

Charity registration number 1101251

Company registration number 4907189 (England and Wales)

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr Roger Davies Viscount Duncannon Mr Yanni Petsopoulos Mrs C F Daniel Mr R J A Wates Miss C Webster Mr A M D Lanza Mr J R Bailie
Charity number	1101251
Company number	4907189
Principal address	Stansted Park Rowlands Castle Hampshire PO9 6DX
Registered office	Stansted Park Rowlands Castle Hampshire PO9 6DX
Auditors	Sumer Audit Piper House 4 Dukes Court Bognor Road Chichester West Sussex PO19 8FX
Bankers	Barclays Bank plc 81A London Road Waterlooville Hampshire PO7 7ER
Solicitors	George Ide LLP 52 North Street Chichester West Sussex PO19 1NQ
Investment managers	Cazenove Capital Management Schroder & Co Limited 12 Moorgate London EC2R 6DA

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
LEGAL AND ADMINISTRATIVE INFORMATION

Investment managers	Troy Asset Management Ltd 33 Davies Street London W1K 4BP
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STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)

CONSOLIDATED FINANCIAL STATEMENTS

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STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)
FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their consolidated 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 Charity's Articles of Association, 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 Charity was set up in 1983 by the 10th Earl of Bessborough to preserve Stansted Park in perpetuity for the benefit of the public. The Objects of the Charity are :

1. The preservation and conservation for the public benefit of the buildings and their grounds and surrounding parkland, farmland and forest known as Stansted Park in the County of Sussex (hereinafter called "Stansted Park").
2. The preservation for the public benefit of furniture and pictures and chattels of any description connected with Stansted Park, the Ponsonby Family or otherwise appropriate to be kept at Stansted Park.
3. The provision at Stansted Park or such part of it as shall be appropriate in the interests of social welfare and for the purpose of improving the conditions of life for the persons for whom the same are intended of facilities for physical recreation which will be available to members of the public at large.
4. The facilitation and encouragement of the use and occupation of the whole or part of Stansted Park and the use of such chattels as aforesaid for charitable educational purposes or for such other charitable purposes as the Trustees may determine.
5. The furtherance for the public benefit of such other purposes which are charitable under the laws of England and Wales as the Trustees think fit from time to time.

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

Achievements and performance

Previous years have seen significant capital expenditure directed at revenue generating and key infrastructure projects. In the short term there will be a more limited operating surplus available with which to undertake future projects.

The Charity is now in a period of financial consolidation with emphasis on rigorous control over expenditure and management of overheads.

Projects completed in 2025 included repairs to the Mansion and works to the drainage system at Middle Lodge; the installation of a Biomass Boiler and the purchases of a Tractor and Truck for the Woods & Parkland Department.

The Annual Work Programme was approved by Trustees in the budget at the beginning of the Financial Year. Management Accounts were produced by the Accounts Department through the year to enable close monitoring of income against expenditure to ensure that the Charity operated within its financial resources.

The Charity continued to enjoy wide support at a local and regional level. The Friends of Stansted Park maintained their membership at around 500 members through the year and there is a strong level of volunteer support, with a regular team of 12 volunteers in the Grounds and a further 50 stewards who enable the Mansion to open through the summer months.

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
TRUSTEES' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT)
FOR THE YEAR ENDED 31 DECEMBER 2025

The Charity delivers public benefit in the following ways:-

- The Mansion opens to the public at a charge through the summer months
- Educational tours of the mansion and grounds
- The grounds and Arboretum open to the public at no charge through the summer months
- Friends of Stansted Park – as stated, an association with around 500 paid up members who enjoy organised walks, talks and outings, using the Mansion extensively
- The Mansion is periodically used as a venue for local fund raising lunches and other events
- The Charity supports a range of local community events
- There is extensive public access to footpaths and bridleways across the estate.

Financial review

Reserves policy

It is the policy of the Charity that unrestricted funds, which have not been designated for a specific use, should be set aside to maintain the fabric of the buildings. It is also a policy of the Trustees that the minimum unrestricted reserves held (excluding fixed assets and investments) is at least £300,000.

The Charity's policy in recent years has been to ensure that revenue is generated from a diverse range of income sources across the Estate. The Charity undertakes a range of operational activities, including forest and parkland management, and maintaining, managing and letting buildings of all types for residential and commercial use. Although much of the estate is open for the public to enjoy at no charge, visitor income is further sourced from admissions, donations, grants, and also fundraising by the Friends of Stansted Park. Through Stansted Park Events Limited, the Charity raises revenue from events and functions, weddings and corporate days, the net proceeds of which are donated by Gift Aid to the Charity.

The Trustees consider that the financial position of the Charity remains manageable.

Reserves held at the balance sheet date are £101,696,160 (2024 - £49,663,148). £1,083,282 (2024 - £695,058) held in unrestricted funds (of which £10,760 (2024 - £10,744) relate to non-charitable trading funds), £6,336 (2024 - £0) held in restricted funds and £100,606,542 (2024 - £48,968,090) held in endowment funds.

In the year to 31 December 2025 the Charity continued its programme of long term repair and maintenance, and improvements to the facilities for visitors.

Through the year principal sources of revenue came from rents in the Estate's residential and commercial portfolios. These are regularly reviewed.

Investments consist of managed investment portfolios (note 20) and the investment property (note 19). Income generated from listed investments increased to £42,248 (2024 - £41,028) and the overall return including revaluation gains was 8.66%. Income generated by investment properties increased by 7.6% to £1,227,407 (2024 - £1,140,592).

Stansted Park Events Limited has a turnover for the year ended 31 December 2025 of £265,415 (2024 - £248,088) and a profit of £46,432 (2024 - £44,325).

The Trustees receive regular reports on finance and liquidity from the Director, which are reviewed at the quarterly meetings.

Risk review

The main risks to the Foundation are reviewed annually or more frequently as matters dictate. A risk register is maintained. We have exposure to a number of external factors that impact on the running of the Foundation.

The Trustees ensure that they are well briefed on such factors and generally adopt a cautious approach. Sound financial planning particularly around the maintenance of our property portfolio on the Estate and the potential for reputational risks are regularly reviewed.

**STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
TRUSTEES' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT)
FOR THE YEAR ENDED 31 DECEMBER 2025**

Plans for the future

Almost all businesses will continue to be affected by the rising cost of living and the Charity is no exception. The situation, particularly in regard to costs of maintenance & repairs as well as visitor numbers, remains uncertain; the Foundation remains cautious.

The situation regarding the occupation of commercial offices by small businesses remains fragile given that companies are labouring under the burden of Business Rates, increased NIERs and employment costs leading some to vacate their offices and others to wish to downsize. In order to retain full occupancy, the Foundation continues to implement a programme of office re-configuration in order to make a series of smaller commercial units which allow for reduced overheads and which fall beneath the threshold for the levying of Business Rates. The Foundation is also pursuing schemes for Biodiversity Net Gain which reduce the amount of land available for agricultural production on the Estate but which will be suitable for planting of trees and the creation of meadows which will convert into Biodiversity Units for sale to developers. The Foundation is also seeking to increase its income generation activity through a full programme of events and corporate activities using the House and Grounds to optimum effect.

Ash die back disease continues to be a concern of the Trustees, affecting our forestry operations.

Structure, governance and management

The Charity is a company limited by guarantee. The governing document is the Articles of Association dated 15 May 2017. The Charity's objects are set out above.

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:

Mr Roger Davies
Viscount Duncannon
Mr Yanni Petsopoulos
Mrs C F Daniel
Mr R J A Wates
Miss C Webster
Mr A M D Lanza
Mr J R Bailie

None of the Trustees has any beneficial interest in the Charity. All of the Trustees are members of Stansted Park Foundation and guarantee to contribute £1 in the event of its winding up.

When a vacancy on the Board arises a number of methods can be identified to recruit replacements both from within the family, albeit within the laid down restriction on numbers, as well as the wider community. Any such post can be advertised in order to attract suitable candidates for interview who can then be appointed on the basis of their qualifications, skills, attributes and knowledge and particular expertise required by the Board. The competencies range from charity involvement, heritage and architecture, visitor attractions, legal background, project management, financial and investment experience, governance, business and commerce including retail, rural estates, event management, land and property management and business in general.

The Trustees approved and adopted a Governance Code at the Board Meeting on 17th July 2020. This code sets out the Trustees' acceptance of their responsibility to maintain high standards of governance, leadership, integrity, decision-making and compliance in order to achieve the Foundation's Charitable Objects.

The Trustees together provide a combination of experience and skills appropriate for the operations of the Charity.

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
TRUSTEES' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT)
FOR THE YEAR ENDED 31 DECEMBER 2025

The Charity is administered by the Trustees who meet at least 4 times a year, but delegate their day to day management responsibilities, including the management of the assets and the general administration, to Mr D M Bennett, the Director of the Charity. The Finance Committee has been superseded by a Financial Briefing to the Chairman and select Trustees prior to each Board Meeting. This Briefing examines the Budget and the overall financial situation prior to presentation to the Board.

The remuneration for senior staff is set by reference to remuneration for comparable jobs in similar organisations. Staff are normally awarded an inflationary increase. Remuneration above that is assessed on merit following a rigorous process of staff appraisal.

Under the Articles of Association the Charity has the power to make investments to achieve the Charity's objectives in such a manner as the Trustees may decide and at the Trustees' absolute discretion.

The Charity owns two subsidiary companies: Stansted Park Events Limited is a trading company and Stansted Park Limited is dormant.

Asset cover for funds

Note 30 sets out an analysis of the assets attributable to the various funds. These assets are sufficient to meet the Charity's obligations on a fund by fund basis.

In accordance with the requirements of the Charities SORP (FRS 102), it is considered that the carrying value of all investment and freehold property does not differ materially from their fair value at 31 December 2025.

Auditor

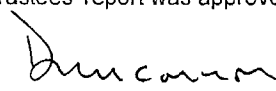
In accordance with the company's articles, a resolution proposing that Sumner Audit be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

Each of the Trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

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



.....
Viscount Duncannon

Chairman of the Trustees

Dated: 24/7/26

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees, who are also the directors of Stansted Park Foundation (Limited by guarantee) 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; 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.

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE) CONSOLIDATED FINANCIAL STATEMENTS INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)

Opinion

We have audited the consolidated financial statements of Stansted Park Foundation (Limited by guarantee) (the 'Group') for the year ended 31 December 2025 which comprise the statement of financial activities, the summary income and expenditure account, the balance sheet, the statement of cash flows and the 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 FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the consolidated financial statements:

- give a true and fair view of the state of the charitable group'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 charitable group in accordance with the ethical requirements that are relevant to our audit of the accounts 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 Group'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, except to the extent otherwise explicitly stated in our report, 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the Trustees' Report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the consolidated financial statements are prepared is consistent with the consolidated financial statements; and
- the directors' report included within the Trustees' report has been prepared in accordance with applicable legal requirements.

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE) CONSOLIDATED FINANCIAL STATEMENTS INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable group and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the consolidated financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the statement of Trustees' responsibilities, the Trustees, who are also the directors of the Group 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 Group'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 group or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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.

Identification and assessment of irregularities including fraud

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.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- Obtaining an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a direct effect on the financial statements and operations;
- Obtaining an understanding of the charity's policies and procedures on fraud risks, including knowledge of any actual, suspected or alleged fraud;
- Discussing among the engagement team how and where fraud might occur in the financial statements and any potential indicators of fraud through our knowledge and understanding of the company and our sector-specific experience.

As a result of these procedures, we considered the opportunities and incentives that may exist within the association for fraud. We are also required to perform specific procedures to respond to the risk of management override. As a result of performing the above, we identified the following areas as those most likely to have an impact on the financial statements: health & safety and employment law, as well as compliance with the UK Companies and Charities Acts.

**STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

TO THE MEMBERS OF STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)

In addition to the above, our procedures to respond to risks identified included the following:

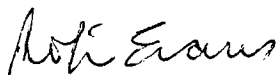
- Making enquiries of management about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Reviewing minutes of meetings of the board and senior management.
- Reading correspondence with regulators
- Challenging assumptions and judgements made by management in their significant accounting estimates; and
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness.

Due to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). For instance, the further removed non-compliance is from the events and transactions reflected in the financial statements, the less likely the auditor is to become aware of it or to recognise the non-compliance.

