# Charlbury Corner House and Memorial Hall Trust

**Registration No.: 1196206**

## Annual Report and Financial Statements for the year ended 31st December 2025

The Trustees present their report together with financial statements for the year ended 31st December 2025. The financial statements comply with the Charities Act 2011, the Constitution, and Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) effective 1st January 2019.

**Overview**

The Corner House is a historic listed building at the very heart of Charlbury and was gifted to the town many years ago for recreational and educational purposes. The adjacent Memorial Hall, opened in 1956, has a main hall capable of accommodating 130 people seated in rows, theatre style and a smaller Green Room and Garden Room. It has a fully equipped kitchen, a stage and disabled access. The two buildings are administered by the Charlbury Corner House and Memorial Hall Trust. The charity is responsible for the running and maintenance of these two community assets.

There are many rooms and facilities available within the Corner House and Memorial Hall. The Corner House provides space for meetings and group activities. It is home to Cornerstone, the local Art Society (a studio), a small international charity Global Healthcare Information Network (office space), Charlbury Museum (which has occupied a significant portion of The Corner House for some 60 years) and a Community second hand Bookshop.

Cornerstone operates from the ground floor of the Corner House and celebrated its fifth anniversary in August 2025. It acts as a community meeting point. Open Monday to Saturday 10am to 1pm and staffed by volunteers, Cornerstone enables Charlbury residents to have a year round place to share excess local produce, available daily, and it continues to support a number of local vulnerable families with food boxes each week, supported by donations of food and money. Advisory support is provided for pupils from the local primary school and other individuals and households in Charlbury.

The charity receives most of its day-to-day income from hiring spaces in the Corner House and Memorial Hall to a variety of users within the community. The Memorial Hall is used on a daily basis by local societies for all manner of activities and events of benefit to the community, including weekly Meals on Wheels, Charlbury Day Centre, baby and toddler group and keep fit groups. It is in regular use by local groups for various events. The large hall is used for community concerts, exhibitions, and a variety of health and welfare activities plus community educational and information meetings of benefit to the community. It is also regularly hired for private functions.

**Achievements and Performance**

Maintenance is an on-going issue, especially for The Corner House, given that parts of the building date back to the 17th Century. In 2025 the charity continued to maintain its financial viability through a number of income streams, including the short-term hire of individual rooms, and longer-term tenancy agreements with Cornerstone, the Art Society, the small international charity and Charlbury Museum. Other income was derived from Town Council support, donations, and the major contribution made

through the fund-raising efforts of Charlbury Street Fair, which was established in the 1950s to raise money for the upkeep of the Corner House and Memorial Hall. It takes place in September each year, with stalls and activities for children and adults, complete with a fairground on the Playing Close.

The in-house second-hand bookshop provides the charity with a significant source of donations. It was decided in 2023 to devote further space within The Corner House to book sales, which has been successful. In 2025 the bookshop relocated its non-fiction section into a consolidated larger space in the Morris Room on the first floor together with the fiction books. The Morris Room has been significantly upgraded with new bookshelves and furnishings to become a pleasant and comfortable reading room.

A major project in 2025 was the complete renovation of the Corner House kitchen including essential internal building and electrical work. The kitchen has been re-fitted and upgraded to serve the needs of the café and deli in readiness for its opening in the Corner House at the beginning of 2006. The business is relocating from premises across the road. The former book room on the ground floor now accommodates the café. The local authority accepts that there has been no change of use of the building.

Expenditure has been incurred during the year to renovate the original sash windows in the Corner House and install secondary glazing. The external sewers/drains in the Memorial Hall have also had to be fully replaced. New heaters have been fitted in the Corner House. Funding has been obtained from various sources including generous grants and donations.

The museum occupies space on the ground floor of the Corner House. Discussions have continued with the museum regarding an occupancy agreement for the space being occupied. The charity's annual public meeting was held in September.

**Reference and Administrative Details**

The Trustees at 31st December 2025 were:

| Name | Office | Appointing body |
|---|---|---|
| Roy Scott | Chairman | Initial Trustee |
| Paddy Gallagher | Treasurer | OCC and WODC ** |
| John Partington | Secretary | The Trustees |
| Brian Ford | | PCC |
| Timothy Crisp | | Charlbury Town Council |
| John England | | Charlbury Town Council |
| Anu Green | | West Oxfordshire District Council |

** Oxfordshire County Council and West Oxfordshire District Council

It should be noted that changes took place in the position of Chairman at the beginning of 2026 so that the Financial Statement attached is signed by the current Chairman and Treasurer.

