

The Witham Hall Ltd
Financial Statements
For the Year Ending
31 December 2025

JANE ASCROFT ACCOUNTANCY LIMITED

Chartered accountants
Enterprise House
Harmire Enterprise Park
Barnard Castle
County Durham
DL12 8XT

The Witham Hall Ltd

Financial Statements

Year Ended 31 December 2025

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The Witham Hall Ltd

Trustees' Annual Report (Incorporating the Director's Report)

Year Ended 31 December 2025

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 December 2025.

Objectives and Activities

The objects of The Witham Hall Limited are:

To promote the benefit of the inhabitants of the area of benefit without distinctions of sex, political, religious or other opinions, by associating with local authorities, voluntary organizations and the inhabitants in a common effort to advance education, promote science, art, literature and the spread of knowledge and to provide facilities for meetings, lecture and classes and other forms of recreation and leisure time occupation with the object of improving the conditions of life for the inhabitants.

The above charitable objects are identical to those of the Barnard Castle Mechanics' Institute and Witham Hall Community Association which owns the land and the buildings occupied by the Witham Hall Ltd.

In setting the objectives and planning the activities of the Trust, the Trustees have carefully considered the Charity Commission's general guidance on public benefit. Everything that we do is governed by our Vision that the Witham is recognised as a valued, accessible community asset that enables meaningful social change through its thriving Arts Centre in the heart of Barnard Castle and this is reflected in the many activities which are listed below.

The Witham Hall Ltd

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year Ended 31 December 2025

Achievements and Performance

The year that ended in December 2025 was a challenging one for the Witham. So I am starting this report by saying quite clearly that the challenges and disappointments of the business year were mitigated by the opening of Henry's Bar, and by a resounding success in our bidding for grant income. This success came right at the end of 2025 and will put us well onto the path of a sustainable and forward facing future, optimistic and enthusiastic for a much more successful year of business and community engagement over 2026. We have not only the National Lottery Heritage Fund to thank for awarding £229,800 to the Witham and giving us the brightest end to the year, but to all the hard working and creative people who contributed to writing that successful bid - giving their time, commitment and willingness to go the extra mile for the Witham, as ever, in a voluntary capacity, to boost the efforts of our Witham team.

2024 saw a significant surge in our visitor numbers, the number of events, and consequently an uplift in our income. It was therefore very disappointing to see that stutter in 2025, and combined with a number of other factors including staff turnover, sickness and the endless rising costs of living in an uncertain geopolitical world this had a very detrimental effect on our finances. We have to thank the hard work and vigilance of the Trustees, and particularly our Treasurer, Nicky Grace, who manages the risks associated with a business always on the edge of financial viability with great care and an eye to the detail - as well as the commitment and hard work of the team who give over and above at every turn to keep the Witham active in the community and relevant to the broadest range of interests.

As reported for 2024, performances, events and Funny Way To Be all enjoyed stellar numbers which had a very positive impact on our finances. During 2025 our income from ticketed events directly organised by the Witham dropped by 14% to £82,406 and attendances dropped by 16% to 12,550.

The number of attendees for the year stood at 30,000, with this figure including 19000 attendees at 31 comedy shows, live performances, screenings and films and the summer festival. 11000 people attended our classes and community activities, with this figure excluding visitors to the Banking Hub which continues to be based in the County Room.

Our café and bar sales stand at £218,970 for 2025, 4% lower than in 2024. We know that people are spending less per head on our catering offer, and the impact of wage inflation and national insurance rises has impacted our profitability and is out of our control.

The external pressures, including the cost of living pressure on our loyal customers, that give such challenge not only to small businesses but particularly to the arts and creative industries are countered by the ongoing hard work of the team, and the immeasurable commitment and contribution of our amazing and loyal volunteers.

The change in the use of the Gallery from shop and box office to Art Gallery took place in the early part of the year and increased the number of visitors to the monthly art shows. A new local artist or exhibition fills the gallery space each month, free of charge to use but a small commission given to the Witham from the proceeds of any sales. The Gallery is a great example of mixing our community engagement programme with our Arts programme, and a commercial opportunity.

In November Henry's Bar opened to the public to a resounding success. We had very positive coverage in the Teesdale Mercury, and through our own social media platforms which continue to grow in appeal and numbers engaging with us. We also owe a debt of gratitude to the Teesdale Action Partnership for their generous £15,000 grant which helped us ensure that the finished bar was truly everything we wished for, and that our volunteers worked to deliver. The bar has welcomed many customers who are not attending shows or events, and it is wonderful to see the lights on and people enjoying the warm ambience of the bar in the evenings. The Barnard Castle Christmas Lights Committee chose to host their thank you event in Henry's Bar which saw it packed out and full of

The Witham Hall Ltd

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year Ended 31 December 2025

laughter and enjoyment. This was particularly gratifying as in 2025 it felt as though we were a proper part of the Christmas lights turn on, with Christmas projections brightening the front of the Witham on the High Street all across the season.

