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THE LUTYENS TRUST

(Registered Charity Number 326776)

ACCOUNTS AND REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2026

Hughes Spencer Ltd
12 Acorn Business Park
Northarbour Road
Portsmouth
Hampshire, PO6 3TH

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THE LUTYENS TRUST

Report and Accounts
For The Year Ended 31 March 2026

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THE LUTYENS TRUST

Report and Accounts
For The Year Ended 31 March 2026

Charity Information

Principal Address:	Goddards Abinger Common Dorking Surrey RH5 6JH

Trustees and Officers

Charles Hind (from 8/6/24)	Chairman
David Pittaway (from 8/6/24)	Vice Chairman
Robbie Kerr	Trustee
Rebecca Lilley	Trustee
Charles Lutyens	Trustee & Honorary Treasurer
Mark Lutyens	Trustee
Martin Lutyens	Trustee (retired February 2026)
Suzanne Marriott	Trustee & General Counsel
Stuart Martin	Trustee & Architectural Adviser
Dr Mervyn Miller	Trustee
Paul Waite	Trustee & Chair of Events Sub-Committee
Dr Deborah Mays	Director
Claire Hill	Goddards Secretary
Russell Morris	Architectural Adviser
Dominic Lutyens	Newsletter Editor

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Richard Page	Property Market Specialist
Independent Examiners:	Hughes Spencer Chartered Certified Accountants 12 Acorn Business Park Northarbour Road Portsmouth Hampshire, PO6 3TH
Bankers:	HSBC Bank plc 31 Holborn Circus London, EC1N 2HR
General Counsel:	Suzanne Marriott Charles Russell Speechlys LLP 5 Fleet Place London, EC4M 7RD

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THE LUTYENS TRUST

Report of the Trustees
For The Year Ended 31 March 2026

The Trustees have pleasure in submitting their Annual Report and Independently Examined Accounts for the year ended 31 March 2026.

Status

The Lutyens Trust is a registered charity (No. 326776) and is governed by its Trust Deed.

Restrictions

There are no particular restrictions imposed by the Trust Deed concerning the way in which the Trust can operate.

Investment Powers

The Trustees have powers to invest the monies of the Trust in such investments, securities or property as may be thought fit.

Aims & Objectives of the Trust

The Lutyens Trust is an educational and conservation charitable trust with the following aims and objectives:

- To promote the permanent preservation for the benefit of the public generally of any buildings, gardens or objects designed by Sir Edwin Lutyens OM (including gardens in partnership with Miss Gertrude Jekyll), both in the UK and abroad; and generally, to protect and preserve their existing character and amenities;
- To inform and educate the public about Lutyens's buildings, gardens and objects, so as to increase their appreciation and understanding of the architectural qualities involved.

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- To undertake and promote any form of research in connection with Lutyens's buildings, gardens and objects, and any other related matters; and to provide for the dissemination and publication of the results for the benefit of the public.
- And alongside this, to provide information and support to those responsible for Lutyens's buildings, both public and private, in relation to their conservation, restoration or maintenance.

Financial Overview

The Trust aims to cover its regular operating costs through three main sources of income – subscriptions, events and unrestricted donations. Subscriptions at £19,157 showed a healthy increase on the £17,078 total of the previous year, thanks to further alignment with the subscription increase and particularly to the ongoing success of a concerted drive to secure a cohort of corporate members. Similarly, donations showed a notable increase to £11,317 from £3,909 thanks in particular to the generous bequest of £10,000 from the late Malcolm Busfield. The net contribution of the Trust's events increased to £10,309 from £6,259 in 2025-26 thanks in particular to the Campion Hall event which contributed over half with the other nine events each averaging a £500 surplus. While providing educational value and benefit to both our members and the public, the financial contribution from the events is invaluable in enabling the Trust to carry out its objectives. A small amount of income is also raised from book sales and image fees.

The regular operating costs include the Director's salary, the Newsletter, the photo archive, insurances, Goddards costs, the independent review, bank and PayPal charges and sundry costs. These remain fairly constant from year to year. In the year ended March 31, 2026, there were no costs payable to the consultancy Northstar hired by the Trust to help with the renewal of its website and the streamlining of its back-office systems including management of the Trust's membership. However, there will be a completion cost in the coming year, with staged back payments continuing over 3 years.
The Catalogue Project (former Gazetteer) development cost was £2,573, the Trust's 50% share of the total undertaken by Lutyens Trust America.

Insurance payments appear to have decreased to £4,903 from £7,071. However, the latter figure details two years' of premium payments. The new figure shows an increase on that for

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the year 2024-25 (if extracted from the two-year figure), not least in including cyber insurance for the first time.

As a result, there was an Unrestricted Surplus of £7,932 for the year (compared with a net Unrestricted Deficit of £5,033 for the previous year), increasing the Trust's Unrestricted Funds to £102,773. The financial position of the Trust remains strong because of its heritage assets and the bequests of Julie North and Malcom Busfield.

The Trust's year end Restricted Funds remain at £7,265. The balance is expected to be run down as the editorial work for the Catalogue (former Gazetteer) advances, the costs currently funded by the Monument Trust Grant.