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 charitable group's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable group's members those matters we are required to state to them in an auditors' 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 charitable group and the charitable group's members as a body, for our audit work, for this report, or for the opinions we have formed.



Robin Evans BA FCA CTA DChA (Senior Statutory Auditor)
for and on behalf of Sumer Audit

05/02/2026

Chartered Accountants
Statutory Auditor

Piper House
4 Dukes Court
Bognor Road
Chichester
West Sussex
PO19 8FX

Sumer Audit is a trading name of Sumer Auditco Limited

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

Current financial year

		Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total 2025 £	Total 2024 £
	Notes					
<u>Income and endowments from:</u>						
Donations and legacies	3	99,315	6,336	-	105,651	24,543
Charitable activities	4	399,307	-	-	399,307	213,952
Other trading activities	5	267,067	-	-	267,067	248,503
Investments	6	1,462,671	-	42,248	1,504,919	1,419,968
Other income	7	23,730	-	-	23,730	79,361
Total income and endowments		2,252,090	6,336	42,248	2,300,674	1,986,327
<u>Expenditure on:</u>						
Raising funds						
Investment property costs	8	469,102	-	-	469,102	521,019
Events expenditure	8	186,941	-	-	186,941	166,881
Investment management	8	-	-	4,362	4,362	4,176
		656,043	-	4,362	660,405	692,076
<u>Charitable activities</u>						
House and gardens	9	1,147,964	-	-	1,147,964	930,616
Forestry	9	209,874	-	-	209,874	187,145
Wood fuel production	9	16,156	-	-	16,156	13,548
Total charitable expenditure		1,373,994	-	-	1,373,994	1,131,309
Total resources expended		2,030,037	-	4,362	2,034,399	1,823,385
Net gains/(losses) on investments	13	-	-	391,234	391,234	182,156
Net incoming resources before transfers		222,053	6,336	429,120	657,509	345,098
Gross transfers between funds	15	166,171	-	(166,171)	-	-
Net incoming resources		388,224	6,336	262,949	657,509	345,098
<u>Other recognised gains and losses</u>						
Revaluation of tangible fixed assets		-	-	51,375,503	51,375,503	(214,341)
Net movement in funds		388,224	6,336	51,638,452	52,033,012	130,757
Fund balances at 1 January 2025		695,058	-	48,968,090	49,663,148	49,532,391
Fund balances at 31 December 2025		1,083,282	6,336	100,606,542	101,696,160	49,663,148

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

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

Prior financial year

		Unrestricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
	Notes			
<u>Income and endowments from:</u>				
Donations and legacies	3	24,543	-	24,543
Charitable activities	4	213,952	-	213,952
Other trading activities	5	248,503	-	248,503
Investments	6	1,378,940	41,028	1,419,968
Other income	7	79,361	-	79,361
Total income and endowments		1,945,299	41,028	1,986,327
<u>Expenditure on:</u>				
Raising funds				
Investment property costs	8	521,019	-	521,019
Events expenditure	8	166,881	-	166,881
Investment management	8	-	4,176	4,176
		687,900	4,176	692,076
 <u>Charitable activities</u>				
House and gardens	9	930,616	-	930,616
Forestry	9	187,145	-	187,145
Wood fuel production	9	13,548	-	13,548
Total charitable expenditure		1,131,309	-	1,131,309
Total resources expended		1,819,209	4,176	1,823,385
 Net gains/(losses) on investments				
	13	-	182,156	182,156
Net incoming resources before transfers		126,090	219,008	345,098
Gross transfers between funds	15	(59,645)	59,645	-
Net incoming resources		66,445	278,653	345,098
<u>Other recognised gains and losses</u>				
Revaluation of tangible fixed assets		-	(214,341)	(214,341)
Net movement in funds		66,445	64,312	130,757
Fund balances at 1 January 2024		628,613	48,903,778	49,532,391
Fund balances at 31 December 2024		695,058	48,968,090	49,663,148

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

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
SUMMARY INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2025

	All income funds	
	2025	2024
	£	£
Gross income	2,258,426	1,945,299
Transfer from/(to) endowment funds	166,171	(59,645)
Total income in the reporting period	2,424,597	1,885,654
Total expenditure from income funds	2,030,037	1,819,209
Net income for the year	394,560	66,445

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
BALANCE SHEET

AS AT 31 DECEMBER 2025

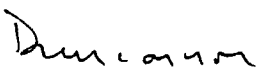
	Notes	2025 £	£	2024 £	£
Fixed assets					
Intangible assets	16		39,929		-
Tangible assets	17		60,506,402		9,106,890
Heritage assets	18		9,021,983		9,021,250
Investment properties	19		29,695,442		29,544,690
Investments	20		3,036,184		2,949,230
			<u>102,299,940</u>		<u>50,622,060</u>
Current assets					
Debtors	22	125,720		126,477	
Cash at bank and in hand		773,304		654,940	
			<u>899,024</u>		<u>781,417</u>
Creditors: amounts falling due within one year	23	(247,098)		(388,314)	
			<u>651,926</u>		<u>393,103</u>
Total assets less current liabilities			<u>102,951,866</u>		<u>51,015,163</u>
Creditors: amounts falling due after more than one year	24		(1,255,706)		(1,352,015)
Net assets			<u>101,696,160</u>		<u>49,663,148</u>
Capital funds					
<u>Endowment funds - general</u>					
General endowment funds		16,652,774		16,671,913	
Revaluation reserve		83,953,768		32,296,177	
		<u>100,606,542</u>		<u>48,968,090</u>	
Expendable endowment		<u>100,606,542</u>		<u>48,968,090</u>	
	28		100,606,542		48,968,090
Income funds					
Restricted funds	29		6,336		-
<u>Unrestricted funds</u>					
General unrestricted funds		1,072,522		684,314	
Funds retained within non-charitable subsidiaries		10,760		10,744	
			<u>1,083,282</u>		<u>695,058</u>
			<u>101,696,160</u>		<u>49,663,148</u>

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

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
BALANCE SHEET (CONTINUED)

