

Company registration number 06460936 (England and Wales)

Charity registration number 1123473 (England and Wales)

**HORSELL COMMON PRESERVATION SOCIETY
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

HORSELL COMMON PRESERVATION SOCIETY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	P Downes A Halstead C Hughes P Robinson M Scott C Kemp C Brackley S Purbrick
Secretary	J Dalglish
Charity number	1123473
Company number	06460936
Registered office	Heather Farm Horsell Common Woking GU21 4XY
Auditor	Alliotts LLP 3 London Square Cross Lanes Guildford GU1 1UJ

HORSELL COMMON PRESERVATION SOCIETY

CONTENTS

	Page
Trustees' report	1 - 4
Statement of trustees' responsibilities	5
Independent auditor's report	6 - 8
Statement of financial activities	9
Balance sheet	10
Notes to the financial statements	11 - 22

HORSELL COMMON PRESERVATION SOCIETY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their annual report and financial statements for the year ended 31 December 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 Companies Act 2006 and "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)" (effective 1 January 2019).

Objectives and activities

The objects of the Society are:-

1. The ownership provision and preservation of Horsell Common and other commons and open spaces for:-
 - (a) informal open air recreation and enjoyment by the public at large;
 - (b) the protection of the environment for future generations;
 - (c) the protection and management of habitats for all flora and fauna living on such commons and open spaces; and
1. Such other charitable activities or charitable undertakings as may in the opinion of the trustees promote and assist such objects.

Public benefit

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

Achievements and performance

Significant activities and achievements against objectives

Organisational management

The day to day management of the Common is undertaken by Jeremy Dalton assisted by Rupert Millican. They are supported in all areas of their work by the Trustees.

Overview

During 2025, Horsell Common Preservation Society (HCPS) continued its work to conserve and enhance the Common for both wildlife and public enjoyment. Significant progress was made in habitat management, visitor access, community engagement, communications, and volunteering.

Estate Management and Conservation

Work across the HCPS estate continued throughout the year to protect the lowland heathland habitat and the species that depend on it. Birch and pine regeneration was removed from heather areas, largely through volunteer effort, while contractors cleared extensive areas of overgrown gorse. Invasive non-native species, including rhododendron, cherry laurel and Himalayan balsam, were also controlled.

Volunteer work parties took place every Tuesday morning, with additional sessions on the second Sunday of each month from September to February. Camberley Men's Shed provided owl and kestrel nest boxes, which were installed across the estate.

A shed in Rae's Field was refurbished for future use by community groups, and screening fencing was erected to improve the site. In the Peace Garden, birch trees were crown-lifted, heather beds replanted, and the stonework around the water feature cleaned.

HORSELL COMMON PRESERVATION SOCIETY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

Access and Infrastructure Improvements

Improving public access remained a priority. A new pedestrian entrance to Grasslands from Horsell Common Road was constructed, providing a drier alternative route to a path frequently affected by horse traffic. Path improvements were also carried out in flood-prone sections of Mimbridge Meadows and Bourne Fields.

Additional benches were provided to improve accessibility and offer places for visitors to enjoy the landscape. Following donations received in memory of Robin Hoyle and Nigel Davis, a special bench bearing the HCPS Dartford Warbler logo was commissioned for Heather Farm overlooking the wetlands.

Wildlife Monitoring and Research

The Wheatsheaf Common ponds, created as part of a flood alleviation project, are now well established and supporting a diverse range of wildlife. HCPS also worked with Thames Water to address sewage leakage affecting the Rive Ditch near the ponds.

During 2025, insect surveys were undertaken around the Wheatsheaf Ponds, while butterfly transects and reptile surveys were carried out on Horsell Common. HCPS also participated in Heath Week, organised by the Thames Basin Heaths Partnership, including guided insect walks in the Sand Pit.

Communications and Public Engagement

The Common newsletter continued to be distributed twice yearly to members, both digitally and in print. The publication featured updates from the Estate Manager and Senior Ranger, volunteering news, wildlife articles, walks, events, and contributions from the Thames Basin Heaths Partnership. The 2025 editions also included tributes to former HCPS Chair Robin Hoyle and long-serving trustee and volunteer Hannah Lane.