The running costs of the Trust continue to be closely monitored. The increase in subscription rates, membership levels and return on events continue to help close the gap and there will be continuing further focus on income generation.

Donations

The Trustees wish to express their thanks to all donors who kindly made donations during the year, most particularly to the bequest from the late Malcolm Busfield. These donations, totalling £11,317 are invaluable in enabling the Trust to thrive and continue its work.

Activities and Achievements

The Trust's core activities during the year consisted of the production of a Business Plan for 2025-2028, casework, events for members and non-members, notably including a substantial conference at Campion Hall in Oxford, the introduction of a series of Newsblogs, continuing development of the Catalogue of all Lutyens's known works, website renewal and a membership drive with increase in the subscription rate. Report on the rich programme of events and visits below evidences the extent and breadth of successful provision over the year.

The Trustees and committee members continued their efforts to ensure that the Trust would continue to meet its objectives in response to challenges and opportunities arising from changing technology. Development of the Catalogue of all Lutyens's known works continued

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in collaboration with Lutyens Trust America. The Photographic Archive continued to prove an important resource for the Trust in furthering its objectives of protecting and promoting Lutyens's works: the need to change the supporting software (and increased expense) is on the horizon. The number of requests for photographs from the collection to be used for commercial, charitable and educational purposes, and across a wide range of media was lower than the previous year. The archive, however, remained invaluable for providing the necessary illustrations for the Catalogue and informing casework responses and events. It is hoped that with further promotion (see business planning below) this online resource may stimulate more commercial requests for images and thereby support the Trust's core funding.

The Trust also handled a stream of enquiries, which were managed or passed on as appropriate by the Director. The trend continued of members of the public seeking attributions to Lutyens of their properties or salvaged elements. The Director provided the Council for British Archaeology with a copy of post-coded entries in the Lutyens Catalogue for England and Wales in 2024-25 to inform the system they are developing for the Joint Committee of National Amenity Societies to catch relevant planning applications lodged on behalf of amenity groups such as the Trust: while development of this tool is still in progress, it will enable the Trust to comment constructively and informatively on changes to Lutyens's designs. This may result in a significant increase in calls for advice from the Trust's two Architectural Advisers, Stuart Martin and Russell Morris but is expected to be invaluable and will be managed and monitored. As local authority reorganisations continue, we are conscious of the need to connect with the relevant authorities' conservation teams. Membership and event enquiries were also dealt with by the Director.

The Director and Trustees agreed SMART (specific, measurable, achievable, relevant and time-bound) targets in the business plan running from June 2025 to focus strategically towards completing the new website, developing membership, improving social media activity, developing income generation and recruiting two new Trustees. Performance against each target was monitored formally at the Trustee meetings with progress evident. A committee was formed and meets every four months to work on options for generating income. George Morgan joined the Trust to provide a steady flow of interest on Instagram. Thanks to Robbie Kerr's efforts, corporate membership has risen exponentially.

Aware of the need to build the Trust's network, the Director continues to promote connections, standing as the Trust representative across a wide range of additional professional

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activities. The November conference in Oxford provided a welcome platform to whet new interests and further engage with sibling groups and societies, not least with the emerging Baker Heritage Trust, Historic England and tertiary education providers. The Director presented the Surrey Historic Buildings Trust's Conservation Awards for 2025 at Wotton House, Surrey in April, in which, by chance, a winner was for the sympathetic extension to Lutyens's Chinthurst Hill. Her wider commitments see The Trust's interests fielded within the Institute of Historic Buildings committees and the Society of Architectural Historians of Great Britain's Council.

A particularly exciting research project has come to our attention thanks to the author and researcher, Lucy Reynolds. This is on the two Viennese brothers who were adopted by Sir Edwin and Lady Emily in 1939 through the Kindertransport initiative. Lucy, grand-daughter of one of the brothers, Herbert Heller, has been keen to draw on The Trust's archives and expertise to fully understand the boy's experiences and circumstances. A particularly lively illustration of this engagement was the seminar which the Trust coordinated with members of the Lutyens family in January 2026.

Following the conferences on Lutyens in Cambridge and Oxford in 2024 and 2025, the Trust is keen to provide a further and more permanent outlet for the excellent material shared and has been exploring the practicalities of producing a Journal. A detailed brief on the requirements to produce such a periodic publication was agreed by all Trustees in February 2026 as viable for the Trust and we are now working to establish the structure, editorial committee and funding required to bring this about. The Journal will enable the Trust to advance significantly its promotion of Lutyens, his staff and contemporaries, the interests of further research, education and engagement, and awareness of the society's purpose and existence. It will contribute substantially to the Trust's delivery of our objectives.

The Trust was advised in September 2025 of the sad news of the death of our patron, Sir Terry Farrell. Members were alerted at once, as we expressed our thanks for his contributions as a keen supporter of Sir Edwin's work and relayed our regard for his achievements and condolences to his family. A tribute was included in the Summer Newsletter.