AS AT 31 DECEMBER 2025

The accounts were approved by the Trustees on 24 / 7 / 26



.....
Viscount Duncannon
Trustee

Company Registration No. 4907189

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 £	£	2024 £	£
Cash flows from operating activities					
Cash absorbed by operations	35		(1,154,136)		(1,173,828)
Investing activities					
Purchase of intangible assets		(43,000)		-	
Purchase of tangible fixed assets		(238,961)		(111,519)	
Proceeds on disposal of tangible fixed assets		-		20,000	
Purchase of heritage assets		(733)		-	
Purchase of investment property		(22,587)		(120,424)	
Proceeds on disposal of investment property		50,001		-	
Purchase of other investments		(141,670)		(287,277)	
Proceeds on disposal of other investments		267,784		389,425	
Investment income received		1,504,919		1,419,968	
Net cash generated from investing activities			1,375,753		1,310,173
Financing activities					
Repayment of bank loans		(97,353)		(74,983)	
Payment of obligations under finance leases		(5,900)		(10,667)	
Net cash used in financing activities			(103,253)		(85,650)
Net increase in cash and cash equivalents			118,364		50,695
Cash and cash equivalents at beginning of year			654,940		604,245
Cash and cash equivalents at end of year			773,304		654,940
Relating to:					
Bank balances and short term deposits			773,304		654,940

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

Company information

Stansted Park Foundation (Limited by guarantee) is a private company limited by guarantee incorporated in England and Wales. The registered office is Stansted Park, Hampshire, Rowlands Castle, PO9 6DX.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's governing document, 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)". The Charity is a Public Benefit Entity as defined by FRS 102.

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, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

The consolidation is done on a line by line basis. Stansted Park Events Limited is included in the consolidation but Stansted Park Limited is not as the company ceased trading in July 1992 and the results are not considered material for the purpose of giving a true and fair view. The investment in Stansted Park Limited is stated at cost in these consolidated accounts.

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.

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

The trustees have the power to convert the capital endowment into expendable income. The capital is therefore an unrestricted expendable endowment rather than a permanent endowment. The proceeds of any sale, again at the discretion of the trustees, may be applied either as capital endowment, to produce an income for the purposes of the charity, or as an income applied to one or more of the charitable objects.

1.4 Incoming resources

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.

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

(Continued)

Grants receivable are credited to the Statement Of Financial Activities when the Charity is legally entitled to them after any performance conditions have been met. Grants relating to the development of investment property are posted to grants receivable for core activities (part of voluntary income). Grants relating to country and parkland restoration and Forestry Commission grants are included in forestry charitable activity. Grants relating to Renewable Heat Incentive are included in wood fuel production charitable activity.

Service charge income is shown net of recharged expenditure. This expenditure is recharged in full to the tenants and is only incurred on behalf of the tenants and is therefore not expenditure relating to the Foundation.

Income, which excludes VAT, comprises sales to third parties, rents receivable, investment income and income derived from house opening.

1.5 Resources expended

Liabilities are recognised when the activity giving rise to the liability has been incurred.

Expenditure is included net of VAT where applicable. Expenditure is allocated between costs of raising funds and charitable expenditure which also includes support and governance costs. Included in costs of raising funds are investment property costs and events expenditure. Included in charitable expenditure undertaken directly are costs relating to house and garden opening which also includes grounds and mansion expenditure and forestry. Support costs re charitable activities for house and garden opening include Estate management costs. Governance costs consist of audit and accountancy fees.

1.6 Intangible fixed assets other than goodwill

Intangible assets acquired separately from a business are recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses.

Intangible assets acquired on business combinations are recognised separately from goodwill at the acquisition date where it is probable that the expected future economic benefits that are attributable to the asset will flow to the entity and the fair value of the asset can be measured reliably; the intangible asset arises from contractual or other legal rights; and the intangible asset is separable from the entity.

Intangible assets comprise the RHI Accreditation for the Biomass Heating System. Such assets are defined as having finite useful lives and the costs are amortised on a straight line basis over their useful life of 7 years.

Intangible assets are stated at cost less amortisation and are reviewed for impairment whenever there is an indication that the carrying value may be impaired.

1.7 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 and buildings	Nil
Plant and machinery	15% Reducing balance per annum
Fixtures, fittings & equipment	15% Reducing balance per annum
Motor vehicles	25% Reducing balance per annum

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

(Continued)

No depreciation is provided on freehold buildings and heritage assets as the estimated useful life and residual values of the properties and heritage assets would render a depreciation charge immaterial.

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 net income/(expenditure) for the year.

1.8 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value at the reporting end date. The surplus or deficit on revaluation and realised gains or losses on property sold are recognised in net income/(expenditure) for the year.

1.9 Heritage assets

Heritage assets are capitalised in the year of acquisition. The measurement basis adopted for their inclusion in the accounts is the value for insurance purposes.

1.10 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.

Investments in subsidiaries are all held at cost in the separate financial statements of the company.

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.

1.11 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible and intangible 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).

1.12 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.

1.13 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.

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

(Continued)

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 payments 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.

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.

Derecognition of financial liabilities

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

1.14 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

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.

1.15 Retirement benefits

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

1.16 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the balance sheet as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to net income/(expenditure) for the year so as to produce a constant periodic rate of interest on the remaining balance of the liability.

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

Rentals receivable under operating leases, including any lease incentives given, are recognised as income on a straight line basis over the term of the relevant lease.

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

(Continued)

1.17 Irrecoverable VAT

Irrecoverable VAT is written off to the Statement Of Financial Activities in the year it arises.

2 Critical accounting estimates and judgements

In the application of the Charity'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.

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Valuation of Investment property, Freehold property and Heritage assets

Investment properties, Freehold properties and Heritage assets are included at fair value by reference to their market value. Professional valuations are obtained periodically. Given the nature of fair values however, there is a risk that the actual market value may differ from the estimated market value included in the financial statements.