A new circular walk was developed, linking key sites including the Bedser Trail, Wheatsheaf Ponds, Sand Pit, Peace Garden and Bronze Age tumuli. New interpretation boards and QR-code-linked resources were produced, while popular leaflets, membership booklets and information guides were reprinted.

Guided Walks and Volunteering

Monthly guided walks were held between April and October, typically attracting 15–20 participants. Led by HCPS staff, trustees, volunteers and Thames Basin Heaths Partnership rangers, the programme covered subjects including estate management, Wheatsheaf Ponds, dawn chorus birds, insects, fungi and nightjars.

Volunteering continued to play a central role in both estate management and community wellbeing. The volunteer programme fostered a strong sense of friendship and shared purpose, and a well-attended volunteer barbecue was held in July.

Digital Media and Membership

A new partnership was established with Phil Miller of Dreaming Fish to create the YouTube series 'Surrey Uncommon'. Produced in collaboration with HCPS, the Thames Basin Heaths Partnership and Surrey Wildlife Trust, the series began at the end of 2025 and explores wildlife and the natural environment of Surrey heathlands.

The HCPS AGM was held on 15 October 2025 at Goldwater Lodge and was attended by approximately 35 members. Members also approved an increase in subscriptions to £20 for household membership and £15 for single membership.

Rae's Barn

During the year the partnership between HCPS and Surrey County Council Green Health and Wellbeing programme gathered pace. The barn at Rae's Field was renovated by a group of young people who gained City & Guilds accreditations in the process and the whole area has been made accessible for local charity groups to thrive in this amazing open space.

This work will continue into 2026.

Financial review

Income for the Society mainly comes from grant funding and a gift aid payment from its subsidiary Heather Farm Limited, which operates as the Landlord for the site known as Heather Farm.

HORSELL COMMON PRESERVATION SOCIETY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2025

Reserves policy

Unrestricted Reserves

The trustees are mindful of the large contingent risks and opportunities associated with its objectives. With that in mind, unrestricted reserves, which are shown in the accounts each year, are maintained for the following:-

- To reserve an amount equal to the book value of the freehold land the charity holds, to show that these monies are not readily available general funds (£1,074,278)
- to hold the investment in Heather Farm Ltd as a separate reserve to show that these monies are not readily available general funds (£1,569,786)
- to reserve sufficient capital to meet the cost of land acquisition and acquiring access rights to protect the common and secure and enhance its charitable objectives (£120,000)
- to reserve a fund to meet legal costs arising when action is required to protect our charity and its land holdings (£50,000)

The balance of the unrestricted reserves held in the general fund was £1,187,638 at the year end, which includes £33,068 represented as the the book value of fixed asset equipment, giving free reserves of £1,154,570. Of this balance, £788,432 was held in investments to generate long term income for the charity, leaving available reserves of £366,138 at the year end, which are held to provide working capital to meet the cost of ongoing operations.

Restricted Reserves

At year end, restricted reserves were £191,033.

a) SANG 1 (Suitable Alternative Natural Greenspace)

This was the first SANG and all payments have now been received from property developers via Woking Borough Council for the purpose of enhancing designated areas of the Common to encourage their public use. The residue of the fund is being used for future maintenance, mainly of the Peace Garden with costs of work on the common being taken from unrestricted reserves as part of ongoing common management.

b) SANG 2

This represents the balance of funds used to maintain the 57 acres at Heather Farm and Mimbridge open for public access, which are to be maintained in perpetuity through the legal agreement with Woking Borough Council (WBC).

c) Higher Tier Countryside Stewardship Grant

Countryside Stewardship gives incentives for land managers to look after their environment. Higher Tier is for land that requires more complex management tailored to the individual site. The HCPS agreement provides a sum of £17,000 pa and runs for 10 years from 2018.

Countryside Stewardship is administered by the Rural Payments Agency (RPA) on behalf of the Department for Environment, Food and Rural Affairs (Defra). Natural England provides technical advice in support of the scheme.

Investment policy

In accordance with the Articles of Association of the charity, the trustees have wide powers to hold, apply or invest the charity's monies, stocks and shares and shall in their absolute discretion if thought fit, provided that the appropriate professional advice has been sought. Trustees have the power to delegate to professional investment managers within clear investment policy guidelines. The charity's objective is to maximise return over the long term without exceeding the level of risk appropriate for a charity.

