

# Doddington Hall Trust

## Annual Report

Accounts Year Ended 5 April 2025

Registered Charity Number 1086024

# Doddington Hall Trust

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# Doddington Hall Trust

## Legal and Administrative Information

Accounts Year Ended 5 April 2025

### Trustees

Lady Colin Campbell  
Timothy John Cook

### Registered Charity Number

1086024

### Principal Address

1st Floor Sackville House  
143 - 149 Fenchurch Street  
London  
EC3M 6BL

### Accountants

Wilder Coe Limited  
1st Floor Sackville House  
143 - 149 Fenchurch Street  
London  
EC3M 6BL

### Solicitor

Farrer & Co LLP  
66 Lincoln's Inn Field  
London  
WC2A 3LH

### Bankers

Coutts & Co  
440 Strand  
London  
WC2R 0QS

# Doddington Hall Trust

## Trustees Report

### Accounts Year Ended 5 April 2025

The Trustees submit their annual report and financial statements of The Doddington Hall Trust for the Year Ended 5 April 2025. The Trustees confirm that the annual report and financial statements of the charity comply with current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities (SORP 2005)"

#### **Structure, Governance and Management**

The charity is constituted under a Trust Deed dated 30 March 2001 and is a registered charity number 1086024.

The trustees named on page 1 have served throughout the year. Appointment of trustees is governed by the trust deed of the charity. The power to appoint new trustees vests solely with the settlor during her lifetime. There has to be a minimum of three and a maximum of five trustees.

#### **Objectives and Activities**

The Objects of the Charity include such charitable purposes or charitable institutions as the Trustees see fit from time to time to support. Specifically to restore repair maintain and conserve for the benefit of the public the hall wing and stable block of the property known as Doddington Hall near Nantwich Cheshire and such other buildings associated with Doddington Hall as may be considered to be of outstanding architectural or historic interest.

#### **Achievements and Performance**

The Trustees have been informed by Lady Delves Broughton that the first phase of the restoration project is at last completed, following snagging issues with the builders. The next phase of the restoration will commence as soon as various permissions have been granted. The trustees will then commence fund raising.

#### **Financial Review**

The Trust Deed authorises the trustees to make and hold investments using the general funds of the charity. As at 5 April 2025 the charity held £123,722 in its bank account. The Charity recorded an excess of expenditure over income for the year amounting to £114,996 ( 2024 - income over expenditure amounting to £178,311 ) The charity does not hold any funds as a custodian trustee.

#### **Risk Management**

The trustees actively review the major risk which the charity faces on a regular basis and believe that maintaining reserves at current levels, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The trustees have also examined other operational and business risks faced by the Charity and confirm that they have established systems to mitigate the significant risks.

#### **Reserves Policy**

It is the policy of the charity to maintain unrestricted funds at a level which equate to approximately 12 months unrestricted expenditure. This provides sufficient funds to cover management and administration and support costs. Unrestricted funds are maintained at least this level throughout the year.

#### **Future Developments**

The Trustees are looking forward to participating in the second phase of the restoration of Doddington Hall in due course.

# Doddington Hall Trust

## Trustees Report

Accounts Year Ended 5 April 2025

### Trustees' responsibilities

The trustees are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

In preparing these financial statements, the trustees are required to:

- a) select suitable accounting policies and apply them consistently;
- b) observe the methods and principles in the Charities SORP;
- c) make judgments and accounting estimates that are reasonable and prudent;
- d) state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- e) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The trustees are responsible for keeping sufficient 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They 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.

### Fixed Assets

The Trust has the beneficial interest in a property known as School House, Holmshaw Lane, Oakhanger. CREWE CW1 5XE. In July 2019 HM Revenue & Customs determined that the value of the property when received was £315,000 not £350,000 as originally valued.

### Prospects

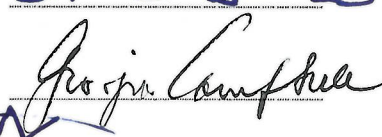

The trustees look forward to future progress.

Approved by the Charity Trustees on

Lady Colin Campbell

Timothy John Cook

Trustees

31.03.2026  
  


**Doddington Hall Trust**  
**Independent Examiners Report**  
**Accounts Year Ended 5 April 2025**

**Independent Examiner's Report to the Trustees of Doddington Hall Trust**

I report to the trustees on my examination of the financial statements of Doddington Hall Trust ('the charity') for the year ended 5 April 2025 which comprise the Statement of Financial Activities, the Balance Sheet and related notes.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. 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 this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

**Responsibilities and basis of report**

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 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.