Other highlights of the year included our Summer Festival which brought 20 local artists to our garden, providing free music to the community. This brought some 1000 visitors, including holiday makers and others new to The Witham. £780.00 was raised in donations (after paying those artists who took payment, not all did), and we continue to embrace our partnership with the Castle Players and the Barnard Castle Brass Band. We are very grateful for their ongoing support for the Witham.

We were delighted that the Witham Youth Theatre students were able to visit the Theatre Royal in Newcastle to perform their version of You 2.0 as part of the National Theatre Connexions programme. This was a huge opportunity for growth for our young actors.

We held a season of Teesdale Special Flora talks that saw The Witham Room packed for a series of four talks. We were delighted to host The Teesdale Way film- which saw local Rob Yeadon record the challenges of travelling The Teesdale Way. This event sold out within a week and was received wonderfully well.

Celebrating Stockton & Darlington Railway 200th anniversary was also an extremely successful exhibition, with book sales and workshops bringing more than 500 visitors from all over the UK.

Our evening events saw well known artists' performances sell-out, including Steel-Eye Span, The Manfreds, The Fureys, Fairport Convention and The Unthanks. A hugely well received comedy show from Chris Ramsey on his Work In Progress tour brought an opportunity for local people to see a big name in their local town ahead of his UK tour. We are so lucky to have these performances at the Witham!

During 2025 we remained committed to contributing to the public benefit agenda through our community offer and are pleased to report real growth in Qi Gong / Tai Chi classes led by Andy Yeadon as just one example. We added a new art class, 'Secrets of the old Masters' that introduced a different style and brought new students to The Witham. In February, we held the Lady Kitt Seek not Hide Pride in Teesdale exhibition throughout our building and garden in partnership with The Bowes Museum, TCR Hub, Curious Arts, Northern Heartlands and YMCA.

As I said at the start of this summary of the year, our greatest tangible achievement has been the winning of the NLHF grant. The project We are Witham; The Witham past, present and future will celebrate the 180 years of the Witham standing on the High Street at the heart of the arts, culture and community life of Barnard Castle. Winning this grant fills the Witham team and Trustees with optimism for the future, even in uncertain times, enabling us to determine organisational sustainability by creating a stable platform for growth and improved delivery to our customers.

The funds will be used to deliver four key themes - marketing, digital, fundraising and heritage. They will help us create new strategies for audience development, a Customer Relationship management (CRM) system to better know our visitors, and improved technologies to better engage with our customers. Furthermore, the grant will support us to develop our own long term fundraising plan to ensure that we can survive and thrive for the next 180 years, whilst understanding and celebrating our Heritage. Training for our staff and volunteers will enable us to deliver this to the highest professional standards.

The Witham Hall Ltd

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year Ended 31 December 2025

Grants, funding and the estate

During 2025 we received £20,000 from Durham County Council (a reduction of £10,000 on previous years) and £5,000 from the Sir James Knott Trust, which was much appreciated. We are grateful to Durham Community Action for their support in funding building repairs as part of the Welcome Spaces for Community Buildings, specifically a £25,000 grant helped us complete vital remedial works on our roof. In late December, we received notification of a successful bid to the National Heritage Lottery Fund of £229,800, half of which will be received in the early part of 2026.

Donations

All donations are hugely appreciated and vital as the Witham receives 100% of any donation received. These include contributions made in donation boxes, rounding up by ticket purchases, funds from book sales, and the contributions made by individuals through Just Giving. Regular contributions such as standing orders continue to be especially helpful as they are predictable and can help us prove to funding bodies that we have local support, when we make bids for grant funding. No contribution is too small, but larger amounts continue to be greatly appreciated. Donations during 2025 were £18441, some £3,700 less than in 2024. (This was a total of all donations, plus Gift Aid, and fundraising events). We also received a legacy donation of £10,000 which was very well received, and despite it being an anonymous donation, we are very grateful that someone chose to remember the Witham in their will. This will be a line of our fundraising ambition that we will pursue in the future.

We continue to be deeply grateful for everything that we receive and we hope that we will be able to count on our donors to keep their active, vital, and much appreciated financial support for the Witham.

A new strand to our donated income is the Building Levy, charged as an uplift of £1 per ticket to provide ring fenced funds to support the building maintenance programme, including emergency repairs. In 2026 we will move to the Building Levy to becoming an integral part of booking tickets. The costs of running and maintaining a Grade II listed building only ever increase, so the Building Levy represents a significant line in our donations, for which our estate will be the key beneficiary.

The Witham Hall Ltd

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year Ended 31 December 2025

Financial Review

The Trustees consider the charity's financial performance during the year to have been satisfactory, despite challenging trading conditions. The results have been monitored closely and the final result is as forecast.