Major risks

The charity maintains a risk register which is regularly reviewed by trustees with practical precautions being implemented by officers and staff.

A key issue is the position of the charity as a substantial landowner. Insurance policies are in place offering significant Public and Employee Liability Insurance. The extent of the cover and the premiums paid are reviewed annually.

HORSELL COMMON PRESERVATION SOCIETY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2025

Structure, governance and management

The charity is controlled by its governing document the Articles of Association and constitutes a limited company, limited by guarantee as defined by the Companies Act 2006.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

P Downes
A Halstead
C Hughes
P Robinson
M Scott
C Kemp
C Brackley
S Purbrick

Recruitment and appointment of trustees

Trustees are appointed by the members of the company in accordance with its Articles of Association. New trustees are provided with extensive induction materials to familiarise them with the workings of the Society and their responsibilities as trustees.

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

.....
P Downes
Trustee

Date:

HORSELL COMMON PRESERVATION SOCIETY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees, who are also the directors of Horsell Common Preservation Society for the purpose of company law, 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).

Company law 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, including the income and expenditure, of the charitable company 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 UK 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 adequate 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 2006. 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.

HORSELL COMMON PRESERVATION SOCIETY

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF HORSELL COMMON PRESERVATION SOCIETY

Opinion

We have audited the financial statements of Horsell Common Preservation Society (the 'charity') for the year ended 31 December 2025 which comprise the statement of financial activities, the balance sheet 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 charitable company's affairs as at 31 December 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 requirements of the Companies Act 2006.

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 charity 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 charity'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.

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.

HORSELL COMMON PRESERVATION SOCIETY

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HORSELL COMMON PRESERVATION SOCIETY

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose of company law, 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 charity'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 liquidate the charitable company or 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Extent to which the audit was considered capable of detecting irregularities, including fraud

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charity through discussions with trustees and other management, and from our knowledge and experience of the charity sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Companies Act 2006, the Charities Act 2011, the Charities SORP, data protection, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management and trustees as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations; and
- understanding the design of the charity's remuneration policies.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

HORSELL COMMON PRESERVATION SOCIETY

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HORSELL COMMON PRESERVATION SOCIETY

Audit response to risks identified

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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.

Use of our 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.

Alliotts LLP
Chartered Accountants
3 London Square
Cross Lanes
Guildford
GU1 1UJ
Date:

Alliotts LLP is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

HORSELL COMMON PRESERVATION SOCIETY

STATEMENT OF FINANCIAL ACTIVITIES (INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Income from:							
Donations and legacies	2	195,546	-	195,546	161,038	-	161,038
Charitable activities	3	5,110	141,084	146,194	36,076	83,283	119,359
Other trading activities	4	44,472	-	44,472	45,532	-	45,532
Investments	5	42,769	-	42,769	17,357	-	17,357
Total income		287,897	141,084	428,981	260,003	83,283	343,286
Expenditure on:							
Charitable activities	6	82,182	99,494	181,676	228,784	138,631	367,415
Total expenditure		82,182	99,494	181,676	228,784	138,631	367,415
Net gains/(losses) on investments	11	(52,031)	-	(52,031)	11,522	-	11,522
Net income/(expenditure)		153,684	41,590	195,274	42,741	(55,348)	(12,607)
Transfers between funds		-	-	-	(40,974)	40,974	-
Net movement in funds	8	153,684	41,590	195,274	1,767	(14,374)	(12,607)
Reconciliation of funds:							
Fund balances at 1 January 2025		3,849,180	149,443	3,998,623	3,847,413	163,817	4,011,230
Fund balances at 31 December 2025		4,002,864	191,033	4,193,897	3,849,180	149,443	3,998,623

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

HORSELL COMMON PRESERVATION SOCIETY

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible assets	13	1,107,346		1,114,479	
Investments	14	2,358,218		2,407,498	
			3,465,564		3,521,977
Current assets					
Debtors falling due after one year	16	210,000		-	
Debtors falling due within one year	16	33,205		186,179	
Cash at bank and in hand		503,950		320,336	
			747,155		506,515
Creditors: amounts falling due within one year	17	(18,822)		(29,869)	
Net current assets			728,333		476,646
Total assets less current liabilities			4,193,897		3,998,623
The funds of the charity					
Restricted income funds	19	191,033		149,443	
Unrestricted funds	20	4,002,864		3,849,180	
			4,193,897		3,998,623

The charitable company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 December 2025, although an audit has been carried out under section 144 of the Charities Act 2011.