While we are not a grant-giving body The Trust is keen to help promote conservation and fund raising towards the repair and maintenance of Lutyens's legacy. In the past year this included,

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for example, promoting an article on the fund-raising efforts for a major scheme of repairs at St Jude on the Hill, Hampstead Garden Suburb, in *Context* (184, June 2025), the IHBC's magazine, and circulation of the valiant efforts of the Arnander family (McKenna descendants) to raise the remaining sums needed to restore the 1931 tomb and landscaped corner by Lutyens in Mells graveyard (Circular, 19 February 2026). In addition, we wrote a letter in support of the Jesuits' application for funds towards restoration of the chapel roof at Campion Hall (8 July 2025).

Governance and Public Benefit

The Trustees held three board meetings during the year, covering a range of financial, operational and compliance matters and the adoption of the Business Plan. In accordance with the duty set out in Section 4 of the Charities Act 2006, the Trustees pay special attention to the Charity Commission's General Guidance on Public Benefit when reviewing their aims and objectives and in planning their future activities; the focus is on ensuring that these aims, objectives, and activities keep pace with a changing world.

In terms of public benefit, the work of The Lutyens Trust continued to focus on the conservation, study, and understanding of the wide-ranging contribution made by Sir Edwin Lutyens to the architectural heritage of the United Kingdom and other countries, for present and future generations. This work extended not only to the United Kingdom but also included the Trust's keeping a careful eye on the proposal to relocate the portrait bust of Sir Edwin prominently positioned within Rashtrapati Bhavan. This included a circular to members (16 March 2026).

The casework carried out by Russell Morris and Stuart Martin, the Trust's Architectural Advisers, with the assistance of committee members and trustees, is fundamental to the objectives of the Trust and is of clear public benefit. See further report below. It is the process by which the Trust examines planning applications and related matters, liaising with property owners, public authorities, Historic England and the amenity societies to ensure that conservation and necessary modernisation of Lutyens's work is sensitively carried out while helping to forestall inappropriate alterations and development. Likewise, the study visits organised for members to see and study buildings designed by Sir Edwin and his

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contemporaries, contribute materially to the public benefit, as does the vigilance of the members themselves in noting and reporting actual and potential threats to Lutyens buildings.

The Goddards Study Week (see below) was attended by the Society for the Protection of Ancient Buildings (SPAB) scholars, and saw additional visits from the Victorian Society, the Arts and Crafts Movement Surrey, Helen McClure, Camilla Baker and Anna Dewsnap. Opportunity was taken for a meeting of the fabric committee with Olivia Mayell from The Landmark Trust. The week provides for extensive engagement and promotes invaluable networks.

A new volunteer archivist, Peter Crossley, is working through the differing archives at Goddards, painstakingly unlocking and improving the Trust's invaluable material to ensure a single catalogue and more appropriate location for the various papers. The material includes both the 120 boxes of papers from the Hanson Archive (a contemporary architectural collection of the late property writer and author, Michael Hanson (1936-2015), now housed at the Goddards library) and also the less favourably housed and extensive garage archive, a wealth of valuable material accumulated over the 40 years of the Trust's existence on Lutyens, his work and legacy and The Trust's casework. The work will take time but the result will considerably improve access to The Trust's extensive material. The garage at Goddards is not damp-proofed and the holdings there require improved curation – to which this work is an essential step. As we answer the many enquiries, prepare for events and welcome researchers, the importance of these archives and the Goddards holdings is central to The Trust and our objectives.

For all of this work, the Trustees, volunteers and committee members give their services for no personal gain.

Patrons, Trustees and Director

Charles Hind assumed the reins as Chairman in June 2024 and continues in his term of office. He is now Chief Curator Emeritus at the Royal Institute of British Architects (RIBA), which he first joined in 1996 as Curator of Drawings.

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With the sad loss of Sir Terry Farrell as Patron, the Trustees were pleased that the long-term chairman of the Trust, Martin Lutyens, accepted their invitation to accept this role. As spaces for Trustees have become available on the Trust's board, new Trustees have been nominated and approved at Trustee meetings. That is, David Averill, Dr David Lewis and Richard Page. They have kindly agreed to join The Trust, covering a welcome range of relevant and valuable interests for the board across research, design and the property market, and all having considerable familiarity with Lutyens and his work. Their formal instatement is pending completion of the necessary paperwork.

Snowdrop Cottage Bequest

As reported since 2021 in our annual report and accounts, the Trust has benefited from the bequest of Snowdrop Cottage from Julie North, a longstanding Lutyens Trust member who died in August 2020.

Of the sale proceeds from the cottage the Trust allocated £80,000 to the National Trust for the purpose of upkeep and maintenance of Castle Drogo as well as to provide for an annual Lutyens Trust day at Castle Drogo. The remaining £53,025 was retained by the Lutyens Trust.

The Trust passed £40,000 of the allocated funds to the National Trust for restoration of Thomas Casson Positive Organ at Castle Drogo in 2023. This work has been completed but some difficulties arose while the organ settled back. The original event to mark the organ's restoration for September 2023 had to be delayed. In view of the relatively remote location of the Castle, the Trust is exploring combining the celebration with a future visit to the south-west.

