BARKER BRIDGE HOUSE TRUST ESTATE

(Reg. Charity No. 202808)

Annual Report for 2025

Background

The full name of the Charity is "The Charity of Robert Barker or the Barker Bridge House Trust." The Trust's bank accounts are entitled "Barker Bridge House Trust Estate" and the Clerk is Mr I R Bacon JP, Fairacres, St Leonards Hill, Windsor. SL4 4AL to whom all correspondence should be addressed.
The Trust is operated in accordance with a scheme for the regulation of the Charity, sealed by order of the Charity Commissioners for England and Wales on 22nd June 1961.

Administration

The Charity is administered and managed in three separately registered branches; "The Church Branch (248191)" and "The Non-Ecclesiastical Branch (248190)" each having 5 Trustees; and the "Estate Branch (202808)" which consists of all 10 Trustees together. The "Estate Branch" is responsible for administration of the Trusts assets and donates its entire income, less operating expenses, to the "Church Branch" and "The Non-Ecclesiastical Branch" in the ratios of 40% and 60% respectively.
The governing document was written in 1961 and the Clerk with the Trustees are in the process of updating the document to recognise current charity thinking, utilising the services of a recognised Charity Commission lawyer.

The Trust's Assets.

The Estate Trustees draw their main income from the rent received from letting "The Royal Stag" public house in Datchet village. A 25year lease with M & B has been in place since September 2001 and expires on the 28th Sept 2026 with a current rental of £75,000 per annum. M & B issued 15 years ago a Sub Lease to Sevan Catering that expires on 14th Sept 2026.

M & B have declined to renew the head lease as the Stag no longer fits their trading profile.

We have had discussions with the present Sub Tenant about his longer term aspirations towards the Stag. Initially positive these discussions continued in 2025 and early 2026 against a backdrop of tightening margins due to increases in the minimum wage and the NI contributions. The Sub Tenant in early 2026 informed the Trustees he now no longer wished to continue with renewing the lease.
In March 2026 Savills were appointed to market the Stag. They warned us the Trust will be unlikely to secure a lease with the same income as the expiring one from M & B.
The current situation as of today (1 Sept 2026) is that we had two firm offers and have agreed Head of Terms with one and are in the process of finalising the lease. It is for 25 years and starts at £54,000 with 5 yearly reviews.

The Royal Stag was valued in 2022 at £1,100,000.
Once a new tenant is in place the Trust will have the Stag revalued.

In addition, the Estate owns Southlea Meadow in Datchet, Berkshire an area of approximately 2.3 acres. This land is in two sections. A paddock of 0.3 acres, and a second larger section of 2 acres. The total land was valued in 2015 at £71,500. Both pieces are let together to a local man for £3,000 per year to run small market garden. This will be revalued in 2026/7.

The Trust also owns two investments totalling £68,092 which are kept in financial reserve should either of the main assets require major upkeep.

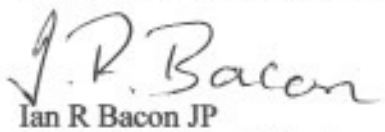
Expenditure

There was no significant expenditure during the year, other than placing contracts for the reletting of the Stag and Legal advice regarding the Governing Document update.

Distribution of funds

There was a distribution of funds of £22,000 to the Church branch and £33,000 to the Non-Ecclesiastical branch. A provision of £26,000 has been retained to pay for the costs involved in the new lease of the Stag.

On behalf of the Estate Trustees.



Ian R Bacon JP
Clerk to the Estate Trustees.

BARKER BRIDGE HOUSE TRUST ESTATE

(Reg.Charity No. 202808)

STATEMENT OF ACCOUNTS

FOR THE YEAR ENDING 31 DECEMBER 2025

(A) RECEIPTS			2025 £	2025 £	2024 £
1	**INVESTMENT ACCOUNTS**				
	1.1 2939 M&G CHARIFUND INCOME UNITS				
		FEB	411.46		
		MAY	734.75		
		AUG	661.28		
		DEC	969.87		
		TOTAL	2,777.36	**2,777**	**2,645**
	1.2 896.38 COIF INCOME UNITS				
		FEB	126.03		
		MAY	126.03		
		AUG	123.07		
		NOV	130.42		
		TOTAL	505.55	**506**	**495**
	1.3 BARCLAYS BANK INTEREST BUSINESS SAVER ACCOUNT			**14**	**51**
2	**PROPERTY ACCOUNT**				
	2.1 THE ROYAL STAG				
	£18,750 per quarter	12 months passing rent	75,000	**75000**	**75,000**
	2.2 SOUTHLEA GRAZING LICENCE				
	£250 per month	12 months passing rent	3,000	**3000**	**3000**
	2.3 SOUTHERN ELEC WAYLEAVE SOUTHLEA MEADOW		**10**	**10**	**10**
	2.4 P C C DRAINAGE EASEMENT ROYAL STAG YARD		2	**2**	**2**
3	**OTHER INCOME**				
	Refund of Payment on behalf of Non-Ecc during banking problems		3,822		
		Sub Total	3,822	3,822	0
	ESTATE FUND TOTAL INCOME			**85,131**	**81,203**

