

**Charity registration number 286838 (England and Wales)**

**THE ELIZABETH CREAK CHARITABLE TRUST**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

# THE ELIZABETH CREAK CHARITABLE TRUST

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr J P May Mr J M Hulse Mr N Q Abell
<b>Charity number</b>	286838
<b>Principal address</b>	27 Widney Road Knowle Solihull West Midlands B93 9DX
<b>Auditor</b>	Burgis & Bullock 23-25 Waterloo Place Leamington Spa Warwickshire CV32 5LA
<b>Bankers</b>	Handelsbanken Olympus House Olympus Avenue Leamington Spa Warwickshire CV34 6BF
<b>Solicitors</b>	HCR Wright Hassall Olympus Avenue Leamington Spa Warwickshire CV34 6BF
<b>Investment advisors</b>	BRI Wealth Management plc Elm Court Meriden Business Park Meriden CV5 9RL  Canaccord Genuity Limited Slip House Princes Drive Worcester WR1 2AB

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# THE ELIZABETH CREAK CHARITABLE TRUST

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# THE ELIZABETH CREAK CHARITABLE TRUST

## TRUSTEES' REPORT

**FOR THE YEAR ENDED 31 MARCH 2025**

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The trustees present their annual report and financial statements for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charitable trust's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

### **Objectives and activities**

The Charitable Trust has general charitable objects to apply its funds to such charities or for such charitable purposes and in such proportions and in such manner and subject to such terms and conditions as the trustees may at their uncontrolled discretion determine having regard to any directions given or wishes expressed by the settlor to the trustees.

The principal aim of the Trust is to provide support and encourage new blood in farming through education and other means and finance projects to help agriculture succeed and ultimately thrive in a challenging modern environment. The Trust continues to support life science education, agricultural and other projects by funding new research.

Strategies for achieving these aims include to approach educational establishment with good records of agricultural research or training and the continued support of scholarship programmes.

The charity does not engage in fundraising activities directly with the general public or through third party professional fundraisers and therefore has received no fundraising complaints during the year.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charitable trust should undertake.

The Trust concentrated on the following areas to achieve its purposes -

The Charity continues to support a number of UK universities student scholarships at an annual approximate cost of £200,000.

In addition 2 University Chairs are being supported at an annual approximate cost of £225,000 for a period of 5 years.

The Charity has been instrumental in providing funds of £782,384 over five years to help create a new centre that puts farmer priorities at the heart of innovation research. The centre is supported by five of the most prestigious agricultural universities in the UK.

### **Grant making policy**

In line with the wishes of the settlor grants made in the year are for the study into agriculture, horticulture, food processing with approximately 6% going to local, non-agricultural charities.

# THE ELIZABETH CREAK CHARITABLE TRUST

## TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

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### Achievements and performance

The trustees aim to spend the majority of income each year that is not set aside for capital projects and consider that they have met their objectives for the year by approving grants totalling £703,463 and making payments totalling £825,818.

A full list of grants paid during the year is shown in note 6 to the accounts.

The grants approved during the year were allocated between the various categories as follows:

Educational and agricultural national support	£637,188	90.6%
Other local projects	£66,275	9.4%

### Public benefit

The trustees consider that they have complied with their duty to have due regard to the guidance on public benefit, as published by the Charity Commission, in exercising their powers and duties. The range of institutions to which the Charity provides grant funding allows a wide reach of the general public to access benefits, mainly educational in nature, that they may otherwise not have been able to obtain.

### Financial review

During the year the Charitable Trust received income of £1,419,166 (2024 - £1,169,381) and made committed payments of £825,818 (2024 - £1,131,872). Gains/(losses) on investments amounted to £107,528 (2024 - 598,898) resulting in an overall net surplus/(deficit) of £609,655 (2024 - £1,252,303) for the year.

### Unrestricted funds

These funds are expendable at the discretion of the trustees for any purpose in furtherance of the charitable objectives. The balance held as unrestricted funds as at 31 March 2025 was £31,854,091 (2024 - £31,244,436).