The results show that in total we received £521.9k income and incurred expenditure of £581.6k. The resulting all funds deficit was £59.7k compared to £16.4k in the prior year. In the year, we welcomed the increased funding from grants which financed some additional activity and purchase of capital assets, whilst events income and hospitality sales were lower than the previous year.

During the year the Trustees continued to invest in improvements designed to enhance the long term sustainability of The Witham. These projects included the creation of the Henry Witham Served, spend on LED lighting and a scheme of enhancements over 2024-2026 financed by grant from the Arts Council England (ACE). The NLHF funded programme awarded in late 2025 will further improve the Witham's ability to deliver financial sustainability.

Reserves Policy

The company has a formal reserves policy which requires the company to hold reserves equivalent to three months operation costs excluding depreciation. This is currently estimated at approximately £65,000 based on an assessment by the Trustees. The Trustees have decided to hold designated funds totaling £56,094 as detailed in note 21. Therefore, excluding these funds, the company had free reserves amounting to £76,225 as of 31 December 2025. The Trustees consider that the level of free reserves remained appropriate above the minimum policy level.

Looking ahead, the Trustees recognise the importance of restoring and strengthening reserves over the medium term through improved trading performance, disciplined cost control and continued fundraising activity, while maintaining the charity's ability to deliver its charitable objectives.

Plans for Future Periods

During 2026 our efforts will be split between running a successful business, growing that business and encouraging new visitors and partners to engage with us, and managing the effective distribution of the NLHF grant. The careful husbandry that this grant will require will ensure that we have a sustainable platform from which to grow and enhance the Witham's offer.

Four working groups have been established to ensure that we deliver on the key themes which underpinned the bid - namely, Marketing, Digital, Fund raising and Heritage. Each theme brings its own contribution to the future shape and size of the Witham, and will be managed carefully, reported through to a Projects Board which will hold the strands together and monitor and report back on progress to the NLHF, and will also report to the Board of Trustees at each meeting.

We will spend the last portion of the ACE grant on major works that will include a new glass front door, completion of the LED lighting installation, and solar panels (to save future costs), and the creation of a cover for our stage for performers in the garden. Each of these works aim to save money and improve secondary spend.

The Witham Hall Ltd

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year Ended 31 December 2025

Structure, Governance and Management

The Witham Hall Limited is an incorporated charity, registered with Companies' House on 11 July 2009 and as a charity with the Charity Commission on 30 March 2012.

The Articles of Association of WHL require a minimum of three Directors with no maximum number specified. New Directors may be appointed by the existing Directors at any General Meeting, or may be proposed to the Directors by any Member. The Membership of WHL comprises all of the Directors and all those whose former membership of the Barnard Castle Mechanics' Institute and Witham Hall Community Association was transferred to WHL at 1 January 2013. In March 2022 the widening of the membership scheme was approved to include membership through payment of subscription, and by invitation through contribution of expertise or donations, including donating time as volunteers.

The Management Committee of WHL comprises of all Directors and the Executive Director of the organisation. Organisation and governance Trustees are appointed at the Annual General Meeting (AGM) for a fixed period of three years by nomination by a voting member or recommendation by the existing Trustees, followed by a vote of agreement by a majority. Trustees may serve a further term, if duly appointed at the AGM.

In January 2025 Kenny Walker and Chris Armstrong were formally appointed to the Board as new Trustees with specific expertise in retail and marketing, and IT. Their contributions to the Witham have been greatly appreciated already. At the end of the year we were delighted to welcome June Taylor, our very longstanding minute taker, to the Board. June's long association with the Witham, and her readiness to volunteer make her a splendid addition to the Board.

In terms of our future governance, during 2026 we will welcome new Board members with expertise in bid writing and fundraising, and we will appoint a new Treasurer to replace (how could anyone replace) our long-standing Trustee and Treasurer, Nicky Grace. Our Board is large now, given the size of the Witham Hall Ltd, but we are blessed with people with a broad range of skills and external experience which enables the Witham to maximise opportunities and minimise risk. We will have to be careful that our governance structures do not however hamper swift action when needed, or progress in areas of opportunity. Having said that, I must thank the very hard-working Board of Trustees for their endless commitment, engagement and patience in keeping the Witham safe.

Barnard Castle Mechanics' Institute (BCMI)

In April 2022, under a scheme approved by the Charity Commission, the Witham Hall Ltd was appointed a sole trustee of the Barnard Castle Mechanics Institute(BCMI). The BCMI is now a special trust of the registered charity the Witham Hall Ltd (1146726). For all purposes WHL is the trustee of BCMI. WHL will manage and administer BCMI as a separate charity with its objects and assets, and report on it separately within the WHL accounts and formal reports. All the land and buildings form the permanent endowment for the BMCI, managed by the Witham Hall Ltd as the sole trustee.