3 Donations and legacies

	Unrestricted funds	Restricted funds	Total Unrestricted funds	
	2025 £	2025 £	2025 £	2024 £
Donations and gifts	91,185	6,336	97,521	15,663
Friends of Stansted Park subscriptions	8,130	-	8,130	8,880
	<u>99,315</u>	<u>6,336</u>	<u>105,651</u>	<u>24,543</u>

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

4 Charitable activities

	House and garden opening 2025 £	Forestry 2025 £	Game income 2025 £	Wood fuel production 2025 £	Total 2025 £	Total 2024 £
Sales within charitable activities	102,630	81,371	675	10,172	194,848	153,983
Performance related grants	-	181,515	-	22,944	204,459	59,969
	<u>102,630</u>	<u>262,886</u>	<u>675</u>	<u>33,116</u>	<u>399,307</u>	<u>213,952</u>
Analysis by fund						
Unrestricted funds	<u>102,630</u>	<u>262,886</u>	<u>675</u>	<u>33,116</u>	<u>399,307</u>	<u>213,952</u>
Performance related grants						
Forestry Commission	-	-	-	-	-	18,958
Country and parkland restoration - RPA	-	178,925	-	-	178,925	6,286
Renewable Heat Incentive	-	-	-	22,944	22,944	20,840
Sylva Nova SPRL	-	2,590	-	-	2,590	13,885
	<u>-</u>	<u>181,515</u>	<u>-</u>	<u>22,944</u>	<u>204,459</u>	<u>59,969</u>

For the year ended 31 December 2024

	House and garden opening £	Forestry £	Game income £	Wood fuel production £	Total 2024 £
Sales within charitable activities	88,975	53,820	1,500	9,688	153,983
Performance related grants	-	39,129	-	20,840	59,969
	<u>88,975</u>	<u>92,949</u>	<u>1,500</u>	<u>30,528</u>	<u>213,952</u>
Analysis by fund					
Unrestricted funds	<u>88,975</u>	<u>92,949</u>	<u>1,500</u>	<u>30,528</u>	<u>213,952</u>

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

4 Charitable activities

(Continued)

Performance related grants

Forestry Commission	-	18,958	-	-	18,958
Country and parkland restoration - RPA	-	6,286	-	-	6,286
Renewable Heat Incentive	-	-	-	20,840	20,840
Sylva Nova SPRL	-	13,885	-	-	13,885
	-	39,129	-	20,840	59,969

5 Income from other trading activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Non-charitable trading activities	267,067	248,503

6 Investments

	Unrestricted funds 2025 £	Endowment funds general 2025 £	Total Unrestricted funds 2025 £	Endowment funds general 2024 £	Total 2024 £
Rental income	1,222,407	-	1,222,407	-	1,140,592
Income from listed investments	-	42,248	42,248	41,028	41,028
Service charge income	214,800	-	214,800	-	209,838
Water income	5,414	-	5,414	-	5,678
Interest receivable	20,050	-	20,050	-	22,832
	1,462,671	42,248	1,504,919	41,028	1,419,968

7 Other income

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Net gain on disposal of tangible fixed assets	-	18,770
Other income	10,198	12,830
Insurance claim received	13,532	47,761
	23,730	79,361

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

8 Raising funds

	Unrestricted funds	Endowment funds general	Total	Unrestricted funds	Endowment funds general	Total
	2025	2025	2025	2024	2024	2024
	£	£	£	£	£	£
<u>Investment property costs</u>						
Repairs and maintenance	125,056	-	125,056	163,886	-	163,886
Premises costs	150,932	-	150,932	143,492	-	143,492
Other costs	38,727	-	38,727	69,316	-	69,316
Staff costs	150,636	-	150,636	143,468	-	143,468
Depreciation and impairment	3,751	-	3,751	857	-	857
	<u>469,102</u>	<u>-</u>	<u>469,102</u>	<u>521,019</u>	<u>-</u>	<u>521,019</u>
<u>Events expenditure</u>						
Operating trading company undertaking non-charitable trading activity	141,010	-	141,010	129,752	-	129,752
Other costs	2,332	-	2,332	2,497	-	2,497
Staff costs	43,599	-	43,599	34,632	-	34,632
	<u>186,941</u>	<u>-</u>	<u>186,941</u>	<u>166,881</u>	<u>-</u>	<u>166,881</u>
<u>Investment management</u>	-	4,362	4,362	-	4,176	4,176
	<u>656,043</u>	<u>4,362</u>	<u>660,405</u>	<u>687,900</u>	<u>4,176</u>	<u>692,076</u>

Included in Investment property other costs is bank loan interest payable of £19,450 (2024 - £26,041).

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

9 Expenditure on charitable activities

	House and gardens 2025 £	Forestry 2025 £	Wood fuel production 2025 £	Total 2025 £	House and gardens 2024 £	Forestry 2024 £	Wood fuel production 2024 £	Total 2024 £
Direct costs								
Staff costs	148,203	85,088	-	233,291	138,556	89,037	-	227,593
Depreciation and impairment	70,398	26,971	-	97,369	23,537	2,798	-	26,335
Repairs and maintenance	220,951	73,185	-	294,136	192,647	61,458	-	254,105
Premises costs	32,209	635	-	32,844	39,256	1,465	-	40,721
Other costs	22,726	23,995	16,156	62,877	24,126	32,387	13,548	70,061
Write off of Visitor Centre Project expenses	111,040	-	-	111,040	-	-	-	-
	605,527	209,874	16,156	831,557	418,122	187,145	13,548	618,815
Share of support and governance costs (see note 10)								
Support	527,137	-	-	527,137	495,494	-	-	495,494
Governance	15,300	-	-	15,300	17,000	-	-	17,000
	1,147,964	209,874	16,156	1,373,994	930,616	187,145	13,548	1,131,309
Analysis by fund								
Unrestricted funds	1,147,964	209,874	16,156	1,373,994	930,616	187,145	13,548	1,131,309

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

10 Support costs allocated to activities

	2025	2024
	£	£
Staff costs	234,896	223,299
Depreciation	5,134	6,324
Repairs and maintenance	4,356	18,822
Premises costs	123,139	104,479
Other costs	159,612	142,570
Governance costs	15,300	17,000
	<u>542,437</u>	<u>512,494</u>
Analysed between:		
House and gardens	<u>542,437</u>	<u>512,494</u>
	2025	2024
	£	£
Governance costs comprise:		
Audit fees	10,750	10,920
Fees payable to the auditors for non-audit fees	4,550	6,080
	<u>15,300</u>	<u>17,000</u>

Included in Support other costs is bank loan interest payable of £41,666 (2024 - £41,666).

In addition to the audit and accountancy fees above, there are audit fees relating to the subsidiary of £3,200 (2024 - £3,035) and accountancy fees for the subsidiary of £1,250 (2024 - £1,535). These costs are included in Events expenditure in Raising funds.

11 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or expenses during the year.