The trustees consider the investments and cash originally transferred to the Charitable Trust from Miss Creak's estate to be unrestricted resources. The trustees consider that it is appropriate to hold a level of income reserves in readily accessible assets to cover foreseeable running costs of the Trust as well as maintaining sufficient levels of capital investment funds which should generate future levels of income and capital growth to enable the Trustees to continue to make additional grant funding in pursuance of the Trust's charitable objectives.

# THE ELIZABETH CREAK CHARITABLE TRUST

## TRUSTEES' REPORT (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2025*

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### **Investment policy**

The trustees have ultimate investment power, but have continued to instruct in the year BRI Wealth Management plc and Canaccord Genuity Limited as investment managers and have continued to instruct EHB Commercial as property managers.

The Charitable Trust's investment strategy is to maintain a balance between income generation and capital growth. The trustees accept a moderate level of risk in pursuing this objective and this level of risk is defined in the agreement with the Charitable Trust's investment managers.

The portfolio is structured to permit a range of investments intended to yield a competitive rate of return in difficult market conditions and part of the portfolio is invested in hedge funds. In addition the trustees have decided not to invest in companies whose sole focus of business is the manufacture of weapons and armaments.

The trustees have reviewed the major risks to which the Charitable Trust is exposed, in particular those relating to operations and finances, and are satisfied that systems are in place to mitigate exposure to those risks.

### **Future Plans**

In 2025/2026 the Trust will continue to support the projects currently in progress as well as inviting potential future grants to apply for funding.

We are enhancing the way we allocate resources entrusted to us. In alignment with Elizabeth Creak's emphasis on outcomes and sustainability, we plan to shift our operational mindset from a conventional funding model to a more strategic, social-impact-centred approach. This commitment will involve launching a dedicated impact review utilising a Social Return on Investment (SROI) framework. The process will not only inform future strategy and decision-making but also shed greater light on the positive outcomes of our partnership and the opportunities it presents.

By actively engaging with our beneficiaries, we aim to capture and better understand the meaningful changes people experience on an individual level. The adoption of SROI will help us move beyond simply reporting outputs (e.g., the number of scholarships funded) and achieve a profound understanding of the "social value" created. Following this guided approach will enable us to review existing activities and refine our focus, remaining adaptable and mindful of potential ways to target issues underlying complex food systems.

The SROI framework compels us to understand the value of our own contributions and those of others. This new way of thinking will be embedded into everything we do at The Elizabeth Creak Charitable Trust, ensuring a more structured, effective, and impactful allocation of resources.

The charity expects 2025/2026 income levels to be similar to the prior year.

### **Structure, governance and management**

The Elizabeth Creak Charitable Trust is governed by a Trust Deed dated 9 November 1982 and was registered with the Charity Commission on 30 March 1983.

On the death of Elizabeth Creak on 18 October 2013 her will (the "Will") transferred assets to the Trust to be used in furtherance of its objects.

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# THE ELIZABETH CREAK CHARITABLE TRUST

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 MARCH 2025**

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The trustees who have served during the year and since the year end are:

Mr J P May  
Mr J M Hulse  
Mr N Q Abell

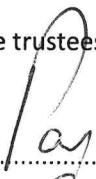
The trustees have the power of appointing new trustees but should always include one of Elizabeth Creak's relations. The trustees' policy when recruiting a new trustee is to seek out skills which would augment the attributes of those serving and to replace those lost after the retirement or death of a trustee. The trustees are aware of their obligation to keep up to date with guidance and publications available from the Charity Commission. Any newly appointed trustees receive an induction on responsibilities as well as the objectives, priorities and procedures of the Trust.

The trustees of the charity act as legal custodians of the investment properties.

The trustees meet approximately every two months to consider applications for grants and other business of the Charitable Trust. The day to day management of the Charitable Trust is carried out by Mr J Hulse, by whom all applications for grants are co-ordinated and presented to the trustees. Mr J Hulse also deals with the day to day financial management of the Charitable Trust and provides the trustees with up to date financial information at trustee meetings.

The trustees consider that the Board of Trustees comprise the key management personnel of the Charity, who are in charge of controlling and directing the charity. Only one trustee was remunerated in the year in accordance with the instructions of the Late Elizabeth Creak.

The trustees' report was approved by the Board of Trustees.