The BCMI had no financial transactions during the year. The Witham Hall Ltd, as sole trustee, managed the land and buildings which form the permanent endowment of the BCMI . All costs associated with the land and buildings are included in the accounts of the Witham Hall Ltd.

The Witham Hall Ltd

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year Ended 31 December 2025

Reference and Administrative Details

Registered charity name The Witham Hall Ltd

Charity registration number 1146726

Company registration number 06959661

Principal office and registered office 3 Horsemarket
Barnard Castle
County Durham
DL12 8LY

The Trustees

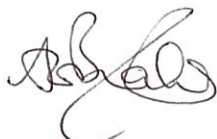
Mrs N M Grace	
Ms S Avery	(Resigned 20 January 2025)
Mr N P Hodges	
Mr G A Duffy-McGhie	
Mr I W Smith	
Mrs J M Turnbull	
Mr C E Armstrong	(Appointed 27 January 2025)
Ms A E Bromley	
Mr K Walker	(Appointed 27 January 2025)
Mrs J Taylor	(Appointed 6 November 2025)

Independent Examiner Jane Ascroft FCA MA (Cantab)
Enterprise House
Harmire Enterprise Park
Barnard Castle
County Durham
DL12 8XT

Small Company Provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 11 May 2026 and signed on behalf of the board of trustees by:



Ms A E Bromley
Trustee

The Witham Hall Ltd

Independent Examiner's Report to the Trustees of The Witham Hall Ltd

Year Ended 31 December 2025

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

Responsibilities and Basis of Report

As the trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

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:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The Witham Hall Ltd

Independent Examiner's Report to the Trustees of The Witham Hall Ltd *(continued)*

Year Ended 31 December 2025

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 accounts to be reached.

A handwritten signature in blue ink that reads "Jane Ascroft". The signature is written in a cursive style with a large 'J' and 'A'.

Jane Ascroft FCA MA (Cantab)
Independent Examiner

Enterprise House
Harmire Enterprise Park
Barnard Castle
County Durham
DL12 8XT

The Witham Hall Ltd

Statement of Financial Activities (including income and expenditure account)

Year Ended 31 December 2025

		Unrestricted funds	2025 Restricted funds	Total funds	2024 Total funds
	Note	£	£	£	£
Income and endowments					
Donations and legacies	5	56,877	56,431	113,308	94,712
Charitable activities	6	401,433	–	401,433	423,117
Investment income	7	7,173	–	7,173	7,822
Total income		<u>465,483</u>	<u>56,431</u>	<u>521,914</u>	<u>525,651</u>
Expenditure					
Expenditure on charitable activities	8,9	558,009	23,568	581,577	542,056
Total expenditure		<u>558,009</u>	<u>23,568</u>	<u>581,577</u>	<u>542,056</u>
Net expenditure		<u>(92,526)</u>	<u>32,863</u>	<u>(59,663)</u>	<u>(16,405)</u>
Transfers between funds		57,301	(57,301)	–	–
Net movement in funds		<u>(35,225)</u>	<u>(24,438)</u>	<u>(59,663)</u>	<u>(16,405)</u>
Reconciliation of funds					
Total funds brought forward		229,046	38,260	267,306	283,711
Total funds carried forward		<u>193,821</u>	<u>13,822</u>	<u>207,643</u>	<u>267,306</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 13 to 24 form part of these financial statements.

The Witham Hall Ltd

Statement of Financial Position

31 December 2025

	Note	2025 £	2024 £
Fixed Assets			
Tangible fixed assets	16	61,502	36,797
Current Assets			
Stocks	17	4,549	7,236
Debtors	18	29,874	34,362
Cash at bank and in hand		255,207	304,369
		<u>289,630</u>	<u>345,967</u>
Creditors: amounts falling due within one year	19	<u>143,489</u>	<u>115,458</u>
Net Current Assets		<u>146,141</u>	<u>230,509</u>
Total Assets Less Current Liabilities		<u>207,643</u>	<u>267,306</u>
Net Assets		<u>207,643</u>	<u>267,306</u>
Funds of the Charity			
Restricted funds		13,822	38,260
Unrestricted funds		<u>193,821</u>	<u>229,046</u>
Total charity funds	21	<u>207,643</u>	<u>267,306</u>

For the year ending 31 December 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 11 May 2026, and are signed on behalf of the board by:

N. M. Grace

Mrs N M Grace
Trustee

The notes on pages 13 to 24 form part of these financial statements.