During the year, the Foundation charged Aleramo Lanza, a trustee, rent of £25,998 (2024 - £16,598), electric recharges of £2,163 (2024 - £1,672) and service recharges of £1,101 (2024 - £684). Included in Trade debtors is £0 (2024 - £897) owed by A Lanza.

During the year, the Foundation charged Mrs Caroline Daniel, a trustee, rent of £23,310 (2024 - £22,940), service recharges of £170 (2024 - £155) and water recharges of £160 (2024 - £160).

During the year, the Foundation made timber sales of £166 (2024 - £0) to Mr Yanni Petsopoulos, a trustee. Included in Trade debtors is £199 (2024 - £0) owed by Y Petsopoulos..

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

12 Employees

Number of employees

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
Management	1	1
Administration	2	2
Other - full time	7	7
Other - part time	6	6
	<u>16</u>	<u>16</u>

Employment costs

	2025	2024
	£	£
Wages and salaries	512,021	497,479
Social security costs	57,799	48,082
Other pension costs	15,697	16,585
Housing costs and expenses for the Director of the Foundation	51,210	45,984
Stewards', volunteers' and staff expenses and training	25,695	20,862
	<u>662,422</u>	<u>628,992</u>

The number of employees whose annual remuneration was £60,000 or more were:

	2025	2024
	Number	Number
£120,000 - £130,000	-	1
£130,000 - £140,000	1	-
	<u>1</u>	<u>1</u>

Contributions totalling £7,271 (2024: £3,382) were made to defined contribution pension schemes, healthcare and life insurance on behalf of employees whose emoluments exceed £60,000.

Remuneration of key management personnel

The remuneration of key management personnel is as follows

	2025	2024
	£	£
Aggregate compensation	<u>139,562</u>	<u>132,730</u>

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

13 Net gains/(losses) on investments

	Endowment funds general 2025 £	Endowment funds general 2024 £
Revaluation of investments	334,231	173,997
Gain/(loss) on sale of investments	7,002	8,159
Gain/(loss) on disposal of investment properties	50,001	-
	<u>391,234</u>	<u>182,156</u>

14 Taxation

Stansted Park Foundation is a registered charity (number 1101251).

As a result of its charitable status no liability to taxation arises on the Foundation's investment income.

Profits on Stansted Park Events Limited are transferred to Stansted Park Foundation by way of gift aid.

15 Transfers

The transfer between funds is made up of the following:-

- £166,171 transferred from Endowment to Unrestricted funds due to a net transfer of money of £164,000 out of the investment portfolio, freehold and investment property improvements and heritage assets additions funded out of unrestricted funds of £23,320, the write off of Visitor Centre Project expenses out of freehold property of £111,040 and the net reduction of bank loans funded from endowment funds of £85,549.

- (2024: £59,645 transferred from unrestricted to endowment funds due to a net transfer of money of £138,998 out of the investment portfolio, freehold and investment property improvements funded out of unrestricted funds of £135,549 and the net reduction in Bank loans funded from unrestricted funds of £63,094).

STANSTED PARK FOUNDATION (LIMITED BY GUARANTEE)
CONSOLIDATED FINANCIAL STATEMENTS
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

16 Intangible fixed assets

	£
Cost	
At 1 January 2025	-
Additions - separately acquired	43,000
At 31 December 2025	43,000
Amortisation and impairment	
At 1 January 2025	-
Amortisation charged for the year	3,071
At 31 December 2025	3,071
Carrying amount	
At 31 December 2025	39,929
At 31 December 2024	-

17 Tangible fixed assets

	Freehold Land and buildings	Plant and machinery	Fixtures, Motor vehicles fittings & equipment		Total
	£	£	£	£	£
Cost or valuation					
At 1 January 2025	8,843,737	649,573	214,042	152,055	9,859,407
Additions	-	150,833	76,453	11,675	238,961
Disposals	(111,040)	(385,750)	-	-	(496,790)
Revaluation	51,375,503	-	-	-	51,375,503
At 31 December 2025	60,108,200	414,656	290,495	163,730	60,977,081
Depreciation and impairment					
At 1 January 2025	-	551,657	151,673	49,187	752,517
Depreciation charged in the year	-	33,793	18,009	28,636	80,438
Eliminated in respect of disposals	-	(362,276)	-	-	(362,276)
At 31 December 2025	-	223,174	169,682	77,823	470,679
Carrying amount					
At 31 December 2025	60,108,200	191,482	120,813	85,907	60,506,402
At 31 December 2024	8,843,737	97,916	62,369	102,868	9,106,890

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17 Tangible fixed assets

(Continued)

The net carrying value of tangible fixed assets includes the following in respect of assets held under finance leases or hire purchase contracts. The depreciation charge in respect of such assets amounted to £0 (2024 - £4,998) for the year.

	2025	2024
	£	£
Plant and machinery	-	14,616
Motor vehicles	-	7,256
	<u>-</u>	<u>21,872</u>

We have used the Sedgwick valuation report to revalue the freehold property elements that include buildings. This valuation uses the reinstatement cost of the buildings as at August 2024. Given the unique nature of the property, being that of a stately home and its estate of listed buildings, achieving a meaningful market valuation of the property is considered to be difficult, hence the adoption of this cost method of valuation. This is a change of estimation method from prior years when an open market valuation method was used. Freehold property also includes a number of tranches of woods and parks, being land only property and it is considered appropriate to continue to adopt market valuations for this land. The historical cost of these assets is £4,500,262 (2024: £4,500,262).

18 Heritage assets

	£
At 1 January 2025	9,021,250
Purchases	733
At 31 December 2025	<u><u>9,021,983</u></u>

In common with many historic houses, the Heritage assets consist of furniture and furnishings, carpets and rugs, tapestries, collectors items, clocks, silver and plated wares, objects of vertu, European and Oriental ceramics, works of art, garden statuary, pictures and books.

The Trustees maintain the collection relevant to the history of the house and to the Ponsonby family. From time to time there are acquisitions and disposals of the collection. The collection is catalogued and valued by a major valuation Auction House. Visitors to the house have access to the public rooms. Other areas can be visited by prior arrangement.

During the past five years there have been additions of heritage assets of £733 (none in 2021, 2022, 2023 and 2024 and £733 in 2025). No heritage assets have been sold during the past five years.

