

**Bioregional Development Group
(a Company Limited by Guarantee
and not having Share Capital)**

Company Registration No. 02973226

Charity Registration No. 1041486

**Report of the Trustees and Financial Statements
for the year ended 31 March 2022**

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Report of the Trustees

The trustees are pleased to present their report for the year ended 31 March 2022 together with the consolidated financial statements of Bioregional Development Group. The financial statements have been prepared in accordance with the accounting policies set out on pages 39 to 42 of the attached financial statements and comply with the charitable company's Memorandum and Articles of Association, applicable laws and the requirements of 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 United Kingdom and Republic of Ireland (FRS 102).

The reference and administrative information set out on page 56 forms part of this report. The annual report also serves as a directors' report for the purposes of company law.

Objects of the Charity

The objects of Bioregional Development Group as set out in its governing document in the Memorandum and Articles of Association are:

To advance education for the public benefit, in particular concerning the practice of sustainable living including the conduct of community life and economic activity, and to promote the preservation, conservation and restoration of the natural resources, animal and plant life, and habitats of the world.

Our vision

Bioregional's vision is of thriving regional economies where we meet more of our needs from local, renewable, and waste resources, enabling people to enjoy a high quality of life within their fair share of the earth's resources, and leaving space for wildlife and wilderness. We call this One Planet Living.

Our strategic goals for 2020-2030

1. Creating zero-carbon, sustainable homes so people can live sustainably and in comfort.
2. Tackling unsustainable consumption and production so consumers can live One Planet Living lifestyles.
3. Building thriving, just, regional economies which enable One Planet Living.

Public benefit summary

Achieving sustainability is the biggest single challenge facing our planet. Bioregional are serious about meeting this challenge both through our projects, and the way we work.

It's not just about being green for its own sake; it's about protecting our quality of life. It's about reducing congestion and pollution, saving money through energy and water efficiency, protecting, and increasing our green spaces – the list goes on. It's about the needs of our children and future generations.

We have reviewed the Charity Commission guidance on public benefit and have detailed in this report our main areas of charitable activity.

All trustees give their time voluntarily and receive no benefit from the charity. Any expenses reclaimed from the charity are set out in note 7 to the financial statements.

Bioregional Impact Review: 2021-22

Championing a better way to live

Bioregional has been championing a better way to live for more than 25 years. We work with partners to create better, more sustainable places to live, work and do business.

We believe that by partnering with ambitious developers, retailers, and local governments, we can create the right conditions for people to prosper while living within the Earth's means. We work in four key areas:

- **One Planet Living:** providing support, tools, and training to use our One Planet Living® sustainability framework
- **Sustainable business:** helping retailers and other businesses create innovative and visionary sustainability strategies, products, and services, so people can consume sustainably
- **Sustainable places:** working with companies in the built environment, communities, and local governments to create sustainable places to live, work and do business
- **Policy and practice:** spreading sustainable change by building alliances, sharing best practice, and influencing policy



Chief Executive's foreword

2021 was always set to be a landmark year for the climate crisis. With COP26 delayed until November 2021 by the pandemic and another vital year passing by, the 'last best chance' to avert the worst of climate breakdown became ever more urgent.

We made great efforts to amplify our practical and entrepreneurial approach and inspiring case studies of our work with partners which show "it can be done". In the run up to COP26, more than two million TV viewers learnt about our vision for sustainable living, and the solutions to achieve it, when we featured in the ITV documentary '[Joanna Lumley and the Human Swan](#)', along with a Channel 4 [news piece on the efficiency gap of new build homes](#). And we reached over 40,000 people as part of the COP26 #BuildBetterNow Virtual Pavilion, as well as engaging widely with businesses, policy makers, and delegates in Glasgow.

Looking ahead, Bioregional's central mission – to create homes and communities that enable truly sustainable living, within a net-zero, circular economy that respects the limits of our planet's resources – has never been more urgent.

The increasingly [stark warnings from the IPCC](#) over the last year have made for difficult but vital reading. But as the IPCC makes clear, we know that there is still time – just – to rapidly cut our carbon emissions and secure a liveable future on planet Earth. And from our fantastic work with partners, clients, and funders, we know that the solutions exist.

But only if we act now.

The coming year will again be a significant milestone in our mission to create a sustainable future for our planet. This summer, Bioregional will move its London HQ from BedZED, the multi-award-winning exemplar of sustainable development that we helped to develop 20 years ago and where our London offices have been based ever since.

While sad to leave BedZED behind, we are excited to embark on the next stage of our growth, and to seize the opportunity we have ahead of us to forge new relationships and increase our impact at Sustainable Ventures, a shared ecosystem for climate tech start-ups in the heart of London.

We look forward to working with you on the journey ahead.

Sue Riddlestone OBE,

Chief Executive
Bioregional

Continuing to make our One Planet Living® framework more widely available

One Planet Living is our vision of a world where we can live well, within the limits of the Earth's resources, and a practical, straightforward framework to help achieve this.

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Created out of our experience of developing the BedZED zero-carbon community with partners, One Planet Living is used by new-build communities, cities, regions, businesses, community groups, and schools the world over.

To help create change at the scale and pace we need, our focus in recent years has been to make the One Planet Living framework more accessible than before. **1.4 million people** are now living in, visiting, or working at organisations, communities, and cities with a commitment to One Planet Living.

One Planet Living in numbers

In the past year we have:

- Worked with **five One Planet Living** partners to review their sustainability progress and ambitions
- Ran sustainability training sessions with **170 people** across three organisations, with staff/communities totalling over **45,000**
- Trained **119** people to use the One Planet Living framework in their projects and organisations
- Ran introductory sustainability training for three organisations, including New West End Company, reaching **45 staff members**
- Provided One Planet Living resources that were downloaded **3,300 times**, a 5.6% increase year-on-year

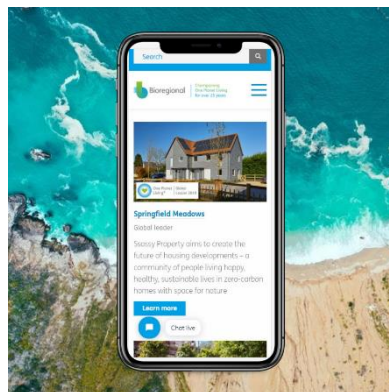
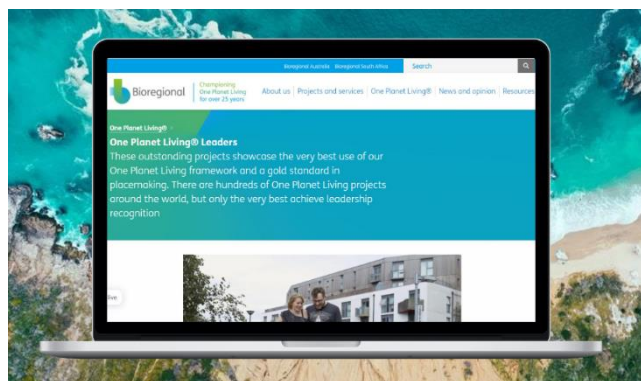
Training future change-makers

We delivered our One Planet Living action plan training to people all over the world, giving them the tools they need to create change in their business or organisation, and received great feedback, including the following testimonials:

Tom Flux, Developer: "Excellent course, thank you for leading change in sustainability, we need more people like you guys in this world!"

Ashley Howe - Executive Director - SUPPLY Victoria: "Out of all the workshops I've done in the last year or so, this is one felt like one of the best uses of my time."

Launching our One Planet Living Leaders web hub



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We built and launched a new 'web hub' to showcase our One Planet Living Leaders and Global Leaders – exemplar development projects that use One Planet Living to create exceptional places that enable people to live sustainable lives. These outstanding developments represent a gold standard in sustainable placemaking. There are hundreds of One Planet Living projects around the world, but only the very best achieve leadership recognition.

The hub enables fellow developers, policy makers and other stakeholders to view summaries, action plans, annual reviews, and compelling stories from each leader.

The hub was launched with [two successful webinars](#), featuring leaders from the UK, Canada and Australia, which reached over 500 people.

Must-see viewing... I came away feeling much better informed, inspired - and hopeful about the future.

Bianca Hollis, webinar attendee

Long-term One Planet Living partners sustain progress

Zibi, Canada. As this ground-breaking One Planet Living community in Canada moves from construction to operation, we advised its developers on how to build a culture of sustainability among its new residents, drawing on the experiences of other partners around the world.

Zibi's zero-carbon thermal energy network is now complete and due to commence operation in early 2022, three years ahead of the original commitment, generating clean energy for the 34-acre city, which will be home to more than 5,000 people, and 6,000 jobs. Zibi's first two public open spaces were completed and opened for use. Pangishimo Park, meaning sunset in the Algonquin language, is the first public green space, and Head Street Square is now available for public events. A new multi-use pathway now connects with the regional network, providing Zibi residents with safe and enjoyable active travel routes and access to wider destinations and green spaces.

"This amazing project has an inspiring story to tell on every aspect of One Planet Living. Of course, there have been challenges, especially due to the covid-19 pandemic, the impacts of which are still playing out in the form of increased material costs and shifted lifestyle habits. But the Zibi team approaches every challenge with a holistic understanding of what a sustainable future will look like."

- Nicole Lazarus, One Planet Living Leadership Reviewer

We also continued to work with **the City of Fremantle in Western Australia**, a relationship that has been ongoing since it became a One Planet Living Global Leader in 2015. This year we supported it with an annual review of its progress.

Highlights from last year include:

- 1,477 new trees were planted, passing its target by an additional 50%
- A new water efficiency and management plan 2020-2025 was adopted, and real-time water monitors were installed in locations throughout the City to monitor any increases in water use/leakages
- 100% of the council office's food is locally sourced, with vegetarian options always available

“I’ve learned that you can’t just tackle one aspect if you are going to be a sustainable city. You need to come at the challenge from different angles and One Planet Living provides that framework.”

- Brad Pettitt, former Mayor of City of Fremantle

Creating sustainable places

Our sustainability consultancy teams supported ambitious developers to design truly sustainable homes and communities, advised local authorities on their responses to the climate and ecological emergency, and researched cost-effective ways of retrofitting social housing to make it more energy efficient.

Spotlight on Oxfordshire

We have continued to make progress in bringing together people and organisations across the county to create a happier, healthier, and greener future for all Oxfordshire residents.



Highlights include:

- In collaboration with the Environmental Change Institute, part of the University of Oxford, and with support from individuals from the University’s Transport Studies Unit and Engineering Department, we co-authored a major new report – [Pathways to a Zero Carbon Oxfordshire \(PAZCO\)](#). Launched in the summer of 2021 with a webinar event, the landmark report sets out a roadmap for achieving a zero-carbon Oxfordshire by 2050.
- We have continued to steer the growth of **Oxfordshire Greentech**, a sustainable business network that we helped set up in 2019. We helped run **20** learning events organised over the year, reaching over **1,200** attendees. The low-carbon business network’s membership is now close to **100**, with key partners including Oxfordshire County Council, Cherwell District Council, and South Oxfordshire and Vale of White Horse District Councils.
- We collaborated with Oxfordshire Local Enterprise Partnership to run the Energy Pathfinders 2050 competition, which recognised the best low-carbon solutions in the county and shined a spotlight on Oxfordshire's innovation.
- We created an environmental design guide for Oxfordshire County Council, which will enable it to create sustainable, high quality, net-zero-compatible buildings across its estate. The guide contains a decision-making framework and key performance metrics that target the most effective measures at reducing carbon emissions, while ensuring

new buildings are designed to high standards while maximising occupier satisfaction.