The Witham Hall Ltd

Statement of Cash Flows

Year Ended 31 December 2025

	2025 £	2024 £
Cash Flows from Operating Activities		
Net expenditure	(59,663)	(16,405)
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	19,692	12,769
Other interest receivable and similar income	(7,173)	(7,822)
Loss on disposal of fixed assets	509	–
Accrued income	(610)	(6,167)
<i>Changes in:</i>		
Stocks	2,687	(614)
Trade and other debtors	4,488	(21,637)
Trade and other creditors	28,641	(5,272)
Cash generated from operations	(11,429)	(45,148)
Interest received	7,173	7,822
Net cash used in operating activities	<u>(4,256)</u>	<u>(37,326)</u>
Cash Flows from Investing Activities		
Purchase of tangible assets	(44,906)	(10,466)
Net cash used in investing activities	<u>(44,906)</u>	<u>(10,466)</u>
Net Decrease in Cash and Cash Equivalents	(49,162)	(47,792)
Cash and Cash Equivalents at Beginning of Year	<u>304,369</u>	<u>352,161</u>
Cash and Cash Equivalents at End of Year	<u>255,207</u>	<u>304,369</u>

The notes on pages 13 to 24 form part of these financial statements.

The Witham Hall Ltd

Notes to the Financial Statements

Year Ended 31 December 2025

1. General Information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 3 Horsemarket, Barnard Castle, County Durham, DL12 8LY.

2. Statement of Compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting Policies

Basis of Preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going Concern

There are no material uncertainties about the charity's ability to continue.

Judgements and Key Sources of Estimation Uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The trustees consider that there are no significant estimates or judgements affecting these financial statements.

Fund Accounting

Unrestricted funds comprise those funds which can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds are funds that 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.

The Witham Hall Ltd

Notes to the Financial Statements *(continued)*

Year Ended 31 December 2025

3. Accounting Policies *(continued)*

Income

All income is included in the statement of financial activities when the charity is entitled to the income, any performance related conditions attached have been met or are fully within the control of the charity, the income is considered probable and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Donations and legacy income is received by way of donations, legacies, grants and gifts and is included in full in the Statement of Financial Activities when receivable. Where legacies have been notified to the charity but the criteria for income recognition have not been met, the legacy is treated as a contingent asset and disclosed if material. Grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.

Donated services and facilities are included at the value to the charity, being the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market.

Investment income is included when receivable.

Income from charitable trading activity is accounted for when earned.

Income from grants, where related to performance and specific deliverables, are accounted for as the charity earns the right to consideration by its performance.

Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates:

Costs of raising funds comprise the costs associated with attracting donations, grants and legacies and the costs of trading for fundraising purposes.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated between the expenditure categories of the SOFA on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis, as set out in the notes to the accounts.

The Witham Hall Ltd

Notes to the Financial Statements *(continued)*

Year Ended 31 December 2025

3. Accounting Policies *(continued)*

Tangible Assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Website	-	20% straight line
Fixtures, Fittings and Equipment	-	20% reducing balance
Floodlights	-	20% reducing balance
Computer Equipment	-	33% straight line
Property Improvements	-	20% reducing balance

Impairment of Fixed Assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stock to its present location and condition.

Financial Instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Defined Contribution Plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

The Witham Hall Ltd

Notes to the Financial Statements *(continued)*

Year Ended 31 December 2025

Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Accrued income and tax recoverable is included at the best estimate of the amounts receivable at the balance sheet date.

Cash at Bank and in Hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Taxation

The company is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the company is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

4. Limited by Guarantee

The company is limited by guarantee. At 31 December 2025 there were nine (2024 - seven) directors, each of whom had undertaken to contribute an amount not exceeding £1 in the event of a winding up.

5. Donations and Legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Donations			
Donations	16,282	2,159	18,441
Legacies			
Legacies	10,000	—	10,000

The Witham Hall Ltd

Notes to the Financial Statements *(continued)*

Year Ended 31 December 2025

5. Donations and Legacies *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Grants			
Durham Community Action	–	10,736	10,736
Teesdale Action Partnership	–	15,000	15,000
Durham County Council	20,000	–	20,000
Point North	–	7,388	7,388
Arts Council England	–	19,148	19,148
Sir James Knott Trust	5,000	–	5,000
Catherine Cookson Trust	–	1,000	1,000
Rothley Trust	–	1,000	1,000
Subscriptions			
Turret Subscriptions	5,595	–	5,595
	<u>56,877</u>	<u>56,431</u>	<u>113,308</u>
	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Donations			
Donations	19,859	2,296	22,155
Grants			
Durham Community Action	–	14,253	14,253
Teesdale Action Partnership	–	1,000	1,000
Durham County Council	30,000	2,008	32,008
Point North	–	9,360	9,360
Arts Council England	–	10,861	10,861
Subscriptions			
Turret Subscriptions	5,075	–	5,075
	<u>54,934</u>	<u>39,778</u>	<u>94,712</u>

The Witham Hall Ltd

Notes to the Financial Statements (continued)

