REGISTERED COMPANY NUMBER: 07181964 (England and Wales)
REGISTERED CHARITY NUMBER: 1134948

REPORT OF THE TRUSTEES AND

AUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

FOR

THE GREAT DIXTER CHARITABLE TRUST
(A COMPANY LIMITED BY GUARANTEE)

GMP Audit Ltd
82 High Street
Tenterden
Kent
TN30 6JG

THE GREAT DIXTER CHARITABLE TRUST

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FOR THE YEAR ENDED 31 MARCH 2026

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REFERENCE AND ADMINISTRATIVE DETAILS FOR THE YEAR ENDED 31 MARCH 2026

TRUSTEES	Mr G Dyer Chairman Mr T Cooper Ms O Eller Mr J French Mr C W Hind Mr G F H King Mr J S W Massey (resigned 22/7/2025) Ms H K Norman (resigned 13/11/2025) Mr J P Wotton Mr P Garbe Ms J A F Cligman Dr A J C Cooper Mr J C Ringer
REGISTERED OFFICE	Great Dixter House and Gardens Northiam Rye East Sussex England TN31 6PH
REGISTERED COMPANY NUMBER	07181964 (England and Wales)
REGISTERED CHARITY NUMBER	1134948
AUDITOR	GMP Audit Ltd 82 High Street Tenterden Kent TN30 6JG

CHAIRMAN'S REVIEW OF THE YEAR

The Trustees of Great Dixter Charitable Trust (GDCT) are pleased to present their report and financial statements for the year ended 31 March 2026.

Trustees
The Trustees of the GDCT are listed on the Reference and Administrative Details page of this report.

OBJECTIVES AND ACTIVITIES

Objectives and Activities
The GDCT was created to ensure the conservation of the Great Dixter Estate and public access to the House and Gardens as developed and maintained by the family of Christopher Lloyd for almost 100 years.

As a registered charity created to manage and conserve Great Dixter House and Gardens for the benefit of the public our charitable objectives are:

- to conserve, maintain, and enrich the Garden (in accordance with the long-honoured gardening spirit and tradition of Christopher Lloyd) for the benefit of the general public;
- to conserve, maintain and restore the House (in accordance with the conservation principles and policies applicable thereto as a Grade I listed and registered heritage property), and where applicable Great Dixter in its entirety for the benefit of the general public;
- to manage the woodlands, meadows and fields in a manner that encourages their biodiversity and serves the objectives above;
- to advance education in horticulture and biodiversity, in particular but not exclusively by conserving, cataloguing, maintaining and making accessible to the public the extensive archival material in the House relating to the House, the Garden and the Lloyd family for its heritage and historical value.

The Trustees have complied with the duty in section 17 of the Charities Act 2011, having due regard to the Charity Commission's guidance on public benefit, and have acted in accordance with their duties under the Companies Act 2006.

STRATEGIC REPORT

Achievements and performance

Dixter continues to thrive. All of the essential operations through fiscal 2025/26 have been effectively delivered and reflect considerable excellence and harmony.

In 2025/26, visitor numbers were very strong. We welcomed 53,013 visitors to the Gardens and House (+6,003 on the previous year). Focus was maintained on the five-year strategy for Great Dixter and a plan for the restoration and maintenance of the House and historic buildings on the estate.

Strategy for the Great Dixter Charitable Trust (GDCT)

Vision

To be a place to inspire and enlighten. Bringing together horticulture, education, ecology and history.

Mission

To allow future generations to gain a deeper understanding of horticulture and nature, by creating and combining an exceptional environment for biodiversity rich, sustainable horticulture, benefiting people, nature and society.

Trustees and staff continue to work together to highlight and prioritise key areas of work. These include:
- The successful recruitment of a Senior Financial Lead to oversee financial management within the Trust
- Further development of the Fundraising Strategy
- Introduction of an appraisal process throughout the organisation
- Introduction of departmental plans to ensure the strategy is adopted throughout the organisation
- Encouragement of the development of a culture of evaluation across all departments
- Continued development of new sustainability initiatives ensuring that we meet our carbon reduction targets as required

Restoration, Repairs and Maintenance

While the House and estate buildings provide a wonderful environment for the work undertaken at Great Dixter they are in themselves a big responsibility for the team in terms of time and money to repair and protect them. Great strides have been made to focus more on the need to make sympathetic and timely repairs to the buildings on the estate. Any plans for repairs to a Grade I listed building are fraught with potential pitfalls in terms of getting agreement among experts for the correct approach to take, choosing the most appropriate materials and finally getting approval for any plans from the Conservation Department. The process for each building needing repairs can take many months.

A project is well underway to record all repairs and building work undertaken at Dixter going right back to 1910. A Quinquennial Survey of the house, the first of its kind to be undertaken at Great Dixter, was completed and provides a detailed priority list for work to be undertaken on the house. By developing a planned programme of work, it should ensure proactive maintenance of the estate and reduce the long period of waiting time which currently hamper the work being undertaken.

During this year, the Cart Shed underwent a sympathetic restoration, preserving its historic character while securing its future. The building has been transformed and now provides visitors with another important chapter in its story. Repair works were also completed to the Ivy Lodge and the Long Shed, helping to conserve these significant historic structures. While these buildings are now in excellent condition, further conservation and maintenance work will be required in the years ahead to ensure their long-term preservation.

The House and Legacy

Access to the House is part of a combined entrance ticket. We hope this continues to encourage more people to step in and enjoy the exceptional house and its contents. "Garden Greeters", share information, welcome people to the house, discuss the pot displays and create a warm welcome to the property.
Guides in the House share the history of Great Dixter with visitors and music has now returned to the Parlour as the piano is played on a regular basis.
New exhibitions continue to be made available throughout the open season.

The Lutyens Tours raised £2,408. Seventy-eight people attended the tours this year.

The House is also a living space and welcomes community groups to visit for meetings. It is a place for discussion, debate and learning as well as being a historically important property.
Many horticulturists and ecologists stay during the warmer months, and 70 guests stayed over this financial year.

The Garden
The garden has continued to thrive. The spring and autumn plant fairs went well.
The Garden has continued to be featured in articles written around the world. This type of publicity brings new visitors to the garden every year.
Each year the garden team host a volunteer weekend to allow people from across the country to have an experience of gardening the "Dixter way". In Spring 2026 approximately 75 people attended and we were delighted to provide an opportunity like this for networking and learning.

Education
Great Dixter continues to excel in teaching, inspiring, and sharing its approach to gardening. Our education programmes provide meaningful, and in some cases life-changing, experiences for people from a wide range of backgrounds.

Scholars and Garden Students
Great Dixter remains a leader in the practical training of gardeners, offering six year-long paid scholarship placements for trainee gardeners and nursery workers. The aim is to work with the individual and often continues beyond the initial scholarship year.
During 2025/26, we also hosted 12 short-term placement students, each joining us for a month-long experience. Work experience sessions for local students are also offered.
The Christopher Lloyd Bursary, funded by nurseries participating in our Plant Fairs, provides grants to support travel and training opportunities for developing gardeners. In 2025/26, £2413 was awarded to 6 recipients.