- We organised a successful sell-out event, '[Making the future the present: delivering zero-carbon homes in Oxfordshire](#)', at the NW Bicester eco-centre in Oxfordshire. This in-person event at the Elmsbrook eco-town brought together built environment professionals, local councillors, and environmental groups to explore Oxfordshire's zero-carbon homes agenda.



Spotlight on new-build schemes



Our sustainable places team worked with **10** companies on their sustainability strategies for new developments. Collectively these could deliver **25,000** truly sustainable homes, of which approximately **7,500** will be affordable.

Of these sustainable homes, **19,300** are currently within the planning system and **5,700** are pre-planning.

All our new build schemes are net-zero ready – running with significantly reduced carbon emissions when they are built, and ready to achieve net-zero carbon in operation with the decarbonisation of the electricity grid.

Highlights included:

Saxon Court (MK Gateway)



We continued our work with developers Socius on this mixed-use development in Milton Keynes. We created a sustainability statement using the structure of One Planet Living, and the scheme received planning permission in November 2021. Bioregional has subsequently been appointed to provide support at the detailed design stage. The [virtual public exhibition is now live and available to view here](#).



St Ann's Hospital

Last year we supported developer Hill and Catalyst Housing Group to redevelop St Ann's hospital in Haringey, London. The redevelopment will deliver around 970 new homes, 60% of which will be genuinely affordable. This site will provide community-led housing, a new and enlarged garden, and improved streets, as well as new retail and affordable workspaces.

We provided the needs analysis and evidence base upon which the scheme's visionary sustainability strategy is built. We led the sustainability focus within the community engagement process and created the sustainability statement for planning submission.

Lewisham Shopping Centre

Last year we supported Landsec with the redevelopment of Lewisham Shopping Centre, in southeast London. Supporting the project design team, we acted as a sustainability champion for the project and developed its visionary and ambitious sustainability strategy and sustainability statement. Our team also worked on the BREEAM and HQM pre-assessment, along with embodied carbon assessment and circular economy statement. The development

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includes plans for new housing, including affordable, family and student homes, as well as new green areas, and spaces for small and local businesses.

St Christopher's Square



Working with developers Socius, we created the sustainability statement for St Christopher's Square, Bristol's first net-zero carbon later living community.

The exemplary development will offer the highest levels of sustainable living and support residents' health and wellbeing.

The heritage buildings on the site will be sustainably retrofitted, and the designs feature extensive open space and a range of gardens for residents and local people to enjoy.

The grounds will include sensory gardens and community food-growing spaces to boost sustainable living, biodiversity, and resident wellbeing. The landscaping has been designed by Bristol-based Stride Treglown and will involve planting 50 extra trees on site.

Embedding sustainability early in masterplans



Working alongside Summix, we provided sustainability support to three large-scale residential-led masterplans across England, in Oxfordshire, Worcester, and the West Midlands. We worked on a comprehensive sustainability needs analysis of the surrounding areas to establish the local and regional context. A thorough gap analysis of the existing plans was then undertaken to create ambitious sustainability objectives, which formed the skeleton of sustainability prospectuses that will be used in the promotion of the sites and the call-for-sites process.

Helping Legal & General Affordable Homes write its sustainability strategy



L&GAH Sustainability Framework and Measurement Tool

March 2022



Last year we worked with Legal & General Affordable Homes (LGAH) to write its sustainability framework.

LGAH is part of the wider Legal & General group with plans to build 80,000 new affordable homes over the next five-to-10 years. Our starting point was to streamline a previous sustainability strategy that was overly technical and difficult for LGAH to digest. We also needed to weave in the UN's Sustainable Development Goals, current industry guidance, and relevant standards.

We created both a framework and a measurement tool, allowing LGAH to apply the framework to real-world examples. The project consisted of three outputs – a summary document, technical manual, and assessment tool.

Overview of the Sustainability Framework



1. Social and Economic Inclusion
Fostering social cohesion and social equity

2. Health and Wellbeing
Improving health, wellbeing and quality of life for all sections of society, and building resilience to changes in our climate

3. Environmental Quality
Building resilience to the impacts of climate change, while restoring nature and improving biodiversity



4. Travel and Mobility
Enabling healthy lifestyles through physical connectivity, and supporting the transition to net-zero carbon

5. Resources Management
Delivering high quality homes that encourage a circular economy approach to resource use, in construction and operation

6. Energy and Carbon
Supporting the transition to net-zero carbon whilst minimising bills

Based on six themes, the sustainability framework itself (above) was designed as a completely bespoke framework for LGAH, although the principles were influenced by One Planet Living.

Sustainability planning support for local authorities



We supported Warwick District Council on the development of its [net-zero carbon development plan document](#), which will sit alongside its local plan with the aim of increasing the standard of new developments across the district.

We continued in our longstanding role as sustainability advisors to London Borough of Lambeth, providing a weekly review of the sustainability credentials for any significant scheme that comes through the Lambeth planning portal.

Alongside Etude and Currie and Brown, we provided support to Greater Cambridge, developing [a 'local plan net-zero carbon evidence base'](#). The local plan shapes how Greater Cambridge will grow and change to meet people's needs in the 20-year period from 2020 onwards, and our evidence base gave it the information it needs to make key decisions on where to allow the new growth in buildings and facilities, and what kind of policies the local plan could use to enable the transition to net-zero across the whole local area.

We worked with Thames Valley Berkshire Local Enterprise Partnership to deliver independent, in-depth research into [how Berkshire's six local authorities are responding to the net-zero challenge](#). The report outlines positive achievements, including extensive green public transport projects and progressive policies for the rollout of Electric Vehicles. However, the review also highlights areas where greater focus is needed to help the area achieve a net-zero future.

"This is a momentous and inspiring day, showcasing brilliant collaboration between six Unitary Authorities and Thames Valley Berkshire LEP. It is these types of projects that we need to help us achieve the transition to net zero." - Sue Riddlestone OBE

Scaling-up deep retrofit for social housing



Last year we worked on an Energy Redress Scheme-funded project commissioned by Places for People, focussing on a deep retrofit project of the Adamson Court development in Bedford - a typical 1970s mid-rise block. Alongside several technical partners, we sought to solve three key challenges facing the social housing sector:

- Providing energy security for tenants through the current cost of living crisis
- Generating income streams and cost reductions for the social landlord
- Ensuring the future viability of their assets

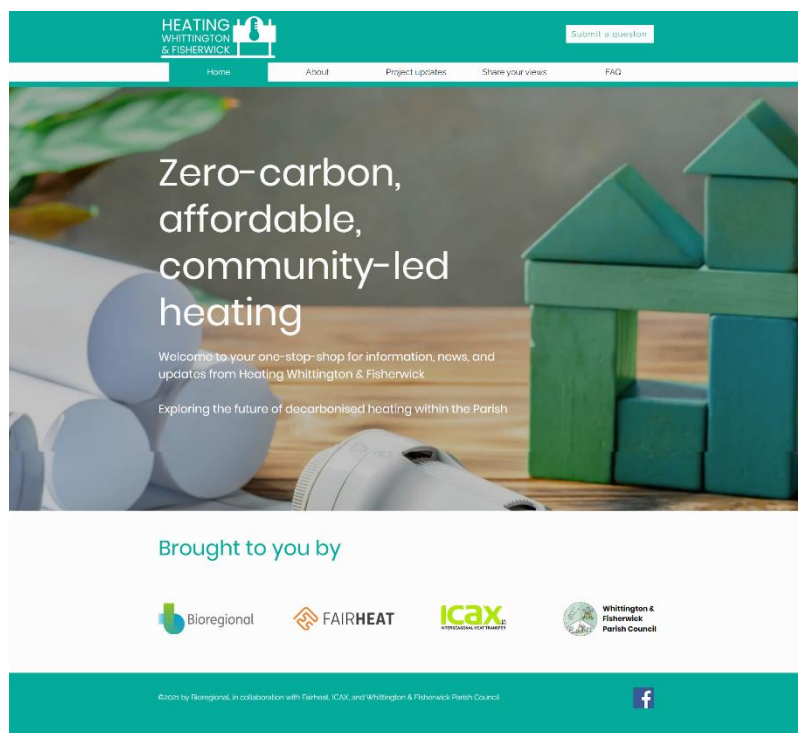
We designed a deep energy efficiency retrofit and innovative 'heat as a service' operating model that will reduce and stabilise tenant heating costs while adequately heating homes and generating a revenue stream for the social landlord to pay down the capital costs of the landlord.

Our deep retrofit fabric solution achieves a **76% reduction in heating energy demand**, and an **82% reduction in carbon emissions** against the existing building.

Minimising energy costs is increasingly important as the cost-of-living crisis hits the poorest members of society hardest. Social housing tenants on pre-payment meters have seen their bills rise by over 54%. Many of these tenants face high bills from thermally inefficient homes, forced to choose between heating and eating. To help combat this, we developed a price formula which **saves an average of £220 per household per year on heating bills**, while also **protecting tenants from 50% of future energy price rises through inflation**.

With social-housing decarbonisation fund support, our model pays back fabric capital costs in 40 years, and it is replicable and scalable across all electrically heated social housing blocks.

Conducting feasibility studies for renewable energy projects in rural communities



The Rural Community Energy Fund is a £10 million programme funded through the Department for Business, Energy and Industrial Strategy that supports rural communities in England to develop renewable energy projects that provide economic and social benefits.

Last year we worked with four local communities to explore the feasibility of developing community-led, net-zero carbon-compatible heating systems:

- Whittington and Fisherwick, Staffordshire
- Shenstone, Staffordshire
- Brightwell-cum-Sotwell, Oxfordshire
- Grand Union Community, Kings Langley, Hertfordshire

Three studies are currently underway, while the technical and financial feasibility study for Whittington and Fisherwick Parish Council is now complete. We ran community workshops, introducing residents to the benefits of a decarbonised community heating system:

- long-term price stability
- low-carbon source of energy
- opportunities for local ownership
- potential investment opportunity

As part of our engagement programme, we created [a bespoke website](#) to house project updates and gather community feedback, and we surveyed households on their preferred option, where 68% opted for a centralised energy centre with a village-wide network.

Sustainable business consultancy

Our sustainable business advisory work continues to focus on retail, food and beverage, as well as the engineering and construction and property sectors.

Last year we worked with **32** organisations on ambitious sustainability strategies, carbon-footprinting, and net-zero roadmaps. These businesses collectively employ over **150,000 people**, with a combined total turnover of over **£15.5 billion**.

Helping businesses understand and reduce their scope 3 emissions

Celebrating 10 years of helping Kingfisher enable sustainable living at home

For 10 years we have worked with Kingfisher plc – Europe’s leading home retailer – at the cutting edge of product design, a journey that has helped millions of people to live more sustainably and comfortably in their homes.

Kingfisher developed industry-leading Sustainable Home Products (SHP) guidelines with Bioregional in 2011 to improve the sustainability performance of all its product ranges. Since then, acting as a ‘critical friend’, we have worked with Kingfisher to update these guidelines each year, ensuring they keep pace with the latest research and expert guidance, and to assess every product it sells, prior to external third-party audit.

Kingfisher’s most recent financial results illustrate the incredible impact of this initiative. In the calendar year 2021, £5.8 billion of sales were from products that help create a more sustainable home, representing 44% of group sales, including 10% derived from energy and water-saving products. This represents a doubling of sales since the SHP programme was established in 2011.