The Lutyens Trust has been working with the National Trust for details and costings for a restoration of the scullery. A number of further worthy projects at Castle Drogo are being considered in respect of the remainder of the gift, such as the restoration of the portcullis, an annual research placement and the digitisation of Lutyens's drawings and correspondence.

Membership

During the year 2025-26 the Trust gained 49 new memberships, 70 new members, of which 4 were complimentary for SPAB scholars, 21 are single, 11 are joint (22 people), 10 are corporate (20 people) and 3 are under-30 members.

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In the same period most non-payers due were contacted by email to encourage them to continue their support. While care is taken in removing members, 11 single and 6 joint memberships have been removed following enquiry or individuals' advice, several sadly after the death of a member. Despite reminders of the increase in subscription from the end of March 2025, the change necessary to recurring payments is only steadily working through.

At 31 March 2026, the total number of active members was 601 members. This consisted of 231 single, 8 under-30, 154 joint (308 people), and 16 corporate (32 people). This includes under single membership a select group of effective honorary / exempt members (Trust patrons, RIBA Librarian). There are also 18 SPAB scholar members, who receive free membership for 3 years after attending Goddards Week.

In summary, despite natural turn-over our membership continues to grow steadily. Strategic actions to improve on this further were discussed in March 2025's meeting on business planning and saw in the 2025-26 period the corporate memberships, not least, to double.

Events Committee

After a number of successful and well received events in 2025-26 the Trust continues to provide a striking range of popular visits and events. The Trust's events also include free access to a continuing series of excellent webinars led by the LTA (see below). The following events were held in 2025-26:

- 26 April 2025, Afternoon at Temple Dinsley
- 25 May 2025 Nashdom and Gerrards Cross Memorial Hall
- 10 May 2025, Lutyens and Sackville West
- 11 June 2025: Goddards Study Day (see below)
- 23 June 2025, Middleton Park
- 12 July 2025, East Court, Ramsgate and lunch at Royal Yacht Club
- 26 July 29025, Hampstead Garden Suburb Walk
- 27 September 2025, Norney Grange
- 1 November 2025, The work of Sir Edwin Lutyens and his contemporaries 1920-1940
- 6 December 2025, Christmas Lunch, Bloomsbury Hotel

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All the events were well attended and together provided a range of subjects and interest for study, discussion and appreciation. The Trust secured recognition as a CPD-Provider, the events meeting the necessarily high standards set by the IHBC for development and training for conservation professionals: this is a commendation for the events.

The visit to Temple Dinsley saw members welcoming the free rein to explore and, while concerned at the damage inflicted in recent years to much of the character, were heartened that proposed developments promise to return much of the building's evolved concept. The Gerrards Cross Memorial Hall had not previously been subject of a visit and the Trust enjoyed a welcoming reception, while studying memorial and a much-altered building. Access to the roof at Knowle brought delight as delegates viewed Lutyens's alterations to the Sackville West property, the visit also including his work at the garden at Long Barn, when the home of Lady Sackville's daughter, Vita, and her husband Harold Nicholson.

Lutyens's late design (with his son Robert) of Middleton Park, thrilled delegates not least in enabling close perusal of details such as the Delhi capitals and the child-friendly nursery windows. Study in Ramsgate of Sir Ernest George & Peto's fresh design of East Court was accompanied by a reviving lunch at Pugin & Pugin's Royal Yacht Club nearby. As Lutyens worked briefly in George's office this view of his contemporaries' achievements was instructive, adding further context to Lutyens' own. David Davidson, Head of Architecture at Hampstead Garden Suburb Trust, led a superb walking tour of the suburb's planning and outstanding properties, not least Lutyens's Free Church and St Jude on the Hill in Central Square. The restoring owners of Norney Grange gave their usual warm welcome as members had much pleasure in examining Voysey's distinctive gem.

The ever-popular annual Christmas Lunch was held in Lutyens's elegant Library at the Bloomsbury Hotel, provided a favoured backdrop to enjoyment of the festive spirit, and an entertaining talk on visits past and future and a quiz, as members mingled and shared their experiences of our eponymous hero's achievements.

The 1 November conference in Oxford engaged wider audiences and won positive comment from members, delegates and sibling bodies for its open analysis and the calibre of the speakers. It included a tour of Campion Hall on the Saturday and a walking tour of Oxford on the Sunday. Among the day's excellent speakers were the renowned academics and authors,

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Rosemary Hill, Charles Hind, Alan Powers, Dr Elizabeth McKellar, Dr Geoffrey Tyack, Sarah Crellin, Dr David Lewis, and Julian Holder.

Online webinars (in association with Lutyens Trust America) were also organised throughout the year: these included:

- *Lutyens Unbuilt Dublin*
- *The Great Lutyens' Exhibition: Hayward Gallery 1981-82*
- *Lutyens at Etaples*
- *From Lutyens Versus the Indo-Saracenic Movement*

The online lectures and webinars are available to watch on YouTube or on the Lutyens Trust and Lutyens Trust America's websites.

