REGISTERED COMPANY NUMBER: 08334042 (England and Wales)
REGISTERED CHARITY NUMBER: 1153929

Trustees' Report and

Unaudited Financial Statements for the Year Ended 31 December 2025

for

The Marriott's Warehouse Trust

Stephenson Smart (East Anglia) Limited
Chartered Accountants
22-26 King Street
King's Lynn
Norfolk
PE30 1HJ

The Marriott's Warehouse Trust

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for the Year Ended 31 December 2025

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The Marriott's Warehouse Trust

Trustees' Report
for the Year Ended 31 December 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of 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
Objectives and aims
The Trust is a registered charity whose principal object is to advance the education of the public by establishing an exhibition and interpretation centre, and to promote the Historic Landmarks of the town of King's Lynn to increase the Public's Knowledge and awareness of the town's history. The Trust also works to promote the town's Hanseatic connections, both historic and contemporary. The Trustees have complied with the requirements of section 4 of the Charities Act 2006 to have due regard to the public benefit guidance published by the Charity Commission.

Achievements and performance
In 2025 the Trust continued its programme of lectures and events designed to engage the public in the town's history.

Further reorganisation and upgrading of the exhibition area housing Fred Hall's models of historic buildings was undertaken, enabling the Trust to continue to meet its educational objectives and to host additional meetings and events for a wider range of community groups.

Financial review
Financial position
The major programme of backlog maintenance work agreed with the Borough Council was completed in 2025 partially supported by a grant from the CIL fund. This was the sole reason for the deficit on the income and expenditure account. In these circumstances the Trustees are satisfied with the results for the year.

Investment policy and objectives
The Trustees Investment policy is to maximise returns on the cash balances held, having due regard to risk.

Reserves policy
The charity defines its reserves as the value of those assets over and above those which are required for it to meet its current commitments and planned expenditure. Trustees aim to have sufficient reserves to enable the charity to meet its financial objectives for one year.

Future plans
The Trustees intend to continue to develop their programme of lectures and events during 2026, to promote the use of the premises for community room hire and educational purposes, and to enhance the exhibition and interpretation space.

Formalisation of a new long-term lease on the premises with the Borough Council should be concluded during 2026. The Trust continues to encourage development of the restaurant operation by the licensee within the constraints of listed building status.

Structure, governance and management
The Marriott's Warehouse Trust, a company limited by guarantee, was incorporated on 17 December 2012.

The Trustees are recruited and appointed by pro-active invitation and relevant skills and experiences are reviewed at this time. Induction and training is given when required. All Trustees give their time voluntarily and received no benefits from the Trust.

Reference and administrative details
Registered Company number
08334042 (England and Wales)

Trustees' Report
for the Year Ended 31 December 2025

Registered Charity number
1153929

Registered office
Marriott's Warehouse
The South Quay
King's Lynn
Norfolk
PE30 5DT

Trustees
Mr P C T Gidney
Mrs M E Taylor
Mr S P Mackee
Mr G J Walker
Ms K E Heathcote
Ms D Perriss (appointed 14.8.2025)
Ms M Coleman (appointed 14.8.2025)

Company Secretary

Independent Examiner
Claire Melton
Stephenson Smart (East Anglia) Limited
Chartered Accountants
22-26 King Street
King's Lynn
Norfolk
PE30 1HJ

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

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....
Mr G J Walker - Trustee

Independent Examiner's Report to the Trustees of The Marriott's Warehouse Trust

Independent examiner's report to the trustees of The Marriott's Warehouse Trust ('the Company')
I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2025.

Responsibilities and basis of report
As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement
I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Claire Melton

Stephenson Smart (East Anglia) Limited
Chartered Accountants
22-26 King Street
King's Lynn
Norfolk
PE30 1HJ

Date: .....