The trustees, as directors, acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the charitable company to obtain an audit of its financial statements under the requirements of the Companies Act 2006, for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on

.....
P Downes
Trustee

HORSELL COMMON PRESERVATION SOCIETY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

Charity information

Horsell Common Preservation Society is a private company limited by guarantee incorporated in England and Wales. The registered office is Heather Farm, Horsell Common, Woking, GU21 4XY.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") 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)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

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

The financial statements have been prepared under the historical cost convention. 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 charity has adequate resources to continue in operational existence 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.

Designated funds comprise funds which have been set aside at the discretion of the trustees for specific purposes. The purposes and uses of the designated funds are set out in the notes to the financial statements.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity 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.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity 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.

HORSELL COMMON PRESERVATION SOCIETY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

(Continued)

1.5 Expenditure

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

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs, including irrecoverable VAT, and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land	Not depreciated
Plant and equipment	10% on cost
Motor vehicles	10% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

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.

A subsidiary is an entity controlled by the charity. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 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.

HORSELL COMMON PRESERVATION SOCIETY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

(Continued)

1.10 Financial instruments

The charity 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 charity's balance sheet when the charity 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. Financial liabilities classified as payable within one year are not amortised.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. 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. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.11 Taxation

The charity is exempt from taxation on its charitable activities.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Income from donations and legacies

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Donations and gifts	195,546	161,038

HORSELL COMMON PRESERVATION SOCIETY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2025

2 Income from donations and legacies

(Continued)

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Donations and gifts		
Subscriptions & donations	25,644	26,849
Gift aided donation from subsidiary company	166,110	130,602
Gift Aid receipts	3,792	3,587
	<u>195,546</u>	<u>161,038</u>

3 Income from charitable activities

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Performance related grants	3,927	141,084	145,011	11,076	83,283	94,359
Other income	1,183	-	1,183	25,000	-	25,000
	<u>5,110</u>	<u>141,084</u>	<u>146,194</u>	<u>36,076</u>	<u>83,283</u>	<u>119,359</u>

Performance related grants analysis

	2025 £	2024 £
RPA - Higher Countryside Stewardship	26,030	26,030
RPA - Single payments scheme	3,927	11,076
RPA - SANG project upkeep grant	99,654	57,253
Rae's Field Grant	15,400	-
	<u>145,011</u>	<u>94,359</u>

HORSELL COMMON PRESERVATION SOCIETY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2025

4 Income from other trading activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Other income	44,472	45,532

5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Other income	42,672	17,357
Interest receivable	97	-
	42,769	17,357

6 Expenditure on charitable activities

	2025 £	2024 £
Direct costs		
Staff costs	30,678	28,841
Common maintenance	62,152	45,116
Tree work	18,302	22,153
Higher Countryside Stewardship	31,024	20,821
SANG 2	55,780	105,812
SANG 1	12,690	11,998
	210,626	234,741
Share of support and governance costs (see note 7)		
Support	(39,774)	122,474
Governance	10,824	10,200
	181,676	367,415
Analysis by fund		
Unrestricted funds	82,182	228,784
Restricted funds	99,494	138,631
	181,676	367,415

HORSELL COMMON PRESERVATION SOCIETY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2025

7 Support costs allocated to activities

	2025 £	2024 £
Depreciation	8,981	9,801
Insurance, subscriptions & public relations	16,924	18,942
Office overheads	8,928	8,594
Other costs	2,512	194
Bookkeeping	4,462	5,198
Legal fees	(81,581)	79,745
Governance costs	10,824	10,200
	<u>(28,950)</u>	<u>132,674</u>
Analysed between:		
Charitable Expenditure	<u>(28,950)</u>	<u>132,674</u>

Governance costs includes payments to the auditors of £9,500 plus VAT (2024: £8,925 plus VAT) for accountancy and audit fees.