Goddards Study Week

The annual Goddards Study Week took place from 6- 13 June 2025 (see also above). The week included the Goddards Study Day on 11 June, centred around an introductory talk by Paul Waite on Sir Edward Maufe ahead of an afternoon tour of Maufe's Guildford Cathedral.

Four scholars from SPAB stayed at Goddards to study the design and fabric of the building and to participate in the study day.

Photographic Archive

The Trust continued to receive a number of requests for image rights from commercial, educational and charitable organisations. Anyone seeking permission to use any of the images included in these exhibitions or on our website should contact the Trust via the website www.lutyenstrust.org.uk.

During the year, the Archive was used in the following ways:

- The Trust's Architectural Advisers referred to the Archive in connection with their casework activities.

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- Images from the Archive were used for a number of lectures given by Trust colleagues, to illustrate articles in the Newsblogs, Newsletters and for the Trust's social media platforms.
- Images from the Archive were used extensively for the Gazetteer / Catalogue project.
- A number of requests for use of the Archive's images were received from educational and cultural organisations. When received, these requests are carefully assessed to ensure that only those with a genuine intent to promote and protect the works of Sir Edwin Lutyens are granted access to images.

The Photographic Archive, which now contains some 33,000 images, is maintained in the absence of a volunteer by the Director. Assistance with the work is being sought. This includes the cataloguing of the collection, handling new accessions, high-quality scanning, digitally restoring prints and carrying out various administrative tasks, not least those relating to documentation and copyright matters. The Trust avoided the need to move to a new software system (from ThirdLight and Chorus to PhotoShelter), if the stay of execution was flagged as probably temporary.

Casework

The Trust's Architectural Advisers (Russell Morris and Stuart Martin), working with the trustees and members, consulted on a number of architecture and planning issues relating to the buildings during the year. Examples of the work include:

- **The Dutch House, Holmwood, Dorking**:
  Discussions began around the appropriate colour of paint for the timber casement windows which were then painted white set within a black painted subframe. A 1912 newspaper photo shows the entire window joinery to be of a single light colour whereas a photo of *c*. 2000 showed the windows were then light blue. The Trust suggested that they might undertake a paint scrape, even a rudimentary DIY investigation, for the sake of historic record. Discussion then continued with the owners on replacing inappropriate door furniture and missing fireplaces. Finding suitable small brass doorknobs proved difficult but the Advisers sourced an acceptable alternative, albeit not quite as idiosyncratically tiny as those preferred by Lutyens.

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- **Marshcourt, Stockbridge, Hampshire:**
  Test Valley Council local plan proposals for housing land prompted concerns for the setting of the Lutyens masterpiece. A local amenity group requested our involvement. While impact on the countryside was clear, the direct impact on the setting of Marshcourt needed a visit to the environs of the estate to determine proposed extent and intervisibility. The Trust submitted suitably cautious comments which were gratefully received.

- **Campion Hall, Brewer Street, Oxford**:
  Water ingress into the Hall's Chapel has been causing concern for some time and the fabric committee sought The Trust's support in their application for funding to tackle the work required. We provided a suitable letter in July 2025 detailing The Trust's understanding of the challenge, and commending the care taken by the fabric committee at the Hall to carry out the most appropriate works of restoration.

- **Cedar House, Chobham, Surrey:**
  The Trust had supported a proposed design as sensitive in 2021 but when planning permissions was sought, the planning authority refused the plan on green belt policy. The owners preceded and following a complaint from a neighbour, submitted a request for retrospective consent. summerhouse as built followed our original advice and helped create an attractive and appropriate garden setting for Cedar House, we continued our support.

- **190 Park Lane, Old Knebworth, Herts**:
  The proposal to replace nine existing flush timber casement windows with similar, but double-glazed windows was submitted with inadequate detail to assess the impact on the special character of the listed building. We noted would note that we would expect to see comparative joinery sections at a scale of 1:5 to see how closely this reflects the Lutyens detail and to see the internal glazing bar profile, the accuracy with which the external glazing bead simulated the profile of putty, and a more secret way of concealing trickle vents as important. Appropriate sealed units should be no more than 14mm. Existing window ironmongery needed to be assessed and reused if of

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heritage significance. We noted that the existing dining room window, together with its replacement, should not have a top hung vent (this not a detail characteristic of Lutyens unless above a transom). We recommended the applicant should offer an original window to the Brooking collection of architectural detail.

- **Gledstone Hall, Skipton, North Yorkshire:**
  Concerns about the condition of Gledstone Hall, essentially neglected maintenance, were raised by a Trust member. We have engaged with North Yorkshire Council to investigate the condition of this Grade II* house with a Lutyens and Jekyll garden. NYC has taken exploratory action but we are not aware of any remediation yet proposed or undertaken.

- **8 North Square, Hampstead Garden Suburb:**
  We raised objection to the proposal for slimline double-glazed replacement of all windows. All other proposed alterations we considered acceptable.

