

**THE QUATT HOUSE TRUST**  
**REPORT AND ACCOUNTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH 2025**

The Quatt House Trust is constituted by Deed dated 28<sup>th</sup> July 1997 supplemental to the will of Lady Labouchere who died on 22<sup>nd</sup> March 1996. The Trust is Registered Charity No. 1064197. The address is Estate House, Proud Cross Ringway, Kidderminster, Worcestershire, DY11 6AE.

The Charity Trustees during the year were :-

Col. J.G. Hamilton-Russell  
Mr. J.E. Andrews  
Mr. M. Hamilton-Russell

The objects of the Charity are the provision of financial assistance for the repair, upkeep and maintenance of the Parish Church of Quatt in the County of Shropshire together with the graveyard and the preservation, protection, improvement and upkeep of the mansion house at Dudmaston and the pleasure grounds, park, lands and appurtenances and chattels, together with additional powers in furtherance of these objects.

The Trustees' policy is to properly maintain and improve the properties of the Charity in order to maximise income, to provide maintenance in achieving the Trust objects and to accumulate funds in excess of current needs for projected expenditure.

The accounts attached on page 3 are approved.

..... Trustee 25<sup>th</sup> September 2025

On behalf of the Trustees

**THE QUATT HOUSE TRUST**  
**INDEPENDENT EXAMINERS REPORT**

Report to the Trustees of:    The Quatt House Trust

Registered Charity No:        1064197

On accounts for year ended: 31<sup>st</sup> March 2025 as set out on page 3.

**Respective responsibilities of**

**Trustees and examiners**    As the charity's trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 144(2) of the Charities Act 2011 (the Act) does not apply. It is our responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under general section 145(5)(b) of the Act, whether particular matters have come to our attention.

**Basis of Independent  
Examiner's Report**

Our examination was carried out in accordance with the General Directions give by the Charity Commissioners. 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 we do not express an audit opinion on the view given by the accounts.

**Independent Examiner's  
Statement**

In connection with our examination, no matter has come to our attention which gives us 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 accounting requirements of the Act have not been met or to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

25<sup>th</sup> September 2025  
Signed

Adrian Ralph FCA CTA  
Stanton Ralph & Co. Ltd Chartered Accountants  
The Old Police Station  
Whitburn Street  
Bridgnorth  
Shropshire  
WV16 4QP

**THE QUATT HOUSE TRUST**  
**BALANCE SHEET AND INCOME STATEMENT 31<sup>ST</sup> MARCH 2025**

Funds 31/03/24		Trust Fund	Income Fund
	<b>ASSETS</b>		
470,000	Quatt House and garden	600,000	
110,000	6 Quatt House and improvements	175,000	
400,000	Wooton Farm cottage and land	650,000	
3,200	Wooton Dingle	5,000	
3,000	Land at Quatt House	6,000	
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986,200		1,436,000	
-----	<b>CURRENT ASSETS</b>		
5,274	Charities Deposit Fund		5,535
72,865	Bank account		70,707
-	Debtors		-
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78,139			76,242
	<b>Less CURRENT LIABILITIES</b>		
(1,248)	Professional fees		(780)
(20,000)	Provision for repairs and renovations		(20,000)
-	Rents in advance		-
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56,891		£1436,000	£55,462
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£ 1,043,091			
-----	<b>INCOME</b>		
42,876	Rentals		50,441
245	Interest		261
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43,121			50,702
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	<b>Less EXPENSES</b>		
5,886	Professional fees		6,652
17,773	Repairs and maintenance		33,794
-	Council tax and sundries		1,744
5,977	Insurance		6,941
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29,636			49,131
	<b>NET SURPLUS GENERATED</b>		1,571
13,845			(3,000)
(3,000)	Donations to Quatt Church		-
-	Donation to Dudmaston Hall maintenance- National Trust		-
-	Provision for Quatt House repairs and renovations		-
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10,485	<b>SURPLUS OF EXPENDITURE OVER INCOME/ (INCOME OVER EXPENDITURE)</b>		(1,429)
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1,032,606	<b>TRUST FUNDS 1<sup>st</sup> April 2024</b>	986,200	56,891
-	Land and property revaluations	449,800	-
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£ 1,043,091	<b>TRUST FUNDS 31<sup>st</sup> March 2025</b>	£1436,000	£55,462
=====		=====	=====

Valuations of Trust property were undertaken on an open market basis as at 31<sup>st</sup> March 2025 by Mr J E Andrews, Trustee during September 2025, resulting in increased valuations for all of the trust's land assets.