Charlbury Town Council acts as the charity's custodian trustee in respect of the freehold of the properties under our management. Our bankers are Unity Trust Bank.

**Objects**

The objects are: The provision and maintenance of The Corner House and the War Memorial Hall for the use of the inhabitants of Charlbury and the surrounding area without distinction of political, religious or other opinions, including use for:
(a) meetings, lectures and classes;
(b) other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the inhabitants; and
(c) any other charitable activity for community benefit as the trustees shall think appropriate.

**Governing document**

The Charlbury Corner House and Memorial Trust is a Charitable Incorporated Organization (CIO) registered with the Charity Commission with number 1196206.

The Constitution adopted on 11th October 2021 sets out the way in which The Charlbury Corner House and Memorial Trust is to be governed.

**Recruitment and Appointment of Trustees**

The charity may have up to nine trustees, who are appointed for initial three-year terms and may stand for reappointment. Charlbury Town Council may appoint up to three charity trustees, and a committee comprising the Oxfordshire County Council councillor representing Charlbury and the two West Oxfordshire District Council councillors representing Charlbury may appoint up to two charity trustees, and the Parochial Church Council for Charlbury may appoint one charity trustee. The trustees themselves may also appoint or reappoint members to the trustee board. New trustees are appointed in cognizance of the skills and experience that they can offer to the charity. Several board members are also trustees of other charities. New trustees are also provided with appropriate support and guidance to enable them to fulfil their responsibilities to the charity.

**Risk Management**

The charity aims to provide a safe environment for the individuals and organisations that make use of its facilities to do so without coming to harm. In this context, one of the trustees has responsibility for all aspects of health and safety as it relates to the property. The trustees require safety and safeguarding during the use of our facilities by others to be the responsibility of those individuals and organisations. The charity maintains sufficient reserves to cover its immediate requirements, with surplus funds being held in secure current and savings bank accounts.

There are no serious incidents that have occurred during 2025 which have not been reported to the Charity Commission.

**Organisational Structure**

Trustees meet monthly to make appropriate decisions regarding The Charlbury Corner House and Memorial Trust. In this they are supported by a book-keeper, who also has responsibility for managing the booking system used by hirers of our facilities.

**Public Benefit**

In providing the charity's facilities for use by others in the community, the trustees are mindful of the Charities Act 2011 'public benefit requirement' in all of their activities. Our objective is to provide The Corner House and the Memorial Hall for the use of the residents of Charlbury and the surrounding area.

In our view, our activities help towards achieving the following public benefits:

- The relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage;
- Helping to counteract loneliness and isolation;
- Providing facilities for education, entertainment and other social activities; and
- Supporting other local organisations such as the Charlbury Museum and Heritage Centre.

**Membership**

Our trustees are our sole members. Once a trustee leaves office they cease to be a member.

Signed on behalf of the Trustees

John Partington, Chairman

John England, Secretary

September 2026

## Financial Review

Principal funding sources

On a day-to-day basis, the charity receives most of its income from hiring spaces within its facilities to other users within the community. In addition to regular and occasional short-term users, the charity has three longer-term users who have office or studio space with The Corner House. Since the 1960s it has also provided premises for the Charlbury Museum and Heritage Centre, albeit at a peppercorn annual fee. In December, 2025, Charlbury Delicatessen moved into the Corner House in order to run a community run coffee shop. They pay a rental fee.

The charity also benefits from the contributions donated specifically for the maintenance of The Corner House by the organisers of Charlbury's annual Street Fair. In this context, we wish to acknowledge with full gratitude the input that the charity receives from local volunteers, both individuals and the organisers of Street Fair. It would not be able to function without them. Donations have also been received from Charlbury Museum.

The charity has a policy of pursuing applications for grants from local government when these are available, and of seeking support from other donor organisations particularly for funding our longer- term renovation projects for The Corner House. Grant aid has been received from Charlbury Town Council, Charlbury Beer Festival and from Sustainable Charlbury..

Results for the year

The charity recorded total income of £96,186 for the full year, against total expenditure of £139,737, resulting in a deficit of £43,551. Of the income, £27,538 was achieved from space hire charges, with grants and fundraising adding another £51,769. Significant large scale development projects at The Corner House incurred costs totalling £94,130

Major expenditure items included utilities, insurance, cleaning and regular maintenance, together with the fees charged for book-keeping services.

Reserves policy

The charity holds sufficient reserves to cover its immediate requirements.