- **9 North Square, Hampstead Garden Suburb:**
  The application was for internal alteration and works to the rear single storey outshot. They were considered very minor items and we submitted comments to LB Barnet stating no objection subject to detail and with certain provisos.

Updates were given to Trustees regularly on such as the following, with advice about cases to watch as potentially facing interventions or in decline:

- Chinthurst Hill, Bramley, Surrey:
  Extension and alterations to this early Lutyens house received the award for best new design in an historic setting from the Surrey Historic Buildings Trust, presented by our Director, Deborah Mays in April 2025.

- War Memorial, Freetown, Sierra Leone:
  The Commonwealth War Graves Commission has consulted us on proposals to add some 1100 omitted names to the memorial. There is no space on the memorial, as it exists, to accommodate this number, so significant modifications will be needed.

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- **St Jude's Church Hampstead Garden Suburb:**
  The Trust continues to keep a watchful eye over the condition of the Church and how we may support the funding needs of its fabric team under the Rev Emily Kolltveit.

- **Tra Na Rossan, Donegal:**
  A Trust member alerted us to the apparent neglect of this former house, latterly youth hostel, on the north tip of Ireland, and a Trustee has kindly agreed to assess the situation and provide advice as required.

India

Report from New Delhi

Professor A G Krishna Menon, the Trust's Indian Adviser, reports on the latest developments in the Capital, as at 7 July 2026, of which the following is an edited extract.

Ongoing / Upcoming Projects at Rashtrapati Bhawan and the Lutyens Bungalow Zone

BABBLING BROOK AND ITS ENVIRONS LANDSCAPE DEVELOPMENT PROJECT

In my last Report I mentioned that the project to construct a "Babbling Brook" was in progress. This has been completed. It was envisioned as the transformation of an underutilized area adjacent to Amrit Udyan (originally known as the Mughal Gardens) into a cohesive and immersive landscape destination that celebrated nature, water, wellness, and biodiversity. The design sought to create a seamless transition from the formal gardens of Amrit Udyan to a more naturalistic and experiential environment, offering visitors a variety of sensory and recreational experiences. The proposal was structured around three interconnected landscape zones—the proposed Babbling Brook, the existing Banyan Grove, and the existing Herbal/Plumeria Garden—each with a distinct character while contributing to a unified landscape vision. Through the integration of water features, shaded groves, thematic pathways, seating areas, and curated planting palettes, the project enhanced the aesthetic, ecological, and visitor value of the site while preserving and complementing its existing landscape features.

NEW SERVICE BLOCK

In my last report I mentioned the periodic discussions we have with the Central Public Works Department on the need to relocate the heavy electrical and mechanical equipment away from the basement of the Rashtrapati Bhavan. Finally, it has been agreed to construct new service block to the south of the main building which will be connected through a newly designed tunnel to the existing historic tunnel network, ensuring improved functionality while remaining sensitive to the heritage

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context. We have had protracted discussions with the Delhi Urban Art Commission to ensure that the location and design of the new building will have minimum impact on the existing heritage building and landscape. The bureaucratic process to implement the project is at an advanced stage. Discussions on the reuse of the vacated spaces in the basement have been initiated, which will include rationalizing and conserving other internal areas of the building.

UPGRADATION AND ADDITION OF HORSE STABLES

The project proposes the upgradation and conservation of existing horse stables at Rashtrapati Bhavan to provide improved facilities and ensure enhanced comfort and care for the horses. The existing space is also inadequate to meet the present needs of the President's Bodyguard so we're exploring how the stables area could be expanded.

FORECOURT FOUNTAIN

The sandstone fountains at Rashtrapati Bhavan have undergone extensive material weathering over time, with inconsistent layers of paint visible across various surfaces. INTACH Delhi Chapter has recently undertaken conservation works aimed at restoring the fountains while preserving their historic character.

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NORTH AND SOUTH BLOCK

INTACH is not involved or even being consulted on the reuse of North and South Block, so the following comments are speculative and based on information that escapes into the public domain. The buildings have been vacated and restoration work has begun to convert the two buildings into the Yuge Yugeen Bharat National Museum. The original National Museum will be demolished and the entire collection of historic objects of in the existing building will be transferred to the repurposed North and South Block, which is envisioned as the world's largest museum. The project will showcase 5,000 years of Indian civilization while preserving the heritage architecture of the iconic buildings. The first phase expected to be completed by 2028.

The **Bust of Sir Edwin** currently remains in the Rashtrapati Bhavan Museum and they are discussing how its significance and meaning could be enhanced by including related material like drawing and photographs.

***

THE FUTURE OF LUTYENS'S BUNGALOW ZONE

The following comments are also speculative because the government has not divulged any information about its plans to redevelop the entire so-called Lutyens Bungalow Zone (LBZ), or the Imperial New Delhi. The statutory Master Plan of Delhi does not articulate any such objective and in fact warns

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against centralizing the functional needs of the government in the LBZ are, but project-by-project the precinct is being transformed.