An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the financial statements. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no opinion as to whether the financial statements present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

**Independent examiner's statement**

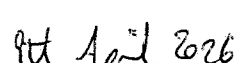
I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- Ø accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- Ø the financial statements do not accord with those records; or
- Ø 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.

Signed:  .....

Robert Bradman BA CA

Dated:  .....

Wilder Coe Limited  
1<sup>st</sup> Floor Sackville House  
143-149 Fenchurch Street  
London  
EC3M 6BL

**Doddington Hall Trust**  
**Statement of Financial Activities**  
**Accounts Year Ended 5 April 2025**

	2025 £	2024 £
<b>Incoming resources</b>		
Donations Received	100,000	254,000
Charities Aid Foundation Donations	Nil	Nil
GAYE	Nil	Nil
Gifts of Property Value	Nil	Nil
Rental Income	10,200	10,200
Tax recoverable	25,000	63,500
Interest Received	4,649	2,015
	<u>139,849</u>	<u>329,715</u>
<b>Resources expended</b>		
Charitable Expenditure		
Doddington Restoration Fund	253,645	149,529
Accountancy	1,200	1,200
Legal Fees	Nil	Nil
Bank Charges	Nil	675
Costs re sale of properties	Nil	Nil
	<u>254,845</u>	<u>151,404</u>
<b>Excess (Expenditure) over Income</b>	<u><u>(114,996)</u></u>	<u><u>178,311</u></u>

# Doddington Hall Trust

## Balance Sheet

Accounts Year Ended 5 April 2025

	2025 £	2024 £
<b>Fixed Assets</b>		
Property Value	315,000	315,000
	<u>315,000</u>	<u>315,000</u>
<b>Current Assets</b>		
Cash at Bank	123,722	209,218
Funds with Solicitor	Nil	Nil
Charities Aid Foundation	Nil	Nil
Rental Income	32,525	22,325
GAYE Payments due	Nil	Nil
Tax recoverable	25,250	63,750
Tax recoverable on interest	146	146
	<u>181,643</u>	<u>295,439</u>
<b>Creditors:</b>		
Amounts falling due within one year	2,400	1,200
	<u>2,400</u>	<u>1,200</u>
<b>Current assets less current liabilities</b>	494,243	609,238
<b>Creditors:</b>		
Amounts falling due more than one year	Nil	Nil
<b>Net Assets</b>	<u>494,243</u>	<u>609,238</u>
<b>Funds</b>		
Unrestricted Accumulated Fund	<u>494,243</u>	<u>609,239</u>

The financial statements were approved by the Trustees on 31.03.2026

Signed

Lady Colin Campbell

Timothy John Cook

# Doddington Hall Trust

## Notes to the Financial Statements

Accounts Year Ended 5 April 2025

### 1 ACCOUNTING POLICIES

#### Basis of preparation of financial statements

The accounts have been prepared in accordance with the Charity's Trust Deed, the Charities Act 2011 and 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 2019).

#### Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

#### Incoming resources

All incoming resources are included in the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. Income tax repayments on Gift Aid and Deeds of Covenant donations are accounted for on an accruals basis.

#### Resources expended

All expenditure is accounted for on an accruals basis and has been included under expense categories that aggregate all costs for allocation to activities.

Management and administration costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Direct charitable expenditure comprises direct expenses incurred in pursuit of the defined charitable purposes of the charity.

### 2 NET INCOMING RESOURCES

During the period, no Trustees received any remuneration, benefits in kind or re-imbursement of expenses.

There were no employees during the period.

### 3 CREDITORS

	2025 £	2024 £
Amounts falling due within one year		
Reporting Accountants Fees - Accrued	2,400	1,200
Lady Delves Broughton	Nil	Nil
	<hr/> 2,400	<hr/> 1,200

# Doddington Hall Trust

## Notes to the Financial Statements

Accounts Year Ended 5 April 2025

### 4 Related Parties

Lady Delves Broughton as Settlor of the Charity with power to appoint additional trustees is considered a related party.

### 5 Summary of Funds

	2025	2024
General Fund	£	£
Brought forward	609,239	430,928
Incoming Resources	139,849	329,715
Resources Expended	<u>(254,845)</u>	<u>(151,404)</u>
Carried forward	<u>494,243</u>	<u>609,239</u>