And last year, as a sign of its continuing commitment, Kingfisher announced ambitious new targets – by 2026 it aims for 60% of its sales to be from products that make customers’ homes more sustainable, a 10% increase on its previous target, and for 70% of its own-brand sales to come from SHPs.

Over 80% of Kingfisher’s carbon footprint is linked to the products it sells – scope 3 emissions. These can be generated ‘upstream’ – the carbon emitted when extracting materials, or when processing, manufacturing, and moving products – or ‘downstream’ – when customers use and eventually dispose of them.

In response, Kingfisher has set a target to reduce absolute scope 1 and 2 greenhouse gas emissions (generated by its own operations) by 37.8% by 2025, from a 2016 base year, and to reduce scope 3 emissions by 40% per £1m turnover by 2025. We worked with Kingfisher to develop these ambitious targets, which have now been approved by the [Science-Based Targets initiative](#).

“Using our industry-leading SHP guidelines we’re further embedding sustainability into our ranges, as well as looking at how we can extend product life through repair services, and reuse plastic and packaging,” says Gin Tidridge, Head of Product Sustainability at Kingfisher. “We look forward to continuing to work with Bioregional to find innovative solutions to make sustainable living accessible for everyone.”

Simplifying scope 3 for Mitchells & Butlers

With a target to reduce its emissions per meal by 25% by 2030, pub and restaurant owner Mitchells & Butler (MAB), which owns 1,700 premises across the UK and Germany and has a £1.5 billion turnover, came to us to help size its scope 3 emissions and identify hotspots for reductions.

Last year we reviewed the existing data and revised requirements for the granular level that scope 3 analysis requires. This involved working with MAB staff to create a methodology for missing data, as well as collecting primary data, such as staff travel impacts.

We measured MAB's emissions from food, which represented 45% of the total scope 3, as well as all other indirect emissions. MAB now has a complete picture of its scope 3 impact and understands where to make the most impactful reductions.

"Calculating scope 3 emissions is a challenge but essential for any business serious about reducing its footprint. Bioregional's data-driven yet people-focused approach meant the process was made simpler for us. We're now better equipped to monitor our footprint, as well as understand what we need to change to have the biggest impact."

- Amy DeMarsac, Head of Investor Relations and Sustainability, Mitchells & Butlers

Sustainable products and materials

Kesko

Last year we worked closely with the sustainability team at Finnish supermarket Kesko to scope out the coverage of its sustainable product guidelines. The chain has 500 stores, and a turnover of €3.7 billion, operating in Finland, Sweden, Norway, Estonia, Latvia, Lithuania, and Poland.

We ran a series of engagement sessions with product-sourcing teams from across the business to help achieve buy-in across the organisation, and we also carried out research into all the relevant sustainability criteria that could be used across its full product range of over 4,000 lines.

Last year we produced a full draft of the guidelines, in advance of a more detailed consultation process with all relevant sourcing teams, and in the year ahead we'll be providing advice and training on how to roll them out and monitor their impact.

UNEP Eco Innovation Manual – increasing the use of sustainable construction materials

Building materials carry a high environmental impact, with the amount of construction debris – including concrete, asphalt, bricks, metal, wood, ceramics, and plastics – expected to reach around 2.2 billion tonnes annually by 2025.

Globally, SMEs account for 98% of the value chain. As smaller firms can be more agile, they are potential agents of sustainable change, but they often lack the financial means and resources of larger firms to achieve this potential.

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This year we continued our work on a building materials supplement to the United Nations Environment Programme's Eco-innovation manual, an industry-agnostic, defined process for SMEs to assess sustainability obstacles and identify ways to overcome them.

The supplement will equip SMEs in the building materials industry with a toolkit and methodology to embed sustainability into their business strategies and better identify new products, services, and practices that can yield both sustainability and economic benefits. Working with our partners, the National Cleaner Production Centre of Sri Lanka, the supplement will be piloted with six building materials companies in the coming year, with the first trial about to commence.

Using our manual, we worked with Sierra Readymix, a Sri Lanka-based concrete company, advising it on how to complete its Business Model Canvas document, which helps to shape its sustainability targets over the near future.

Helping businesses measure and reduce their carbon footprint

Muir Group

Established in 1968 Muir Group manages 5,500 homes across the UK offering a range of housing needs for people, from family homes to supported living options. This year we helped Muir to produce a carbon action plan to offer tangible actions, along with advice and guidance to help build its sustainability strategy. We completed a full value chain baseline footprint, including analysis of scope 1, 2, and 3 emissions, based on its 2019 financial year activities, and this will enable it to create meaningful carbon reduction targets.

"Bioregional really took the time to understand our business and our environmental ambitions before supporting us to calculate our corporate carbon footprint and develop an outcome-focussed action plan. The team at Bioregional worked seamlessly with colleagues across Muir Group to complete the project, provided support when needed and concluded by presenting their findings and proposals to our leadership team. I would highly recommend Bioregional to any organisation seeking support to develop their environmental plans and strategies."

- Sam Scott, Executive Director of Operations, Muir Group

Enable

Enable Leisure and Culture delivers health, leisure, and community services and events on behalf of Wandsworth Borough Council. Last year Bioregional conducted a full carbon footprint in line with the Greenhouse Gas Protocol to identify emissions hotspots and recommend next steps for reductions across scope 1, 2 and 3. Following on from this, we will be running a series of action planning workshops to engage staff and embed sustainability strategy within the business.



Delivering the world's first pizza carbon footprint analysis

Last year we worked with PETA and Pappa Johns to deliver (pun very much intended) the world's first carbon footprint analysis of a pizza. Our team analysed the environmental footprint of the Papa Johns Vegan Works pizza, finding that in production, it used 36% less water, 65% less land and emits 58% fewer greenhouse gases than a meat and dairy pizza. The study was launched on Earth Day across [PETA's blog](#) and social media channels.

Stakeholder engagement

Last year we worked with a wide range of clients to develop or revamp their sustainability strategies, all of which had stakeholder engagement at its core. Whether it be getting staff on board, or working with membership groups, stakeholder engagement is a crucial early part of strategy development to ensure long-term success.

We interviewed its stakeholders of Fora, the owner of serviced workspaces in Central London, inform its sustainability strategy. This approach also set the foundations for our work with business improvement district, New West End Company, where we began by understanding stakeholder perspectives on sustainability through interviews and a member survey.

Employee sustainability training



As part of our sustainability training offering, [we carried out a number of engaging staff workshops](#) that asked a key question: what can you and your team do to achieve your organisation's sustainability aims? And of those ideas generated, which ones are you – personally – going to act on?

As well as running sessions for the New West End Company, we also supported Northampton Partnership Homes to create an all-staff sustainability training course, running four online workshops that reached 60 staff and generated over 150 actions. We also worked with ABB Group, a leading global technology company, helping a core group of staff to deepen its understanding of the climate and ecological crisis. We spent time considering the group-level

targets before generating actions. Crucially, each delegate took one personal action to deliver themselves.

Structured using One Planet Living, our training sessions create ownership and instil a culture of sustainability that is fundamentally good for business, reduces costs, boosts staff morale, and attracts new customers.

“It is simple human psychology that if people come up with the action themselves – they own it – then they’re much more likely to actually do it.” - Joe Pitts-Cunningham, One Planet Living Lead

Creating a bold sustainability action plan for London’s West End



Last year we continued our work with the New West End Company, (NWE), one of London’s most renowned business improvement districts (BID), helping to survey members, carrying out its carbon-footprinting assessment, and advising on its [new sustainability strategy](#).

The NWE BID, which covers 82 streets including Oxford Street, Regent Street and New Bond Street, is the largest in Europe. It attracts millions of visitors every year, and has over 600 members, ranging from multinational businesses to small souvenir shops.

Our challenge was to develop a robust sustainability action plan for its operations and for the area that it curates. The BID aims to become a net-zero carbon district by 2040 across its scope 1, 2, and 3 emissions. As well as carrying out carbon footprinting, we performed a gap analysis that provided red-amber-green ratings against each of our One Planet Living principles.

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ONE PLANET LIVING® FRAMEWORK

New West End Company has adopted the One Planet Living® framework. The charity and social enterprise Bioregional created the One Planet Living® framework in 2003 comprising 10 simple principles and detailed goals and guidance.

Backed by science and many years of hands-on experience, One Planet Living® is a highly flexible framework that is helping people around the world to achieve their vision of a more sustainable future.

The framework provides guidance on how we can live within the planet's limits but also crucially on how we can live well. The principle of health and happiness is key to One Planet Living®.

One Planet Living® puts people first – it's grounded in the reality of how we all live our lives – the homes we live in and the food we eat, how we travel and the things we buy.

The 10 One Planet Living® principles:

🌟	HEALTH & HAPPINESS
🤝	EQUITY & THE LOCAL ECONOMY
🌱	CULTURE & COMMUNITY
🌍	LAND & NATURE
💧	SUSTAINABLE WATER
🍴	LOCAL & SUSTAINABLE FOOD
🚲	TRAVEL & TRANSPORT
♻️	MATERIALS & PRODUCTS
🗑️	ZERO WASTE
🌞	ZERO CARBON ENERGY

OUR VISION FOR OUR DISTRICT

How we as a district will adhere to the 10 principles of the One Planet Living® framework:

PRINCIPLE	STATEMENT OF INTENT
HEALTH & HAPPINESS	We will champion our members, we will lead the way for London in delivering ambitious and improvements in the air quality of our District, visitors, workers, and residents and in the overall quality of life in the West End.
EQUITY & THE LOCAL ECONOMY	We will vigorously set our position as the voice of West End business to ensure that our District becomes more inclusive by ensuring accessible, business local value and creating opportunities for start-ups, SMEs and local businesses.
CULTURE & COMMUNITY	We will take a lead in building a culture of sustainability through our work and all our many channels of engagement. We will celebrate our District's culture, by supporting our offering of arts and heritage events to support local communities and the creative sector and local.
LAND & NATURE	Working with our members and partners, including West End, we will help to connect people with nature, and champion projects that demonstrate the importance of green space and the protection and enhancement of biodiversity within our District.
SUSTAINABLE WATER	Working with our members and partners, we will encourage and inspire people and businesses to use water more wisely. We will promote the use of drought-resistant landscaping in the West End, and advocate for measures to improve its impact.
LOCAL & SUSTAINABLE FOOD	We will actively encourage and promote access to healthy, sustainable, and local food within the District, to support wellbeing and lifestyles that are healthy and have lower impacts on the environment. We will, therefore, support local food production and consumption in the West End, and advocate for measures to improve its impact.
TRAVEL & TRANSPORT	We will also work with partners to address long-term issues of carbon reduction. We will support the use of public transport, walking and cycling, and encourage the use of electric vehicles.
MATERIALS & PRODUCTS	We will work with our members to ensure that we meet to materials and products that are sustainable and have lower impacts on the environment. We will, therefore, support local food production and consumption in the West End, and advocate for measures to improve its impact.
ZERO WASTE	We will work with our members and partners to reduce waste generated as a result of West End operations. We will identify how to tackle waste streams and activity and work with our members and partners to ensure that we are doing our part.
ZERO CARBON ENERGY	We will work with our members and partners in the District to reduce local energy use and to ensure that we are doing our part. We will, therefore, support local food production and consumption in the West End, and advocate for measures to improve its impact.

NWEC's 'Road to Zero Sustainability Action Plan' was published at the inaugural West End Climate Summit in April 2022. Our Director of Consultancy, Ronan Leyden, [spoke at the launch](#), explaining how One Planet Living was used to shape the action plan, and how all 10 principles were embedded within the Westminster City Council and Westminster Property Association's Sustainable City Charter.