The process was initiated at its periphery, when the low-rise, low-density residential areas developed after Independence began to be densified to meet the expanding needs of the government by constructing multi-storeyed mixed-use neighbourhoods; however, its full scope and intent became manifest with the dramatic announcement of the Redevelopment of the Central Vista project in 2020. At present there is no factual information in the public domain, let alone public consultation, about how the existing Master Plan of the LBZ is proposed to be modified to transform this precinct of the city, or if studies have been conducted to assess its overall impact on the city as a whole.

During the past few months, however, a probable vision of the future of the LBZ has slowly fructified in the public imagination because the government has dramatically issued an eviction order to the iconic Gymkhana Club to vacate the premises it has occupied for over a century by revoking the perpetual lease it was granted in 1913 by first citing that "the land was required for defence infrastructure, public security, governance infrastructure and other projects in the public interest," The nearby Jaipur Polo Ground has already been repossessed and is in government custody. Similar eviction notices have been served on the Delhi Golf Club, and even INTACH, citing technical violation of the lease deed, which are being contested and currently sub judice.

Newsletter and NewsBlogs

No newsletter was issued in 2025-26 but there were 2 NewsBlogs ensuring that members were kept up to date on related Lutyens-related news and events, issued in May and November 2025. In addition, issue-specific circulars were regularly provided on such as the sad news of the death of our patron, Sir Terry Farrell, and with update on Prime Minister Modi's plans in New Delhi to move the bust of Sir Edwin from within Rashtrapati Bhavan.

Trustees' Responsibilities

Charity law requires the trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Trust and of the financial activities for that period and adequately distinguish any material special trust or other restricted funds. In preparing those accounts, the Trustees are required to:

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- Select suitable accounting policies and apply them consistently to make judgements and estimates that are reasonable and prudent.
- State whether the policies adopted are in accordance with the appropriate SORP on Accounting by Charities and the Accounting Regulations and with applicable accounting standards, subject to any material departures disclosed and explained by the accounts.
- Prepare accounts on a going concern basis unless it is inappropriate to presume that the Trust will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the accounts comply with applicable Accounting Standards and Statements of Recommended Practice and the regulations made under Section 44 of the Charities Act 2011 as amended. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed by:

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..... Dr Deborah Mays, Director

Date: 5/10/2026

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The Lutyens Trust

Independent Examiner's Report to the Trustees
For The Year Ended 31 March 2026

This report on the accounts of The Lutyens Trust for the year ended 31 March 2026, which is set out on pages 24 to 30, is in respect of an examination carried out under Section 145 of the Charities Act 2011 as amended.

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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.
It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities 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 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 the 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 any reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with Section 130 of the Act; and
- to prepare accounts which accord with the accounting records and to comply with the requirements of the 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.

I Shaw FCCA
12 Acorn Business Park
Northarbour Road
Portsmouth
Hants
PO6 3TH

Signed by:
Ian Shaw
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The Lutyens Trust
Statement of Financial Activities
For The Year Ended 31 March 2026

	Notes	2026 Unrestricted Funds £	Restricted Funds £	2025 Unrestricted Funds £	Restricted Funds £
Incoming Resources					
Subscriptions		19,157	-	17,078	-
Donations	(10)	11,317	-	3,909	-
Membership Events	(11)	26,279	-	35,387	-
Image and Introductory Fees		100	-	251	-
Interest Received		1,172	-	1,558	-
Goddards: Book Sales		320	-	430	-
Total Incoming Resources		58,345	-	58,613	-
Resources Expended					
General:					
Trust Manager Remuneration		20,030	-	15,894	-
Membership Events	(12)	15,970	-	29,128	-
Printing, Stationery and Postage		106	-	642	-
Accountancy		1,998	-	1,512	-
Insurance Liability & Assets Held at Goddards		4,903	-	7,071	-
Sundry Expenses	(13)	1,002	-	1,269	-
Depreciation	(3)	504	-	308	-
Gazetteer Project		2,573	-	1,876	1,075
Archive Project		1,988	-	1,821	-
Harson Archive Project		-	-	-	-
Website/Systems Project		-	-	-	-
Newsletter services		-	-	2,775	-
Paypal and Bank Charges		614	-	557	-
		49,688	-	62,853	1,075
Goddards:					
Telephone and Broadband		579	-	521	-
Cost of Books Sold		65	-	128	
Library Repainting		-	-	-	-
Sundry Expenses		81	-	144	-
		725	-	793	-
Total Resources Expended		50,413	-	63,646	1,075
Net Incoming/(Outgoing) Resources For The Year		7,932	-	(5,033)	(1,075)
Balance Brought Forward at 1 April 2025		94,841	7,265	99,874	8,340
Balance Carried Forward at 31 March 2026		£102,773	£7,265	£94,841	£7,265

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The Lutyens Trust
Balance Sheet as at 31 March 2026

	Notes	2026 £	2026 £	2025 £	2025 £
Tangible Fixed Assets	(3)		46,584		47,122
Current Assets					
Stock	(4)	315		203	
Debtors	(5)	2,452		4,476	
Cash at Bank and In Hand	(6)	108,456		96,023	
		111,223		100,702	
Creditors					
Amounts Falling Due Within One Year	(7)	(45,069)		(43,018)	
Net Current Assets			66,154		57,684
Total Assets Less Current Liabilities			112,738		104,806
Represented By:					
Unrestricted Funds					
Revaluation Reserve			2,700		2,700
Profit and Loss Account (Unrestricted Funds)			102,773		94,841
Profit and Loss Account (Restricted Funds)					
- Monument Trust Grant			6,365		6,365
- Goldman Sachs Restricted Grant #2			900		900
			112,738		104,086

Signed on Behalf of the Trustees:

Signed by:
31F7371AE53343E...