## Plans

The charity has been developing plans for the renovation of The Corner House, with the aim of improving its facilities as a community hub. This year, a major refit of the Corner House windows was undertaken to improve energy efficiency. In addition the kitchen and one of the ground floor rooms were completely renovated and a new electricity circuit installed with LED lighting. We have received significant grant aid and donations to help with this work but we have also called on our reserves.

## Trustees' Responsibility for the Financial Statements

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with general applicable law and United Kingdom Accounting Standards (United Kingdom General Accepted Accounting Practice).

**Charlbury Corner House and Memorial Hall Trust**

**Registration No.: 1196206**

**Financial Statements for the year ended 31st December 2025**

The trustees are responsible for keeping proper 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 Charities Act 2011. They are also responsible for safekeeping the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Signed on behalf of the trustees:

John Partington
Chairman

Patrick Gallagher
Treasurer

CHARITY COMMISSION FOR ENGLAND AND WALES

| Charlbury Corner House & Memorial Hall Trust | | No. 1196206 | |
|---|---|---|---|
| **Receipts and payments accounts** | | | **CC16a** |
| For the period from | Period start date 01-Jan-25 | To | Period end date 31-Dec-25 |

## Section A Receipts and payments

| | Unrestricted funds to the nearest £ | Restricted funds to the nearest £ | Endowment funds to the nearest £ | Total funds to the nearest £ | Last year to the nearest £ |
|---|---|---|---|---|---|
| **A1 Receipts** see Notes 1 to 5 | | | | | |
| Interest | 723 | | - | 723 | 808 |
| Donations | 2,000 | | - | 2,000 | 15,707 |
| Fund Raising/Grants | 51,769 | | - | 51,769 | 6,303 |
| Other Income | 11,805 | | - | 11,805 | 4,700 |
| Book sales | 2,350 | | - | 2,350 | 3,000 |
| Corner House Fixed term lettings | 9,421 | | - | 9,421 | 8,221 |
| Corner House Short term lettings | 137 | | - | 137 | - |
| Memorial Hall cash income | 17,980 | | - | 17,980 | 17,797 |
| ***Sub total** (Gross income for AR)* | 96,186 | | - | 96,186 | 56,536 |
| **A2 Asset and investment sales, (see table).** | | | | | |
| | - | | - | - | |
| | - | | - | - | - |
| ***Sub total*** | - | | - | - | - |
| ***Total receipts*** | 96,186 | | - | 96,186 | 56,536 |
| **A3 Payments** see Note 6 | | | | | |
| Cost of sales | 26,421 | | - | - | - |
| Running expenditure | 19,186 | | - | 26,421 | 13,900 |
| Corner House development | 94,130 | | - | 19,186 | 20,966 |
| | | | - | 94,130 | 4,629 |
| | - | | - | - | - |
| | - | | - | - | - |
| | - | | - | - | - |
| | - | | - | - | - |
| ***Sub total*** | 139,737 | | - | 139,737 | 39,495 |
| **A4 Asset and investment purchases, (see table)** | | | | | |
| | - | | - | - | |
| | - | | - | - | |
| ***Sub total*** | - | | - | - | - |
| ***Total payments*** | 139,737 | | - | 139,737 | 39,495 |
| ***Net of receipts/(payments)*** | - 43,551 | | - | - 43,551 | 17,042 |
| **A5 Transfers between funds** | | | - | - | - |
| **A6 Cash funds last year end** | 45,077 | | - | 45,077 | 28,035 |
| ***Cash funds this year end*** | 1,526 | | - | 1,526 | 45,077 |

## Section B Statement of assets and liabilities at the end of the period

| Categories | Details | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ |
|---|---|---|---|---|
| **B1 Cash funds** | | | | |
| | | - | - | - |
| | | - | - | - |
| ***Total cash funds*** | | 1,526 | - | - |
| | (agree balances with receipts and payments account(s)) | OK | OK | OK |

| | Details | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ |
|---|---|---|---|---|
| **B2 Other monetary assets** | | | | |
| | 1 | - | - | - |

| | | | |
|---|---|---|---|
| | - | - | - |
| | - | - | - |
| | - | - | - |
| | - | - | - |
| | - | - | - |

**B3 Investment assets**

| Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|---|---|---|---|
| | | - | - |
| | | - | - |
| | | - | - |
| | | - | - |
| | | - | - |

**B4 Assets retained for the charity's own use**

| Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|---|---|---|---|
| See Note 7 | | N/A | N/A |
| | | - | - |
| | | - | - |
| | | - | - |
| | | - | - |
| | | - | - |
| | | - | - |
| | | - | - |
| | | - | - |

**B5 Liabilities**

| Details | Fund to which liability relates | Amount due (optional) | When due (optional) |
|---|---|---|---|
| | | - | |
| | | - | |
| | | - | |
| | | - | |
| | | - | |

Signed on behalf of all the trustees

| Signature | Print Name | Date of approval |
|---|---|---|
| P. Gallagher | Mr Patrick Gallagher | 06/08/2026 |

# Charlbury Corner House and Memorial Hall Trust

**Registration No.: 1196206**

## Financial Statement for the year ended 31st December 2025

### PRINCIPAL ACCOUNTING POLICIES

The financial statements have been prepared under the historical cost convention with items recognised at cost. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Charities Act 2011.