Adult Education
Great Dixter continues to deliver a diverse and inspiring adult education programme that both generates income for the Trust and promotes our philosophy of gardening in harmony with the natural world. Programmes include day courses, week-long courses, year-long courses, lectures, symposia, and online learning opportunities. To improve accessibility, reduced-price bursary places are available on many courses. In February 2026 a new half day monthly course began for 16 community gardeners from Hastings offering free training to develop skills in the local area.

Children's Education
Our Garden Explorers programme for pre-school children and their carers runs weekly, offering seasonal, biodiversity-focused, and gardening-related activities. Additional sessions for older children are held during school holidays.
We also provide monthly sessions for the home education community and educational visits for local schools, which are free for pupils receiving Pupil Premium funding. In 2025/26, 13 schools visited Great Dixter, bringing 352 children.
Weekly Forest School sessions continue to be delivered for our local primary school, helping young people develop a connection with nature through regular outdoor learning experiences.

The Nursery
Income from Nursery sales was up by 34% compared to last year. The Nursery employs traditional techniques and grows approximately 90% of the plants for sale. They are grown in Dixter compost and are given minimal protection. This produces strong young plants which are mostly sold in 9cm pots. Selling small plants is a deliberate decision as these will often do better when transplanted into gardens than larger plants and are more sustainable in terms of compost use and pots to recycle.

The Nursery had a strong year of plant fairs, attending several major venues and events, as well as hosting their own successful fair. Sales areas have been streamlined and created more small planting pockets, highlighting some of their favourite nursery plants. They have been well received, resulting in increased sales.

Two members of staff attended a two day research project at the Serge Hill Plant Library run by St Andrews Botanic Garden to catalogue and map climate resilient planting to feed into a public database. This will be a useful resource for Great Dixter and the industry going forward.

Biodiversity
Improving biodiversity remains central to all areas of Great Dixter's work. From the habitat piles which are increasing in number across the estate to the care taken to manage the gardens without resorting to pesticides or methods that could harm the wildlife that we have

The Galloway cattle continue to conservation graze Great Park. This allows the sward to be improved and invasive species such as thistles to be managed. The aim is to improve the structure of the land to allow the recovery of ancient species and many new species of plants and insects to thrive and to provide resources that will bring in more wildlife to the estate. Regular assessment of these areas continues.

Sustainability continues to feature heavily in the new strategy, and all departments will be asked to identify areas for improvement over the coming year.

Friends and Fundraising
Income from the Friends of Great Dixter continues to be vitally important to allow us to continue to meet our Charitable Objectives. The Friends membership, donations, and income from grants and gift aid have amounted to £831,495. This is so appreciated and valued by all who work here.

The Loggia and Shop
Loggia sales brought in £355,977, an increase of 19% from last year. Further adaptations were made to the structure of the loggia and the equipment was improved in an attempt to assist staff deal with the many visitors, to what is a small outlet, on the estate.

Shop sales brought in £304,943, a 40% increase on last year. By the end of the financial year the shop had undergone a refurbishment, which included the installation of a changing room to enhance the customer experience. New lines were introduced during the year, with further planned for the next financial year, including the launch of a new workwear clothing range.

Potential development of Improved Facilities for the Loggia and Shop
A detailed feasibility study has been undertaken and initial designs developed by Grimshaw Architects to consider the possibility of creating more indoor space in a Loggia and shop for visitors. Trustees will continue to make decisions in 2026 regarding whether this is a project they wish to undertake and if so at what scale. This is a big decision for those trusted with the future sustainability of Great Dixter and the impact on the estate needs to be considered alongside the projected cost and potential benefit to visitors and staff.

Volunteers
Volunteers continue to help the organisation thrive. Over 75 volunteers supported the work of Great Dixter in this financial year. In February 2026 we were delighted to welcome approximately 75 visiting volunteers/students for the annual garden volunteer weekend. Volunteers join us in almost all areas of our work from the regular volunteers in the garden, some who have been with us for many years, to the volunteers on the Estate Team, those helping with care of the contents of the house, assisting with Garden Explorers and at the Friends events and Plant Fairs. A big thank you goes out to them all.

Community
Something that has always set Great Dixter apart is the genuine welcome that is extended to the many thousands of people we encounter through the year.

When considering the benefit Great Dixter provides for the Community it extends far beyond what is generally understood by the term. Community to Great Dixter includes the former friends of Christopher Lloyd, horticulturists from across the world and students of horticulture both past and present. It refers to be numerous people who come from across the country to help us run the plant fairs, it is the nurserymen and women who attend. It is the people in the village and surrounding area who we employ, who volunteer for us, who are our suppliers. It is the keen amateur gardeners who visit over and over again from across the UK and beyond, it is the small horticultural societies across the country to whom Fergus lectures. It is the people who are trying to replicate what we do in their own cities, towns, villages and gardens. It is also anyone in this field who we try to help. It is the folk from the men's shed groups who join us to learn to make hurdles. It is the tremendous group of people who are our Friends and donors. Where we use the expression the "Dixter Family", others would perhaps use the word "community."

Investment Powers
The charter of the GDCT authorises the Trustees to make and hold investments using the general funds of the GDCT.

Financial review
Total income in the fiscal year 2025/26 was £2,825,406 (£2,644,144 in 2024/25). The total net surplus for the year was £2,652 (£220,448 in 2024/25) and the deficit on the unrestricted fund 2025/26 was £53,261 (surplus £162,669 2024/25). Income relating to operating activities, including admissions amounted to £1,966,755 in 2025/26 (£1,646,557 2024/25). There was expenditure relating to trading activities of £953,899 (£880,530 in 2024/25) resulting in operating surplus inclusive of admissions income of £1,012,856 (£766,027 in 2024/25).
Investments generated £27,154 (£26,923 in 2024/25).

The total reserves held by the charity at the year end amounted to £8,923,313 of this amount £5,268,744 was restricted.
Thanks are due to the very hard work and accountability of staff and our public and private financial support.
The Trust's principal funding sources remain split between its operating income derived from its Charitable Activities, which means its admission to the House and Gardens and its Trading Activities being the Shop, Loggia and Garden Nursery sales, together with Educational courses and its income from charitable donations, grants and legacies.

Future plans
Now that the strategy is completed, we will start the harder work of implementing the priorities across all departments and with all staff.

As mentioned earlier in this report providing our visitors with a warm space to eat and drink is currently a challenge and becoming more so with the current unpredictable weather patterns. We will continue to explore options to allow us to provide indoor seating and improve facilities for the future.

We will continue to follow a planned programme of repairs of the buildings across the estate.

STRUCTURE, GOVERNANCE AND MANAGEMENT
Governance
The Great Dixter Charitable Trust is a company limited by guarantee governed by its Memorandum and Articles of Association dated 9th March 2010. It is registered as a charity with the Charity Commission.

Appointment of trustees
The Trust currently has a total of 11 Trustees. All Trustees are mindful of their responsibilities regarding the appointment and training of new Trustees. Presently, the need for new Trustees is discussed amongst existing Trustees with, when a need is agreed, potential candidates being identified through existing networks or by external advertisement. The Succession Planning Sub-Committee supports this work.

