

# COLCHESTER AND NORTH EAST ESSEX BUILDING PRESERVATION TRUST

England & Wales · Charity number 1044514

## Details

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**Status** Registered

**Legal form** Charitable company

**Company number** [03020005](#)

**Registered** 1995-02-24

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Walcotts Hall  
Coggeshall Road  
Great Tey  
Colchest

**Phone** 07802835745

**Email** [simonhall026@gmail.com](mailto:simonhall026@gmail.com)

**Website** <http://colchesterbpt.co.uk>

## Activities

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**Objects:** TO PRESERVE FOR THE BENEFIT OF THE TOWNS PEOPLE OF COLCHESTER AND NORTH EAST ESSEX IN THE COUNTY OF ESSEX AND THE NATION AT LARGE WHATEVER OF THE HISTORICAL ARCHITECTURAL AND CONSTRUCTIONAL HERITAGE MAY EXIST IN AND AROUND COLCHESTER AND NORTH EAST ESSEX IN THE FORM OF BUILDINGS ( INCLUDING ANY BUILDING AS DEFINED IN SECTION 336(1) OF THE TOWN AND COUNTRY PLANNING ACT 1990) OF PARTICULAR BEAUTY OR HISTORICAL ARCHITECTURAL OR CONSTRUCTIONAL INTEREST

**Activities:** To preserve for the benefit of the townspeople of the District of Colchester and North East Essex.....whatever of the historical,architectural and constructional heritage may exist in and around the District.....in the form of buildings....of particular beauty or historical or constructional interest.

## Classification

- **How:** Provides Other Finance
- **What:** General Charitable Purposes, Environment/conservation/heritage
- **Who:** The General Public/mankind

## Geography

- **Area of benefit:** COLCHESTER AND NORTH EAST ESSEX
- Essex

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£839,003	£510,504	£386,500	0
2024-03-31	£248,667	£321,143	-	-
2023-03-31	£207,035	£176,750	-	-
2022-03-31	£178,395	£96,337	-	-
2021-03-31	£40,063	£48,776	-	-

## Trustees

Name	Role	Appointed
<b>SIMON ANDREW DALTON HALL MBE DL</b>	Chair	2011-06-14
ANDREW CRAYSTON		
CHRIS BETTS		
Gary Armstrong		2023-12-12
Irene Margaret Jane DAY		2025-02-19
Leila Anne Dorothee Kleineidam		2023-04-17
Nicholas Spencer CHARRINGTON		2024-12-20
Paul Bowman		2015-12-03
Simon Matthew East		2023-04-17
William Edmund Hayton		2011-06-14

**COLCHESTER AND NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

England & Wales - Charity number 1044514

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# Accounts

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Charity Registration No. 1044514

Company Registration No. 03020005 (England and Wales)

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION  
TRUST**

**COMPANY LIMITED BY GUARANTEE**

**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr S A Hall Mr A G Marsden Mr C J Betts Mr R A Crayston Mr P Bowman Mr W E Hayton Mr S M East Ms L A D Kleineidam Mr G Armstrong Mr D Balcombe Mr N S Charrington Ms I M Day	Retired 18/09/2024          Appointed 20/12/2024 Appointed 31/01/2025
<b>Secretary</b>	Mr S A Hall	
<b>Charity number</b>	1044514	
<b>Company number</b>	03020005	
<b>Registered office</b>	Walcotts Hall Coggeshall Road Great Tey Colchester Essex CO6 1AH	
<b>Independent examiner</b>	Vincent Mellett FCCA Granite Morgan Smith Limited 122 Feering Hill Feering Colchester Essex CO5 9PY	
<b>Bankers</b>	HSBC 26 High Street Colchester Essex CO1 1DG	

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# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

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# **COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

## **TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT)**

*FOR THE YEAR ENDED 31 MARCH 2025*

The trustees present their report and financial statements for the year ended 31 March 2025.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Companies Act 2006 and "Accounting and Reporting by Charities Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing 1 January 2016).

### **Objectives and Governance**

The Trust's objective is to preserve the historical, architectural and constructional heritage that may exist in Colchester and North East Essex, for the benefit of its local and wider community.

The Trust is a Company limited by guarantee and a registered charity, governed by its memorandum and articles of association.

The Trust has appointed two new Trustees whose specific experience in public relations and hospitality have been added to the skillset of the Board. One trustee retired after several years of helpful input and service.

