WADDESDON HALL
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

REGISTERED CHARITY NUMBER 300343

WADDESDON HALL

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WADDESDON HALL

LEGAL AND ADMINISTRATIVE DETAILS

Charity name	Waddesdon Hall (the "charity")
Charity number	300343
Registered office	Estate Yard Office Queen Street Waddesdon Buckinghamshire HP18 0JW
Trustees	SJP Trust Corporation Limited John Wilson Chris Swatton Pippa Shirley Margaret O'Sullivan
Bankers	Nat West Bank PLC 22 Market Square Aylesbury HP20 1SJ
Independent Examiner	Martin and Company Two Brewers House 50 North Street Thame Oxfordshire OX9 3BH

REPORT OF THE TRUSTEES

The trustees present their report and the financial statements for the year ended 31 December 2025.

The financial statements have been prepared in accordance with the accounting policies set out on pages 9 and 10 and comply with the charity's governing document and applicable law.

Structure, Governance and Management

Waddesdon Hall is a registered charitable trust, number 300343. The Charity was registered on 5th April 1968 and is governed by its governing document The Trust Deed dated 5th April 1968 and amended by a resolution on 12th September 2012.

The activities of the charity are managed by the Trustees.

Objects and activities

The charity manages the Village Hall at Waddesdon for the use of the villagers of Waddesdon and the surrounding neighbourhood. These objectives are met by providing a venue for use for meetings, lectures and classes and other forms of recreation and leisure-time occupation without distinction of sex, or of political, religious or other opinions, in order to improve the conditions of life for members of the local community.

Public benefit

The trustees have paid due regard to the guidance issued by the Charity Commission on the subject of public benefit and consider that their activities, aims and strategies are for the public benefit.

Achievements and Financial Review

The charity has continued to meet its objectives in maintaining and managing Waddesdon Hall. It reported a surplus before gains or losses on investments of £42,121 for the year (2024: surplus of £1,436).

At 31st December 2025 the charity had total funds amounting to £59,116 of which £31,001 were restricted in nature.

Recruitment and appointment of trustees

Trustees are elected by the members or co-opted by the trustees.

Induction and training of trustees

Each of the current Trustees has some experience of charity trusteeship. Future trustees will have suitable backgrounds pertinent to the needs of the Hall.

Reserves policy

The trustees' policy is to hold reserves equivalent to six months running costs and to cover the costs

of a significant uninsured loss to buildings. The recent years of COVID-19 has meant that reserves have been depleted but intentions are to build these back up to provide a buffer for the future.

Investment policy
The charity investment policy is to seek total returns whilst maintaining the real value of the portfolio and not subject it to undue risk.

Risk Management
The trustees are responsible for establishing and monitoring internal control systems within the charity. The major risk which may impact the activities of the charity have been reviewed during the year and the trustees are satisfied that the system of internal controls currently in place is adequate, whilst recognising that they are designed to manage rather than eliminate risk. Internal controls are reviewed on an ongoing basis as part of the day-to-day risk management process within the charity.

Plans for future periods
The charity will continue to manage Waddesdon Hall.

Statement of Trustees' Responsibilities
The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The Charities Act 2011 requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that year. In preparing these statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities' SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The trustees are responsible for keeping 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. The Trustees are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 18TH SEPTEMBER 2026 and signed on their behalf by:

.....
John Wilson
Trustee

WADDESDON HALL

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

I report to the trustees on my examination of the financial statements of Waddesdon Hall (the charity) for the year ended 31 December 2025.

Respective responsibilities of trustees and examiner

As the Trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Basis of independent examiner's report

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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 that in any material respect:

- Accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- The financial statements do not accord with those records; or
- The financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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 financial statements to be reached.

This report is made solely to the charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

or assume responsibility to anyone other than the charity and the charity's Trustees as a body, for my work or for this report.