The Heritage assets were valued at 31 December 2024 by specialist valuers Sothebys, Quastel Associates and Spink & Son for insurance purposes at £9,021,250.

The historical cost of these assets is £3,339,919.

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19 Investment property

	2025
	£
Fair value	
At 1 January 2025	29,544,690
Additions through external acquisition	22,587
Net gains or losses through fair value adjustments	128,165
	<u>29,695,442</u>
At 31 December 2025	<u>29,695,442</u>

The trustees have valued the investment property on a consistent basis with previous years. RM Davies has provided updated valuations as at 31 December 2025 and we have considered his expertise and experience as appropriate to provide these valuations. Based on his market assessment the carrying values as at the last valuation (30 September 2022) have been uplifted by 5%, adjusting for any property additions since the last valuation.

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2025	2024
	£	£
Cost	7,734,383	7,711,796
Accumulated depreciation	-	-
	<u>7,734,383</u>	<u>7,711,796</u>
Carrying amount	<u>7,734,383</u>	<u>7,711,796</u>

20 Fixed asset investments

	Listed investments	Liquidity Fund	Cash in portfolio	Other investments	Total
	£	£			£
Cost or valuation					
At 1 January 2025	2,584,389	330,500	34,339	2	2,949,230
Additions	29,954	104,000	-	-	133,954
Valuation changes	206,066	-	-	-	206,066
Movement in cash balances	-	-	7,716	-	7,716
Disposals	(260,782)	-	-	-	(260,782)
	<u>2,559,627</u>	<u>434,500</u>	<u>42,055</u>	<u>2</u>	<u>3,036,184</u>
At 31 December 2025	<u>2,559,627</u>	<u>434,500</u>	<u>42,055</u>	<u>2</u>	<u>3,036,184</u>
Carrying amount					
At 31 December 2025	<u>2,559,627</u>	<u>434,500</u>	<u>42,055</u>	<u>2</u>	<u>3,036,184</u>
At 31 December 2024	<u>2,584,389</u>	<u>330,500</u>	<u>34,339</u>	<u>2</u>	<u>2,949,230</u>

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20 Fixed asset investments

(Continued)

	Notes	2025 £	2024 £
Other investments comprise:			
Investments in subsidiaries	34	2	2

Fixed asset investments revalued

The listed investments are valued at their market value at 31 December 2025 of £2,559,627 (2024: £2,584,389). The historical cost of the listed investments is £1,856,921 (2024: £2,035,606).

Fixed asset investments not carried at market value

The Liquidity Fund, cash in the portfolio and the shares held in subsidiaries are stated at cost.

21 Financial instruments

	2025 £	2024 £
Carrying amount of financial assets		
Instruments measured at fair value through profit or loss	2,559,627	2,584,389

22 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	93,043	103,974
Other debtors	20,493	3,700
Prepayments and accrued income	12,184	18,803
	125,720	126,477

23 Creditors: amounts falling due within one year

	Notes	2025 £	2024 £
Bank loans	25	54,560	53,800
Obligations under finance leases	26	-	5,900
Other taxation and social security		46,675	49,171
Trade creditors		32,002	140,725
Other creditors		57,926	79,549
Accruals and deferred income		55,935	59,169
		247,098	388,314

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24 Creditors: amounts falling due after more than one year

	Notes	2025 £	2024 £
Bank loans	25	1,255,706	1,352,015

25 Loans and overdrafts

	2025 £	2024 £
Bank loans	1,310,266	1,405,815
Payable within one year	54,560	53,800
Payable after one year	1,255,706	1,352,015

Amounts included above which fall due after five years:

Payable by instalments	16,420	93,200
Payable other than by instalments	502,938	502,563
	519,358	595,763

The long-term bank loans are secured by fixed charges over certain Freehold investment property of the company which have a total value in the accounts of £5,321,288.

The company has two fixed rate, interest only, long term bank loans of equal amounts. The first loan has a fixed rate of interest of 3.86% per annum, with the one off capital repayment being in February 2028 and the second loan has a fixed rate of interest of 4.35% per annum, with the one off capital repayment being in February 2038.

The company also took out two new long term bank loans in 2022. The first loan has a fixed rate of interest of 4.38% per annum, with capital and interest repayments being made monthly, with the final instalment being paid in February 2031. The second loan has a variable rate of interest of 2.5% above the Bank of England base rate, with capital and interest repayments being made monthly, with the final instalment being paid in June 2031.

The group also has a government backed bounce back loan of £5,000 which has interest at 2.5% per annum and will be repaid by monthly instalments until it is repaid in June 2026.

26 Finance lease obligations

Future minimum lease payments due under finance leases:

	2025 £	2024 £
Within one year	-	5,900

The hire purchase obligations on a motor vehicle and an item of plant and machinery have now ended. During the year there have been finance charges incurred of £729 (2024 - £1,038).

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27 Retirement benefit schemes

Defined contribution schemes

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.

The charge to profit or loss in respect of defined contribution schemes was £15,697 (2024 - £16,585).

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28 Endowment funds

The capital funds of the charity include unrestricted expendable endowment funds comprising the following:

	Balance at 1 January 2024	Movement in funds				Movement in funds				Incoming resources	Balance at 1 January 2025	Incoming resources	Resources expended	Transfers	Investments gains/losses	Balance at 31 December 2025
	£	£	£	£	£	£	£	£	£							
Expendable endowments																
Freehold land & buildings	8,828,612	-	-	15,125	-	-	8,843,737	-	-	-	-	-	-	(111,040)	51,375,503	60,108,200
Heritage assets including cash fund	9,235,591	-	-	-	-	(214,341)	9,021,250	-	-	-	-	-	-	733	-	9,021,983
Investment property including cash fund	29,424,266	-	-	120,424	-	-	29,544,690	-	-	-	-	-	-	22,587	178,166	29,745,443
Quoted investments including cash fund	2,635,909	41,028	(4,176)	(270,528)	182,156	2,584,389	42,248	(4,362)	(275,716)	213,068	2,559,627					
Cash in investment portfolio including Liquidity Fund	233,309	-	-	131,530	-	364,839	-	-	111,716	-	476,555					
Short term loans	(39,600)	-	-	(4,200)	-	(43,800)	-	-	(5,760)	-	(49,560)					
Long term loans	(1,414,309)	-	-	67,294	-	(1,347,015)	-	-	91,309	-	(1,255,706)					
	48,903,778	41,028	(4,176)	59,645	(32,185)	48,968,090	42,248	(4,362)	(166,171)	51,766,737	100,606,542					