Ronan on the core ways our [One Planet Living](#) framework is being used by [@newwestend](#):

- 1: Comprehensive and holistic – beyond the environment, covering human needs
- 2: Backed by science: covers scopes 1, 2 & 3
- 3: We collaborate, acting as a critical friend on an ongoing basis



@newwestend and 3 others



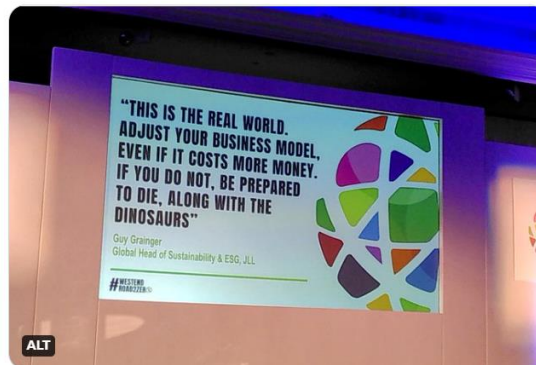
Bioregional @Bioregional · Apr 21

Replying to @Bioregional

Final words of wisdom from [@JLL_Guy](#) to round off [@newwestend](#)'s inaugural Climate Summit.

Learn more about how [One Planet Living](#) has shaped the New West End Company's road to [NetZero](#) → [newwestend.com/west-end-road-](#)

[#WestEndRoad2Zero](#)



@newwestend and Guy Grainger

NWEC's new manifesto is built upon three core pillars:

- Supporting its district and members to get to net-zero carbon by 2040, across scope 1, 2 and 3 emissions
- Seeking a sustainable retail, leisure and dining experience for all residents, employees, and visitors
- Working with partners to deliver improved air quality that is better than legal standards

To achieve the net-zero carbon target, we advised on a science-based trajectory, and by 2030 NWEC will have reduced its scope 1 and 2 emissions by 90%, and scope 3 by 50%.

[West End Climate Summit: April 2022](#)



Highlights from NWEC's own operational targets include:

- Sustainable procurement: from 2022 NWEC will have embedded a sustainable procurement policy to ensure all the products and services we purchase are as low-impact as possible
- Street operations: from 2022 NWEC will operate a fully electric, zero-emission street operation vehicle fleet
- Renewable energy: by 2026 NWEC will endeavour to use 100% renewable energy to power its infrastructure, including Christmas lights and footfall sensors
- Zero emissions: by 2026 NWEC will ensure that its use of couriers, freight/waste and employee travel are zero emissions

As part of the launch, NWEC asked its members to sign [its sustainability pledge](#), which has already been endorsed by 19 organisations, including John Lewis Partnership, Bonhams, Selfridges Group, and the Crown Estate.

We are proud to have worked on this ambitious strategy and are excited to see NWEC lead by example and use its influence across its membership body in the coming years.

Shaping sustainable high streets and communities

Beyond our work with NWEC, we continued advising the Manor Royal and Baker Street Quarter BIDs and developed sustainability strategies for the Portman Estate. Throughout all our work, a common thread has been futureproofing businesses, and helping organisations understand their roles in creating a one-planet future.

Portman Estate

We worked with Portman Estate to develop its sustainability strategy, and in 2021 we helped it complete its first full carbon footprint assessment for its London Estate. This included scope 1, 2 and 3 emissions for both its directly managed and long leasehold properties. We plan to repeat and update the carbon footprint assessment in 2022, to include its rural estate interests. In early 2022, Portman launched its new website, featuring a sustainability hub and its [One Planet Living sustainability action plan](#).



In 2021 we helped Portman agree a high-level carbon reduction pathway for the Estate:

- Achieve carbon neutral status for its office operations during financial year 2021/22
- Achieve carbon neutral status across its scope 1, 2 and defined upstream scope 3 activities which are within its direct and indirect control by 2025 (London Estate)
- Achieve carbon neutral status across its whole scope 1, 2 and direct and indirect scope 3 activities by 2030, with an aspiration to reach net-zero carbon for all activities between 2030 and 2040, in line with targets set by Westminster City Council.

Achieving this will be challenging, particularly as a significant part of its portfolio is listed or in conservation areas. We are working with Portman Estate to implement One Planet Living into its day-to-day operations, to support the achievement of its targets for 2025 and 2030.

Baker Street Quarter

We've been working behind the scenes to help set up its sustainability focus group to understand more about its members' priorities and explore how both parties can support each other and initiatives in the area. Baker Street Quarter has a range of resources designed to support its members, including waste and recycling advice, a directory of zero- and low-emission suppliers, a greenery action plan, and a 'Close the door' campaign – a simple initiative that can reduce the level of indoor airborne pollutants by a third, and reduce electricity usage by up to 50% when heating or air conditioning is in use.

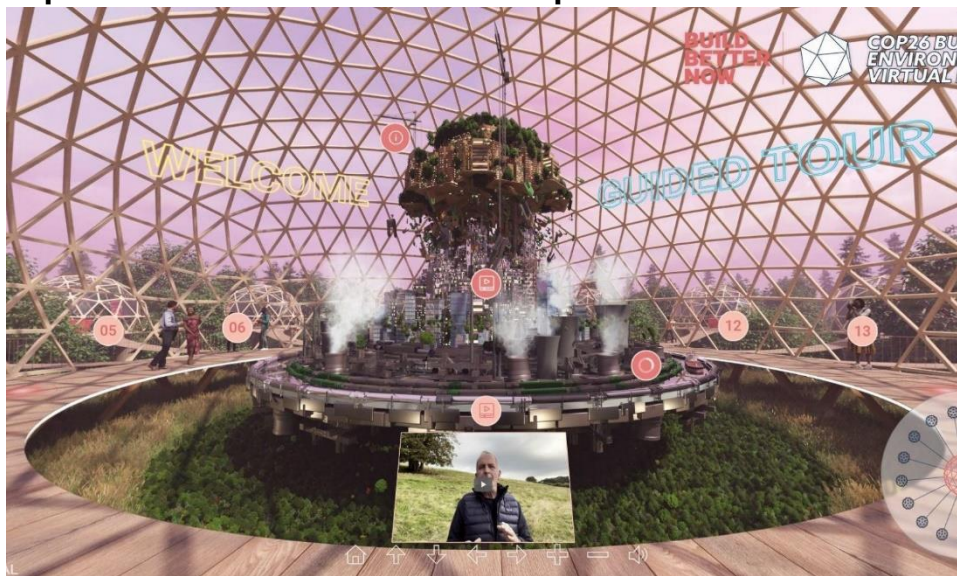
Manor Royal Business District

In January 2022, we began our work with Manor Royal, and will be developing a sustainability strategy to put into its next business plan, ahead of a members' vote.

Influencing policy and practice

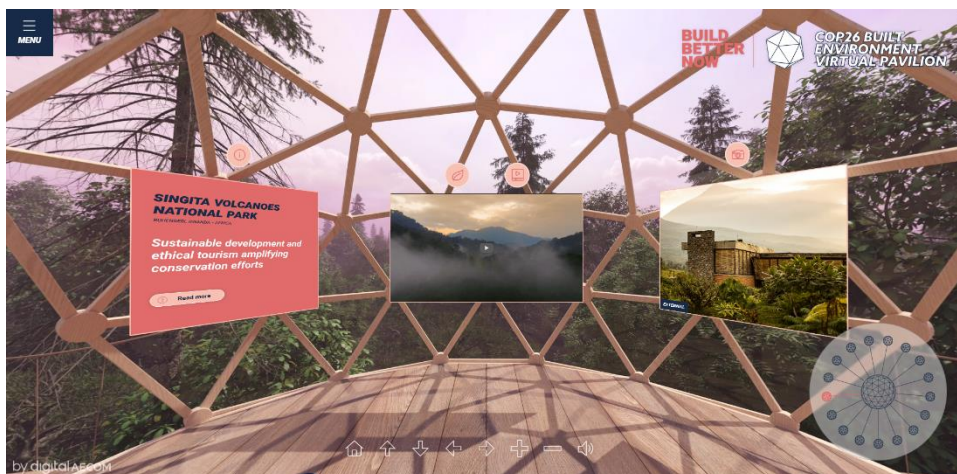
We draw on our practical experience to influence policy change and industry best practice:

Cop26: the #BuildBetterNow virtual pavilion



We were proud to be part of the #BuildBetterNow Virtual Pavilion – a space for more than 100 organisations across the built environment sector to bring a shared voice to COP26. Given that the built environment accounts for nearly 40% of the world's carbon emissions, and yet only 20% of global NDCs (Nationally Determined Contributions) cover it, the pavilion was a vital space to raise awareness of the solutions for achieving net zero.

In week one of COP26, we collaborated with Passivhaus Trust and Good Homes Alliance to host a virtual event: 'Sustainable city regions - how can we enable zero carbon living at scale?'



Our One Planet Living Global Leader, Singita, [featured in the virtual exhibition](#). Singita is a leading eco-tourism company, with sites across southern Africa, and its lodges at the Volcanoes National Park, Rwanda, use our One Planet Living framework to inform the land rehabilitation programme, hydrology management, site and building design, as well as the construction and operation.

Providing solutions for policymakers

In the build-up to, and aftermath of COP26, we added our voice to several debates and policy consultations led by important networks that we are members of, including the Aldersgate Group, the Green Alliance, the UK Green Building Council.

“With COP drawing to a close, it is now crucial that we get on with delivery – working with Government to create a viable plan for the energy efficient retrofit of our homes, and to ensure that only net-zero carbon buildings are developed in the future.” - [Sue Riddlestone OBE, writing for the Aldersgate Group website](#)

Joining industry voices to #EndGasNow



As **sustainability professionals**, we commit to only work on new projects that do not propose new gas or fossil fuel heating systems.

#ENDGASNOW

At the tail end of last year, we agreed to join [the industry campaign to #EndGasNow](#), which launched publicly in April 2022.

While it has long been an internal commitment, we’ve now publicly pledged to not work on new projects that involve the installation of new or replacement fossil fuel heating systems.

Digital communications and events

Last year we created a series of practical and inspiring webinars aimed at achieving One Planet Living.

With a focus on sustainable places, we showcased partners across the UK and North America that are using the One Planet Living framework to enable truly sustainable living in homes and communities.

We held three webinars, reaching over 1,000 people, sparking new conversations and collaborations.

- We shared our practical insights and inspiring stories with more than **1,800** people at regional, national, and international events
- Our website had **157,000 sessions**
- Users downloaded our web resources over **7,500 times**

Priorities for 2022/23

Our overarching strategic priorities to 2030 are

1. Creating zero-carbon, sustainable homes so people can live sustainably and in comfort.
2. Tackling unsustainable consumption and production so consumers can live One Planet Living lifestyles.

3. Building thriving, just, regional economies which enable One Planet Living.

We intend to work towards these objectives in the coming year by:

Driving exemplary business practice – helping businesses to measure and reduce their carbon footprints in line with science-based targets, and to set ambitious sustainability strategies that enable sustainable consumption and production, in line with our planet’s limited resources.

Creating sustainable homes and communities – work with housebuilders, property owners and local authorities to enable the next generation of net-zero, affordable, biodiversity-positive homes to be built, to support local authorities to create and implement net zero carbon planning policies, and to sustainably retrofit existing homes.

Communications, marketing, and One Planet Living - Delivering a communication and marketing strategy to support Bioregional’s growth plan, to inspire others through examples of its practical projects, and to further embed One Planet Living principles in communities and businesses around the world.