Year Ended 31 December 2025

6. Charitable Activities

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Events income	82,406	82,406	95,750	95,750
Income from gallery and artists	1,770	1,770	1,611	1,611
Cafe and bar sales	218,970	218,970	227,189	227,189
Room hire and studio rental	73,847	73,847	68,733	68,733
Visitor information and shop income	7,001	7,001	14,028	14,028
Other charitable income	17,439	17,439	15,806	15,806
	<u>401,433</u>	<u>401,433</u>	<u>423,117</u>	<u>423,117</u>

7. Investment Income

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Bank interest receivable	<u>7,173</u>	<u>7,173</u>	<u>7,822</u>	<u>7,822</u>

8. Expenditure on Charitable Activities by Fund Type

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Educational, Cultural & Entertainment Activities	238,129	6,793	244,922
Support costs	319,880	16,775	336,655
	<u>558,009</u>	<u>23,568</u>	<u>581,577</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Educational, Cultural & Entertainment Activities	233,301	3,900	237,201
Support costs	295,207	9,648	304,855
	<u>528,508</u>	<u>13,548</u>	<u>542,056</u>

9. Expenditure on Charitable Activities by Activity Type

	Activities undertaken directly £	Support costs £	Total funds 2025 £	Total fund 2024 £
Educational, Cultural & Entertainment Activities	244,922	335,455	580,377	540,856
Governance costs	—	1,200	1,200	1,200
	<u>244,922</u>	<u>336,655</u>	<u>581,577</u>	<u>542,056</u>

The Witham Hall Ltd

Notes to the Financial Statements *(continued)*

Year Ended 31 December 2025

10. Analysis of Support Costs

	Total 2025	Total 2024
	£	£
Staff costs	159,110	155,021
Premises	67,083	60,416
General office	16,579	10,449
Governance costs	1,200	1,200
Other costs	72,991	65,000
Depreciation	19,692	12,769
	<u>336,655</u>	<u>304,855</u>

11. Net Expenditure

Net expenditure is stated after charging/(crediting):

	2025	2024
	£	£
Depreciation of tangible fixed assets	19,692	12,769
Loss on disposal of fixed assets	509	—
	<u> </u>	<u> </u>

12. Independent Examination Fees

	2025	2024
	£	£
Fees payable to the independent examiner for:		
Independent examination of the financial statements	1,200	1,200
	<u> </u>	<u> </u>

13. Staff Costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2025	2024
	£	£
Wages and salaries	253,621	238,167
Social security costs	11,917	10,274
Employer contributions to pension plans	3,937	3,394
	<u>269,475</u>	<u>251,835</u>

The average head count of employees during the year was 31 (2024: 27). The average number of full-time equivalent employees during the year is analysed as follows:

	2025	2024
	No.	No.
Leadership team	2	2
Events, business support & cafe	7	7
	<u>9</u>	<u>9</u>

No employee received employee benefits of more than £60,000 during the year (2024: Nil).

The Witham Hall Ltd

Notes to the Financial Statements (continued)

Year Ended 31 December 2025

14. Trustee Remuneration and Expenses

The trustees received neither remuneration nor expenses during the current or previous year.

15. Transfers Between Funds

During the year £57,301 was transferred from restricted to unrestricted funds. This comprised:

	2025 £
Restricted grants used to fund capital costs	41,256
Contribution to overheads by projects	16,045
	<u>57,301</u>

16. Tangible Fixed Assets

	Website £	Fixtures, Fittings and Equipment £	Computer Equipment £	Property Improvements £	Total £
Cost					
At 1 January 2025	10,060	29,473	42,334	24,698	106,565
Additions	—	—	6,787	38,119	44,906
Disposals	—	(2,605)	(2,118)	—	(4,723)
At 31 December 2025	<u>10,060</u>	<u>26,868</u>	<u>47,003</u>	<u>62,817</u>	<u>146,748</u>
Depreciation					
At 1 January 2025	10,060	16,405	34,412	8,891	69,768
Charge for the year	—	2,634	6,273	10,785	19,692
Disposals	—	(2,160)	(2,054)	—	(4,214)
At 31 December 2025	<u>10,060</u>	<u>16,879</u>	<u>38,631</u>	<u>19,676</u>	<u>85,246</u>
Carrying amount					
At 31 December 2025	<u>—</u>	<u>9,989</u>	<u>8,372</u>	<u>43,141</u>	<u>61,502</u>
At 31 December 2024	<u>—</u>	<u>13,068</u>	<u>7,922</u>	<u>15,807</u>	<u>36,797</u>

17. Stocks

	2025 £	2024 £
Café, bar and shop stock	<u>4,549</u>	<u>7,236</u>

18. Debtors

	2025 £	2024 £
Trade debtors	10,407	12,088
Accrued income	19,467	22,274
	<u>29,874</u>	<u>34,362</u>

The Witham Hall Ltd

Notes to the Financial Statements (continued)

