Report

Financial Review

This charity reported nil income and nil expenditure between 2022 and now. Its only asset remains the Grove Hotel lease, and income and expenditure for this lease was attributed to the new Macmillan Caring Locally CIO. Following legal advice, the trustees accepted that this process was incorrect and at 31st December 2025, all invoices for the Grove Hotel under the new charity were removed with credit notes and reissued under this old, unincorporated charity which retains the Grove lease. There has therefore been no loss of funds or harm suffered by anyone or any body of persons.

Following a comprehensive valuation of the options open to the charity to sell the leasehold interest in the hotel, the trustees took the decision to write down the value of the leasehold asset on the balance sheet. This recognises the more realistic recoverable amount in an industry that faces a challenging position.

Reserves policy

Reserves only reflect the one asset in the accounts.

The Board of Trustees will continue to actively review the risks faced by the charity and discuss these in relation to the reserves level.

Structure, Governance and Management

Macmillan Caring Locally's governing document is a Trust Deed dated July 1974, as subsequently amended in 2018. Following receipt of professional advice and agreement by the Charity Commission, the Trust established a Charitable Incorporated Organisation (CIO) in May 2020. The assets and business of the Trust were transferred on 1 January 2022 and registered with the Charity Commission with registration number 1189412. The only asset that could not be transferred to the CIO was the Grove lease and this is the only asset that remains under this charitable body.

The Board

The Board currently comprises three Trustees. A list of Trustees who have served during the year can be found on page 3 and further information about their backgrounds, experience and interests can be found on the Macmillan Caring Locally website.

All Trustees give their time freely and no remuneration was paid during the year in respect of their position as Trustee.

Governance

The Board of Trustees are responsible for the overall strategy and policies of the charity and meet four to six times a year. Responsibility for the day-to-day management of the charity is delegated to the Trust Secretary.

Public Benefit

Charity Trustees have a duty to carry out their charity's purposes for the public benefit. Whilst this charity has not carried out activities specifically for the public benefit, its activities remain to support the overall activities of the charity through the CIO, registration number 1189412.

Risk Management

The Trustees consider annually a statement of the major risks to which the charity is exposed and consider the actions to be taken in mitigation of these risks.

Statement of Trustees' Responsibilities


The trustees are responsible for preparing the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), and applicable laws 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 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 Companies Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. They 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.

Approved by the trustees of the charity on 17th April 2026 and signed on its behalf by:


Mr JJK Harvey
Trustee

Independent examiner's report to the Trustees of Macmillan Caring Locally (unincorporated charity)

I report to the trustees on my examination of the accounts of Macmillan Caring Locally (unincorporated charity) "charity" for the year ended 31st December 2025, which are set out on pages 9 to 16.

Responsibilities and basis of report

As the charity trustees of the 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 Trustee'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 2011 Act.

Independent examiner's statement

Since the 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 the FCA, 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 the 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 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:



Name: Mr Daniel Tout FCA (a partner of)

Address: PKF Francis Clark, Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW

Date: 15th May 2026

Statement of Financial Activities- Year Ended 31 December 2025

(Including Income and Expenditure Account)

	Note	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Income and Endowments from:					
Charitable activities	2	337,500	-	337,500	-
Total income		337,500	-	337,500	-
Expenditure on:					
Charitable activities	3	(967,093)	-	(967,093)	-
Total expenditure		(967,093)	-	(967,093)	-
Net income		(629,593)	-	(629,593)	-
Net movement in funds		(629,593)	-	(629,593)	-
Reconciliation of funds					
Total funds brought forward	12	1,187,290	-	1,187,290	1,187,290
Total funds carried forward	12	557,697	-	557,697	1,187,290

2024 transactions were similarly from unrestricted funds only.

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

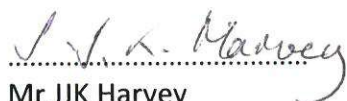
The funds breakdown for 2024 is shown in note 13.

The notes on pages 11 to 16 form an integral part of these financial statements.

Balance Sheet as at 31 December 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	8	380,000	1,187,290
Total fixed assets		380,000	1,187,290
Current assets			
Debtors	9	337,500	-
Total current assets		337,500	-
Creditors: Amounts falling due within one year	10	(159,803)	-
Net current assets		177,697	-
Net assets		557,697	1,187,290
Funds of the charity:			
Restricted income funds			
Restricted funds		-	-
Unrestricted income funds			
Unrestricted funds		557,697	1,187,290
Total funds	12	557,697	1,187,290

The financial statements on pages 9 to 16 were approved by the trustees, and authorised for issue on 17th April 2026 and signed on their behalf by:



Mr JJK Harvey
Trustee

The notes on pages 11 to 16 form an integral part of these financial statements.