Influencing policy and industry practice - Working with partners and through stakeholder groups, we will use the practical examples of our work to influence policy and industry practice in the built environment, sustainable production and consumption, and corporate sustainability strategies.

Our priorities for this year are to:

- Continue our recruitment drive to expand our delivery teams, getting on a pathway to increase our full-time team by 11 by March 2024
- Get on a pathway to double our turnover by the end of March 2024
- Embrace the new ways of working, culture and opportunities at our new office space, Sustainable Ventures
- Celebrate 20 years of BedZED, giving it a moment of celebration as well as a fitting goodbye
- Continuing to support and promote the #EndGasNow campaign
- Reinvigorating our diversity working group, and going public with our commitments and plans

Our Funders

The trustees and staff would like to place on record their gratitude to all the organisations and individuals who continue to support the work of the charity. Our work would not be possible without the support of our partners and funders. Thank you.

Our partners in 2021/22

A2Dominion
ABB Ltd
Baker Street Quarter Partnership
Barkley Village
Bayer UK and Ireland
Belfast Harbour
Brightwell-cum-Sotwell Parish Council
Cherwell District Council

Muir
Newhaven Town Council
New West End Company
NG Bailey
One Planet Living Fund
Oxford City Council
Oxford United Football Club
Oxfordshire Greentech

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City of Fremantle	Oxfordshire Local Enterprise Partnership
Cundall	People for the Ethical Treatment of Animals
Derbion	SEGA Hardlight
Enable Leisure and Culture	Shenstone Parish Council
Environmental Change Institute	Singita
First Base	Southbank Centre
FORA	South Oxfordshire District Council
FORE Partnership	Sue Ryder
Frobishers	Summix
Green Lab	Sutton Council
Hill	Thames Valley Berkshire Local Enterprise Partnership
Implenia	The Portman Estate
Kesko	Trinity College London
Kingfisher Group	Troup Bywaters + Anders
Lambeth Council	United Nations Environment Programme
Land Securities	Urban Equation
Legal and General	Voyage Care
Low Carbon Hub	Warwick District Council
Manor Royal Business Park	Wilko Retail Ltd
Mitchells & Butlers	Windmill
Milligan	

Our grant funders and donors in 2021/22

Catalyst 2030	KR Foundation
Energy Saving Trust	Skoll Foundation
Her Majesty's Revenue and Customs	Westmill Solar Co-operative

Management and Governance

Responsibility for the organisation lies with the trustees, who meet quarterly. Trustees regularly look at their skills sets and review, in light of upcoming activity, whether there is a need for training or whether the charity could benefit from recruiting additional trustees with skills or experience that may be valuable within the organisation.

All potential trustees are given a pack containing previous years' annual report and accounts, the charities memorandum and articles of association, and current Bioregional work plan. They are also directed to the Charities Commission guidance on the responsibilities of trustees.

Prospective trustees are asked to declare they are eligible to be a trustee. They are also asked if they can see any conflicts of interest with being a trustee of the organisation. References are taken up. A vote of existing trustees is then taken on whether to offer a trusteeship. If the potential trustee is backed by a majority of existing trustees, they are formally appointed as a trustee and director of the organisation.

At every annual general meeting one-third of the trustees retire by rotation. The trustees that retire shall be the longest serving trustees. Trustees may be reappointed on retirement if they are willing to act, but for no more than two four-year terms.

As part of trustee training and induction, trustees are invited to in-house seminars, project update meetings and question and answer sessions to enable them to fully understand the projects and activity of the charity. A one-day business planning event is held annually for all staff and trustees to review the previous year and plan the next five years aims and activities.

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Day to day responsibility for the running of the charity is delegated to the Chief Executive, Sue Riddlestone, who is a member of staff. Decision-making responsibility is further shared by an executive team of senior staff.

Environment Policy – Bioregional’s One Planet Action Plan

As an environmental organisation, ensuring that we minimise the environmental impact of our activities is vital. Since 2003 we have kept up an internal One Planet Action Plan using the One Planet Living principles. For the ninth year running, we have focused on a different principle each month, as it has proven to be an effective way for our principal champions to get engrossed in their areas and run month-long projects.

Fundraising Policy

Bioregional’s core fundraising focus is on trusts, foundations and grant making bodies. We do not use any third-party fundraisers, but are registered with the Fundraising Regulator, and there have been no complaints made against the charity with regards to its fundraising activities.

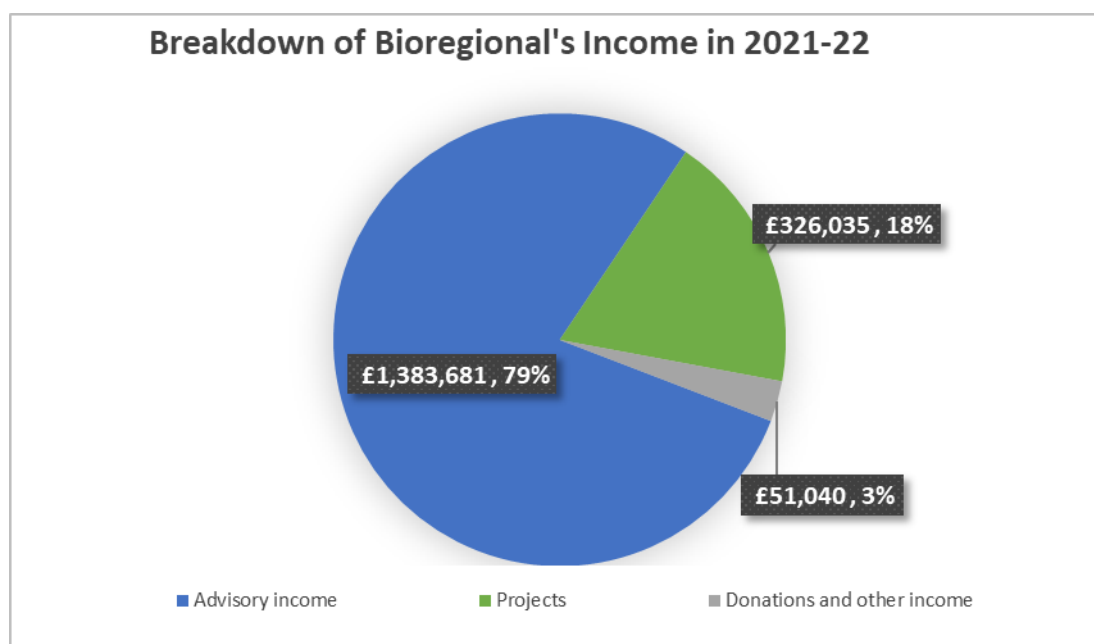
Typically, we apply for large grants of £100,000 and over, and these applications are made for specific projects that will help us scale our impact. Occasionally we apply to smaller funds for one-off projects or for match funding.

For One Planet Living projects, we target trusts and foundations that list the environment, climate change, and sustainable behaviour and development as core priorities. We are now also turning to funders that support projects focussed on schools and youth, following demands from this generation to provide solutions for the climate and ecological emergencies being declared. For energy projects or projects focussed on the circular economy, we look for funders that support innovation and disruptive projects. These are often government or EU funds, or large foundations with specific aims. Recently, we have been working with our corporate clients, partners, and contacts to establish match funding for innovation in retail. As this work develops, a corporate partnership policy will be developed to ensure no conflicts of interest or unethical partnerships are formed.

The Director of Finance and Resources ensures that all costs of the project have been covered, and to confirm that any risks of accepting the grant are fully considered.

Financial Performance

The financial results relate to the period 1 April 2021 to 31 March 2022. The group’s income stood at £1,760,756, a 1% increase from the £1,738,397 income generated in the previous year. In a year which held COP26 in the UK, the demand for our services increased hugely, however staff retention and recruitment became a challenge as demand for staff with sustainability skills increased. The following year will continue our focus in growing our income, team, and impact.



Total expenditure for the year amounted to £1,850,567 (2021: £1,829,222), an increase of £21,345 compared to the previous year. The loss from the investment in One Planet Digital is due to its operating result from the year which has been accounted for using the equity method. As such the share of One Planet Digital's losses accounted for in the group was £324. Further details on the loss from the investment can be found in note 10. We continue to be vigilant, implementing effective and robust processes and internal controls to ensure efficiencies and value for money.

Salaries for the key management staff are reviewed as part of the overall organisation salary review. The key management staff consist of the CEO, and three heads of department. The salary review is carried out by a remuneration subcommittee that consists of the Director of Finance and Resources, Director of Consultancy, and a member of the board of trustees. The salary review takes into consideration an annual uplift based on forecast inflation rates, a benchmarking review of the sector, and predicted increases in the salaries market for the forthcoming year. Proposals made by the remuneration subcommittee are then considered by the whole Trustee board for their approval.

Bioregional Homes made a deficit of £83,265 for the year. This was due to the costs associated with a planning inquiry.

Sustaining Chobham Community Interest Group was incorporated in December 2018 and had no transactions in that financial year. During 2019/20 the company received a loan to part fund the costs for a planning application. The £7,030 loss in the year is from the interest on this loan.

The net result of the group for the year is a deficit of £89,811 (2021: deficit of £90,825). Excluding the charity's subsidiaries and associates, it made a surplus of £808 for the year.

Bioregional Development Group
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Group deficit	(89,811)
Adjustments for:	
Bioregional Homes deficit	83,265
Sustaining Chobham CIC deficit	7,030
Share of One Planet Digital losses	324
Charity surplus	808

The unrestricted reserves built up by the group in previous years have enabled it to absorb this deficit whilst continuing to develop the group to meet the future challenges of delivering our strategic plan.

The total funds of the group at 31 March 2022 decreased by 33% to £176,340 (2021: £266,151), of which £0 is restricted (2021: £4,538).

Risk Management

We maintain a risk register and regularly review the risks likely to impact our activities. Changes in legislation have had an effect on sustainability projects and initiatives. In addition, the uncertainty around the transition of the United Kingdom out of the European Union has also had an impact on some organisations who have taken a cautionary approach to start new projects or to put existing projects on hold.

Our strategy remains to diversify our activities to include new initiatives and new income streams in the coming year. We are now focusing our resources to speed up the change that is urgently required for us to be able to live within our planet's resources. We are also working with property developers to instigate sustainable and affordable new homes and communities in the South East area.

Reserves policy and going concern

The reserves policy of Bioregional Development Group is to have a minimum of three months' unrestricted expenditure in unrestricted reserves, but the aim is to have six months' expenditure in reserve as the norm. We have prepared our reserves policy by looking at our forecasts for income and expenditure in the next financial year, taking a view on future needs, lease and staff commitments, reliability of income, contingencies and risks and their likelihood and consequences in line with Charity Commission guidance. We believe this policy is a realistic assessment of the needs of the charity at this time and we will review it annually.

Reserves allow us to operate effectively as most work is paid for in arrears.

This buffer also enables a stable basis for growth and would allow us to meet our commitments if there was to be a funding shortfall. Often statutory funding requires match funding to be claimed. We have an obligation within the financial year to find this match funding from other sources. If we are unable to obtain match funding, we may require the use of reserves to meet the funder's commitment. During the year, reserves have been used to fund areas of our work where there was a funding shortfall.

The free reserves balance (which is calculated as unrestricted funds excluding designated funds and fixed assets) at 31 of March 2022 for the group was £150,920 (2021: £222,542). This is equivalent to 1.2 months (2021: 2.2 months) of unrestricted expenditure.