(B) EXPENDITURE			
1	Clerk/Treasurer Honorarium 2024	**2,000**	**1,750**
2	Gift for accounting Services rendered	**100**	**126**
3	Website Hosting	**206**	**15**
4	British Legion	**25**	**25**
5	Moore Barlow Llp Legal advice goverence	**4,539**	
6	Savills lease renewal	**1,800**	
7	Retirement gift H. Clasper	**129**	
8	Payment on behalf of Non-Ecc during banking problems	**3,822**	
	ESTATE FUND TOTAL EXPENDITURE	**12,621**	**1,916**
	BALANCE TO DISTRIBUTION ACCOUNT	**72,510**	**79,287**
	Rounding Error	**3**	**1**
		72,513	**79,288**

(C) DISTRIBUTION ACCOUNT		2025	2025 £	2024 £
1	CHURCH MARCH DISTRIBUTION	6,000		
2	CHURCH JUL DISTRIBUTION	8,000		
3	CHURCH OCT DISTRIBUTION	8,000		
4	CHURCH DEC DISTRIBUTION			
	TOTAL	22,000		
		22,000	**22,000**	**32,000**
1	NON-ECC MARCH DISTRIBUTION	9,000		
2	NON-ECC JUL DISTRIBUTION	12,000		

3	NON-ECC OCT DISTRIBUTION		12,000		
4	NON-ECC DEC DISTRIBUTION				
	TOTAL				
			33,000	**33,000**	**48,000**
	DISTRIBUTED TOTAL IN YEAR			**55,000**	**80,000**
	ESTATE BALANCE			**17,513**	**(712)**
NET BALANCE				**17,513**	**(712)**
Increase/decrease in value of Investments		Investments		**6,627**	**1,501**
		The Stag			
SURPLUS/(DEFICIT) IN YEAR				**24,140**	**789**
	Bank reconciliation to show difference regarding payment of £20.000 not actioned by banl				
	£12k and £8k in financial year 2023				**20,000**
SURPLUS/(DEFICIT) IN YEAR AFTER BANK RECONCILLIATION				**24,140**	**(19,211)**

(D) BARCLAYS BANK

	BALANCE AT START OF YEAR				
146366	COMMUNITY ACCOUNT	7,501			
146374	BUSINESS ACCOUNT	1,062			
	TOTAL AT START	**8,563**		**8,563**	**29,276**
	BALANCE AT END OF YEAR				
146366	COMUNITY ACCOUNT	24,367			
146374	BUSINESS ACCOUNT	1,710			
	TOTAL AT END	**26,076**		**26,076**	**8,564**
		difference		**17,513**	**(20,712)**
	Bank reconciliation to show difference regarding payment of £20.000 not actioned by banl				**20,000**
	£12k and £8k in financial year 2023				
			£	**17,513**	**(712)**

ESTATE BALANCE SHEET AS AT 31 DECEMBER 2025

	2025	**2024**
	£	**£**
DEBTORS	**0**	**0**
CURRENT ASSETS		
CASH AT BANK		
Community Account 00146366	**24,367**	**7,501**
Business Account 00146374	**1,710**	**1062**
TOTAL CASH	**26,076**	**5,564**
ESTATE PROPERTY		
The Royal Stag, Datchet Green (Valued 2022)	1,100,000	1,100,000
Southlea Meadow (2.3 acres) (Valued 2015)	71,500	71,500
TOTAL PROPERTY	**1,171,500**	**1,171,500**
ESTATE INVESTMENTS		
2939 M&G CHARIFUND Income Units	50,772	43,274
896.38 CCLA INVESTMENT COIF Income Units	17,320	18,191
TOTAL INVESTMENTS	**68,092**	**61,464**
TOTAL CURRENT ASSETS	**1,265,668**	**1,241,528**
Funds brought forward	1,241,528	1,260,740
Surplus/(Deficit) in year	24,140	(19,211)
rounding error		(1)
		1,241,528
CHARITY FUNDS	**1,265,668**	**1,241,528**

Accounts prepared by Ian R Bacon. Clerk / Treasurer
6-Mar-26

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS OF THE BARKER BRIDGE HOUSE TRUST ESTATE

YEAR ENDED 31st DECEMBER 2025

Independent examiner's report to the trustees of the Barker Bridge House Trust Estate – Charity No: 202808

I report on the accounts of the charity for the year ended 31st December 2025 which are set out on pages 1 to 3 above.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:
- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Peter Hollingsworth
11 Somerford Place,
Beaconsfield,
Bucks HP 9 1AZ

22 July 2026