

BRISTOL HISTORIC BUILDINGS TRUST LIMITED (A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS 31 MARCH 2026

Company registration number 16770969

Charity registration number 1217905

BRISTOL HISTORIC BUILDINGS TRUST Limited

FINANCIAL STATEMENTS PERIOD ENDED 31 MARCH 2026

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BRISTOL HISTORIC BUILDINGS TRUST Limited

COMPANY INFORMATION

PERIOD ENDED 31 MARCH 2026

Trustees

S T Cook (appointed 8 October 2025)
N H Dyke (appointed 8 October 2025)
S Greenhalgh (appointed 8 October 2025), (resigned 15 July 2026)
N Routledge (appointed 8 October 2025), resigned 15 November 2025)
C L A Lawrence (appointed 8 October 2025)
J J Nesfield (appointed 8 October 2025)

Company registered number 16770969

Charity registration number 1217905

Registered office Ashton Court Mansion
Kennel Lodge Road
Long Ashton
Bristol
BS41 9JN

Independent Examiner P A Ewins
240 Bath Road
Keynsham
Bristol
BS31 1TG

Bankers Metro Bank
One Southampton Row
London
WC1B 5HA

BRISTOL HISTORIC BUILDINGS TRUST Limited

TRUSTEES' REPORT PERIOD ENDED 31 MARCH 2026

The Trustees (who are also directors of the charity for the purposes of the Companies Act) present their report together with the financial statements of Bristol Historic Buildings Trust (the company), for the period ended 31 March 2026. The trustees confirm that the report and financial statements of the company comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP)

EXECUTIVE SUMMARY

Bristol Historic Buildings Trust (BHBT) was given a licence to carry out survey work and remedial work to Ashton Court Mansion by the Strategy and Resources Committee of Bristol City Council (BCC) on 13th October 2025. BHBT had stated that it was their full intention to seek a 125 year lease of the Mansion, with a view to restoring and reimagining Ashton Court, which was currently 70% derelict in order to provide a degree of community use.

The Trust had been endowed with £100,000 by the estate of Norman Routledge and was also assisted by a fund which had been set aside by BCC following an initial survey to assess the condition of the building.

These 'critical works' valued at £87,000, were carried out during the first three months of 2026 and completed by the Trust in April. The Mansion is now watertight and safe.

The Trust appointed a Chief Executive to oversee communications with the Council and carry out general administrative duties

BHBT applied to have their licence extended to a Tenancy at Will. This would enable the Trust to carry out further work to the building, to hold events and take responsibility for the day-to day running, always with the agreement of BCC. Applications could also be made to bodies such as the Architectural Heritage Fund, a "Just Giving" account could be set up and Gift Aid applied for on all donations and bequests.

Going forward, it is the intention of the Trust to convert to a Charitable Community Benefit Society to raise funds and to seek agreement of Heads of Terms in advance of the granting of the Lease at a BCC Strategy and Resources Committee meeting on 11 November 2026.

CONSTITUTION

The company is registered as a charitable company limited by guarantee and was set up by a Memorandum and Articles of Association on 8 October 2025.

(BHBT did not have charitable status at this time: this was provided by the Charity Commission in January 2026).

GOVERNANCE

The Trust may have between four and twelve trustees, all of whom must meet the eligibility criteria set by the trustees. The term of office is three years and trustees are eligible for re-election for up to two further three year periods.

From time-to-time conflicts of interest may occur, and trustees are required to declare any potential interests and withdraw themselves from any decisions if appropriate

TRUSTEES' REPORT PERIOD ENDED 31 MARCH 2026

MANAGEMENT

The Charity is managed by the Trustees.

STRUCTURE

The Trust does not have any employees at present but is appointing contractors on a short term basis to perform day to day operational activities.

PUBLIC BENEFIT

The Trustees confirm that they are aiming to restore and refurbish the Mansion to provide facilities and activities for the benefit of both the local and wider community

OBJECTIVES

The Trustees are developing a Fundraising strategy that will generate both restricted income, for projects and capital activity, and unrestricted income from general donations

GOING CONCERN

The Trustees have limited funds and are reliant on the fund raising strategy, which will be implemented in 2026, to develop the Mansion to the point that it can achieve its objectives

FINANCIAL REVIEW

Income received in the period to 31 March 2026 was £147.9k, all of which was unrestricted. An initial donation of £125.2k (including Gift Aid) was received from a Trustee and a further £22.7k in grants from BCC, all of which is being used to carry out limited work on the restoration and meet day-to-day operational expenditure.

Simon Cook
Chair



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Report to the trustees

BRISTOL HISTORIC BUILDINGS TRUST Limited

**On accounts for the
period ended**

31 March 2026

**Charity
no (if
any)**

1217905

Set out on pages

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I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the period ended 31 March 2026.

**Responsibilities and
basis of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 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.

**Independent
examiner's
statement**

The charity's gross income did not exceed £250,000 and I am qualified to undertake the examination. I am a retired member of the Chartered Association of Certified Accountants.