It is felt that just over one month of unrestricted expenditure is below what is a prudent level of free reserves, and we aim to increase this to closer to 3 months' cover during the next financial year, whilst balancing the needs of our projects and the associated public benefit.

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Although reserves are currently below policy, the trustees maintain that the group is a going concern based on the charity's secured income and pipeline for the 2022/23 financial year.

We use the organisation's reserves to generate an unrestricted income stream for the charity and have an ethical investments policy. The income derived from these investments is a by-product of the reserves. Reserves are invested in a way that does not impede their intended use and are currently held as cash.

Statement of trustees' responsibilities

The trustees (who are also directors of Bioregional Development Group for the purposes of company law) are responsible for preparing the trustees' report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and the group and of the income and expenditure of the group for that period.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in 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);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the group and charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Each of the trustees confirms that:

- so far as the trustee is aware, there is no relevant audit information of which the group and the charitable company's auditor is unaware; and
- the trustee has taken all the steps that he/she ought to have taken as a trustee in order to make himself/herself aware of any relevant audit information and to establish that the charitable company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

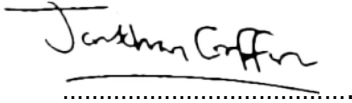
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Auditors

A resolution to reappoint Azets Audit Services as auditors and authorise the Trustees to fix their remuneration will be proposed at the annual general meeting.

Approved and signed on behalf of the Trustees on 28 June 2022.



Jonathan Griffin

Trustee – Chair

Independent Auditor's Report to the Members of Bioregional Development Group

Opinion

We have audited the financial statements of Bioregional Development Group (the 'charitable parent company') for the year ended 31 March 2022 which comprise the group statement of financial activities, the group and charitable parent company balance sheets and statement of cash flows and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group's and of the charitable parent company's affairs as at 31 March 2022 and of the groups income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group or charitable company's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the statement of responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the group's and the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;

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- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Other Matters

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "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)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Azets Audit Services

Sam Thomas (Senior Statutory Auditor)

for and on behalf of Azets Audit Services

Statutory Auditor

18 July 2022.....

Trinity Court
34 West Street
Sutton
Surrey
United Kingdom
SM1 1SH

Consolidated Statement of Financial Activities (incorporating an income and expenditure account) for the year ended 31 March 2022

	Notes	Unrestricted Funds	Restricted Funds	Totals 2022	Totals 2021
		£	£	£	£
Income					
Donations		74	14,361	14,435	22,490
Income from charitable activities:					
Advisory income	3	1,383,681	-	1,383,681	1,044,853
Projects	4	-	326,035	326,035	517,596
Other trading activities	19	-	-	-	139,000
Income from investment		173	-	173	322
Other income	2	36,432	-	36,432	14,136
Total Income		1,420,360	340,396	1,760,756	1,738,397
Expenditure					
Charitable activities		1,405,784	344,934	1,750,718	1,639,064
Raising funds:					
Other trading activities	19	99,525	-	99,525	133,436
Share of after tax losses in associate	10	324	-	324	56,722
Total Expenditure	5	1,505,633	344,934	1,850,567	1,829,222
Net expenditure before gains and losses on investments	6	(85,273)	(4,538)	(89,811)	(90,825)
Fund balances at 1 April		261,613	4,538	266,151	356,976
Fund balances at 31 March	14	176,340	-	176,340	266,151

All amounts relate to continuing activities.

All recognised gains and losses during the year are incorporated in these figures.

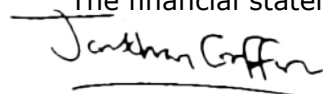
For comparatives to the previous financial year, see note 18

The notes on pages 39 to 54 form part of these financial statements.

Balance Sheets as at 31 March 2022

	Notes	Group		Charity	
		2022 £	2021 £	2022 £	2021 £
Fixed Assets					
Intangible assets	8	7,504	15,690	7,504	15,690
Tangible assets	9	17,916	23,380	17,916	23,380
Investments	10	-	-	1	1
		<u>25,420</u>	<u>39,070</u>	<u>25,421</u>	<u>39,071</u>
Current Assets					
Debtors	11	504,045	378,656	515,073	388,093
Cash at bank and in hand		<u>341,905</u>	<u>520,370</u>	<u>339,800</u>	<u>487,567</u>
		845,950	899,026	854,873	875,659
Creditors: amounts falling due within one year	12	(374,712)	(400,544)	(355,675)	(390,598)
Net Current Assets		471,238	498,481	499,198	485,062
Total Net Assets		<u>496,658</u>	<u>537,551</u>	<u>524,619</u>	<u>524,133</u>
Creditors: amounts falling due after one year	13	(320,318)	(271,400)	-	-
Total Assets less Total Liabilities		<u>176,340</u>	<u>266,151</u>	<u>524,619</u>	<u>524,133</u>
Capital and Reserves					
Restricted funds		-	4,538	-	4,538
Unrestricted funds		176,340	261,613	524,619	519,595
Total Funds	14	<u>176,340</u>	<u>266,151</u>	<u>524,619</u>	<u>524,133</u>

The financial statements were approved by the Board of Trustees and signed on 28 June 2022.



Jonathan Griffin
Trustee - Chair



Sarah Kemmitt
Trustee - Treasurer

Company Registration No. 02973226 (England and Wales)
Charity Registration No. 1041486 (England and Wales)
The notes on page 39 to 54 form part of these financial statements

Bioregional Development Group
(A Company Limited by Guarantee and Not Having a Share Capital)

Notes to the Financial Statements for the year ended 31 March 2022

Consolidated Statement of Cash Flows at 31 March 2022

		Group	
		2022	2021
	Notes	£	£
Cash flows from operating activities:			
Net cash (used in) operating activities	A	(220,798)	112,062
Cash flows from investing activities:			
Investment income and interest received		173	322
Purchase of tangible fixed assets		(6,433)	(5,137)
Purchase of intangible fixed assets		-	-
Proceeds from sale of investments		-	-
Purchase of shares in associate		(324)	-
Net cash generated/(used) in investing activities		(6,584)	(4,815)
Cash inflows from borrowing activities			
Cash inflows from new borrowings		48,918	22,200
Loan converted to equity in associate		-	(56,722)
Change in cash and cash equivalents in the year		(178,464)	72,725
Cash and cash equivalents at 1 April	B	520,370	447,645
Cash and cash equivalents at 31 March	B	341,905	520,370
Notes to the statement of cash flows for the year to 31 March:			
Reconciliation of net movement in funds to net cash used in operating activities			
		2022	2021
		£	£
Net movement in funds (as per the statement of financial activities)		(89,811)	(90,825)
Adjustments for:			
Depreciation charge		11,897	13,801
Amortisation charge		8,186	7,504
Investment income and interest receivable		(173)	(322)
Share of after tax losses in associate		324	56,722
Decrease/(increase) in debtors		(125,389)	150,675
(Decrease)/increase in creditors		(25,832)	(25,493)
Net cash (used in)/provided by operating activities		(220,798)	112,062
Analysis of cash and cash equivalents			
		2022	2021
		£	£
Total cash and cash equivalents: Cash at bank and in hand		341,905	520,370

Bioregional Development Group

(A Company Limited by Guarantee and Not Having a Share Capital)

Notes to the Financial Statements for the year ended 31 March 2022

Analysis of changes in net debt

	At 1 April 2021	Cash flows	At 31 March 2022
Cash at bank and in hand	520,370	(178,465)	341,905
	520,370	(178,465)	341,905
Loans falling due after more than one year	(271,400)	(48,918)	(320,318)
	(271,400)	(48,918)	(320,318)
Total	248,970	(227,383)	21,587

Notes to the Financial Statements for the year ended 31 March 2022

1. STATEMENT OF ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are laid out below, presented in sterling, and rounded to the nearest thousand pounds.

Basis of preparation

These financial statements have been prepared for the year to 31 March 2022 with comparative information presented for the year ended 31 March 2021.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant accounting policies below or the notes to these financial statements.

The financial statements have been prepared in accordance with 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 United Kingdom and Republic of Ireland (FRS 102) (Charities SORP FRS 102) issued on 16 July 2014, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The charity constitutes a public benefit entity as defined by FRS 102.

Basis of consolidation

The statement of financial activities and balance sheet consolidate the financial statements of the charity and its wholly owned group undertakings (listed below) made up to the balance sheet date.

- Bioregional Homes Limited. A company limited by share capital and incorporated on 17 January 2018.
- Sustaining Chobham Community Interest Company. A company limited by guarantee without share capital. This entity was incorporated on 17 December 2018 and was dormant from incorporation to 31 March 2022.

The results have been consolidated on a line-by-line basis and intercompany transactions eliminated in full on consolidation.

The charity holds 33.65% of the share capital in Bioregional MiniMills (UK) Limited. In accordance with FRS 102 this associate is accounted for using the equity method.

As at 31 March 2022, the charity also held 28% of the share capital in One Planet Digital Limited. In accordance with FRS 102 this associate is accounted for using the equity method.

No separate statement of financial activities has been presented for the charity alone as permitted by the Companies Act 2006.

Critical accounting estimates and areas of judgement

Preparation of the financial statements requires the trustees and management to make significant judgements and estimates.

The items in the financial statements where these judgements and estimates have been made include:

- estimating the liability for multi-year project grants, including how much income to defer or accrue and how much income to recognise in the current period
- estimating the overhead cost apportioned to each department and charged to the trading subsidiary Bioregional Homes Ltd

Bioregional Development Group

(A Company Limited by Guarantee and Not Having Share Capital)

- estimating the useful economic life of tangible fixed assets;
- estimating the useful economic life of intangible fixed assets; and
- estimating future income and expenditure flows to assess the impact of the Covid-19 pandemic on the group and charity's financial position and hence on going concern.

Assessment of going concern

The trustees have assessed whether the use of the going concern assumption is appropriate in preparing these financial statements. They have made this assessment in respect to a period 12 months from the date of approval of these financial statements. This was done by reviewing the amount of secured income for 2022/23 at 31 March 2022 and the 2022/23 income pipeline.

Following COP26 in November 2021 we have seen an increase in the demand for our services and are confident we can reach our income target for 2022-23. The trend of increasing demand for our services is forecast to continue due to carbon reporting becoming mandatory, and the UK's policy to achieve net-zero carbon emissions by 2050. The biggest challenge at the moment is recruiting the appropriate staff in what is a very competitive job market.

Trustees have also considered the level of reserves of the group, along with the long-term funding agreements in place, the current income pipeline, and the ability to reduce costs swiftly. Taking all this into account they are of the opinion that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the group and the charity to continue as a going concern and the group and charity will have sufficient resources to meet its liabilities as they fall due.

Income recognition

Income is recognised in the period in which the group and the charity has entitlement to income, the amount of the income can be measured reliably, and it is probable that the income will be received.

Advisory income

Income from advisory activities is included in the period in which the company is entitled to receipt. It is measured at the fair value of the consideration received or receivable, excluding value added tax.

Project

Income from projects comprises mainly grants. This income is credited to the statement of financial activities when the group is entitled to the income unless it relates to funding for specific future periods either via explicit or implicit time conditions within the grant agreement. Grants which are subject to specific performance conditions are recognised when the performance conditions for their receipt have been met.

Donations

Donations are recognised when the charity has confirmation of both the amount and settlement date. In the event of donations pledged but not received, the amount is accrued for where the receipt is considered probable.

In accordance with the Charities SORP FRS 102 volunteer time is not recognised.

Investment income

Income receivable on deposits is recognised on an accruals basis.