Charles Hind - Chairman

Approved by the Trustees on 5/10/2026

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The Lutyens Trust

Notes to the Accounts
For The Year Ended 31 March 2026

1. **Accounting Policies**

Basis of Accounting

The accounts are prepared under the historical cost convention and are in accordance with applicable accounting standards and the Statement of Recommended Practice on Accounting and Reporting by Charities and the Charities Act 2011. The principal accounting policies have remained unchanged from the previous year.

Income

Income is dealt with on a cash received basis.

Depreciation

Photographic equipment – straight line at 33 $^{1}/_{3}$ %
Computer equipment – straight line at 33 $^{1}/_{3}$ %
Furniture and equipment – 0%
Lutyens Clock/Letterbox – 0%

Depreciation has not been provided in respect of furniture and equipment in the library at Goddards nor in respect of the Lutyens Clock/Letterbox. These assets are shown at valuation.

Stocks

Stocks are valued at the lower of cost and net realisable value.

2. **Freehold Property**

The property known as Goddards, Abinger Common, Surrey was donated to the Trust in 1991. It was valued at £750,000 in 1990.

The property has not been capitalised because it is considered to be a Heritage asset central to the objects of the Trust.

On 19 April 1996 the property was leased to The Landmark Trust for a duration of 99 years, consideration for the lease being that The Landmark Trust maintains the property. This asset is excluded from the Balance Sheet because the Trustees are of the opinion that significant costs would be involved in the reconstruction and analysis of past accounting records and in valuation which are onerous compared with the additional benefit derived by users of the accounts in assessing the Trustees' stewardship of the assets (SORP {revised 2005} Chapter A3 paragraph 283b). The Trustees, following a review, also consider the Lutyens Clock/Letterbox to be a heritage asset.

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3. Fixed Assets

	Lutyens Clock / Letterbox	Furniture and Equipment	Photographic Equipment/ Laptop/ Scanner
	£	£	£
Cost and Valuation			
Valuation at 1 April 2025	25,000	20,807	112
Cost at 1 April 2025	-	-	8,165
Additions at Cost	-	23	-
Revaluations	-	-	-
Valuation at 31 March 2026	25,000	20,807	112
Cost at 31 March 2026	-	-	8,165
Depreciation			
At 1 April 2025	-	-	7,019
Provided For In Year	-	-	504
At 31 March 2026	-	-	7,523
Net Book Value at 31 March 2026	25,000	20,830	754
Net Book Value at 31 March 2025	25,000	20,807	1,315

The furniture and equipment in the library at Goddards is valued at £20,830 by the Trustees. The Lutyens clock/letterbox is valued by the Trustees and any reduction in value is shown as extraordinary expenditure in the year under review. In the opinion of the Trustees these values reflect the current market value.

4. Stock

	2026	2025
Books for Resale	£315	£203

5. Debtors

Other Debtors	£2,452	£4,476

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		2026	2025
6.	**Cash At Bank and In Hand**		
	Current Account	26,977	14,411
	Business Premium Account	75,415	74,277
	National Savings Bank	3,432	3,398
	Cash	2,632	3,937
		£108,456	£96,023
7.	**Creditors**		
	Amounts Falling Due Within One Year: Accruals	£45,069	£43,018

8. Charitable Status

The Trust is a registered charity number 326776.

9. Trustees

During the year the Trustees received no remuneration but received payment only for reimbursement of out of pocket expenses amounting to £2,022 (2025: £399).

10. Donations Received

Individual Donations	£11,317

11. Membership Events Receipts

Goddards Study Week	2,130
Northumberland Tour	(47)
Nashdom	1,170
Knole House	1,294
East Court Ramsgate	639
Temple Disney	825
Hampstead Garden Suburb	1,300
Campion Hall	15,242
Norney Grange	845
Middleton Park	520
Christmas Lunch	2,361
	£26,279

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12. Membership Events Expenses

Goddards Study Day	1,566
Northumberland Tour	(306)
Knole House	945
East Court Ramsgate	459
Temple Disney	380
Hampstead Garden Suburb	304
Campion Hall	10,046
Norney Grange	159
Christmas Lunch	2,374
General Event Expenses	43
	£15,970

13. Sundries

Trust Manager Expenses	148
Maintenance of Website	472
Zoom Pro Subscription	156
Donations Made	23
Miscellaneous Expenses	203
	£1,002

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Agent Delivery Events	Status	Timestamp

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Certified Delivery Events	Status	Timestamp

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Notary Events	Signature	Timestamp

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Payment Events	Status	Timestamps