  
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**Mr J P May**  
Trustee  
Dated: 14.1.26

# **THE ELIZABETH CREAK CHARITABLE TRUST**

## **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

***FOR THE YEAR ENDED 31 MARCH 2025***

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The trustees are responsible for preparing the Trustees' Report and the 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 trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable trust and of the incoming resources and application of resources of the charitable trust for that year.

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 operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charitable trust and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charitable trust 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 charity and financial information included on the charitable trust's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.



# THE ELIZABETH CREAK CHARITABLE TRUST

## INDEPENDENT AUDITOR'S REPORT

### TO THE TRUSTEES OF THE ELIZABETH CREAK CHARITABLE TRUST

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#### Opinion

We have audited the financial statements of The Elizabeth Creak Charitable Trust (the 'charitable trust') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Charities Act 2011.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charitable trust in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

# **THE ELIZABETH CREAK CHARITABLE TRUST**

## **INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

### **TO THE TRUSTEES OF THE ELIZABETH CREAK CHARITABLE TRUST**

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#### **Other information**

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

#### **Responsibilities of trustees**

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charitable trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

## **THE ELIZABETH CREAK CHARITABLE TRUST**

### **INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

#### **TO THE TRUSTEES OF THE ELIZABETH CREAK CHARITABLE TRUST**

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We gained an understanding of the legal and regulatory framework applicable to the charity and the industry in which it operates and assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Based on our understanding of the charity and the sectors it operates in we identified that the principal risks of non-compliance with laws and regulations related to breaches of Charities Act 2011, UK Tax Legislation; and the terms of the charity's governing documents.

We evaluated management incentive and opportunities for fraudulent manipulations of the financial statements and determined the principal risk is related to fraudulent transactions to gain personal benefit for the Trustees or members of management.

Audit procedures performed included:

- Making enquiries of management as to any instances of non-compliance with laws and regulations
- Reviewing returns made to HMRC and the Charities Commission
- Identifying and assessing the design effectiveness of controls in management have in place to prevent and detect fraud.
- Challenging assumptions and judgments made by management in their significant accounting estimates and assessing if these indicate evidence of management bias;
- Reviewing the accounting records for large and unusual journal entries or bank payments and testing any identified and in particular the rationale for any transactions outside the Trust's normal course of activity.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

**THE ELIZABETH CREAK CHARITABLE TRUST**

**INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

**TO THE TRUSTEES OF THE ELIZABETH CREAK CHARITABLE TRUST**

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*WA Hubbard*

**Wende Hubbard FCCA (Senior Statutory Auditor)**

For and on behalf of Burgis & Bullock, Statutory Auditor

Chartered Accountants

23-25 Waterloo Place

Leamington Spa

Warwickshire

CV32 5LA

Date: *14<sup>th</sup> January 2026*

Burgis & Bullock is eligible for appointment as auditor of the charitable trust by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

# THE ELIZABETH CREAK CHARITABLE TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<b>Income from:</b>			
Investments	3	1,419,166	1,169,381
<b>Total income</b>		<u>1,419,166</u>	<u>1,169,381</u>
<b>Expenditure on:</b>			
Raising funds	4	107,005	78,387
Charitable activities	5	810,034	437,589
<b>Total expenditure</b>		<u>917,039</u>	<u>515,976</u>
Net gains/(losses) on investments	10	<u>107,528</u>	<u>598,898</u>
<b>Net income and movement in funds</b>		609,655	1,252,303
<b>Reconciliation of funds:</b>			
Fund balances at 1 April 2024		<u>31,244,436</u>	<u>29,992,133</u>
<b>Fund balances at 31 March 2025</b>		<u>31,854,091</u>	<u>31,244,436</u>

All of the above income and expenditure relates to that of unrestricted funds.