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Trust should undertake.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

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### Achievements and Performance

#### Jumbo

Our objective has been and remains the restoration and adaptation of the Grade II\* Listed Balkerne Water Tower, colloquially known as "Jumbo", situated at the highest point in the city centre of Colchester.

The Jumbo Project has been the main focus of the Trust's activities during this period.

Following on from our agreement to a 150-year lease with the tower's owner, The Jumbo Project will see the building become a financially viable attraction that embeds community and social impact.

Significantly, in January 2025 the Trust received planning and listed building consent to undertake its long held ambition to conserve this iconic building and make it accessible to the public in an exciting and innovative way.

This was achieved following solid support provided by the National Lottery Heritage Fund within our Part 1 Application, Historic England and an allocation of monies from the UK Government's Towns Deal Fund. These funds enabled the Trust to appoint and closely work with suitable consultants across a wide range of specialist skills to develop the plans for the future of Jumbo.

The National Lottery Heritage Fund Part 2 application was agreed in January 2025.

Via its National Lottery Memorial Fund they confirmed funding of £8m and Historic England confirmed funding of £0.550m. This security of funding, along with the Towns Deal and other foundations and private donations, has meant that the Trust is now able to start the delivery of the project.

Contracts will be signed by early summer 2025 and the building project is expected to take 15-18 months to complete, followed by a fitting out period. The target opening date of Jumbo to the local and wider community is 2027.

#### Interactions

To prompt awareness of, and donations to, The Jumbo Project, the Trustees and helpful volunteers have been active in escorting small tour groups up the tower to see the magnificent architecture and construction skills of our Victorian forbears. These usually paid-for tours give an opportunity also to take in the uniquely elevated panoramic views of the City of Colchester and its rural surroundings. Our engagement programme has included school and college visits, and consultation events at no cost.

The tours have proved very popular with a waiting list of individuals, companies and organisations. In feedback, 100% of tour visitors rated their experience as very good.

The tours were suspended following the arrival of peregrine falcons in February, although the pair eventually chose a different nesting location.

Several Residents' Panel meetings were convened by Colchester City Council specifically to seek input into shaping the final proposed scheme for Jumbo. The ideas offered up by local people have been invaluable in trying to gauge demand for future usage, combining the need for commercial viability, alongside the heritage preservation, interpretation and historical educational information.

# **COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

## **TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2025**

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Keeping the interested local community informed has been enhanced by a regularly emailed newsletter and our website ([www.jumbo.org.uk](http://www.jumbo.org.uk)) sharing learning and information on The Jumbo Project. The website also has online donation capability.

The Trust has continued to work with partners including Colchester City Council, The Mercury Theatre, Colchester Arts, Firstsite, the National Trust, the Ipswich and Colchester Museum Service, as well as local communities and charities, some of which represent groups with limited exposure to heritage assets and education. We are very grateful for their involvement. We also wish to thank National Lottery players in general and the "We are Colchester" Board for their continued support.

There remains the need for continued fundraising activity to complete the project to the point of opening in 2027. In this regard, we have developed an exciting activity plan which will continue to engage with the local and wider community. During 2025 we will, for the first time, be directly employing staff to work on the engagement plans alongside the Trustees. Our audio visual and interpretation package is a key part of the programmes we plan to offer.

We are very grateful to the volunteers who have undertaken training and been enthusiastic guides participating in tours and sharing their knowledge with visitors. The National Trust has been a key supporter in this respect.

### **Other Projects**

Involvement with other projects has been on an advisory basis only.

The Trust continues to provide guidance to the Halstead 21st Century Group with their ambitions to conserve the group of 2nd World War air raid shelters in the heart of Halstead. A compromise has been reached with the owning developer of the land to build four houses while retaining all but four of the shelters, subject to planning approval.

Enquiries have been received from other organisations interested in preserving local architecture, seeking advice and guidance based on the Trusts success milestones to date, and the design and funding experience of the Jumbo project. Such enquiries have included such diverse projects as Birch Church, the Earl's Colne Museum, and the Shire Hall in Chelmsford.

### **Finance & Risks**

During the financial year we held limited reserves and are dependent on grant funding and general fundraising to enable our work to continue to progress. As described, we have received substantial grant funding towards The Jumbo Project enabling the commencement of its delivery.

We expect to become fully operational and to generate income ourselves, to be utilised for the future management and maintenance of the water tower, ensuring its financial sustainability, and towards the promotion and facilitation of other local projects.