Notes to the Financial Statements – Year Ended 31 December 2025

1 Accounting policies

Statement of compliance

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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation

Macmillan Caring Locally meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets.

Income and endowments

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received, and the amount of the income receivable can be measured reliably.

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.

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.

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 exempt from Corporation Tax as all its income is charitable and is applied for charitable purposes.

Tangible fixed assets

Individual fixed assets are recorded at cost, less any subsequent accumulated depreciation and subsequent impairment losses.

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Grove leasehold	Over the term of the lease
Grove fixtures and fittings	15-20% reducing balance

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting year, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

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.

2 Income from charitable activities

	Unrestricted funds General £	Restricted funds £	Total 2025 £	Total 2024 £
Grove Hotel				
Management fees	337,500	-	337,500	-
	337,500	-	337,500	-

The Manager of the Grove Hotel pays a monthly management fee to the charity of £6,250. This had been invoiced under the new incorporated charity from July 2021 to December 2025. Following legal advice, the trustees accepted that this process was incorrect and at 31st December 2025, all invoices for the Grove Hotel under the new charity were removed with credit notes and reissued under this old, unincorporated charity which retains the Grove lease. The £337,500 income represents the cumulative adjustment of the equivalent of 54 months of management fees.

3 Expenditure on charitable activities

	2025 £	2024 £
Grove Hotel:		
Rental costs	156,383	-
Depreciation	94,103	-
Impairment of asset	713,187	-
Governance costs – Note 4	3,420	-
	<u>967,093</u>	<u>-</u>

The charity incurs rental fees to the freehold owner of the Grove Hotel. At 31st December 2025, the amount owing was £156,383.

4 Analysis of governance costs

	2025 £	2024 £
Independent examination of the financial statements	3,420	-
	<u>3,420</u>	<u>-</u>

5 Net incoming/outgoing resources

Net incoming/outgoing resources for the year include:

	2025 £	2024 £
Independent examination of the financial statements	3,420	-
Depreciation	94,103	-
Impairment of asset	713,187	-

6 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.

7 Taxation

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

8 Tangible fixed assets

	Grove Leasehold Property	Grove Furniture, Equipment & Refurbishment	Total £
Cost			
At 1 January 2025	1,494,045	482,283	1,976,328
At 31 December 2025	1,494,045	482,283	1,976,328
Depreciation			
At 1 January 2025	341,086	447,952	789,038
Charge for the year	76,864	17,239	94,103
Impairment	702,036	11,151	713,187
At 31 December 2025	1,119,986	476,342	1,596,328
Net book value			
At 31 December 2025	374,059	5,941	380,000
At 31 December 2024	1,152,959	34,331	1,187,290

9 Debtors

	2025 £	2024 £
Due from Macmillan Caring Locally – incorporated charity number 1189412	337,500	-
	337,500	-

10 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	156,383	-
Accruals	3,420	-
	159,803	-

11 Commitments

	2025 £	2024 £
Payable after more than 5 years:		
Grove hotel rent – 78-year lease expiring March 2089 (2025: 771 months remaining)	2,379,820	2,416,860

Other financial commitments

12 Funds

	Balance at 1 January 2025 £	Incoming resources £	Resources expended £	Balance at 31 December 2025 £
Unrestricted funds				
General	1,187,290	337,500	(967,093)	557,697
Restricted funds	-	-	-	-
Total funds	1,187,290	337,500	(967,093)	557,697

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Balance at 31 December 2024 £
Unrestricted funds				
General	1,187,290	-	-	1,187,290
Restricted funds	-	-	-	-
Total funds	1,187,290	-	-	1,187,290

The specific purposes for which the funds are to be applied are as follows:

Unrestricted funds are used for general charitable purposes.

13 Analysis of net assets between funds

	Unrestricted funds £	Restricted funds £	Total funds at 31 December 2025 £
Fixed assets	380,000	-	380,000
Current assets	337,500	-	337,500
Current liabilities	(159,803)	-	(159,803)
Total net assets	557,697	-	557,697

	Unrestricted funds General £	Restricted funds £	Total funds at 31 December 2024 £
Fixed assets	1,187,290	-	1,187,290
Current assets	-	-	-
Current liabilities	-	-	-
Total net assets	1,187,290	-	1,187,290

14 Related party transactions

Macmillan Caring Locally, CIO, registration number 1189412 is linked to this unincorporated charity. These charities are separated because the Grove leasehold asset was prevented from being transferred to the new charity when the conversion to a CIO occurred from 1st January 2022.

All bank accounts were transferred to the CIO, so at 31st December 2025, this charity is owed £337,500 by the CIO as highlighted in note 9 (2024: £nil).