Year Ended 31 December 2025

19. Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	42,616	22,862
Accruals	6,142	6,752
Social security and other taxes	14,818	24,204
Deferred income	73,448	59,851
Credit card creditor	4,669	442
Other creditors	1,796	1,347
	<u>143,489</u>	<u>115,458</u>

20. Pensions and Other Post Retirement Benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £3,937 (2024: £3,394).

21. Analysis of Charitable Funds

Unrestricted funds

	At 1 January				At 31 December
	2025	Income	Expenditure	Transfers	2025
	£	£	£	£	£
General funds	91,467	455,483	(537,808)	67,083	76,225
Cyclical Building Works	44,000	—	—	—	44,000
Stainthorpe Fund	7,782	—	—	(5,688)	2,094
Cultural Programme	4,000	10,000	—	(4,000)	10,000
Capital Funds	36,797	—	(20,201)	44,906	61,502
Centre Manager fund	45,000	—	—	(45,000)	—
	<u>229,046</u>	<u>465,483</u>	<u>(558,009)</u>	<u>57,301</u>	<u>193,821</u>

	At 1 January				At 31 December
	2024	Income	Expenditure	Transfers	2024
	£	£	£	£	£
General funds	105,731	485,873	(511,260)	11,123	91,467
Cyclical Building Works	44,000	—	—	—	44,000
Stainthorpe Fund	12,261	—	(4,479)	—	7,782
Cultural Programme	5,500	—	—	(1,500)	4,000
Capital Funds	39,100	—	(12,769)	10,466	36,797
Centre Manager fund	45,000	—	—	—	45,000
	<u>251,592</u>	<u>485,873</u>	<u>(528,508)</u>	<u>20,089</u>	<u>229,046</u>

The Witham Hall Ltd

Notes to the Financial Statements (continued)

Year Ended 31 December 2025

21. Analysis of Charitable Funds (continued)

Purpose of designated funds

Cyclical Building Works - To cover the future required expenditure for cyclical building works;
 Stainthorpe Fund - To support live theatre and drama;
 Cultural Programme - To support the cultural and heritage programme.

Restricted funds

	At 1 January				At
	2025	Income	Expenditure	Transfers	31 December
	£	£	£	£	2025
					£
ACE Capital Building Up the Witham	–	19,148	–	(19,148)	–
DCC Energy Efficiency	5,000	–	(1,911)	–	3,089
Point North Social Media support	9,360	–	–	(9,360)	–
Covid Recovery					
Sustainability	18,200	–	(3,592)	(7,108)	7,500
Cultural Programme	5,000	–	(2,250)	(2,750)	–
NLHF Project	700	–	–	–	700
Capital improvements	–	2,000	(1,000)	–	1,000
TAP Henry Witham					
Servery	–	15,000	–	(15,000)	–
Point North	–	6,759	(4,200)	(1,026)	1,533
DCC Warm Spaces	–	2,788	(11)	(2,777)	–
DCA Welcome Spaces	–	10,736	(10,604)	(132)	–
	<u>38,260</u>	<u>56,431</u>	<u>(23,568)</u>	<u>(57,301)</u>	<u>13,822</u>

	At 1 January				At
	2024	Income	Expenditure	Transfers	31 December
	£	£	£	£	2024
					£
DCC Witham Capital Funding	663	–	–	(663)	–
ACE Capital Building Up the Witham	–	10,861	(395)	(10,466)	–
DCC Energy Efficiency	–	5,000	–	–	5,000
DCC Fun and Food	–	2,008	–	(2,008)	–
TAP Best Foot Forward	–	3,296	(3,900)	604	–

The Witham Hall Ltd

Notes to the Financial Statements *(continued)*

Year Ended 31 December 2025

21. Analysis of Charitable Funds *(continued)*

Point North Social Media support	–	9,360	–	–	9,360
Durham Community Action Community Buildings Grant Scheme	–	9,253	(9,253)	–	–
DCC Capital Works	441	–	–	(441)	–
Community Activities Fund	3,115	–	–	(3,115)	–
Covid Recovery Sustainability	18,200	–	–	–	18,200
Cultural Programme	5,000	–	–	–	5,000
TAP Turrets	4,000	–	–	(4,000)	–
NLHF Project	700	–	–	–	700
	<u>32,119</u>	<u>39,778</u>	<u>(13,548)</u>	<u>(20,089)</u>	<u>38,260</u>

Details of restricted funds

DCC Witham Capital Funding - To fund remedial and maintenance work;
 Arts Council Capital Building Up the Witham - Capital projects to improve sustainability;
 DCC Energy Efficiency grant - To fund LED lights;
 DCC Fun & Food - To fund out of school activities in holidays;
 TAP Best Foot Forward - to support dance & movement classes for the over 65s;
 Point North Social Media Support - to fund support for social media activities in 2025;
 Durham Community Action Community Buildings Grant Scheme - To fund remedial works to the fabric of the building;
 DCC Capital Works - To fund remedial and maintenance work 2019-2021;
 Community Activities Fund - To support community engagement;
 Covid Recovery Sustainability- to support sustainability post Covid 19;
 Cultural programme - to support the delivery of the programme;
 TAP Turrets - To support Turrets' workshops;
 NLHF Project - To fund business consultancy on future sustainability.
 Point North - To support dance and movement classes for +65s.
 Warm Spaces - DCC grant to support warm and welcoming community spaces.
 Welcome Spaces - the continuation of the Durham Community Action Community buildings grant Scheme.