We continue to monitor the building for any emergency works required. With roof and tank repairs undertaken in recent years the need for further emergency works has been minimised for the time being. However, the rate of deterioration is still concerning and can be volatile depending on the weather and temperature conditions. With the plans now developed and funded, all is set for us to move forward to progress the permanent restoration and conservation of this iconic water tower.

The Trustees have assessed the major risks to which the Trust is exposed and are satisfied that systems are in place to mitigate exposure to those risks.

The Trustees continue to build on the internal structures, skills and policies to support the needs of Jumbo's future activities and operation.

## COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

### TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2025*

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The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr S A D Hall

Mr A G Marsden

(resigned 18<sup>th</sup> September 2024)

Mr C J Betts

Mr R A Crayston

Mr P Bowman

Mr W E Hayton

Mr S M East

Ms L A D Kleineidam

Mr G Armstrong

Mr D Balcombe

Mr N S Charrington

(appointed 20th December 2024)

Ms I M Day- nee Kettle

(appointed 31st January 2025)

The Trustees are selected for their mix of skills in conservation, charities, property, architecture, law, finance, local government and media. Their local knowledge and individual networks are also important considerations.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £10 in the event of a winding up.

The Trustees report was approved by the Board of Trustees.



Mr S A Hall

Chairman

Dated: 28<sup>th</sup> October 2025

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

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I report to the trustees on my examination of the financial statements of Colchester and North East Essex Building Preservation Trust (the Trust) for the year ended 31 March 2025

#### Responsibilities and basis of report

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

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

#### Independent examiner's statement

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

- 1 accounting records were not kept in respect of the Trust as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

GMS

Vincent Mellett FCCA

Granite Morgan Smith Limited  
122 Feering Hill  
Feering  
Colchester  
Essex  
CO5 9PY  
XXXXXXXXXX

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	2024 £
<b><u>Income from:</u></b>			
Donations and legacies	3	71,609	400
Grants	4	761,502	247,031
Investments	5	264	203
Ticket Sales	6	5,628	1,033
<b>Total income</b>		<u>839,003</u>	<u>248,667</u>
<b><u>Expenditure on:</u></b>			
Charitable activities	7	<u>510,504</u>	<u>321,143</u>
Net gains/(losses) on investments	10	<u>137</u>	<u>108</u>
<b>Net movement in funds</b>		328,362	(72,638)
Fund balances at 1 April 2024		<u>58,138</u>	<u>130,506</u>
<b>Fund balances at 31 March 2025</b>		<u><u>386,500</u></u>	<u><u>58,138</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025		2024	
		£	£	£	£
<b>Fixed assets</b>					
Investments	11		5,467		5,604
Land			119,181		109,297
<b>Current assets</b>					
Debtors	13	77,243		44,406	
Cash at bank and in hand		297,829		61,709	
		<u>375,072</u>		<u>106,116</u>	
<b>Creditors: amounts falling due within one year</b>	14	(113,220)		(162,878)	
Net current assets			261,852		(56,761)
<b>Total assets less current liabilities</b>			<u>386,500</u>		<u>58,138</u>
<b>Income funds</b>					
Unrestricted funds			386,500		58,138
			<u>386,500</u>		<u>58,138</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements.

The Trustees have responsibility for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

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

The financial statements were approved by the Trustees in xxxxxxxx



Mr S A Hall  
Trustee

Company Registration No. 03020005

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

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### 1 Accounting policies

#### Charity information

Colchester and North East Essex Building Preservation Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Walcotts Hall, Coggeshall Road, Great Tey, Colchester, Essex, CO6 1AH.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

#### 1.4 Incoming resources

Income is recognised when the Trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the Trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 1 Accounting policies

#### 1.5 Resources expended

All expenditure is accounted for on an accruals basis and is recognised when there is a legal or constructive obligation to pay. Expenditure has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of the resources.

Resources expended exclude attributable VAT, which can be recovered.

#### 1.6 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

#### 1.7 Financial instruments

Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost. Financial assets comprise cash at bank and in hand, together with trade and other debtors. A specific provision is made for debts for which recoverability is in doubt. Cash at bank and in hand is defined as all cash held in instant access bank accounts and used as working capital. Investments are held at fair value at the balance sheet date, with gains and losses being recognised within income and expenditure. Financial liabilities held at amortised cost comprise all creditors.