Legal fees are negative as a reimbursement was received in the year which covered fees for this and past accounting years.

8 Net movement in funds

	2025 £	2024 £
The net movement in funds is stated after charging/(crediting):		
Fees payable for the audit of the charity's financial statements	7,920	7,470
Depreciation of owned tangible fixed assets	8,981	9,801
	<u></u>	<u></u>

9 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

10 Employees

The average monthly number of employees during the year was:

2025 Number	2024 Number
<u>1</u>	<u>1</u>

HORSELL COMMON PRESERVATION SOCIETY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2025

10 Employees (Continued)

Employment costs	2025 £	2024 £
Wages and salaries	50,363	45,932
Social security costs	693	476
Other pension costs	9,912	5,972
	<u>61,506</u>	<u>52,380</u>

There were no employees whose annual remuneration was more than £60,000.

11 Gains and losses on investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Gains/(losses) arising on:		
Revaluation of investments	(52,031)	11,522

12 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

13 Tangible fixed assets

	Freehold land £	Plant and equipment £	Motor vehicles £	Total £
Cost				
At 1 January 2025	1,074,278	52,421	33,692	1,160,391
Additions	-	1,848	-	1,848
At 31 December 2025	<u>1,074,278</u>	<u>54,269</u>	<u>33,692</u>	<u>1,162,239</u>
Depreciation and impairment				
At 1 January 2025	-	36,130	9,782	45,912
Depreciation charged in the year	-	5,612	3,369	8,981
At 31 December 2025	<u>-</u>	<u>41,742</u>	<u>13,151</u>	<u>54,893</u>
Carrying amount				
At 31 December 2025	<u>1,074,278</u>	<u>12,527</u>	<u>20,541</u>	<u>1,107,346</u>
At 31 December 2024	<u>1,074,278</u>	<u>16,291</u>	<u>23,910</u>	<u>1,114,479</u>

HORSELL COMMON PRESERVATION SOCIETY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

14 Fixed asset investments

	Listed investments £	Other investments £	Total £
Cost or valuation			
At 1 January 2025	837,712	1,569,786	2,407,498
Additions	465,000	-	465,000
Valuation changes	(52,031)	-	(52,031)
Disposals	(462,249)	-	(462,249)
At 31 December 2025	788,432	1,569,786	2,358,218
Carrying amount			
At 31 December 2025	788,432	1,569,786	2,358,218
At 31 December 2024	837,712	1,569,786	2,407,498

	Notes	2025 £	2024 £
Other investments comprise:			
Investments in subsidiaries	23	1,569,786	1,569,786

15 Financial instruments

	2025 £	2024 £
Carrying amount of financial assets		
Instruments measured at fair value through Statement of Financial Activities	788,432	837,712

16 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	26,476	82,837
Amounts owed by subsidiary undertakings	-	100,000
Other debtors	1,162	-
Prepayments and accrued income	5,567	3,342
	33,205	186,179

	2025 £	2024 £
Amounts falling due after more than one year:		
Amounts owed by subsidiary undertakings	210,000	-
Total debtors	243,205	186,179

HORSELL COMMON PRESERVATION SOCIETY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2025

16 Debtors

(Continued)

The debt of £210,000 due from subsidiary, Heather Farm Ltd is interest free, without security and due for repayment in July 2035.

17 Creditors: amounts falling due within one year

	2025 £	2024 £
Other taxation and social security	871	882
Trade creditors	8,738	19,774
Other creditors	2,063	2,063
Accruals and deferred income	7,150	7,150
	<u>18,822</u>	<u>29,869</u>

18 Retirement benefit schemes

	2025 £	2024 £
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	<u>9,912</u>	<u>5,972</u>

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

19 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 January 2025 £	Incoming resources £	Resources expended £	Transfers £	At 31 December 2025 £
SANG 1	91,538	-	(12,690)	-	78,848
SANG 2	-	99,654	(55,780)	-	43,874
Higher Countryside Stewardship	57,905	26,030	(24,889)	-	59,046
Rae's Field Grant	-	15,400	(6,135)	-	9,265
	<u>149,443</u>	<u>141,084</u>	<u>(99,494)</u>	<u>-</u>	<u>191,033</u>