Statement of Financial Activities
for the Year Ended 31 December 2025

	Notes	Unrestricted fund £	Restricted funds £	31.12.25 Total funds £	31.12.24 Total funds £
Income and endowments from					
Donations and legacies		45,808	-	45,808	891
Other trading activities	2	3,471	-	3,471	2,927
Investment income	3	30,720	-	30,720	30,850
Total		79,999	-	79,999	34,668
Expenditure on					
Raising funds		-	-	-	53
Charitable activities					
General charity		103,049	53	103,102	41,001
Total		103,049	53	103,102	41,054
NET INCOME/(EXPENDITURE)		(23,050)	(53)	(23,103)	(6,386)
Reconciliation of funds					
Total funds brought forward		32,635	406	33,041	39,427
Total funds carried forward		9,585	353	9,938	33,041

The notes form part of these financial statements

The Marriott's Warehouse Trust

Statement of Financial Position
31 December 2025

	Notes	31.12.25 £	31.12.24 £
Fixed assets			
Tangible assets	7	4,342	5,108
Current assets			
Debtors	8	4,267	500
Cash at bank and in hand		22,206	42,551
		26,473	43,051
Creditors			
Amounts falling due within one year	9	(20,877)	(15,118)
Net current assets		5,596	27,933
Total assets less current liabilities		9,938	33,041
NET ASSETS		9,938	33,041
Funds	11		
Unrestricted funds		9,585	32,635
Restricted funds		353	406
Total funds		9,938	33,041

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

(a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

Statement of Financial Position - continued
31 December 2025

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

The financial statements were approved by the Board of Trustees and authorised for issue on ..... and were signed on its behalf by:

.....
Mr G J Walker - Trustee

The notes form part of these financial statements

Statement of Cash Flows
for the Year Ended 31 December 2025

	Notes	31.12.25 £	31.12.24 £
Cash flows from operating activities			
Cash generated from operations	1	(20,345)	1,929
Net cash (used in)/provided by operating activities		(20,345)	1,929
Change in cash and cash equivalents in the reporting period		(20,345)	1,929
Cash and cash equivalents at the beginning of the reporting period		42,551	40,622
Cash and cash equivalents at the end of the reporting period		22,206	42,551

The notes form part of these financial statements

Notes to the Statement of Cash Flows
for the Year Ended 31 December 2025

1. Reconciliation of net expenditure to net cash flow from operating activities

	31.12.25 £	31.12.24 £
Net expenditure for the reporting period (as per the Statement of Financial Activities)	(23,103)	(6,386)
Adjustments for:		
Depreciation charges	766	8,734
(Increase)/decrease in debtors	(3,767)	17,389
Increase/(decrease) in creditors	5,759	(17,808)
Net cash (used in)/provided by operations	(20,345)	1,929

2. Analysis of changes in net funds

	At 1.1.25 £	Cash flow £	At 31.12.25 £
Net cash			
Cash at bank and in hand	42,551	(20,345)	22,206
	42,551	(20,345)	22,206
Total	42,551	(20,345)	22,206

The notes form part of these financial statements

1. Accounting policies

Basis of preparing the financial statements
The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure
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.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Improvements to property	-	Straight line over 3 years
Fixtures and fittings	-	15% p.a. reducing balance

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

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments
Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

2. Other trading activities

	31.12.25	31.12.24
	£	£
Fundraising events	1,045	689
Room hire	2,426	2,238
	3,471	2,927

3. Investment income

	31.12.25	31.12.24
	£	£
Rents received	30,720	30,850

4. Net income/(expenditure)

Net income/(expenditure) is stated after charging/(crediting):

	31.12.25	31.12.24
	£	£
Depreciation - owned assets	766	8,734
Other operating leases	9,180	9,213

5. Trustees' remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

6. Comparatives for the statement of financial activities

	Unrestricted fund	Restricted funds	Total funds
	£	£	£
Income and endowments from			
Donations and legacies	891	-	891
Other trading activities	2,927	-	2,927
Investment income	30,850	-	30,850
Total	34,668	-	34,668
Expenditure on			
Raising funds	53	-	53
Charitable activities			
General charity	40,938	63	41,001