Expenditure

Bioregional Development Group

(A Company Limited by Guarantee and Not Having Share Capital)

Expenditure is included in the statement of financial activities on an accruals basis net of any irrecoverable value added tax.

The cost of charitable activities is all expenditure directly relating to the objects of the charity. Direct and support costs are allocated across the different activities and are allocated based on the approximate time spent on each activity.

Governance costs are all costs attributable to the management of the charity's assets, organisation, business planning and compliance with constitutional and statutory requirements.

Liabilities are recognized as expenditure as soon as there is a legal or constructive obligation committing the group and the charity to make a payment to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Fund accounting

Following the requirements of the Statement of Recommended Practice all the funds of Bioregional Development Group have been analysed over the different types of funds, which are:

Restricted funds

Restricted funds are those where the donor has imposed restrictions on how the fund may be used, but which do not prevent the fund being spent.

Unrestricted funds

Unrestricted funds are those which are not subject to any special restrictions and they can be used as the trustees decide. Designated funds are part of unrestricted funds and are amounts the trustees have set aside to cover particular expenditure.

Leases

Payments under operating leases are charged to the statement of financial activities in equal annual instalments over the period of the leases.

Tangible fixed assets

Where individual fixed assets exceed a value of £1,000 or a bulk purchase of fixed assets exceeds £1,000, they are capitalised. They are stated at cost, which represents their purchase cost together with any incidental costs of acquisition less accumulated depreciation. Depreciation is provided at the following annual rates in order to write off each asset over its useful life.

Office equipment	33% straight line
Computer equipment	33% straight line
Fixtures and fittings	20% straight line

Intangible assets

The intangible assets relate to the development of the website and One Planet Digital platform. Amortisation is provided at the following annual rates in order to write off each asset over its useful life.

Website development costs	25% straight line
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Investments

Investments in subsidiary companies are valued at cost. Investments in associates have been accounted for using the equity method.

Bioregional Development Group

(A Company Limited by Guarantee and Not Having Share Capital)

Debtors

Debtors are recognised at their settlement amount, less any provision for non-recoverability. Prepayments are valued at the amount prepaid. They have been discounted to the present value of the future cash receipt where such discounting is material.

Cash at bank and hand

Cash at bank and hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition.

Creditors and provisions

Creditors and provisions are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the group and the charity anticipate it will pay to settle the debt. They have been discounted to the present value of the future cash payment where such discounting is material.

Foreign exchange

Monetary assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are translated into sterling at rates ruling at the date of transactions. Exchange differences are taken into account in arriving at the net incoming resources for the year.

Pension costs

The charity pays contributions to a defined contribution scheme on behalf of staff. The pension costs are charged to the Statement of Financial Activities as the contributions fall due.

Taxation

The company is registered with the Charity Commission No. 1041486 and as such is exempt from taxation under S.505 of ICTA 1988 on its charitable activities.

2. OTHER INCOME

	Unrestricted Funds	Restricted Funds	2022 £	2021 £
Recharges to One Planet Digital	13,932	-	13,932	14,136
One Planet Living® Licensing Fees	22,500	-	22,500	-
Total	36,432	-	36,432	14,136

Bioregional Development Group
(A Company Limited by Guarantee and Not Having Share Capital)

3. ADVISORY INCOME

	Unrestricted Funds	Restricted Funds	2022 £	2021 £
Charitable Consultancy and contracting	1,365,020	-	1,365,020	1,030,203
Sales of information packs and reports	6	-	6	-
Educational tours and training and research	18,655	-	18,655	14,650
Total	1,383,681	-	1,383,681	1,044,853

All advisory income in 2021 was unrestricted.

4. PROJECT INCOME

	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
One Planet Living				
KR Foundation	-	64,575	64,575	224,485
Westmill Solar Co-op	-	1,218	1,218	2,438
Innovation				
European Regional Development Fund	-	(3,165)	(3,165)	(4,306)
Levelling the renewable playing field	-	45,809	45,809	47,202
Scaling-up deep retrofit for social landlords	-	145,752	145,752	47,435
Core				
Kickstart Scheme	-	-	-	23,800
Core				
Kickstart Scheme	-	7,565	7,565	-
Coronavirus Job Retention Scheme	-	5,433	5,433	100,374
Skoll grant to pivot OPL during coronavirus	-	58,848	58,848	67,368
Exeter University internship funding	-	-	-	1,300
Oxford Council coronavirus grant	-	-	-	7,500
Total	-	326,035	326,035	517,596

All 2021 income from projects was restricted except for the £7,500 received from Oxford Council.

All the £326,035 of project income was grant income.

Bioregional Development Group
(A Company Limited by Guarantee and Not Having Share Capital)

5. TOTAL EXPENDITURE

	Cities & Regions	Advisory	Bioregional Homes	Sustaining Chobham	One Planet Digital	Total 2022	Total 2021
	£	£	£	£	£	£	£
Costs directly allocated to activities:							
Staff costs	148,988	628,704	7,610	-	-	785,302	784,241
Project direct costs	74,630	235,122	77,596	7,030	324	394,702	392,122
Support costs and shared costs allocated to activities:							
Premises & office costs	19,977	97,306	1,289	-	-	118,572	97,049
Central resources staff costs	74,065	360,767	4,779	-	-	439,611	418,342
Communications	6,123	29,827	395	-	-	36,345	16,109
Professional services & consultancy	4,543	22,129	293	-	-	26,965	19,941
Insurance & legal	1,658	8,075	107	-	-	9,840	7,798
Travel & subsistence	617	3,006	40	-	-	3,663	196
Amortisation & depreciation	3,368	16,405	216	-	-	19,989	19,816
Governance costs	1,075	5,237	68	-	-	6,380	8,992
Audit fees	1,549	7,546	101	-	-	9,196	14,617
	336,593	1,414,124	92,495	7,030	324	1,850,566	1,829,221

Support costs are allocated across expenditure categories based on final FTE allocation for the year.

Comparative figures for 2021

	One Planet Living	Advisory	Policy	Bioregional Homes	Sustaining Chobham	One Planet Digital	Total 2021
	£	£	£	£	£	£	£
Costs directly allocated to activities:							
Staff costs	312,146	439,142	15,148	17,805	-	-	784,241
Project direct costs	21,004	210,384	2,298	94,714	7,000	56,722	392,122
Support costs and shared costs allocated to activities:							
Premises & office costs	28,024	64,198	2,758	2,069	-	-	97,049
Central resources staff costs	120,800	276,732	11,891	8,919	-	-	418,342
Communications	4,652	10,656	458	343	-	-	16,109
Professional services & consultancy	5,758	13,191	567	425	-	-	19,941
Insurance & legal	2,252	5,158	222	166	-	-	7,798
Travel & subsistence	56	129	6	5	-	-	196
Amortisation & depreciation	5,722	13,109	563	422	-	-	19,816
Provision for bad debt	14,438	33,075	1,421	1,065	-	-	49,999
Governance costs	2,597	5,948	256	191	-	-	8,992
Audit fees	4,221	9,669	415	312	-	-	14,617
	521,670	1,081,390	36,003	126,436	7,000	56,722	1,829,221

6. NET (EXPENDITURE)

Net (expenditure) is stated after charging:

	2022	2021
	£	£
Staff costs (note 7)	1,368,272	1,071,269
Auditor's remuneration:		
Statutory audit services		
- Current year	9,195	16,616
Other services:taxation services		
- Current year	295	295
- Prior year	-	(1,705)
Depreciation	11,897	13,801
Amortisation	8,186	7,504
Operating lease rentals	20,833	50,000

7. EMPLOYEE COSTS

	2022	2021
	£	£
Staff costs		
Wages and salaries	1,203,613	936,088
Pension costs	58,602	53,597
Social security costs	106,057	81,584
	<u>1,368,272</u>	<u>1,071,269</u>
Average Headcount of staff (FTE)	30 (28.1)	29 (25.4)

One employee received emoluments between £60,000 - £70,000 for the current year (one in the previous year).

No trustees received any remuneration in either the current or prior year. One (2021: none) trustee received reimbursements for £89 of travel expenses in 2022 (2021: £0).

The key management personnel of the group comprise the trustees and the leadership team made up of the Chief Executive Officer and the five heads of department. Total employee benefits of the key management personnel were £366,310 (2021: £336,875).

8. INTANGIBLE FIXED ASSETS

Group and Charity	Websites
	£
Cost	
At 1 April 2021	32,744
Additions	-
Disposal	-
At 31 March 2022	<u>32,744</u>
Amortisation	
At 1 April 2021	17,054
Charge for the year	<u>8,186</u>
At 31 March 2022	25,240
Net book value:	
At 31 March 2022	<u>7,504</u>
At 31 March 2021	<u>15,690</u>

The cost of intangible fixed assets at 31 March 2022 are related to Bioregional's website.

9. TANGIBLE FIXED ASSETS

	Computer equipment	Fixtures and fittings	Plant & Other Equipment	Total
	£	£	£	£
Cost:				
At 1 April 2021	69,012	15,975	18,701	103,688
Additions	6,433	-	-	6,433
Disposal	-	-	-	-
At 31 March 2022	<u>75,445</u>	<u>15,975</u>	<u>18,701</u>	<u>110,121</u>
Depreciation:				
At 1 April 2021	54,547	7,153	18,608	80,308
Disposals	-	-	-	-
Charge for the year	<u>9,492</u>	<u>2,312</u>	<u>93</u>	<u>11,897</u>
At 31 March 2022	64,039	9,465	18,701	92,205
Net book value:				
At 31 March 2022	<u>11,406</u>	<u>6,510</u>	<u>-</u>	<u>17,916</u>
At 31 March 2021	<u>14,465</u>	<u>8,822</u>	<u>93</u>	<u>23,380</u>

10. INVESTMENTS

	Subsidiaries	One Planet Digital	BioRegional MiniMills (UK)	Total
Cost	£	£	£	£
At 1 April 2021	1	-	-	1
Additions	-	324	-	324
Disposals	-	-	-	-
Share of after tax losses in associate	-	(324)	-	(324)
At 31 March 2022	1	-	-	1

The investment in subsidiaries at 31 March 2022 represents the share capital in Bioregional Homes Limited and Sustaining Chobham Community Interest Company.

	Interest held	Net assets/ (liabilities) at 31 March 2022	Net income/(expenditure) for the year ended 31 March 2022
		£	£
Bioregional Homes Limited	100%	(258,528)	(83,265)
Sustaining Chobham CIC	100%	(89,746)	(7,030)
BioRegional MiniMills (UK) Limited	33%	(112,308)	(766)
One Planet Digital Limited	28%	46,330	(125,992)

Bioregional Homes Limited aims to build One Planet Communities using the ten principles of One Planet Living® in design, construction, and facilities management to achieve sustainable development – genuinely affordable homes that are zero-carbon, built from sustainable materials, that encourage recycling, food growing and biodiversity, and communities that are great places to live and work. The results of the company for the year ended 31 March 2022 are included in note 19.

Sustaining Chobham Community Interest Company is a Community Land Trust established in December 2018 to deliver and manage new affordable homes in Chobham. The results of the company for the year ended 31 March 2022 are included in note 20.

One Planet Digital is an online platform to help cities & local government, communities & real estate, companies & organisations, schools & universities collaborate on plans which are mutually supportive. It is there to help build social and natural capital at the same time as financial capital.

BioRegional MiniMills (UK) Limited aims to develop a small paper pulp mill suitable for pulping local waste materials to reduce the pressure on world forests.