Trustees are elected in accordance with the directive as set out in the Articles of Association.
Shortlisted candidates are interviewed, and the successful candidates undergo a comprehensive induction where they meet key members of the Trust and are introduced to all aspects of the Trust's work. Each new Trustee is provided with a summary of the responsibilities of a new Trustee.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisation

The GDCT is managed by the trustees and a staff led by Fergus Garrett, CEO and Head Gardener.

During the fiscal year ended 31 March 2026, the Trustees met regularly, including an annual general meeting for the 2024/25 fiscal year in July 2025. Those meetings addressed, among other things, a running agenda dealing with business operations, financial matters, conservation plans, committee reports, health and safety considerations and other risk management matters, together with very attentive monitoring of our activities and revenues. Operationally, Fergus Garrett (the CEO) continues to achieve very high quality effectiveness with respect to the management. I, as Chair of the Trustees, am in regular communication with Fergus and the other Trustees. A Scheme of Delegation sets out the extent to which Trustees have delegated responsibilities to its committees and to the Chief Executive Officer.

A number of committees and various working groups of the GDCT continue to make significant contributions. They include the following:

1. A House Committee which regularly reviews and analyses the condition and circumstances of the House and the collections therein and the development of practices and policies with respect to public visitation;

2. The Finance and Management Committee which meets bimonthly and is responsible for the review of accounts and financial results of the of the GDCT, addresses operational issues and develops budgets;

3. The Futures Committee which has been formed to explore improved long term funding options for Great Dixter;

4. The Retail Committee which advises the Board on matters relating to the shop and the loggia;

5. A succession Planning Sub-Committee addresses key issues relating to good governance.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

A Risk Register is maintained and the Trustees actively review the major risks which GDCT faces on a regular basis.

Reserves Policy

GDCT's accounts include both restricted and unrestricted reserves. A substantial proportion of both categories of reserves are capitalised, representing assets of GDCT which cannot or would not normally be realised. The reserves policies are primarily concerned with the uncapitalised, unrestricted reserves of GDCT, which are available to meet the liabilities of the charity incurred in the normal course of its activities and in exceptional or unforeseen circumstances. In relation to such reserves, the trustees have adopted the following policies.

a) A reserve of at least £100,000 shall be maintained to meet an unforeseen emergency or other unexpected event. This amount is arrived at after considering risks and how much might be needed for such contingencies; this involves judgement of events that may occur and their likelihood.

b) A reserve of at least 10% of the expenditure budget for the current year shall be maintained to meet unexpected and unforeseen operational expenditure.

c) An additional reserve to increase the reserves to at least six months of operational expenditure shall be maintained to provide against uncertainty over future income. Potential significant loss of income could result from a downturn in economic activity or an increase in fuel costs resulting in fewer tourists, a major disaster in the area, bad weather, pollution incident, or loss of reputation etc. Maintaining such a reserve will allow time for GDCT to develop new sources of income or to cut-back on expenditure.

d) Further reserves may from time to time be created to provide for planned expenditure on identified projects which cannot be fully funded out of current year income or restricted reserves where appropriate.

e) Should the GDCT's cash flow forecasts indicate a shortfall, additional reserves shall, if necessary, be maintained to cover such shortfall.

Investment Policy

Investment aims and objectives

The primary investment objective for GDCT is to invest a portion of its general funds in order to help fund its charitable objects. The Trustees' aims are: first, to generate 4% growth in capital over the long term, ahead of inflation as measured by CPI, and secondly to generate an investment return on surplus working capital.

Attitude to risk:

The Trustees have considered the level of risk they are willing to take and seek to accept a level of risk no greater than is necessary to achieve their investment aims

Liquidity considerations:

Funds required to meet short term budgeted expenditure, plus a contingency for unexpected expenditure, shall be kept on current account or in call or short-term deposit accounts with GDCT's bankers or other institutions approved by the trustees. Funds not so required may be invested with a view to obtaining a greater return over the medium to long term. Funds representing at least the minimum level of uncapitalised, unrestricted reserves for the time being, determined under GDCT's reserves policies, should be held on current account, call or short-term deposit, or in other investments which, in the opinion of the trustees, provide sufficient security and liquidity to be realised at short notice, if required, so far as possible without cost or penalty.

Investment of Restricted and Designated Funds

Similar principles apply to the investment of restricted and general funds, having regard to terms on which such funds are held, the purposes for which they are held and the length of time funds are likely to be held before they are spent.

Ethical considerations:

Investments shall be selected which are in tune with the ethos of Great Dixter. The COIF Investment Fund incorporates environmental, social and governance considerations into the investment strategy.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governance:
Decisions regarding investments are made by the Finance and Management Committee and approved by the Trust Board.

How will success be measured?
Performance of investments will be reviewed on a quarterly basis.

Remuneration Policy
The trust is committed to paying staff a fair salary that is competitive within the charity sector locally, proportionate to the complexity of each role and in line with the charitable objectives. The Trust meets all national pay standards and provides all staff with at least the National Living Wage. The Trustees, with recommendations from the Finance Committee, govern overall remuneration packages and approve any annual percentage increase. The remuneration of staff who are key management personnel is considered annually by the CEO.

Charity Code of Governance
The Trust uses the Charity Code of Governance to inform its work and decision-making.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's activities during the year and of its financial position at the end of the year. In preparing those financial statements the trustees are required to:

- select suitable accounting policies and apply them consistently

- make judgements and estimates that are reasonable and prudent

- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements

- prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue in operation

In so far as the trustees are aware:
There is no relevant audit information of which the charitable company's auditors are unaware; and the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

The trustees are responsible for keeping accounting records which 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 Charities Act 1993. They are also responsible for safe- guarding the assets of the charity and hence for taking reasonable steps for the prevention of and detection of fraud and other irregularities.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on ..... 9/7/26 ..... and signed on the board's behalf by:

.....
Mr G Dyer - Trustee

Opinion
We have audited the financial statements of The Great Dixter Charitable Trust (the 'charitable company') for the year ended 31 March 2026 which comprise the Statement of Financial Activities, the Statement of Financial Position, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:
- give a true and fair view of the state of the charitable company's affairs as at 31 March 2026 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; 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 responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company'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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditor thereon.

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.

In connection with our audit of the financial statements, 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 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 the audit:
- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where 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 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.

Responsibilities of trustees
As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes 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 charitable company'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.

Our responsibilities for the audit of the financial statements
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 a Report of the Independent Auditor that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

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:

- Discussion with management which included consideration of known or suspected instances of non-compliance with laws and regulations and fraud
- Reviewing, evaluating and testing systems and controls to assess their effectiveness to prevent and detected irregularities
- Identifying, reviewing and testing journal entries
- Challenging assumptions and judgements made by management in respect of significant accounting estimates
- Reviewing minutes of board meetings for known or suspected instances of non-compliance with laws and regulations and fraud

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from that events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one due to error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditor.

Use of our report

This report is made solely to the charitable company'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 company's members 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

D Sallows

Daniel Sallows FCA (Senior Statutory Auditor)
for and on behalf of GMP Audit Ltd
82 High Street
Tenterden
Kent
TN30 6JG

Date: 21 SEPTEMBER 2026 .