### 2 Critical accounting estimates and judgements

In the application of the Trust's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

### 3 Donations and legacies

	2025	2024
	£	£
Donations and gifts	71,609	400
	<u>          </u>	<u>          </u>

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

4	Grants	2025	2024
		£	£
	Grants received	761,502	247,031
		<u>          </u>	<u>          </u>
5	Investments	2025	2024
		£	£
	Income from listed investments	264	203
6	Ticket Sales	2025	2024
		£	£
	Ticket Sales	5,628	1,033
		<u>          </u>	<u>          </u>
7	Charitable activities	2025	2024
		£	£
	Insurance	34,014	32,301
	Independent Examiners fee	1,903	2,424
	Legal & professional - other	22,009	100
	Director costs	578	9,828
	Jumbo Heritage Programme	417,357	251,605
	Rent	10,000	10,000
	Office expenses - other	2,687	14,885
	Maintenance & Repairs	21,896	
	Subscriptions	60	-
		<u>          </u>	<u>          </u>
		510,504	321,143
		<u>          </u>	<u>          </u>
8	Trustees		
	None of the trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year.		
9	Employees		
	There were no employees during the year.		

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 10 Net gains/(losses) on investments

	2025	2024
	£	£
Revaluation of investments		-
Gain/(loss) on sale of investments	137	108
	<u>137</u>	<u>108</u>

### 11 Fixed asset investments

	Listed investments £
<b>Cost or valuation</b>	
At 31 March 2024	5,604
Valuation changes	(137)
Disposals	-
At 31 March 2025	<u>5,467</u>
<b>Carrying amount</b>	
At 31 March 2025	<u>5,467</u>
At 31 March 2024	<u>5,604</u>

#### Fixed asset investments revalued

Listed investments are included at the market value at the balance sheet date.

### 12 Financial instruments

	2025	2024
	£	£
<b>Carrying amount of financial assets</b>		
Equity instruments measured at cost less impairment	<u>5,467</u>	<u>5,604</u>
<b>Carrying amount of financial liabilities</b>		
Measured at amortised cost	<u>113,220</u>	<u>162,878</u>

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 13 Debtors

	2025	2024
	£	£
Amounts falling due within one year:		
Trade debtors	58,099	(418)
Other debtors	19,144	44,824
Prepayments and accrued income	-	-
	<u>77,243</u>	<u>44,406</u>

### 14 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	101,723	142,548
Directors Loan	11,167	20,000
Accruals and deferred income	330	330
	<u>113,220</u>	<u>162,878</u>

### 15 Company limited by guarantee

The charity is limited by guarantee. The members of the company are the trustees named on the list of members. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member.

### 16 Related party transactions

No guarantees have been given or received.

**COLCHESTER AND NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

England & Wales - Charity number 1044514

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# Accounts

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Charity Registration No. 1044514

Company Registration No. 03020005 (England and Wales)

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION  
TRUST**

**COMPANY LIMITED BY GUARANTEE**

**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2024**

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr S A Hall	
	Mrs A Bartleet	Retired 12/12/2023
	Mr A G Marsden	
	Mr C J Betts	
	Mr R A Crayston	
	Mr P Bowman	
	Mr W E Hayton	
	Mr S M East	Appointed 17/04/2023
	Ms L A D Kleineidam	Appointed 17/04/2023
	Mr G Armstrong	Appointed 12/12/2023
Mr D Balcombe	Appointed 25/07/2023	

**Secretary** Mr S A Hall

**Charity number** 1044514

**Company number** 03020005

**Registered office**  
Walcotts Hall  
Coggeshall Road  
Great Tey  
Colchester  
Essex  
CO6 1AH

**Independent examiner**  
Vincent Mellett FCCA  
Granite Morgan Smith Limited  
122 Feering Hill  
Feering  
Colchester  
Essex  
CO5 9PY

**Bankers**  
HSBC  
26 High Street  
Colchester  
Essex  
CO1 1DG

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# **COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

## **TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT)**

### ***FOR THE YEAR ENDED 31 MARCH 2024***

The trustees present their report and financial statements for the year ended 31 March 2024.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Trust's memorandum and articles of association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016)

#### **Objectives and Governance**

The Trust's objective is to preserve the historical, architectural and constructional heritage that may exist in Colchester and North East Essex, for the benefit of its local and wider community.

The Trust is a Company limited by guarantee and a registered charity, governed by its memorandum and articles of association.