# THE ELIZABETH CREAK CHARITABLE TRUST

## BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
<b>Fixed assets</b>					
Investment properties	12	4,842,360		4,892,360	
Investments	13	25,425,161		25,316,890	
		<u>30,267,521</u>		<u>30,209,250</u>	
<b>Current assets</b>					
Debtors	15	108,757		56,518	
Cash at bank and in hand		2,750,309		2,352,360	
		<u>2,859,066</u>		<u>2,408,878</u>	
<b>Creditors: amounts falling due within one year</b>	16	(942,719)		(669,543)	
Net current assets		<u>1,916,347</u>		<u>1,739,335</u>	
<b>Total assets less current liabilities</b>		<u>32,183,868</u>		<u>31,948,585</u>	
<b>Creditors: amounts falling due after more than one year</b>	17	(329,777)		(704,149)	
<b>Net assets</b>		<u><u>31,854,091</u></u>		<u><u>31,244,436</u></u>	
<b>Income funds</b>					
Unrestricted funds		<u>31,854,091</u>		<u>31,244,436</u>	
		<u><u>31,854,091</u></u>		<u><u>31,244,436</u></u>	

The financial statements were approved by the Trustees on 14/11/26

Mr J R May  
Trustee

Mr J M Hulse  
Trustee

# THE ELIZABETH CREAK CHARITABLE TRUST

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
<b>Cash flows from operating activities</b>					
Cash absorbed by operations	22	(1,070,474)		(1,266,503)	
<b>Investing activities</b>					
Purchase of investment property		-	(1,590,360)		
Proceeds from disposal of investment property		-	2,750,109		
Purchase of other investments		(3,497,598)	(16,314,013)		
Proceeds from disposal of other investments		3,499,016	16,614,121		
Investment income received		1,419,166	1,169,381		
<b>Net cash generated from investing activities</b>		1,420,584		2,629,238	
<b>Net cash generated from financing activities</b>		-		-	
<b>Net increase in cash and cash equivalents</b>		350,110		1,362,735	
Cash and cash equivalents at beginning of year		2,636,983		1,274,248	
<b>Cash and cash equivalents at end of year</b>		2,987,093		2,636,983	
<b>Relating to:</b>					
Cash at bank and in hand		2,750,309		2,352,360	
Cash deposits held within the fixed asset investment portfolio		236,784		284,623	

# THE ELIZABETH CREAK CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS

*FOR THE YEAR ENDED 31 MARCH 2025*

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### **1 Accounting policies**

#### **Charity information**

The Elizabeth Creak Charitable Trust is a UK registered charity governed by its Trust Deed.

#### **1.1 Accounting convention**

The financial statements have been prepared in accordance with the charitable trust's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The charitable trust is a Public Benefit Entity as defined by FRS 102.

The financial statements 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 the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charitable trust. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention modified to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### **1.2 Going concern**

At the time of approving the financial statements, the trustees have a reasonable expectation that the charitable trust has adequate resources to continue for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### **1.3 Charitable funds**

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

#### **1.4 Income**

Income is recognised when the charitable trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Legacies are recognised on receipt or otherwise if the charitable trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.



# THE ELIZABETH CREAK CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

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### 1 Accounting policies

(Continued)

#### 1.5 Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Costs of raising funds includes expenses incurred in management of investment portfolios
- Expenditure on charitable activities includes grants made
- Other expenditure represents those items not falling into the categories above

Grants payable to third parties are within the charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant, as this gives rise to a reasonable expectation that the recipient will receive the grants. Where grants are conditional relating to performance then the grant is only accrued when any unfulfilled conditions are outside of the control of the charity.

The provision for a multi-year grant is recognised at its present value where settlement is due over more than one year from the date of the award, there are no unfulfilled performance conditions under the control of the Trust that would permit the Trust to avoid making the future payment(s), settlement is probable and the effect of discounting is material. The discount rate used is the average rate of investment yield in the year in which the grant is made. This discount rate is regarded by the trustees as providing the most current available estimate of the opportunity cost of money reflecting the time value of money to the trust.

#### 1.6 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in net income/expenditure.

#### 1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

#### 1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

# THE ELIZABETH CREAK CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

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### 1 Accounting policies

(Continued)

#### 1.9 Financial instruments

The charitable trust has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charitable trust's balance sheet when the charitable trust becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

##### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the charitable trust's contractual obligations expire or are discharged or cancelled.

# THE ELIZABETH CREAK CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 2 Critical accounting estimates and judgements

In the application of the charitable trust's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

#### Investment properties

In preparing the year end accounts the trustees made judgements in considering the fair value of the investment properties. The trustees do not seek professional valuations every year but rely on previous valuations, their own knowledge of the property market and ongoing lease arrangements in forming this judgement.