6. Comparatives for the statement of financial activities - continued

	Unrestricted fund £	Restricted funds £	Total funds £
Total	40,991	63	41,054
NET INCOME/(EXPENDITURE)	(6,323)	(63)	(6,386)
Reconciliation of funds			
Total funds brought forward	38,958	469	39,427
Total funds carried forward	32,635	406	33,041

7. Tangible fixed assets

	Improvements to property £	Fixtures and fittings £	Totals £
Cost			
At 1 January 2025 and 31 December 2025	23,500	16,485	39,985
Depreciation			
At 1 January 2025	23,500	11,377	34,877
Charge for year	-	766	766
At 31 December 2025	23,500	12,143	35,643
Net book value			
At 31 December 2025	-	4,342	4,342
At 31 December 2024	-	5,108	5,108

8. Debtors: amounts falling due within one year

	31.12.25	31.12.24
	£	£
Trade debtors	3,072	-
Prepayments and accrued income	1,195	500
	4,267	500

9. Creditors: amounts falling due within one year

	31.12.25	31.12.24
	£	£
Trade creditors	124	-
VAT	1,039	-
Accrued expenses	19,714	15,118
	20,877	15,118

10. Analysis of net assets between funds

	Unrestricted fund	Restricted funds	31.12.25 Total funds	31.12.24 Total funds
	£	£	£	£
Fixed assets	4,038	304	4,342	5,108
Current assets	26,424	49	26,473	43,051
Current liabilities	(20,877)	-	(20,877)	(15,118)
	9,585	353	9,938	33,041

11. Movement in funds

	At 1.1.25	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted funds			
General fund	32,635	(23,050)	9,585
Restricted funds			
Lighting	406	(53)	353
TOTAL FUNDS	33,041	(23,103)	9,938

11. Movement in funds - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	79,999	(103,049)	(23,050)
Restricted funds			
Lighting	-	(53)	(53)
TOTAL FUNDS	79,999	(103,102)	(23,103)

Comparatives for movement in funds

	At 1.1.24 £	Net movement in funds £	At 31.12.24 £
Unrestricted fund	38,958	(6,323)	32,635
Restricted funds			
Lighting	469	(63)	406
TOTAL FUNDS	39,427	(6,386)	33,041

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted fund	34,668	(40,991)	(6,323)
Restricted funds			
Lighting	-	(63)	(63)
TOTAL FUNDS	34,668	(41,054)	(6,386)

11. Movement in funds - continued

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

	At 1.1.24	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted fund	38,958	(29,373)	9,585
Restricted funds			
Lighting	469	(116)	353
TOTAL FUNDS	39,427	(29,489)	9,938

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted fund	114,667	(144,040)	(29,373)
Restricted funds			
Lighting	-	(116)	(116)
TOTAL FUNDS	114,667	(144,156)	(29,489)

12. Related party disclosures

There were no related party transactions for the year ended 31 December 2025.

Detailed Statement of Financial Activities
for the Year Ended 31 December 2025

	31.12.25 £	31.12.24 £
Income and endowments		
Donations and legacies		
Donations	1,808	891
Grants	44,000	-
	45,808	891
Other trading activities		
Fundraising events	1,045	689
Room hire	2,426	2,238
	3,471	2,927
Investment income		
Rents received	30,720	30,850
Total incoming resources	79,999	34,668
Expenditure		
Other trading activities		
Cost of events	-	53
Charitable activities		
Wages	10,658	7,568
Rent	9,180	9,213
Rates and water	-	270
Insurance	2,472	2,364
Light and heat	1,024	-
Telephone	-	14
Sundries	712	822
Repairs and maintenance	75,425	10,966
Legal and professional fees	2,865	1,050
Depreciation of tangible fixed assets	766	8,734
	103,102	41,001
Total resources expended	103,102	41,054
Net expenditure	(23,103)	(6,386)

This page does not form part of the statutory financial statements