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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 accounts to be reached.

Signed:

Date:

Name:

P A Ewins

Address:

240 Bath Road

Keynsham

Bristol

BRISTOL HISTORIC BUILDINGS TRUST LIMITED (A COMPANY LIMITED BY GUARANTEE)

Statement of financial activities (including income and expenditure account)

For the period 8 October 2025 to 31 March 2026

Recommended categories by activity	Note	Unrestricted funds	Designated income funds	Total funds
		£	£	£
Income	3	F01	F02	F04
Donations		125,152	-	125,152
Grants			22,769	22,769
Total		125,152	22,769	147,921
Expenditure	4			
Raising funds		863	-	863
Charitable activities		-	65,226	65,226
Support costs		16,465		16,465
Total		17,328	65,226	82,554
Net income/(expenditure) before tax for the reporting period		107,824	(42,457)	65,367
Tax payable		-	-	-
Net income/(expenditure) after tax before investment gains/(losses)		107,824	(42,457)	65,367
Net gains/(losses) on investments		-	-	-
Net income/(expenditure)		107,824	(42,457)	65,367
Extraordinary items		-	-	-
Transfers between funds	-	42,457	42,457	-
Net movement in funds		65,367	-	65,367
Reconciliation of funds:				
Total funds brought forward		-	-	-
Total funds carried forward		65,367	-	65,367

BRISTOL HISTORIC BUILDINGS TRUST LIMITED (A COMPANY LIMITED BY GUARANTEE)

Balance Sheet as as 31 March 2026

	Note	Unrestricted funds £	Restricted income funds £	Total this year £
Current assets				
Cash at bank and in hand	8	64,946	-	64,946
Debtors		25,152		25,152
Total current assets		90,098	-	90,098
 Creditors: amounts falling due within one year	7	24,731	-	24,731
 Net current assets/(liabilities)		65,367	-	65,367
Total assets less current liabilities		65,367	-	65,367
 Creditors: amounts falling due after one year (Note 20)		-	-	-
Provisions for liabilities		-	-	-
 Total net assets or liabilities		65,367	-	65,367
Funds of the Charity				
Restricted income funds			-	-
Unrestricted funds	2.5	65,367		65,367
Total funds		65,367	-	65,367

For the period ending 31 March 2026 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 144 (2) of the Charities Act 2011.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act with respect to accounting records and the preparation of financial statements

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 SORP

These financial statements were approved by the Trustees on
and are signed on their behalf by

Simon Cook
Chair

Nigel Dyke
Trustee

BRISTOL HISTORIC BUILDINGS TRUST LIMITED (A COMPANY LIMITED BY GUARANTEE)

Notes to the financial statements for the period ended 31 March 2026

1. Basis of preparation

1.1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or no transaction value, unless otherwise stated in the relevant note(s) to these accounts. The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK (FRS 102)

1.2 Going concern

The Trustees are preparing a Funding Programme to generate income to meet the planned restoration of the Building. However, funding timescales are uncertain and the Trustees will only commit to their plans when funding is secured. Accordingly, the Trustees consider it appropriate to adopt the going concern basis in preparing these financial statements, but recognise the financial position of the Trust is reliant upon achieving the Funding Programme.

2. Accounting policies

2.1 Recognition of income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income measured reliably.

2.2 Grants and donations

Grants and donations are only included in the SOFA upon receipt or reliable expectation of receipt

2.3 Expenditure and liabilities

Liabilities are recognised where there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty. All expenditure is inclusive of VAT

2.4 Deferred income

Deferred income has not been included in the accounts

2.5 Fund accounting

Unrestricted funds can be used in accordance with the charitable objects at the discretion of the trustees

Designated funds form part of unrestricted funds and have been identified as being for particular purposes by the trustees.

2.6 Creditors

Creditors are measured at settlement amounts less discounts

3. Income

Unrestricted income	£125,152
Designated income - Local Government grant to carry out specific maintenance	22,769
Total income	£147,921
Unrestricted income utilised to support Local Government grant	£42,457

BRISTOL HISTORIC BUILDINGS TRUST LIMITED (A COMPANY LIMITED BY GUARANTEE)

Notes to the financial statements for the period ended 31 March 2026

4. Expenditure

Expenditure on charitable activities:

Restoration and refurbishment	65,226
Publicity and advertising	863
Governance and Support costs	16,465
Total expenditure	£82,554

5. Independent examiner fee	£528
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6. Debtors

Gift Aid	£25,152
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7. Creditors and accruals

7.1 Analysis of creditors falling due within one year

Trade creditors	24,203
Accruals and deferred income	528
Total	£24,731

8. Cash at bank and in hand

Cash at bank and In hand	64,946
Total	£64,946

9. Charity funds

Designated funds

The trustees have utilised unrestricted funds to enable designated works to continue	£42,457
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10. Transactions with trustees and related parties

There are no transactions with trustees or other related parties

11. Trustee remuneration and benefits

None of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or related entity

12. Employees

There were no staff employed by the charity during the period