Report of the Trustees and
Accounts for the Year Ended 31 December 2025
for

Caversham Hall

(registered charity number 234438)

Simon Porter FCA
1 Prospect Street
Caversham
Reading
Berkshire
RG4 8JB

Caversham Hall
(registered charity number 234438)

Report of the Trustees
for the Year Ended 31 December 2025

The Trustees present their report with the financial statements of the charity for the year ended 31 December 2025.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
234438

Caversham Hall address
St John's Road
Caversham
Reading
Berkshire
RG4 5AN

Registered office
2 Wolsey Road
Caversham
Reading
Berkshire
RG4 8BY

Trustees
Marie Elizabeth Barnett
Mrs Ann Deane
Mrs Sue McQueen
Alastair Muirhead Chair

Independent Examiner
Simon Porter FCA
1 Prospect Street
Caversham
Reading
Berkshire
RG4 8JB

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Report of the Trustees
for the Year Ended 31 December 2025

Purpose and Overview

The purpose of the charity is the provision of a hall to rent at low cost for community benefit.

In 1892 the land was transferred into trust, and covenants over the property mean that it has to be used for institutional, educational, recreational and social purposes, and that the trustees may charge for such use. Any excess funds are to be held as a reserve fund in a bank account. If the income is insufficient or the trustees determine that the continuance of the trust is no longer justified, then the hall shall be sold and the proceeds given to the Royal Berkshire Hospital. Under a title registered on 23 July 2008, the property is held in trust by Susan Mary McQueen, Kenneth George Deane, Jean Evans and Jeff Horncastle.

There are to be at least four trustees, and two represent a quorum.

Objectives and activities

The charity's aim is to provide low cost facilities rental to support those living in Lower Caversham.

An exercise to compare similar venues was conducted and it was agreed both hall and hire charges would increase from 1st January 2025 across all rates.

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This has not adversely affected recurring and party bookings.

The hall website continues to function well and continues to generate more recurring and party hire bookings, while the booking platform, Hallmaster, also continues to work well for managing bookings and invoicing.

In 2023 a ten-year lease was signed for the whole of the car park, generating a valuable yearly rental of £13,000, with a rent review after five years. A review of the contract and rental price will be made in 2028.

Utility bills were monitored and a new contract fixed for 2 years for both Electricity and Gas with Smarttest Energy arranged though Easy2 Switch UK Ltd which specialise in providing rates for charities. The new contract started in February 2026. The previous contract was for 3 years and was at a particularly good rate so bills have now increased significantly reflecting the new contract.

Thames Water carried out an inspection of the hall and made 2 recommendations for remedial work; an external tap in the car park, now unused, to be capped and a non-return valve to be fitted in the cold feed to the kitchen water heater. The remedial work was carried out by DS Gas Services.

Work to address the maintenance of the roof and guttering, reported in 2024, was carried out by local contractors B&S Roofing.

Objectives and activities (continued)

A new water heater was installed in the kitchen when the existing unit failed.

The Fire Extinguishers in the hall were checked and and found to be ok.

A container for judo mats stored in the South hall was constructed so that the mats could be better stored. Lack of ventilation to the floor under the mats had resulted in some rot necessitating replacement of a section of flooring in the South hall.

The ferrules on all the chairs in the North and South halls were replaced to ensure that minimal damage is caused to the wood floors when the chairs are being moved.

The new curtains reported in 2024 were fitted in the North hall after new curtain rails and batons had been secured to the walls.

Hall insurance policies were renewed as required.

Trustees

The Trustees are kept in constant touch via WhatsApp group, email, text message and in-person.

As reported in 2024, the age of the existing Trustees has been noted, and efforts to recruit some younger trustees to ensure the future running of the hall continues. At the time of writing, we have recruited a new volunteer with another potentially in the pipeline. This will be reported on in full in the report for 2026.

The Trustees work well together, continuing to uphold the guidelines in the constitution making Caversham Hall a place for the people of Lower Caversham and surrounding area to enjoy the facilities which we hold in trust for future years.