Bioregional Development Group
(A Company Limited by Guarantee and Not Having Share Capital)

11. DEBTORS

	Group		Charity	
	2022	2021	2022	2021
	£	£	£	£
Trade debtors	211,176	258,582	211,176	258,582
Amounts owed by group undertakings	448	1,862	11,476	11,299
Accrued income and prepayments	287,731	113,820	287,731	113,820
Other debtors	4,690	4,392	4,690	4,392
	504,045	378,656	515,073	388,093

12. CREDITORS: falling due within one year

	Notes	Group		Charity	
		2022	2021	2022	2021
		£	£	£	£
Trade creditors		137,363	95,466	129,522	90,338
Other creditors		27,492	34,888	16,173	32,299
Deferred income		170,104	178,025	170,104	178,025
VAT Liability		39,753	92,165	39,876	89,936
		374,712	400,544	355,675	390,598

Deferred income consists of advisory and grant income received in advance for services still to be delivered.

13. CREDITORS: falling due after one year

	Group		Charity	
	2022	2021	2022	2021
	£	£	£	£
Loans falling due after one year	320,318	271,400	-	-
	320,318	271,400	-	-
Analysis of loans:				
Loans are repayable as follows:				
Within one year	-	-	-	-
Between one and two years	320,318	271,400	-	-
Between two and five years	-	-	-	-
After five years	-	-	-	-
	320,318	271,400	-	-

Bioregional Development Group
(A Company Limited by Guarantee and Not Having Share Capital)

Lender	Initial Capital	Interest Rate Per Annum	Balance at 31 March 2022	Balance at 31 March 2021	Terms
	£		£	£	
Treebeard Trust	110,000	10%	146,183	115,000	Unsecured and is repayable in 2024. Interest on the loan is paid at the time the loan is repaid.
The Mark Leonard Trust	52,000	10%	67,167	57,200	Unsecured and repayable on securing planning permission for at least one housing site. Interest is paid at the time the loan is repaid.
CAF Venturesome	70,000	10%	91,000	77,000	Unsecured and repayable on securing planning permission for a site in Chobham. Interest is paid at the time the loan is repaid.
John Hoadly	5,000	10%	5,375	-	Unsecured and repayable on securing planning permission for a site in Chobham. Interest is paid at the time the loan is repaid.
Susan Riddlestone	5,000	10%	5,375	-	Unsecured director's loan which is repayable on securing planning permission for a site in Chobham. Interest is paid at the time the loan is repaid.
Daniel Nicholson	5,000	10%	5,354	-	Unsecured director's loan which is repayable on securing planning permission for a site in Chobham. Interest is paid at the time the loan is repaid.
Ronan Leyden	5,000	10%	5,219	-	Unsecured and repayable on securing planning permission for a site in Chobham. Interest is paid at the time the loan is repaid.
Richard Hutton	5,000	10%	5,375	-	Unsecured and repayable on securing planning permission for a site in Chobham. Interest is paid at the time the loan is repaid.

14. MOVEMENT IN FUNDS

	At 1 April 2021	Income	Expenditure	At 31 March 2022
	£	£	£	£
Restricted funds				
One Planet Living	-	65,793	(65,793)	-
Innovation	-	188,396	(188,396)	-
Core	4,538	71,846	(76,384)	-
Total restricted funds	4,538	326,035	(330,573)	-
Total unrestricted funds	261,613	1,420,361	(1,505,634)	176,340
Total funds	266,151	1,746,396	(1,836,206)	176,340

Comparative movement in funds figures for 2021

	At 1 April 2020	Income	Expenditure	At 31 March 2021
	£	£	£	£
Restricted funds				
One Planet Living	-	226,923	(226,923)	-
Innovation	-	90,331	(90,331)	-
Policy	-	23,800	(23,800)	-
Core	-	169,042	(164,504)	4,538
Total restricted funds	-	510,096	(505,558)	4,538
Total unrestricted funds	356,976	1,205,923	(1,301,286)	261,614
Total funds	356,976	1,716,019	(1,806,843)	266,152

The purposes of the restricted funds are as follows:

One Planet Living: We started a One Planet Cities project funded by the KR Foundation, where we have worked to inspire widespread behaviour change across cities by making sustainable living easier and more attractive.

Innovation: The funds were used for research and development in how social landlords can viably retrofit their housing stock and to pioneer energy clubs to help deliver cheap green electricity to low-income households. Both projects were funded by The Energy Saving Trust.

Policy: The funds were used for the UK Stakeholders for Sustainable Development (UKSSD) which is a network supporting organisations who are working to advance sustainable development and helps to facilitate the delivery of the SDGs in the UK. This was transferred to the UKGBC in 2020.

Core: These funds were used to support Bioregional during the Coronavirus pandemic.

15. NET ASSETS BETWEEN FUNDS

Group

	Unrestricted funds	Restricted funds	Total
	£	£	£
Intangible assets	7,504	-	7,504
Fixed assets	17,916	-	17,916
Current assets	845,949	1	845,950
Current liabilities	(374,712)	-	(374,712)
Long-term liabilities	(320,318)	-	(320,318)
Total funds	176,339	1	176,340

Charity

	Unrestricted funds	Restricted funds	Total
	£	£	£
Investments	1	-	1
Intangible assets	7,504	-	7,504
Fixed assets	17,916	-	17,916
Current assets	854,872	1	854,873
Current liabilities	(355,675)	-	(355,675)
Total funds	524,618	1	524,619

Comparative net assets between funds figures for 2021

Group

	Unrestricted funds	Restricted funds	Total
	£	£	£
Intangible assets	15,690	-	15,690
Fixed assets	23,380	-	23,380
Current assets	894,489	4,538	899,027
Current liabilities	(400,544)	-	(400,544)
Long-term liabilities	(271,400)	-	(271,400)
Total funds	261,614	4,538	266,152

Charity

	Unrestricted funds	Restricted funds	Total
	£	£	£
Investments	2	-	2
Intangible assets	15,690	-	15,690
Fixed assets	23,380	-	23,380
Current assets	871,120	4,538	875,658
Current liabilities	(390,598)	-	(390,598)
Total funds	519,595	4,538	524,133

16. OBLIGATIONS UNDER LEASING AGREEMENTS

The following payments are committed to be paid in respect of leased assets:

	Land and Buildings Group and Charity	
	2022	2021
	£	£
Within less than one year	20,833	50,000
Between two and five years	-	20,833
More than 5 years	-	-
	<hr/>	<hr/>

17. RELATED PARTY TRANSACTIONS

During the year, the group undertook the following transactions with related parties:

Name	Details	Value of transactions during year		Amount owed to Bioregional Development Group at 31 March		Amount owed to Bioregional Homes at 31 March	
		2022	2021	2022	2021	2022	2021
		£	£	£	£	£	£
Bioregional MiniMills (UK) Limited	Recharges	-	448	448	448	-	-
	Loan to BRMM	-	-	50,000	50,000	-	-
One Planet Digital Limited	Recharges	13,932	14,136	-	1,414	-	-
Sustaining Chobham CIC	Consultancy/recharges	-	-	-	-	380	380
Bioregional Homes Limited	Loan to BH	10,288	-	10,288	-	-	-
Bioregional Homes Limited	Recharges	5,382	28,038	741	9,437	-	-
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

Individuals' shareholdings in group companies

Sue Riddlestone (CEO) is the director of Bioregional MiniMills, has a 7.75% (2021: 7.75%) shareholding in the company, and is owed an outstanding loan of £25,000 (2021: £25,000) by Bioregional MiniMills.

18. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES

	Notes	Unrestricted Funds £	Restricted Funds £	Totals 2021 £
Income				
Donations		111	22,379	22,490
Income from charitable activities:				
Advisory income	3	1,044,853	-	1,044,853
Projects	4	7,500	510,096	517,596
Other trading activities	19	139,000	-	139,000
Income from investment		322	-	322
Other income	2	14,136	-	14,136
Total Income		1,205,922	532,475	1,738,397
Expenditure				
Charitable activities		1,111,127	527,937	1,639,064
Raising funds:				
Other trading activities	19	133,436	-	133,436
Share of after tax losses in associate	10	56,722	-	56,722
Total Expenditure	5	1,301,285	527,937	1,829,221
Net expenditure before gains and losses on investments	6	(95,363)	4,538	(90,825)
Gain on disposal of investments	10	-	-	-
Net expenditure and net movement in funds		(96,363)	4,538	(90,825)
Fund balances at 1 April		356,976	-	356,976
Fund balances at 31 March	14	261,613	4,538	266,151

19. BIOREGIONAL HOMES LIMITED PROFIT AND LOSS STATEMENT

	Notes	2022 £	2021 £
Turnover	2	-	139,000
Cost of sales		(66,786)	(96,038)
Gross Profit		(66,786)	42,962
Administrative expenses		(16,192)	(26,713)
Profit/(Loss) Before Taxation		(82,978)	16,249
Taxation		-	-
Profit/(Loss) After Taxation		(82,978)	16,249
Fund balances at 1 April		(175,263)	(191,512)
Fund balances at 31 March		(258,241)	(175,263)

SUSTAINING CHOBHAM COMMUNITY INTEREST COMPANY PROFIT AND LOSS STATEMENT

	Notes	Totals 2022 £	Totals 2021 £
Turnover		-	-
Cost of Sales		-	-
Gross Profit		-	-
Administrative Expenses		(7,030)	(7,000)
Operating Loss Before Taxation		(7,030)	(7,000)
Taxation		-	-
Operating Loss After Taxation		(7,030)	(7,000)
Retained earnings at 1 April		(82,716)	(75,716)
Retained losses at 31 March		(89,746)	(82,716)

20. POST BALANCE SHEET EVENTS

There were no post balance sheet events.

Legal and Administrative Information

Constitution

Bioregional Development Group was setup under a Memorandum and Articles of Association signed by its trustees on the 21 September 1994, and was registered as a charity on 4 October 1994 (charity number 1041486). Bioregional Group Development Group is a company limited by guarantee, registered in England and Wales with company number 02973226.

Members' liability

The liability of the members shall not exceed £10 each.

Trustees

During the financial year 1 April 2021 to 31 March 2022 and up to the date of approval of these financial statements, Bioregional Development Group's trustees were:

Chair: John Hoadly (until 7 July 2021)
Jonathan Griffin (from 7 July 2021)

Treasurer: Sarah Kemmitt

Trustees: Jo Walton
Sarah Redshaw
Zoë Arden
Ben Callison
Jenny Hindley (from 7 July 2021)
Johann van Dyke (from 7 July 2021)
Rob Sauven (from 7 July 2021)

Trustees are recommended and nominated by invitation and appointed by vote of existing trustees. At every annual general meeting one third of trustees who have been longest in office since their appointment or reappointment will retire. A trustee who retires at an annual general meeting may, if willing to act, be reappointed. Trustees serve a maximum of two four-year terms. The trustees act as directors of Bioregional Development Group.

Registered Address

Bioregional Development Group	Telephone: +44 (0)20 8404 4880
The BedZED Centre	Email: info@bioregional.com
24 Helios Road	Website: www.bioregional.com
Wallington	
Surrey SM6 7BZ	

Names and addresses of other relevant organisations are as follows:

Banker

Triodos Bank
Deanery Road
Bristol
BS1 5AS

Auditor

Azets
34 West Street
Sutton
SM1 1SH

Patrons: Professor Sir Ghilleen Prance, FRS, VMH

Senior Management:

Chief Executive	Sue Riddlestone
Director of Finance and Resources	Tom Schuurman
Director of Consultancy	Ronan Leyden
Director of Communications	Patrick Clift