Will Nixey
Martin and Company
Two Brewers House
50 North Street
Thame
Oxfordshire
OX9 3BH

Dated: 21st September 2026

WADDESDON HALL

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Restricted Fund £	Unrestricted Fund £	2025 Total £	2024 Total £
Income					
Donations and legacies	3	112,710	5,000	117,710	66,125
Charitable activities	4	-	97,752	97,752	103,315
Income from investments	5	-	403	403	395
Total income		**112,710**	**103,155**	**215,865**	**169,835**
Expenditure					
Charitable activities	7	(75,614)	(98,130)	(173,744)	(168,399)
Total expenditure		(75,614)	(98,130)	(173,744)	(168,399)
Net gains/(losses) on investments		-	(666)	(666)	308
Net (expenditure)/income for the year		**37,096**	**4,359**	**41,455**	**1,744**
Net movement in funds for the year		37,096	4,359	41,455	1,744
Transfer between funds		(10,524)	10,524	-	
Total funds brought forward	16	4,429	13,232	17,661	15,917
Total funds carried forward		**31,001**	**28,115**	**59,116**	**17,661**

The notes on pages 9 to 14 form part of these accounts.

WADDESDON HALL

BALANCE SHEET

As at 31 December 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible fixed assets	10	17,417		14,374	
Social investment	11	13,257		13,923	
			30,674		28,297
Current assets					
Stock	12	2,464		2,866	
Debtors	13	4,677		3,224	
Cash at bank and in hand		30,296		10,731	
Total current assets		37,437		16,821	
Current liabilities					
Creditors: amounts falling due within one year	14	(8,995)		(23,457)	
Net current assets			28,442		21,661
Creditors: amounts falling due after more than one year	15		-		(4,000)
Total net assets			**59,116**		**17,661**
Capital and reserves					
Unrestricted Revenue Reserve	16		14,858		(691)
Restricted Revenue Reserve	16		31,001		4,429
Investment Revaluation Reserve	16		13,257		13,923
			59,116		**17,661**

The notes on pages 9 to 14 form part of these accounts.

The financial statements were approved and authorised for issue by the trustees on 28th Sept 2026 and were signed on their behalf by:

.....
John Wilson
Trustee

WADDESDON HALL

NOTES TO THE ACCOUNTS

1. **General**
Waddesdon Hall is an unincorporated charity and is registered in England and Wales. The principal office address is Estate Yard Office, Queen Street, Waddesdon, Buckinghamshire, HP18 0JW.

2. **Principal Accounting Policies**
Basis of Accounting

The financial statements have been prepared in accordexpenditure on charance 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) (effective 1 January 2015) - (Charities SORP (FRS 102)).

Waddesdon Hall constitutes a public benefit entity as defined by FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Preparation of the accounts on a going concern basis.

After reviewing the charities forecasts and projections, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

Turnover and other income

All incoming resources are included in the income and expenditure account when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Income

Donations are recognised in the year in which the charity has entitlement to and probability of receipt and the amount can be reliably measured.

Charitable trading income is included when receivable.

Income from investments represent income from bank deposits and other investments, which is accounted for when it is receivable.

Expenditure

Expenditure is included on an accruals basis.

Expenditure on charitable activities comprise those expenses directly attributable to managing and running Waddesdon Hall.

Fixed assets

All fixed assets are stated at cost less depreciation.

Depreciation is provided on these assets at annual rates calculated to write off the cost, less estimated residual value of each asset over its expected useful life as follows:

Furniture, fixtures and equipment over 5 to 20 years

Social investments

Investments are stated at market value.

NOTES TO THE ACCOUNTS (continued)

Revenue reserves

Unrestricted funds are available for use at the discretion of the trustees In furtherance of the general objectives of the charity.

Restricted funds are subject to restrictions on their expenditure imposed by the donor.

Endowment funds are subject to restrictions on their expenditure imposed by the donor.