The Charity constitutes a public benefit entity as defined by FRS 102.

The financial statements present a true and fair view and the principal accounting policies of the charity. They have been prepared using the going concern basis of accounting as the trustees believe the charity has sufficient resources to continue in operation and meet its liabilities and obligations to its members.

### INCOMING RESOURCES

Recognition of income is included in the Statement of Financial Activities ("SoFA") when:

- the Charity becomes entitled to the resources;
- it is more likely than not that the trustees will receive the resources; *and*
- the monetary value can be measured with sufficient reliability.

There has been no material offsetting of assets and liabilities, or income and expenses.

Grants and donations are only included in the SoFA when the general income recognition criteria (as set out above) are met.

The value of any voluntary help received is not included in the accounts but is described in the trustees' annual report.

### RESOURCES EXPENDED

Expenditure is recognised where it is more likely than not that there is a legal or constructive obligation committing the Charity to pay out resources and the amount of the obligation can be measured with reasonable certainty. Expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

### TAXATION

For taxation purposes, the Charity is treated as a non-profit making organisation and as such there is no corporation tax liability.

# Charlbury Corner House and Memorial Hall Trust
**Registration No.: 1196206**
## Financial Statement for the year ended 31st December 2025

**NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1: GRANTS AND DONATIONS

Grants received by the charity contain various conditions that have to be followed. In the event that a grant-maker determines reasonably that these have not been followed, repayment might be requested. The trustees are, however, not aware of any circumstance that might result in repayment being requested.

NOTE 2: PAYMENTS TO TRUSTEES AND CONNECTED PERSONS

No trustee or person with a family or business connection with a trustee, received remuneration in the period, directly or indirectly, whilst serving as a trustee from the charity.

NOTE 3: CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

At 31st December 2025 the charity had no capital commitments or contingent liabilities.

NOTE 4: FUNDRAISING

For many years, the charity and its predecessor organisations have been reliant on funds raised by Street Fair to help cover the costs of running the buildings for which it is responsible to the community.

NOTE 5: SPACE-HIRE INCOME

Different income streams are generated by The Corner House and the Memorial Hall. Most of the Corner House income is from long-term users, with only occasional short-term hire. By contrast, all of the income from the Memorial Hall comes from short-term space hire, a considerable amount of which is repeat business.

NOTE 6: CORNER HOUSE DEVELOPMENT

Differentiated from regular maintenance expenditure, development costs are incurred for items such as installing low-energy lighting, improving insulation and any other projects aimed at making the building more sustainable and accessible.

NOTE 7: LAND AND PROPERTY

The charity, for the benefit of the residents of Charlbury, manage and maintain two community buildings: the Corner House, in accordance with a gift to the town in 1946, and the Memorial Hall which is the principal war memorial of Charlbury. Charlbury Town Council are Custodian Trustees and hold the title to the properties at the Land Registry. The gifts remain in perpetuity for the benefit of the town and thus have no marketable value.

CHARITY COMMISSION FOR ENGLAND AND WALES

# Independent examiner's report on the accounts

## Section A Independent Examiner's Report

| | | | |
|---|---|---|---|
| **Report to the trustees/ members of** | Charity Name: Charlbury Corner House & Memorial House Trust | | |
| **On accounts for the year ended** | 311225 | **Charity no (if any)** | 1196206 |
| **Set out on pages** | 1-2 (remember to include the page numbers of additional sheets) | | |

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2025

**Responsibilities and basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

** Please delete the words in the brackets if they do not apply.*

| | | | |
|---|---|---|---|
| **Signed:** | AJMorgan | **Date:** | 020926 |
| **Name:** | Anthony Morgan | | |
| **Relevant professional qualification(s) or body (if any):** | FCA | | |
| **Address:** | Kimber Cottage, Woodstock Rd<br>Charlbury<br>OX73ET | | |

| Section B | Disclosure |
| --- | --- |

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**