### 3 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Rental income	344,489	218,494
Other income	1,001,168	865,090
Interest receivable	73,509	85,797
	<u>1,419,166</u>	<u>1,169,381</u>

### 4 Expenditure on raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Investment management	<u>107,005</u>	<u>78,387</u>

# THE ELIZABETH CREAK CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 5 Charitable activities

	Other costs	Grants payable	Total 2025	Total 2024
	£	£	£	£
Consultancy advice	1,900	-	1,900	775
Conference costs	15,641	-	15,641	-
Property costs	63,675	-	63,675	46,586
	<u>81,216</u>	<u>-</u>	<u>81,216</u>	<u>47,361</u>
Grant funding of activities (see note 6)	-	703,463	703,463	368,487
Governance costs	25,355	-	25,355	21,741
	<u>106,571</u>	<u>703,463</u>	<u>810,034</u>	<u>437,589</u>

Governance costs include payments of an audit fee of £8,550 (2024 - £8,150) and £6,075 (2024 - £5,054) for accountancy fees, trustees remuneration of £4,145 (2024 - £3,780), legal and professional of £nil (2024 - £3,933) and trustees reimbursed expenses of £3,853 (2024 - £274).

### 6 Grants payable

	2025	2024
	£	£
Grants to institutions:		
Warwick University	35,000	33,000
Newcastle University	30,000	27,500
Harper Adams University	35,725	50,168
HCC Harold Hillier Gardens	27,500	25,000
University of Reading	30,000	27,500
University of Reading chair costs defaulted	(16,045)	(92,107)
Studley College	35,000	33,000
Royal Agricultural University	44,617	154,464
Hartpury University	250,000	-
The Henry Plumb Foundation	60,000	-
The University of Sussex	34,141	-
RASE	32,500	-
Stratford Sports Club	27,000	-
Other grants <£25,000	78,025	109,962
	<u>703,463</u>	<u>368,487</u>

# THE ELIZABETH CREAK CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 9 Employees

The charitable trust had no employees.

### 10 Gains and losses on investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Gains/(losses) arising on:		
Revaluation of investments	129,701	780,875
Sale of investments	27,827	(132,086)
Revaluation of investment properties	(50,000)	-
Sale of investment properties	-	(49,891)
	<u>107,528</u>	<u>598,898</u>

### 11 Taxation

The charity 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 to the extent that these are applied to its charitable objects.

### 12 Investment property

	2025 £
<b>Fair value</b>	
At 1 April 2024	4,892,360
Net gains or losses through fair value adjustments	(50,000)
	<u>4,842,360</u>
At 31 March 2025	<u>4,842,360</u>

# THE ELIZABETH CREAK CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 12 Investment property

(Continued)

Investment properties comprise of Land and buildings. The fair value of the majority of the properties was established by a valuation carried out as at 31 March 2023 by ehB Reeves, a RICS accredited chartered surveyor and commercial property consultants located at Somerset House, Clarendon Place, Leamington Spa, CV32 5QN. ehB Reeves also manage the properties on behalf of the Trust. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The trustees consider that this value continues to represent market value of the properties as at 31 March 2025.

Investment properties also includes some parcels of land which have not been subject to an external valuation since 2016. However given the nature of the land the Trustees do not consider that its fair value as at 31 March 2025 will be materially different.

### 13 Fixed asset investments

	Listed investments £	Unlisted investments £	Cash in portfolio £	Total £
<b>Cost or valuation</b>				
At 1 April 2024	25,027,767	4,500	284,623	25,316,890
Additions	3,497,598	-	-	3,497,598
Valuation changes	129,701	-	-	129,701
Cash movement	-	-	(47,839)	(47,839)
Disposals	(3,471,189)	-	-	(3,471,189)
At 31 March 2025	25,183,877	4,500	236,784	25,425,161
<b>Carrying amount</b>				
At 31 March 2025	25,183,877	4,500	236,784	25,425,161
At 31 March 2024	25,027,767	4,500	284,623	25,316,890

#### Fixed asset investments revalued

All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange. Holdings in common investment funds, units, trusts and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price.

The historical cost of the listed investments was £22,459,499 at the year end (2024 - £22,419,672 ).