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29 Restricted funds

The income funds of the charity include restricted funds comprising the following balances of donations and grants held on trust for specific purposes:

	At 1 January 2025	Incoming resources	At 31 December 2025
	£	£	£
Chapel refurbishment	-	6,336	6,336

30 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total 2025 £
Fund balances at 31 December 2025 are represented by:				
Intangible fixed assets	39,929	-	-	39,929
Tangible assets	398,202	-	60,108,200	60,506,402
Heritage assets	-	-	9,021,983	9,021,983
Investment properties	-	-	29,695,442	29,695,442
Investments	2	-	3,036,182	3,036,184
Current assets/(liabilities)	645,149	6,336	441	651,926
Long term liabilities	-	-	(1,255,706)	(1,255,706)
	1,083,282	6,336	100,606,542	101,696,160

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
Fund balances at 31 December 2024 are represented by:				
Tangible assets	263,153	-	8,843,737	9,106,890
Heritage assets	-	-	9,021,250	9,021,250
Investment properties	-	-	29,544,690	29,544,690
Investments	2	-	2,949,228	2,949,230
Current assets/(liabilities)	436,903	-	(43,800)	393,103
Long term liabilities	(5,000)	-	(1,347,015)	(1,352,015)
	695,058	-	48,968,090	49,663,148

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31 Operating lease commitments

Lessee

At the reporting end date the Charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases of £9,735 (2024 - £12,331).

The total expenditure in the year relating to operating leases is £2,646 (2024 - £1,427).

Lessor

The leases consist of residential assured tenancies and commercial leases.

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

	2025 £	2024 £
Within one year	895,180	919,220
Between two and five years	1,152,961	1,368,836
In over five years	1,142,521	1,247,301
	<u>3,190,662</u>	<u>3,535,357</u>

32 Capital commitments

	2025 £	2024 £
Amounts contracted for but not provided in the financial statements:		
Acquisition of property, plant and equipment	<u>60,432</u>	<u>-</u>

33 Related party transactions

Transactions with related parties

During the year the charitable group entered into the following transactions with related parties:

The Earl and Countess of Bessborough are directors of Broadreed Limited. During the year the Foundation charged rent to Broadreed Limited of £6,710 (2024 - £6,710) and the Foundation purchased building materials from them of £1,217 (2024 - £0). Included in Trade debtors is £0 (2024 - £283) owed by Broadreed Limited.

The Earl of Bessborough's son, Viscount Duncannon, who is also a trustee, is a shareholder in Sam and Fred's Fine Food Company Ltd. During the year there was rent receivable from Sam and Fred's Fine Food Company Ltd of £34,818 (2024 - £32,500), electric recharged to them of £17,591 (2024 - £17,831), water charged of £100 (2024 - £100), services recharged of £1,306 (2024 - £276), insurance recharged of £1,003 (2024 - £0) and heating recharged of £0 (2024 - £396). Included in Trade debtors is £5,600 (2024 - £6,814) owed by Sam and Fred's Fine Food Company Ltd. There was also sundry expenditure incurred of £0 (2024 - £168) from Sam and Fred's Fine Food Company Ltd and included in Trade creditors is £0 (2024 - £202) owed to them.

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34 Subsidiaries

These financial statements are consolidated charitable group financial statements for Stansted Park Foundation group.

Details of the Charity's subsidiaries at 31 December 2025 are as follows:

Name of undertaking and country of incorporation or residency	Nature of business	Class of shareholding	% Held	
			Direct	Indirect
Stansted Park Events Limited - Company no. 03435921	Functions at Stansted Park	Ordinary	100.00	-
Stansted Park Limited - Company no. 2017292	Dormant	Ordinary	100.00	-

The aggregate capital and reserves and the result for the year of these subsidiaries were as follows:

Name of undertaking	Profit/(Loss)	Capital and Reserves
	£	£
Stansted Park Events Limited - Company no. 03435921	46,432	10,762
Stansted Park Limited - Company no. 2017292	-	(64,592)

Both of these subsidiaries have the same registered office as the parent.

Stansted Park Events Limited is included in the Consolidated accounts of Stansted Park Foundation, however, Stansted Park Limited is not included in the Consolidated accounts as the company ceased trading in July 1992 and the results are not considered material for the purpose of giving a true and fair view. The investment in Stansted Park Limited is stated at cost in these consolidated accounts.

The principal activity of Stansted Park Events Limited is that of providing services and facilities for functions at Stansted Park. The aggregate amount of assets at 31 December 2025 is £105,216, liabilities is £94,454 and has funds of £10,762. The company's turnover is £265,415, other income is £1,650, expenditure is £220,633 and profit for the year is £46,432.

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35	Cash generated from operations	2025 £	2024 £
	Surplus for the year	657,509	345,098
	Adjustments for:		
	Investment income recognised in statement of financial activities	(1,504,919)	(1,419,968)
	Loss/(gain) on disposal of tangible fixed assets	23,474	(18,770)
	Write off of Visitor Centre Project expenses	111,040	-
	Gain on disposal of investment property	(50,001)	-
	Gain on disposal of investments	(7,002)	(8,159)
	Fair value gains and losses on investments	(334,231)	(173,997)
	Amortisation and impairment of intangible assets	3,071	-
	Depreciation and impairment of tangible fixed assets	80,438	34,242
	Movements in working capital:		
	(Increase)/decrease in stocks	-	181
	Decrease in debtors	757	3,957
	(Decrease)/increase in creditors	(136,076)	61,699
	(Increase)/decrease in loan set up fee prepaid	1,804	1,889
	Cash absorbed by operations	(1,154,136)	(1,173,828)
36	Analysis of changes in net (debt)/funds		
		At 1 January 2025 £	Cash flows At 31 December 2025 £
	Cash at bank and in hand	654,940	118,364
	Loans falling due within one year	(53,800)	(760)
	Loans falling due after more than one year	(1,352,015)	96,309
	Obligations under finance leases	(5,900)	5,900
		(756,775)	219,813
			(536,962)