THE GREAT DIXTER CHARITABLE TRUST

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2026

	Notes	Unrestricted funds £	Restricted funds £	2026 Total funds £	2025 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	**424,838**	**6,145**	**430,983**	721,349
Charitable activities	5				
Admissions income		**597,141**	**-**	**597,141**	507,575
Projects		**-**	**357,755**	**357,755**	226,315
Charitable activities		**36,057**	**6,700**	**42,757**	23,000
Other trading activities	3	**1,369,614**	**-**	**1,369,614**	1,138,982
Investment income	4	**26,476**	**678**	**27,154**	26,923
Other income	6	**2**	**-**	**2**	-
Total		**2,454,128**	**371,278**	**2,825,406**	2,644,144
EXPENDITURE ON					
Raising funds					
Other Trading Activities	7	**949,012**	**4,887**	**953,899**	880,530
Raising Donations And Legacies	8	**49,435**	**-**	**49,435**	60,511
		998,447	**4,887**	**1,003,334**	941,041
Charitable activities	9				
Projects		**17,064**	**286,815**	**303,879**	161,771
Charitable activities		**1,451,982**	**23,663**	**1,475,645**	1,284,616
Governance		**15,137**	**-**	**15,137**	28,031
Total		**2,482,630**	**315,365**	**2,797,995**	2,415,459
Net gains/(losses) on investments		**(24,759)**	**-**	**(24,759)**	(8,237)
NET INCOME/(EXPENDITURE)		**(53,261)**	**55,913**	**2,652**	220,448
RECONCILIATION OF FUNDS					
Total funds brought forward		**3,707,830**	**5,212,831**	**8,920,661**	8,700,213

The notes form part of these financial statements

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2026

	Notes	Unrestricted funds £	Restricted funds £	2026 Total funds £	2025 Total funds £
TOTAL FUNDS CARRIED FORWARD		**3,654,569**	**5,268,744**	**8,923,313**	8,920,661

The notes form part of these financial statements

STATEMENT OF FINANCIAL POSITION
31 MARCH 2026

	Notes	2026 £	2025 £
FIXED ASSETS			
Tangible assets	17	**415,992**	398,691
Heritage assets	18	**7,008,008**	7,008,008
Investments	19	**393,445**	418,204
		7,817,445	7,824,903
CURRENT ASSETS			
Stocks	20	**182,667**	151,577
Debtors: amounts falling due within one year	21	**124,657**	33,167
Cash at bank and in hand		**1,077,142**	1,172,224
		1,384,466	1,356,968
CREDITORS			
Amounts falling due within one year	22	**(278,598)**	(261,210)
NET CURRENT ASSETS		**1,105,868**	1,095,758
TOTAL ASSETS LESS CURRENT LIABILITIES		**8,923,313**	8,920,661
NET ASSETS		**8,923,313**	8,920,661

The notes form part of these financial statements

continued...

STATEMENT OF FINANCIAL POSITION - continued
31 MARCH 2026

	Notes	2026 £	2025 £
FUNDS	24		
Unrestricted funds:			
General fund		**100,000**	100,000
Capitalised Funds		**2,505,902**	2,505,902
Christo's Fund		**330,664**	342,418
Angel Fund		**398,443**	411,353
Arcadia Fund		**-**	83,333
Veg Wages Fund		**485**	467
FG 25 Year Fund		**66,757**	47,765
Project 2023 Appeal		**8,437**	22,640
Major Repairs		**243,880**	193,952
		3,654,568	3,707,830
Restricted funds:			
Meadow Project Fund		**3,132**	1,900
Gardeners Fund		**5,837**	6,617
Christopher Lloyd Travel Bursary		**9,627**	11,783
Christopher Lloyd Scholarship		**3,126**	2,446
US Scholarship Fund		**13,688**	13,688
Bio Diversity Fund		**15,642**	30,004
Richard & Brenda Young Fund		**1,399**	2,852
Projects Fund		**368,525**	297,585
Caiger-Smith Collection Fund - Capitalised		**48,000**	48,000
Borun Scholarship Fund		**21,021**	21,021
Capitalised Funds		**4,778,748**	4,776,935
		5,268,745	5,212,831
TOTAL FUNDS		**8,923,313**	8,920,661

The financial statements were approved by the Board of Trustees and authorised for issue on 9/2/26 and were signed on its behalf by:

.....
Mr G Dyer - Trustee

.....
Mr J French - Trustee

The notes form part of these financial statements

THE GREAT DIXTER CHARITABLE TRUST

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2026

	Notes	2026 £	2025 £
Cash flows from operating activities			
Cash generated from operations	1	(26,684)	197,051
Net cash (used in)/provided by operating activities		(26,684)	197,051
Cash flows from investing activities			
Purchase of tangible fixed assets		(47,101)	(13,793)
Purchase of fixed asset investments		-	(200,000)
Sale of tangible fixed assets		3,462	4,991
Sale of fixed asset investments		(24,759)	2,085
Net cash used in investing activities		(68,398)	(206,717)
Change in cash and cash equivalents in the reporting period		(95,082)	(9,666)
Cash and cash equivalents at the beginning of the reporting period		1,172,224	1,181,890
Cash and cash equivalents at the end of the reporting period		1,077,142	1,172,224

The notes form part of these financial statements

NOTES TO THE STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2026

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2026 £	2025 £
Net income for the reporting period (as per the Statement of Financial Activities)	**2,652**	220,448
Adjustments for:		
Depreciation charges	**21,272**	15,054
Losses on investments	**49,519**	8,237
Loss/(profit) on disposal of fixed assets	**5,065**	(1,379)
Increase in stocks	**(31,090)**	(3,311)
Increase in debtors	**(91,490)**	(29,778)
Increase/(decrease) in creditors	**17,388**	(12,220)
Net cash (used in)/provided by operations	**(26,684)**	197,051

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.25 £	Cash flow £	At 31.3.26 £
Net cash			
Cash at bank and in hand	1,172,224	(95,082)	1,077,142
	1,172,224	(95,082)	1,077,142
Total	1,172,224	(95,082)	1,077,142

The notes form part of these financial statements

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland FRS 102 which became effective on 1st January 2015, and the Companies Act 2006.

The Great Dixter trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

The Great Dixter Charitable Trust is a charitable company limited by guarantee and incorporated in England and Wales. In the event of the charity being wound up. The liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information appended to these financial statements.

INCOME

All income, including capital or revenue grants, is recognised when the charity has entitlement to the funds and any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably.

Income received in advance of a symposium or study lecture is deferred until the criteria for income recognition are met, see note 18.

For legacies, entitlement is the earlier of the charity being notified of an impending distribution or the legacy being received. At this point income is recognised. On occasion legacies will be notified to the charity however it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

EXPENDITURE AND IRRECOVERABLE VAT

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

The Charity is registered for VAT and all figures are net of VAT where applicable. Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

ALLOCATION OF SUPPORT COSTS

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and governance costs which support the Trusts activities. These costs have been allocated between business costs, governance and fundraising.

TANGIBLE FIXED ASSETS

The Great Dixter estate is situated in East Sussex, occupying 72 acres of countryside.

The main House dates back to the mid-15th century but it was restored and enlarged by the rebuilding of a 16th century yeoman's house dismantled and moved in 1910, together with the Lutyens's designed extension added during 1910-12. The house is complimented by its former farm buildings, including the Oasthouse, Great Barn and North Barn. These three buildings, together with lesser ones, provide a backdrop to the gardens that attract visitors from all over the UK and around the world.

continued...