The Trust has appointed three new Trustees whose skills and experience covering law, governance, finance/banking, and art added to the skillset of the Board. Ann Bartleet, a founder Trustee, retired after many years of involvement. The Board is extremely grateful to her for her outstanding contribution over the years. The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Trust should undertake.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2024*

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### Achievements and Performance

#### Jumbo

The major project referred to in last year's accounts has been the sole focus of the Trust's activities during this period. The objective is the restoration and adaptation of the Grade II\* Listed Balkerne Water Tower (colloquially known as "Jumbo"). Following on from our agreement of a 150-year lease with the tower's owner, The Jumbo Project will see the building become a financially viable attraction that embeds community and social impact.

To prompt awareness of and donations to The Jumbo Project, the Trustees and helpful volunteers have been active in escorting small tour groups up the tower to see the magnificent architecture and construction skills of our Victorian forbears. These usually paid-for tours give an opportunity also to take in the uniquely elevated panoramic views of the City of Colchester and its rural surroundings. This initiative has proved very popular with a sizeable waiting list of individuals, companies and organisations wishing to join future tours. We recruited and trained 11 volunteers to lead public tours. In feedback, 100% of tour visitors rated their experience as very good.

The tours were suspended for several months during the peregrine falcon nesting season, recognising the pair have used Jumbo in previous years.

Our extensive engagement programme has also included outreach sessions, school and college visits, 2 artists' commissions (with 30 young people as co-creators) and consultation events.

Development Phase activities took place between November 2023 - June 2024. During this time, The Jumbo Project reached 513 people as direct participants and c.41,000\* as audiences to public realm events and installations. This reach was achieved across c. 30 events. (\*People Make It Work consultancy.)

Several Residents' Panel meetings were convened by Colchester City Council for North Essex Heritage seeking input into shaping the final proposed scheme for Jumbo. The ideas offered up by local people have been invaluable in trying to gauge demand for future usage, combining the need for commercial viability, alongside the heritage preservation, interpretation and historical educational information.

We launched our new website ([www.jumbo.org.uk](http://www.jumbo.org.uk)) to share learning and information on The Jumbo Project. The website has e-commerce capability, allowing for future development.

With support from the National Lottery Heritage Fund after our success in the Part 1 Application, Historic England and an allocation of monies from the UK Government's Towns Deal Fund, the Trust have been able to appoint and closely work with suitable consultants across a wide range of specialist skills to develop the plans for the future of Jumbo. Imaginative solutions have been developed and the challenges of the building overcome. An exciting AV and interpretation package is a key part of the programmes we will offer.

By the end of the financial year the Trust had made significant progress towards the key milestone of applying for planning and listed building consent. The National Lottery Heritage Fund Part 2 application was submitted in mid-August 2024. Assuming we are successful in our application, contracts will be let in the first half of 2025 and the building project is expected to take 15-18 months to complete, followed by a fitting out period.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2024*

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The Trust has worked with partners during this period including Colchester City Council, The Mercury Theatre, Colchester Arts, Firstsite, the National Trust, the Ipswich and Colchester Museum Service, as well as local communities and charities representing groups with limited exposure to heritage assets and education. We have developed an exciting activity plan which will engage with the local and wider community and generate additional revenue for the City. We are very grateful for their support, the support of Lottery players and that of the We are Colchester Board.

### **Halstead Air Raid Shelters**

The trust continues to provide guidance to the Halstead 21st Century Group over their ambitions to conserve the group of 2nd World War air raid shelters in the heart of Halstead. The site that contains the shelters has now been purchased by a property developer who intends to build houses on the land whilst also retaining most of the shelters and passing these on to the I121G after stabilisation and structural repair. A long lease at a peppercorn rent has been agreed and the Group now await the grant of planning permission.

### **Finance & Risks**

We hold limited reserves and are dependent on grant funding and general fundraising to enable our work to continue to progress and complete The Jumbo Project. The target opening date to the local and wider community is 2027. We intend to become fully operational, and to generate income ourselves, to be utilised for the future management and maintenance of the water tower, and indeed towards other local projects.

We continue to monitor the building for any emergency works required. With roof and tank repairs undertaken in 2022 and 2023 the need for further works has been minimised during this financial year; however the rate of deterioration is still concerning and can be volatile depending on the weather and temperature conditions. With the plans developed and positive fundraising, the sooner we can move forward to progress the restoration and conservation of this iconic water tower, the better.

The Trustees have assessed the major risks to which the Trust is exposed and are satisfied that systems are in place to mitigate exposure to those risks.