HORSELL COMMON PRESERVATION SOCIETY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2025

19 Restricted funds

(Continued)

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Transfers	At 31 December 2024
	£	£	£	£	£
SANG 1	103,536	-	(11,998)	-	91,538
SANG 2	7,585	57,253	(105,812)	40,974	-
Higher Countryside Stewardship	52,696	26,030	(20,821)	-	57,905
	<u>163,817</u>	<u>83,283</u>	<u>(138,631)</u>	<u>40,974</u>	<u>149,443</u>

Sang 1 and Sang 2 funds represent monies received to enhance and protect access to the Common and are for future maintenance.

Higher Tier Countryside Steward Grants have been awarded by the Rural Payments Agency (RPA) to look after the environment; the agreement lasts until 2028.

Rae's Field Grant monies are to be used towards the maintenance of a section of Horsell Common land and barn in conjunction with Surrey County Council.

20 Unrestricted funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	At 1 January 2025	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2025
	£	£	£	£	£	£
Designated Land Reserve	1,074,278	-	-	-	-	1,074,278
Designated Investment Fund	1,569,786	-	-	-	-	1,569,786
Land Acquisition Reserve	120,000	-	-	-	-	120,000
Legal Contingencies Reserve	200,000	-	-	(150,000)	-	50,000
General funds	885,116	287,897	(83,344)	150,000	(52,031)	1,187,638
General funds	-	-	1,162	-	-	1,162
	<u>3,849,180</u>	<u>287,897</u>	<u>(82,182)</u>	<u>-</u>	<u>(52,031)</u>	<u>4,002,864</u>

HORSELL COMMON PRESERVATION SOCIETY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2025

20 Unrestricted funds

(Continued)

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2024
	£	£	£	£	£	£
Designated Land Reserve	1,074,278	-	-	-	-	1,074,278
Designated Investment Fund	1,569,786	-	-	-	-	1,569,786
Land Acquisition Reserve	120,000	-	-	-	-	120,000
Legal Contingencies Reserve	50,000	-	-	150,000	-	200,000
General funds	1,033,349	260,003	(228,784)	(190,974)	11,522	885,116
	<u>3,847,413</u>	<u>260,003</u>	<u>(228,784)</u>	<u>(40,974)</u>	<u>11,522</u>	<u>3,849,180</u>

Designated Land Reserve - This fund represents reserves tied up in the freehold land held by the charity and are not readily available.

Designated Investment Fund - This fund represents the investment in the subsidiary company, Heather Farm Ltd, which is a long term investment and not readily available.

Land Acquisition Reserve - The Trustees have established this fund to acquire land and access rights to protect the Common.

Legal Contingencies Reserve - This fund has been set up to meet potential legal costs arising from action required to protect the charity and its land.

21 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
At 31 December 2025:			
Tangible assets	1,107,346	-	1,107,346
Investments	2,358,218	-	2,358,218
Current assets/(liabilities)	537,300	191,033	728,333
	<u>4,002,864</u>	<u>191,033</u>	<u>4,193,897</u>

HORSELL COMMON PRESERVATION SOCIETY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2025

21 Analysis of net assets between funds

(Continued)

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 December 2024:			
Tangible assets	1,114,479	-	1,114,479
Investments	2,258,055	149,443	2,407,498
Current assets/(liabilities)	476,646	-	476,646
	<u>3,849,180</u>	<u>149,443</u>	<u>3,998,623</u>

22 Related party transactions

In the year, a further £110,000 was loaned to the charity's subsidiary trading company, Heather Farm Limited (2024 - £100,000) taking the loan total to £210,000 at year end.

A donation of £166,104 was received from Heather Farm Limited during the year (2024 - £130,602).

Apart from the above there were no other related party transactions.

23 Subsidiaries

In 2014 a wholly owned subsidiary was formed called 'Heather Farm Limited' (company number 9331836, registered in England & Wales) to develop and manage the remaining building at Heather Farm.

At 31 December 2025 the profit for the year before the gift aided donation to the charity was £166,104 (2024: £130,602) and net assets were £1,687,559 (2024: £1,687,530).