1. ACCOUNTING POLICIES - continued

TANGIBLE FIXED ASSETS

The house and gardens are open to the public from April to October and an admission entry fee is charged. Regular educational and training activities are provided and visitors can enjoy regular guided tours of the house and its collection.

Within the house, there are house contents, mainly incorporating furniture and works of art which are also intended for public viewing.

Great Dixter House and Gardens, together with House Contents are considered as Heritage Assets.

These are used by the trust in its operations and are therefore accounted for as operational assets in accordance with Sec 34 of FRS102.

Tangible Fixed Assets are stated as cost less accumulated depreciation.

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value over the useful economic life of that asset as follows:

Plant & Machinery	- 15% reducing balance basis
Motor Vehicles	- 25% reducing balance basis
Information Technology	- straight line over 4 years
Greenhouses	- straight line over 10 years

The house and contents are deemed to have indeterminate lives and the Trustees do not therefore consider it appropriate to charge depreciation.
The greenhouses were originally purchased for £53,237 and depreciated over 10 years using the straight-line method and there is no remaining useful life.

HERITAGE ASSETS MANAGEMENT POLICY

Christopher Lloyd, who died in 2006, established the Great Dixter Charitable Trust in 2004 to take charge after his death of managing, enhancing, developing and maintaining the long-term heritage of Great Dixter. The Trust is committed to maintaining the house, gardens and buildings as a centre for innovative horticulture and plantsmanship. It is the Trust's policy to maintain the house and maintenance costs are charged to the Income and Expenditure account when incurred. Heritage Lottery Funding was received towards renovation of the north face of the house, the purchase of Dixter Farm and the consolidation of the House and Barn buildings. Costs relating to the renovation have been capitalised.

STOCKS

Stock is included at the lower of cost or net realisable value

TAXATION

The charity is exempt from corporation tax on its charitable activities.

FUND ACCOUNTING

Unrestricted funds are available to spend on activities that further any of the purposes of charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside for a particular purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the Trust's work or projects being undertaken by the Trust

FOREIGN CURRENCIES

Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the statement of financial position date. Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of transaction. Exchange differences are taken into account in arriving at the operating result.

continued...

1. ACCOUNTING POLICIES - continued

PENSIONS
The charity operates a defined contribution pension scheme. Any contributions payable to the scheme are charged to the SOFA in the period to which they relate.

OTHER ACCOUNTING POLICIES
INTEREST RECEIVABLE
Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally on notification of the interest paid or payable by the bank.

INVESTMENTS
The charity have invested funds not needed as working capital in COIF to protect the amount from depreciation and also generate a return on the charity funds. The investment is stated at fair value.

DEBTORS
Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

CASH AT BANK AND IN HAND
Cash at bank and cash in hand includes cash and short term bank accounts.

CREDITORS AND PROVISIONS
Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

LEGAL STATUS OF THE TRUST
The Trust is a charitable company limited by guarantee and has no share capital. In the event of winding up the members are liable to make a contribution not exceeding £1 per member.

2. DONATIONS AND LEGACIES

	Unrestricted funds	Restricted funds	2026 Total funds	2025 Total funds
	£	£	£	£
Donations and legacies	**301,753**	**6,145**	**307,898**	679,438
Gift aid	**123,085**	**-**	**123,085**	41,911
	424,838	**6,145**	**430,983**	721,349

continued...

3. OTHER TRADING ACTIVITIES

	Unrestricted funds	Restricted funds	2026 Total funds	2025 Total funds
	£	£	£	£
Nursery income	287,528	-	287,528	213,985
Merchandise income	304,943	-	304,943	217,786
Loggia income	355,977	-	355,977	298,721
Other business income	402,459	-	402,459	384,541
Rental	14,568	-	14,568	20,687
Royalties	4,139	-	4,139	3,262
	1,369,614	-	1,369,614	1,138,982

4. INVESTMENT INCOME

	Unrestricted funds	Restricted funds	2026 Total funds	2025 Total funds
	£	£	£	£
Interest	26,476	678	27,154	26,923

5. INCOME FROM CHARITABLE ACTIVITIES

	Admissions income	Projects	Charitable activities	2026 Total activities	2025 Total activities
	£	£	£	£	£
Admissions income	597,141	-	-	597,141	507,575
Projects	-	357,755	42,757	400,512	249,315
	597,141	357,755	42,757	997,653	756,890

6. OTHER INCOME

	Unrestricted funds	Restricted funds	2026 Total funds	2025 Total funds
	£	£	£	£
Other income	2	-	2	-

continued...

7. OTHER TRADING ACTIVITIES

	Unrestricted funds £	Restricted funds £	2026 Total funds £	2025 Total funds £
Staff costs	279,940	-	279,940	255,029
Nursery costs of sale	59,407	-	59,407	60,233
Merchandise costs of sale	115,873	-	115,873	92,117
Loggia costs of sale	181,920	-	181,920	159,613
Direct costs of other activity	93,133	-	93,133	103,425
Volunteer expenses	3,545	-	3,545	1,341
Training	3,407	-	3,407	183
Light, heat and water	50,621	-	50,621	66,581
Insurance	9,906	-	9,906	9,441
Health insurance	4,256	-	4,256	3,996
Telephone and internet	4,719	-	4,719	6,842
Postage and stationery	8,997	-	8,997	9,576
Computer costs	41,048	-	41,048	29,419
Motor expenses	5,381	-	5,381	6,444
Travel expenses	2,215	-	2,215	3,209
Subscriptions	221	-	221	677
Accountancy	9,600	-	9,600	8,480
Legal and professional	30,822	-	30,822	27,631
Bank charges and interest	1,580	-	1,580	2,742
Card transaction fees	14,670	-	14,670	12,238
Sundry expenses	1,303	-	1,303	3,496
Health and safety	4,998	-	4,998	4,142
Depreciation	16,385	4,887	21,272	15,054
Loss on sale of assets	5,065	-	5,065	(1,379)
	949,012	4,887	953,899	880,530

8. RAISING DONATIONS AND LEGACIES

	Unrestricted funds £	Restricted funds £	2026 Total funds £	2025 Total funds £
Staff costs	49,435	-	49,435	60,511

continued...

9. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 10) £	Support costs (see note 11) £	Totals £
Projects	303,879	-	303,879
Charitable activities	1,475,645	-	1,475,645
Governance	-	15,137	15,137
	1,779,524	15,137	1,794,661

10. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2026 £	2025 £
Staff costs	997,479	962,101
Repairs and renewals	320,347	155,917
Cleaning and laundry	4,079	3,105
Volunteer expenses	3,338	6,008
Food and hospitality	6,638	10,033
Project costings	341,745	217,742
Conservation	6,497	5,245
Fundraising	9,842	14,233
Bank charges	1,531	1,703
Card transaction fees	14,670	12,238
Light, heat and water	21,202	12,549
Rates	12,807	11,141
Advertising	14,538	13,560
Health and safety	4,998	4,142
Insurance	19,813	16,670
	1,779,524	1,446,387

continued...