Reserves Policy

The trustees look to hold sufficient reserves to meet operating costs for a period of at least six months, and to hold a contingency against unforeseen maintenance or repair costs. The hall has an old roof which has been maintained to-date on an as-needs basis. If major work was required to the roof, the potential costs would greatly outweigh our 6-monthly operating costs. The anticipated cost of replacing the roof within the next five years could be as much as £100,000, so the Trustees have designated £50,000 of current reserves towards this project.

Alastair Muirhead
Chairman of Trustees
23rd September 2026

Independent Examiner's Report to the Trustees of
Caversham Hall
(registered charity number 234438)

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

Simon Porter FCA
1 Prospect Street
Caversham
Reading
Berkshire
RG4 8JB

23 September 2026

Caversham Hall
(registered charity number 234438)

Receipts and Payments Account
for the Year Ended 31 December 2025

	Note	2025 Unrestricted funds £	2025 Restricted funds £	2025 Total Funds £	2024 Total Funds £
RECEIPTS					
Income from other trading activities	2	46,886	-	46,886	43,672
Investment income	3	108	-	108	121
Total Receipts		46,994	-	46,994	43,793
PAYMENTS					
Charitable activities	4	23,616	-	23,616	33,781
Governance and administration		250	-	250	250
Total Payments		23,866	-	23,866	34,031
NET INCOMING RESOURCES		23,128	-	23,128	9,762
Total funds brought forward		46,738	-	46,738	36,976
TOTAL FUNDS CARRIED FORWARD		69,866	-	69,866	46,738

The notes form part of these financial statements

Caversham Hall
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Balance Sheet
At 31 December 2025

	Note	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
CURRENT ASSETS					
Cash at bank and in hand		69,866	-	69,866	46,738
		69,866	-	69,866	46,738
NET CURRENT ASSETS		69,866	-	69,866	46,738
NET ASSETS		69,866	-	69,866	46,738
FUNDS					
Unrestricted funds				69,866	46,738
				69,866	46,738

The financial statements were approved by the Board of Trustees on 13th September 2026 and were signed on its behalf by:

Alastair Muirhead
Chairman of Trustees

The notes form part of these financial statements

Notes to the Financial Statements for the Year Ended 31 December 2025

1. ACCOUNTING POLICIES

Basis of Accounting
The accounts have been prepared using cash accounting under the historic cost convention.

Resources expended
Expenditure is accounted for on a cash basis and has been classified under headings that aggregate all cost relating 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.

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.

	2025	2024
	£	£
2. INCOME FROM OTHER TRADING ACTIVITIES		
Lettings income	33,886	30,672
Rental income	13,000	13,000
	46,886	43,672
3. INVESTMENT INCOME		
Deposit account interest	108	121

4. Related party transactions

During the year the charity spent £3,600 (2024 - £4,980) with McQueen Consultancy, a business run by a family member of one of the trustees. The trustees satisfied themselves that this money was correctly authorised and spent, in order to maintain the administrative systems of the charity.

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 (2024 - nil).

	2025	2024
	£	£
6. STAFF COSTS		
Wages and salaries	5,551	4,630
	5,551	4,630

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

	2025	2024
	£	£
RECEIPTS		
Income from other trading activities		
Lettings income	33,886	30,672
Rental income	13,000	13,000
	46,886	43,672
Investment income		
Deposit account interest	108	121
TOTAL RECEIPTS	46,994	43,793
PAYMENTS		
Charitable activities		
Wages	5,551	4,630
Insurance	2,447	2,071
Light and heat	3,672	3,710
Rates and trade waste	430	272
Supplies	101	223
Maintenance	3,849	13,957
Window cleaning	255	340
Fire extinguishers	117	-
IT support	4,009	4,980
Accountancy	115	115
Marketing	30	30
Subscriptions	265	265
Sundry	350	73
Returned deposits	2,425	3,115
Bank charges	-	-
	23,616	33,781
Governance and administration		
Independent examination	250	250
TOTAL RESOURCES EXPENDED	23,866	34,031
NET INCOME	23,128	9,762