3. Donations and legacies

	2025 £	2024 £
Grants	117,710	65,799
Fundraising	-	326
	117,710	**66,125**

4. Charitable activities

	2025 £	2024 £
Lettings income	97,752	103,315
	97,752	**103,315**

5. Income from investments

	2025 £	2024 £
Dividends	403	395
	403	**395**

6. Net income / (expenditure) for the year

This is stated after charging:	2025 £	2024 £
Independent examination fees	1,323	1,260
Depreciation	2,709	1,296

NOTES TO THE ACCOUNTS (continued)

7. Expenditure on charitable activities

	Restricted Funds	Unrestricted Funds	Total Funds 2025	Total Funds 2024
	£	£	£	£
Staff costs	866	13,159	14,025	8,146
Consultancy Fees	17,515	27,372	44,887	36,752
Commission Paid	-	1,700	1,700	-
Party Expenses	24,795	928	25,723	15,281
Electricity	834	3,592	4,425	4,413
Gas	2,516	-	2,516	15,876
Waste disposal	102	802	904	1,310
Water and sewerage charges	198	940	1,138	1,557
Phone line and internet	19	447	466	457
Insurance		1,843	1,843	1,628
Property repairs and maintenance	5,952	5,802	11,754	7,944
Gardening	825	468	1,294	3,074
Cleaning materials	1,262	1,119	2,381	1,578
Cleaning	4,491	5,771	10,262	1,595
Sundry expenses	151	2,417	2,568	4,847
Accountancy and audit fees	6,000	1,323	7,323	7,260
Performing Rights Society	102	802	904	827
Advertising	1,134	4,849	5,983	2,900
IT costs	-	-	-	330
Bar purchase and staffing	-	17,323	17,323	27,452
Card charges	-	1,472	1,472	1,732
Legal and professional costs	-	180	180	180
Internal Hall Hire	8,852	1,518	10,370	20,606
Interest Payable	-	1,594	1,594	1,358
Depreciation	-	2,709	2,709	1,296
	75,614	**98,130**	**173,744**	**168,399**

8. Employees

	2025	2024
	£	£
Wages	-	8,146
	-	**8,146**

The full time equivalent staff employed during the year was 0 (2024: 1)

NOTES TO THE ACCOUNTS (continued)

9. Trustees' remuneration and expenses

No remuneration or expenses have been paid to trustees in the year (2024: £nil)

10. Tangible Fixed Assets

	Property, plant and equipment £
Cost	
At 1 January 2025	32,148
Additions	5,753
At 31 December 2025	**37,901**
Depreciation	
At 1 January 2025	17,775
Charge in year	2,709
At 31 December 2025	**20,484**
Net book value at 31 December 2025	**17,417**
Net book value at 31 December 2024	**14,373**

The Village Hall was donated prior to the implementation in 1994 of the Statement of Recommended Practice and therefore has no original cost. Works undertaken in the year have been treated as property repairs and maintenance.

11. Investments, at market value

	2025 £	2024 £
Market value at 31 December 2024	13,923	13,615
Investment gains/(losses) for the year	(666)	308
Market value at 31 December 2025	**13,257**	**13,923**

12. Stock

	2025 £	2024 £
Bar stock	2,464	2,866

NOTES TO THE ACCOUNTS (continued)

13. Debtors

	2025	2024
	£	£
Prepayments and accrued income	2,056	720
Other debtors	2,621	2,504
	4,677	**3,224**

14. Creditors: amounts falling due within one year

	2025	2024
	£	£
Other creditors	4,000	4,000
Other creditors	(2,347)	(2,140)
Accruals, deferred income and interest payable	7,342	21,597
	8,995	**23,457**

15. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Refurbishment loan	-	4,000

In January 2021, Waddesdon Hall received a loan of £20,000 for the refurbishment of the Hall. Repayment is phased over five years and interest is charged at 3.5% over the Bank of England Base rate. Due to the disruptions of the COVID pandemic, the first repayment was deferred and was paid in December 2022.

16. Capital and reserves

Waddesdon Hall - Capital and reserves

	Unrestricted revenue reserve	Restricted Revenue reserve	Investment revaluation reserve	TOTAL	2024
	£	£	£	£	£
At 1 January 2025	**(691)**	**4,429**	**13,923**	**17,661**	**15,917**
Unrestricted surplus for the year	15,549			15,549	**717**
Restricted surplus for the year		26,572		26,572	**719**
(Decrease) in investment market value during the year			(666)	(666)	**308**
At 31 December 2025	**14,858**	**31,001**	**13,257**	**59,116**	**17,661**

17. Taxation Status

As a registered charity, the charity is exempt from taxation on its income and gains.

18. Related Party Transactions

There were no related party transactions during the year (2024: £0).