11. SUPPORT COSTS

	Governance costs £
Governance	15,137

Support costs, included in the above, are as follows:

GOVERNANCE COSTS

	2026 Governance £	2025 Total activities £
Auditors' remuneration	6,485	6,250
Bank charges	734	558
Trustee Insurance	2,212	2,212
Wages and salaries	5,706	19,011
	15,137	28,031

12. NET INCOME/(EXPENDITURE)

The surplus of income over expenditure is stated after charging:

	2026 £	2025 £
Depreciation of tangible fixed assets owned by the charity	20,989	14,729
Audit fees	6,485	6,250

13. TRUSTEES' REMUNERATION AND BENEFITS

The charity trustees were not paid or received any other benefits from employment with the Trust in the year (2025: nil).

TRUSTEES' EXPENSES

The trustees were not reimbursed expenses during the year (2025: Nil)

KEY MANAGEMENT PERSONNEL REMUNERATION AND EXPENSES

One employee received total employee benefits (excluding pension contributions) of more than £60,000.

	2026	2025
Salaries	1,089,853	1,186,080
Key Management Personnel	249,609	131,752
Employer Pension	24,980	23,428
Social security and other tax	142,792	103,321
	1,507,234	1,444,581

continued...

14. STAFF NUMBERS

The average monthly head count was 68 staff (2025: 74 staff) and the average number of full time equivalent employees, including casual and part-time staff during the year were as follows:

	2026	2025
Business activities	57	62
Fundraising	3	3
Governance	0	0
	60	65

15. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	715,227	6,122	721,349
Charitable activities			
Admissions income	507,575	-	507,575
Projects	-	226,315	226,315
Charitable activities	23,000	-	23,000
Other trading activities	1,138,982	-	1,138,982
Investment income	25,944	979	26,923
Total	2,410,728	233,416	2,644,144
EXPENDITURE ON			
Raising funds			
Other Trading Activities	876,751	3,779	880,530
Raising Donations And Legacies	60,511	-	60,511
	937,262	3,779	941,041
Charitable activities			
Projects	-	161,771	161,771
Charitable activities	1,274,529	10,087	1,284,616
Governance	28,031	-	28,031
Total	2,239,822	175,637	2,415,459

continued...

15. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
Net gains/(losses) on investments	(8,237)	-	(8,237)
NET INCOME	162,669	57,779	220,448
RECONCILIATION OF FUNDS			
Total funds brought forward	3,545,161	5,155,052	8,700,213
TOTAL FUNDS CARRIED FORWARD	3,707,830	5,212,831	8,920,661

16. FUNDS

Unrestricted Funds
Christo's Fund: A fund allocated by the trustees to even out the variations caused by the vagaries of the weather and other normal events created from surpluses in the good years.
Angel Fund: Gifts from generous benefactors allocated to special projects by the trustees.
Arcadia Fund: Funds donated annually to support biodiversity and education projects for the year ahead.
Veg wages Fund: Donations allocated to support apprentices and additional help in the vegetable garden.
FG 25 Year Fund: Donations allocated to projects close to Chief executive's heart as a result of his 25 years of service.
Capitalised fund: Funds donated for the capital element of projects.
Project 2023 Appeal: Unrestricted funds for any requirement.
Major repairs: Large repairs to house and estate.

Restricted Funds
Meadow Project Fund: Donations given specifically for meadow work
Gardeners Fund: Donations given specifically toward the gardeners
Christopher Lloyd Travel Bursary : Funds given for student travel and student projects
Christopher Lloyd scholarship: Funds reserved specifically for the UK Christopher Lloyd scholarship
US Scholarship Fund: Funds reserved specifically for the North American Christopher Lloyd scholar
Biodiversity Fund: Funds given specifically towards biodiversity projects
Richard and Brenda Young Fund: Fund donated by neighbours specifically to go towards the house
Projects Fund: Various project funds including Silk Route Project
Caiger Smith Collection Fund: Pottery collection donated to be on show in the house
Borun Scholarship Fund: Donation by Dr Raymond Borun in memory of his late wife for a student scholarship
Capitalised funds : Funds donated for the capital element of specific projects.

continued...

17. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Motor vehicles £	Information Technology £	Totals £
Cost					
At 1 April 2025	320,978	202,670	19,715	87,261	630,624
Additions	-	14,910	28,005	4,186	47,101
Disposals	-	(21,185)	(19,715)	(47,248)	(88,148)
At 31 March 2026	320,978	196,395	28,005	44,199	589,577
Depreciation					
At 1 April 2025	-	130,859	16,092	84,982	231,933
Charge for year	-	12,273	7,002	1,998	21,273
Eliminated on disposal	-	(16,281)	(16,092)	(47,248)	(79,621)
At 31 March 2026	-	126,851	7,002	39,732	173,585
Net book value					
At 31 March 2026	320,978	69,544	21,003	4,467	415,992
At 31 March 2025	320,978	71,811	3,623	2,279	398,691

18. HERITAGE ASSETS

	Total £
Market value	
At 1 April 2025 and 31 March 2026	7,061,246
Provisions	
At 1 April 2025 and 31 March 2026	53,238
Net book value	
At 31 March 2026	7,008,008
At 31 March 2025	7,008,008

	2026	2025	2024	2023	2022
Cost of acquisition	-	-	10,177	53,765	40,462
Impairment recognised	-	-	-	-	-

Heritage assets held are The Great Dixter house and gardens which date back to the 15th century, the contents of the house include furniture dating back to the 17th century. Dixter farm contains a number of historic buildings converted by the Trust to provide education facilities for students

Valuation
A 25/60th proportion of the house was acquired from the Estate of the late Christopher Lloyd at probate value. The remaining balance of 35/60th is recorded at cost being the amount paid in 2009/2010.

A subsequent valuation of this share was undertaken to support the above values.

Legal Charge

continued...

18. HERITAGE ASSETS - continued

The Trustees of the National Heritage Memorial Fund hold a legal charge over the Great Dixter House, Land & Buildings.

19. FIXED ASSET INVESTMENTS

	Listed investments £
Market value	
At 1 April 2025	**418,204**
Revaluations	**(24,759)**
At 31 March 2026	**393,445**
Net book value	
At 31 March 2026	**393,445**
At 31 March 2025	418,204

There were no investment assets outside the UK.

Cost or valuation at 31 March 2026 is represented by:

	Listed investments £
Valuation in 2023	**2,035**
Valuation in 2024	**26,491**
Valuation in 2025	**(10,322)**
Valuation in 2026	**(24,759)**
Cost	**400,000**
	393,445

20. STOCKS

	2026 £	2025 £
Merchandise	**76,973**	66,074
Loggia	**3,929**	4,911
Nursery	**101,765**	80,592
	182,667	151,577

continued...

21. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Other debtors	**4,151**	2,509
VAT	**22,556**	10,023
Prepayments and accrued income	**97,950**	20,635
	124,657	33,167

22. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Trade creditors	**42,525**	27,538
PAYE/NIC Control	**591**	551
Pension Control	**4,810**	4,439
Accruals and deferred income	**216,072**	215,317
Accrued expenses	**14,600**	13,365
	278,598	261,210

Income has been deferred as it relates to money received during the financial year for matters occurring after the year end. These matters include educational days, Zoom symposiums, in person symposiums and donations for Centenary friends that relate to a number of years. During the year the total money received that has been deferred amounted to £194,633 (2025: £167,151). Of the deferred income brought forward, £27,482 has been released to income during this financial year.

23. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds	Restricted funds	2026 Total funds	2025 Total funds
	£	£	£	£
Fixed assets	**2,597,253**	**4,826,747**	**7,424,000**	7,406,699
Investments	**393,445**	**-**	**393,445**	418,204
Current assets	**942,468**	**441,998**	**1,384,466**	1,356,968
Current liabilities	**(278,598)**	**-**	**(278,598)**	(261,210)
	3,654,568	**5,268,745**	**8,923,313**	8,920,661

continued...

24. MOVEMENT IN FUNDS

	At 1.4.25 £	Net movement in funds £	Transfers between funds £	At 31.3.26 £
Unrestricted funds				
General fund	100,000	49,928	(49,928)	100,000
Capitalised Funds	2,505,902	-	-	2,505,902
Christo's Fund	342,418	(11,754)	-	330,664
Angel Fund	411,353	(12,910)	-	398,443
Arcadia Fund	83,333	(83,333)	-	-
Veg Wages Fund	467	18	-	485
FG 25 Year Fund	47,765	18,992	-	66,757
Project 2023 Appeal	22,640	(14,203)	-	8,437
Major Repairs	193,952	-	49,928	243,880
	3,707,830	(53,262)	-	3,654,568
Restricted funds				
Meadow Project Fund	1,900	1,232	-	3,132
Gardeners Fund	6,617	(780)	-	5,837
Christopher Lloyd Travel Bursary	11,783	(2,156)	-	9,627
Christopher Lloyd Scholarship	2,446	680	-	3,126
US Scholarship Fund	13,688	-	-	13,688
Bio Diversity Fund	30,004	(14,362)	-	15,642
Richard & Brenda Young Fund	2,852	(1,453)	-	1,399
Projects Fund	297,585	70,940	-	368,525
Caiger-Smith Collection Fund - Capitalised	48,000	-	-	48,000
Borun Scholarship Fund	21,021	-	-	21,021
Capitalised Funds	4,776,935	1,813	-	4,778,748
	5,212,831	55,914	-	5,268,745
TOTAL FUNDS	8,920,661	2,652	-	8,923,313

continued...

24. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	2,501,154	(2,451,226)	-	49,928
Christo's Fund	91	-	(11,845)	(11,754)
Angel Fund	4	-	(12,914)	(12,910)
Arcadia Fund	(83,333)	-	-	(83,333)
Veg Wages Fund	155	(137)	-	18
FG 25 Year Fund	36,057	(17,065)	-	18,992
Project 2023 Appeal	-	(14,203)	-	(14,203)
	2,454,128	(2,482,631)	(24,759)	(53,262)
Restricted funds				
Meadow Project Fund	1,232	-	-	1,232
Gardeners Fund	-	(780)	-	(780)
Christopher Lloyd Travel Bursary	2,412	(4,568)	-	(2,156)
Christopher Lloyd Scholarship	680	-	-	680
Bio Diversity Fund	2,500	(16,862)	-	(14,362)
Richard & Brenda Young Fund	(1)	(1,452)	-	(1,453)
Projects Fund	357,755	(286,815)	-	70,940
Capitalised Funds	6,700	(4,887)	-	1,813
	371,278	(315,364)	-	55,914
TOTAL FUNDS	2,825,406	(2,797,995)	(24,759)	2,652

continued...

24. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.24 £	Net movement in funds £	Transfers between funds £	At 31.3.25 £
Unrestricted funds				
General fund	100,000	193,952	(193,952)	100,000
Capitalised Funds	2,505,902	-	-	2,505,902
Christo's Fund	346,621	(4,203)	-	342,418
Angel Fund	415,258	(3,905)	-	411,353
Arcadia Fund	83,333	-	-	83,333
Veg Wages Fund	769	(302)	-	467
FG 25 Year Fund	43,740	4,025	-	47,765
Project 2023 Appeal	49,538	(26,898)	-	22,640
Major Repairs	-	-	193,952	193,952
	3,545,161	162,669	-	3,707,830
Restricted funds				
Meadow Project Fund	1,655	245	-	1,900
Gardeners Fund	6,355	262	-	6,617
Christopher Lloyd Travel Bursary	15,061	(3,278)	-	11,783
Christopher Lloyd Scholarship	1,468	978	-	2,446
US Scholarship Fund	13,688	-	-	13,688
Bio Diversity Fund	31,197	(1,193)	-	30,004
Richard & Brenda Young Fund	2,852	-	-	2,852
Projects Fund	383,591	64,544	(150,550)	297,585
Caiger-Smith Collection Fund - Capitalised	48,000	-	-	48,000
Borun Scholarship Fund	21,021	-	-	21,021
Capitalised Funds	4,630,164	(3,779)	150,550	4,776,935
	5,155,052	57,779	-	5,212,831
TOTAL FUNDS	8,700,213	220,448	-	8,920,661

continued...

24. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	2,387,085	(2,193,133)	-	193,952
Christo's Fund	123	-	(4,326)	(4,203)
Angel Fund	6	-	(3,911)	(3,905)
Veg Wages Fund	515	(817)	-	(302)
FG 25 Year Fund	22,999	(18,974)	-	4,025
Project 2023 Appeal	-	(26,898)	-	(26,898)
	2,410,728	(2,239,822)	(8,237)	162,669
Restricted funds				
Meadow Project Fund	245	-	-	245
Gardeners Fund	262	-	-	262
Christopher Lloyd Travel Bursary	3,465	(6,743)	-	(3,278)
Christopher Lloyd Scholarship	978	-	-	978
Bio Diversity Fund	2,151	(3,344)	-	(1,193)
Projects Fund	226,315	(161,771)	-	64,544
Capitalised Funds	-	(3,779)	-	(3,779)
	233,416	(175,637)	-	57,779
TOTAL FUNDS	2,644,144	(2,415,459)	(8,237)	220,448

continued...

24. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.24 £	Net movement in funds £	Transfers between funds £	At 31.3.26 £
Unrestricted funds				
General fund	100,000	243,880	(243,880)	100,000
Capitalised Funds	2,505,902	-	-	2,505,902
Christo's Fund	346,621	(15,957)	-	330,664
Angel Fund	415,258	(16,815)	-	398,443
Arcadia Fund	83,333	(83,333)	-	-
Veg Wages Fund	769	(284)	-	485
FG 25 Year Fund	43,740	23,017	-	66,757
Project 2023 Appeal	49,538	(41,101)	-	8,437
Major Repairs	-	-	243,880	243,880
	3,545,161	109,407	-	3,654,568
Restricted funds				
Meadow Project Fund	1,655	1,477	-	3,132
Gardeners Fund	6,355	(518)	-	5,837
Christopher Lloyd Travel Bursary	15,061	(5,434)	-	9,627
Christopher Lloyd Scholarship	1,468	1,658	-	3,126
US Scholarship Fund	13,688	-	-	13,688
Bio Diversity Fund	31,197	(15,555)	-	15,642
Richard & Brenda Young Fund	2,852	(1,453)	-	1,399
Projects Fund	383,591	135,484	(150,550)	368,525
Caiger-Smith Collection Fund - Capitalised	48,000	-	-	48,000
Borun Scholarship Fund	21,021	-	-	21,021
Capitalised Funds	4,630,164	(1,966)	150,550	4,778,748
	5,155,052	113,693	-	5,268,745
TOTAL FUNDS	8,700,213	223,100	-	8,923,313

continued...

24. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	4,888,239	(4,644,359)	-	243,880
Christo's Fund	214	-	(16,171)	(15,957)
Angel Fund	10	-	(16,825)	(16,815)
Arcadia Fund	(83,333)	-	-	(83,333)
Veg Wages Fund	670	(954)	-	(284)
FG 25 Year Fund	59,056	(36,039)	-	23,017
Project 2023 Appeal	-	(41,101)	-	(41,101)
	4,864,856	(4,722,453)	(32,996)	109,407
Restricted funds				
Meadow Project Fund	1,477	-	-	1,477
Gardeners Fund	262	(780)	-	(518)
Christopher Lloyd Travel Bursary	5,877	(11,311)	-	(5,434)
Christopher Lloyd Scholarship	1,658	-	-	1,658
Bio Diversity Fund	4,651	(20,206)	-	(15,555)
Richard & Brenda Young Fund	(1)	(1,452)	-	(1,453)
Projects Fund	584,070	(448,586)	-	135,484
Capitalised Funds	6,700	(8,666)	-	(1,966)
	604,694	(491,001)	-	113,693
TOTAL FUNDS	5,469,550	(5,213,454)	(32,996)	223,100

25. RELATED PARTY DISCLOSURES

The North American Friends of Great Dixter (NAFGD) is a charity set up in the USA whose purpose is to support and promote the activities of GDCT in North America. GDCT and NAFGD have some trustees in common. During the course of the year GDCT received funds totalling $256,079 (2025: $276,290) to support their activities.

26. CORPORATION TAXATION

As a charity, The Great Dixter Charitable Trust is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the year.

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27. CONTINGENT ASSET

During the year ending 2017, the Trust has benefitted from a legacy which also included a future benefit from a 2/3rd interest in a property that is currently held in trust for a life tenant. The probate value of the property was estimated at £500,000 during 2017.

28. QUALIFYING THIRD PARTY INDEMNITY PROVISION

There is a qualifying third-party indemnity in force at the date of approval of this report, for the benefit of all trustees.

29. CONTESTED LEGACY

During the year, the Trust has benefitted from a legacy which was contested by a third party. The Trust took the case to mediation and is now the sole benefactor from the will. The costs for this have been carried forward to next year, when the Trust expect to receive in the region of £200,000 after settlement and costs.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2026

	Unrestricted funds £	Restricted funds £	2026 Total funds £	2025 Total funds £
INCOME AND ENDOWMENTS				
Donations and legacies				
Donations and legacies	301,753	6,145	307,898	679,438
Gift aid	123,085	-	123,085	41,911
	424,838	6,145	430,983	721,349
Other trading activities				
Nursery income	287,528	-	287,528	213,985
Merchandise income	304,943	-	304,943	217,786
Loggia income	355,977	-	355,977	298,721
Other business income	402,459	-	402,459	384,541
Rental	14,568	-	14,568	20,687
Royalties	4,139	-	4,139	3,262
	1,369,614	-	1,369,614	1,138,982
Investment income				
Interest	26,476	678	27,154	26,923
Charitable activities				
Admissions income	597,141	-	597,141	507,575
Projects	36,057	364,455	400,512	249,315
	633,198	364,455	997,653	756,890
Other income				
Other income	2	-	2	-
Total incoming resources	2,454,128	371,278	2,825,406	2,644,144
EXPENDITURE				
Other Trading Activities				
Wages	244,960	-	244,960	221,601
Pensions	34,980	-	34,980	33,428
Nursery costs of sale	59,407	-	59,407	60,233
Merchandise costs of sale	115,873	-	115,873	92,117
Loggia costs of sale	181,920	-	181,920	159,613
Direct costs of other activity	93,133	-	93,133	103,425
Volunteer expenses	3,545	-	3,545	1,341
Training	3,407	-	3,407	183
Carried forward	737,225	-	737,225	671,941

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2026

	Unrestricted funds £	Restricted funds £	2026 Total funds £	2025 Total funds £
Other Trading Activities				
Brought forward	737,225	-	737,225	671,941
Light, heat and water	50,621	-	50,621	66,581
Insurance	9,906	-	9,906	9,441
Health insurance	4,256	-	4,256	3,996
Telephone and internet	4,719	-	4,719	6,842
Postage and stationery	8,997	-	8,997	9,576
Computer costs	41,048	-	41,048	29,419
Motor expenses	5,381	-	5,381	6,444
Travel expenses	2,215	-	2,215	3,209
Subscriptions	221	-	221	677
Accountancy	9,600	-	9,600	8,480
Legal and professional	30,822	-	30,822	27,631
Bank charges and interest	1,580	-	1,580	2,742
Card transaction fees	14,670	-	14,670	12,238
Sundry expenses	1,303	-	1,303	3,496
Health and safety	4,998	-	4,998	4,142
Plant and machinery	9,061	3,212	12,273	13,310
Motor vehicles	5,326	1,675	7,001	1,208
Computer equipment	1,998	-	1,998	536
Loss on sale of tangible fixed assets	5,065	-	5,065	(1,379)
	949,012	4,887	953,899	880,530
Raising Donations And Legacies				
Wages and salaries	49,435	-	49,435	60,511
Charitable activities				
Wages	997,479	-	997,479	962,101
Repairs and renewals	320,347	-	320,347	155,917
Cleaning and laundry	4,079	-	4,079	3,105
Volunteer expenses	3,338	-	3,338	6,008
Food and hospitality	6,638	-	6,638	10,033
Project costings	31,268	310,477	341,745	217,742
Conservation	6,497	-	6,497	5,245
Fundraising	9,842	-	9,842	14,233
Bank charges	1,531	-	1,531	1,703
Card transaction fees	14,670	-	14,670	12,238
Light, heat and water	21,202	-	21,202	12,549
Rates	12,807	-	12,807	11,141
Advertising	14,538	-	14,538	13,560
Health and safety	4,998	-	4,998	4,142
Insurance	19,813	-	19,813	16,670
	1,469,047	310,477	1,779,524	1,446,387

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2026

	Unrestricted funds £	Restricted funds £	2026 Total funds £	2025 Total funds £
Support costs				
Governance costs				
Auditors' remuneration	6,485	-	6,485	6,250
Bank charges	734	-	734	558
Trustee Insurance	2,212	-	2,212	2,212
Wages and salaries	5,706	-	5,706	19,011
	15,137	-	15,137	28,031
Total resources expended	2,482,631	315,364	2,797,995	2,415,459
Net income before gains and losses	(28,503)	55,914	27,411	228,685
Realised recognised gains and losses				
Realised gains/(losses) on fixed asset investments	(24,759)	-	(24,759)	(8,237)
Net income	(53,262)	55,914	2,652	220,448

This page does not form part of the statutory financial statements