The Witham Hall Ltd

Notes to the Financial Statements *(continued)*

Year Ended 31 December 2025

22. Analysis of Net Assets Between Funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Tangible fixed assets	61,502	–	61,502
Current assets	275,808	13,822	289,630
Creditors less than 1 year	(143,489)	–	(143,489)
Net assets	<u>193,821</u>	<u>13,822</u>	<u>207,643</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Tangible fixed assets	36,797	–	36,797
Current assets	307,707	38,260	345,967
Creditors less than 1 year	(115,458)	–	(115,458)
Net assets	<u>229,046</u>	<u>38,260</u>	<u>267,306</u>

23. Barnard Castle Mechanics' Institute (BCMI)

The BCMI had no financial transactions during the year. The Witham Hall Ltd, as sole trustee, managed the land and buildings which form the permanent endowment of the BCMI. All costs associated with the land and buildings are included in the accounts of the Witham Hall Ltd.

24. Analysis of Changes in Net Debt

	At 1 Jan 2025 £	Cash flows £	At 31 Dec 2025 £
Cash at bank and in hand	<u>304,369</u>	<u>(49,162)</u>	<u>255,207</u>

The Witham Hall Ltd

Management Information

Year Ended 31 December 2025

The Following Pages Do Not Form Part of the Financial Statements.

The Witham Hall Ltd

Detailed Statement of Financial Activities

Year Ended 31 December 2025

	2025 £	2024 £
Income and endowments		
Donations and legacies		
Donations	18,441	22,155
Legacies	10,000	–
Durham Community Action	10,736	14,253
Teesdale Action Partnership	15,000	1,000
Durham County Council	20,000	32,008
Point North	7,388	9,360
Arts Council England	19,148	10,861
Sir James Knott Trust	5,000	–
Catherine Cookson Trust	1,000	–
Rothley Trust	1,000	–
Turret Subscriptions	5,595	5,075
	<u>113,308</u>	<u>94,712</u>
Charitable activities		
Events income	82,406	95,750
Income from gallery and artists	1,770	1,611
Cafe and bar sales	218,970	227,189
Room hire and studio rental	73,847	68,733
Visitor information and shop income	7,001	14,028
Other charitable income	17,439	15,806
	<u>401,433</u>	<u>423,117</u>
Investment income		
Bank interest receivable	<u>7,173</u>	<u>7,822</u>
Total income	<u>521,914</u>	<u>525,651</u>

The Witham Hall Ltd

Detailed Statement of Financial Activities *(continued)*

Year Ended 31 December 2025

	2025 £	2024 £
Expenditure		
<i>Activities undertaken directly</i>		
Cafe, bar and shop stock	81,650	89,532
Wages and salaries	106,446	96,814
Employer's NIC	2,991	—
Pension costs	928	—
Card fees	9,492	9,011
Freelance Tech Costs	6,410	7,755
PRS/PPL & recorded music costs	3,306	7,562
Workshops and Turrets costs	23,247	18,065
Other costs	386	536
Cost of events	10,066	7,926
	<u>244,922</u>	<u>237,201</u>
<i>Support costs</i>		
Wages and salaries	147,175	141,353
Employer's NIC	8,926	10,274
Pension costs	3,009	3,394
Rates & water	2,113	1,320
Light & heat	23,756	22,238
Repairs & maintenance	27,686	24,874
Insurance	6,747	6,475
Other premises costs	6,781	5,509
Legal and professional fees	24,175	19,803
Bookkeeping costs	20,770	17,985
Office costs	16,579	10,449
Depreciation	19,692	12,769
Loss on disposal of assets	509	—
Other costs	3,935	2,136
Equipment purchase and leasing	7,433	4,536
Staff recruitment, training and expenses	1,175	1,962
Advertising	12,571	10,171
Irrecoverable VAT	2,423	8,407
	<u>335,455</u>	<u>303,655</u>
Governance costs		
Accountancy fees	<u>1,200</u>	<u>1,200</u>
Total expenditure	<u>581,577</u>	<u>542,056</u>
Net expenditure	<u>(59,663)</u>	<u>(16,405)</u>