# THE ELIZABETH CREAK CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 14 Financial instruments

	2025	2024
	£	£
<b>Carrying amount of financial assets</b>		
Instruments measured at fair value through profit or loss	25,425,161	25,027,767
	<u>          </u>	<u>          </u>
<b>Carrying amount of financial liabilities</b>		
Measured at fair value through profit or loss		
- Other financial liabilities	1,133,259	1,173,613
	<u>          </u>	<u>          </u>

### 15 Debtors

	2025	2024
	£	£
<b>Amounts falling due within one year:</b>		
Other debtors	106,741	51,518
Prepayments and accrued income	2,016	5,000
	<u>          </u>	<u>          </u>
	108,757	56,518
	<u>          </u>	<u>          </u>

Included in comparative prepayments are lease incentive payments which are spread over the term of the lease period.

### 16 Creditors: amounts falling due within one year

		2025	2024
	Notes	£	£
Other taxation and social security		16,032	10,170
Deferred income	18	92,547	81,963
Trade creditors		17,140	12,383
Other creditors		803,482	551,465
Accruals and deferred income		13,518	13,562
		<u>          </u>	<u>          </u>
		942,719	669,543
		<u>          </u>	<u>          </u>

Other creditors relate to unconditional grant commitments.

# THE ELIZABETH CREAK CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 17 Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Other creditors	329,777	704,149
	<u>          </u>	<u>          </u>

Other creditors relate to unconditional grant commitments.

### 18 Deferred income

	2025	2024
	£	£
Other deferred income	92,547	81,963
	<u>          </u>	<u>          </u>

Deferred income is included in the financial statements as follows:

	2025	2024
	£	£
Deferred income is included within:		
Current liabilities	92,547	81,963
	<u>          </u>	<u>          </u>
Movements in the year:		
Deferred income at 1 April 2024	81,963	56,459
Released from previous periods	(81,963)	(56,459)
Resources deferred in the year	92,547	81,963
	<u>          </u>	<u>          </u>
Deferred income at 31 March 2025	92,547	81,963
	<u>          </u>	<u>          </u>

Deferred income relates to rentals received in advance.



# THE ELIZABETH CREAK CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 19 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 March 2025 £
General funds	31,244,436	1,419,166	(917,039)	107,528	31,854,091
Previous year:	At 1 April 2023 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 March 2024 £
General funds	29,992,133	1,169,381	(515,976)	598,898	31,244,436

### 20 Operating lease commitments

#### Lessor

The operating leases represent leases of investment property to third parties. The leases are negotiated over terms of 5 - 15 years and rentals are fixed for 4 - 10 years.

At the reporting end date the charitable trust had contracted with tenants for the following minimum lease payments:

	2025 £	2024 £
Within one year	293,275	345,775
Between two and five years	438,888	626,163
In over five years	424,000	530,000
	1,156,163	1,501,938

# THE ELIZABETH CREAK CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 21 Events after the reporting date

At the year end creditors included an amount of £655,064 committed to The Royal Agricultural University in respect of the CEIA and the Chair in Rural Policy and Strategy. Following the year end these grants were terminated and replaced with a new agreement for a maximum of £2,132,117 with the Centre for Agricultural Research Impact Ltd ("Ag-Impact"), which will be payable over 5 years and 9 months.

Post year end the Trust disposed of one of its investment properties held at a value of £850,000 for £850,000 and purchased an investment property for £1,150,000.

22 Cash absorbed by operations	2025 £	2024 £
Surplus for the year	609,655	1,252,303
<b>Adjustments for:</b>		
Investment income recognised in statement of financial activities	(1,419,166)	(1,169,381)
(Gain)/loss on disposal of investment property	-	49,891
(Gain)/loss on disposal of investments	(27,827)	132,086
Fair value gains and losses on investment properties	50,000	-
Fair value gains and losses on investments	(129,701)	(780,875)
<b>Movements in working capital:</b>		
(Increase) in debtors	(52,239)	(21,536)
(Decrease) in creditors	(111,780)	(754,495)
Increase in deferred income	10,584	25,504
<b>Cash absorbed by operations</b>	<b>(1,070,474)</b>	<b>(1,266,503)</b>

### 23 Analysis of changes in net funds

The charitable trust had no material debt during the year.