The Trustees have been developing the internal structures, skills and policies to support the needs of Jumbo's future activities and operation.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2024*

---

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr S A Hall

Mrs A Bartleet

Retired 12/12/2023

Mr A G Marsden

Mr C J Betts

Mr R A Crayston

Mr W E Hayton

Mr P Bowman

Mr S M East

Appointed 17/04/2023

Ms L A D Kleineidam

Appointed 17/04/2023

Mr G Armstrong

Appointed 12/12/2023

Mr D Balcombe

Appointed 25/07/2023

The Trustees are selected for their mix of skills in conservation, charities, property, architecture, law, finance, local government and media. Their local knowledge and individual networks are also important considerations.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £10 in the event of a winding up.

The Trustees report was approved by the Board of Trustees.



**Mr S A Hall**

Chairman

Dated:

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

---

I report to the trustees on my examination of the financial statements of Colchester and North East Essex Building Preservation Trust (the Trust) for the year ended 31 March 2024

#### Responsibilities and basis of report

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

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

#### Independent examiner's statement

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

- 1 accounting records were not kept in respect of the Trust as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

GMS

Vincent Mellett FCCA

Granite Morgan Smith Limited  
122 Feering Hill  
Feering  
Colchester  
Essex  
CO5 9PY  
7<sup>th</sup> November 2024

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	2024 £	2023 £
<b>Income from:</b>			
Donations and legacies	3	400	-
Grants	4	247,031	206,901
Investments	5	203	134
Ticket Sales	6	1,033	
<b>Total income</b>		<b>248,667</b>	<b>207,035</b>
<b>Expenditure on:</b>			
Charitable activities	7	321,143	176,750
Net gains/(losses) on investments	10	108	(493)
<b>Net movement in funds</b>		<b>(72,638)</b>	<b>29,792</b>
Fund balances at 1 April 2023		130,506	100,714
<b>Fund balances at 31 March 2024</b>		<b>58,138</b>	<b>130,506</b>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## BALANCE SHEET

AS AT 31 MARCH 2024

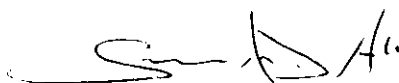
	Notes	2024 £	£	2023 £	£
<b>Fixed assets</b>					
Investments	11		5,604		5,496
Land			109,297		80,000
<b>Current assets</b>					
Debtors	13	44,406		85,361	
Cash at bank and in hand		61,709		3,689	
		106,116		89,050	
<b>Creditors: amounts falling due within one year</b>	14	(162,878)		(44,041)	
Net current assets			(56,761)		45,010
<b>Total assets less current liabilities</b>			58,138		130,506
<b>Income funds</b>					
Unrestricted funds			58,138		130,506
			58,138		130,506

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2024. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements.

The Trustees have responsibility for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

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

The financial statements were approved by the Trustees in November 2024



Mr S A Hall  
Trustee

Company Registration No. 03020005

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

---

### 1 Accounting policies

#### Charity information

Colchester and North East Essex Building Preservation Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Walcotts Hall, Coggeshall Road, Great Tey, Colchester, Essex, CO6 1AH.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

#### 1.4 Incoming resources

Income is recognised when the Trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the Trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2024

#### 1 Accounting policies

##### 1.5 Resources expended

All expenditure is accounted for on an accruals basis and is recognised when there is a legal or constructive obligation to pay. Expenditure has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of the resources.

Resources expended exclude attributable VAT, which can be recovered.

##### 1.6 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

##### 1.7 Financial instruments

Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost. Financial assets comprise cash at bank and in hand, together with trade and other debtors. A specific provision is made for debts for which recoverability is in doubt. Cash at bank and in hand is defined as all cash held in instant access bank accounts and used as working capital. Investments are held at fair value at the balance sheet date, with gains and losses being recognised within income and expenditure. Financial liabilities held at amortised cost comprise all creditors.

#### 2 Critical accounting estimates and judgements

In the application of the Trust's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

#### 3 Donations and legacies

	2024	2023
	£	£
Donations and gifts	400	-
	<u>400</u>	<u>-</u>

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2024

#### 4 Grants

2024                      2023

£                              £

	Grants received	248,064	206,901
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#### 5 Investments

2024                      2023

£                              £

	Income from listed investments	203	134
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#### 6 Ticket Sales

2024                      2023

£                              £

	Ticket Sales	1,033	
--	--------------	-------	--

#### 7 Charitable activities

2024                      2023

£                              £

	Insurance	32,301	19,446
--	-----------	--------	--------

	Independent Examiners fee	2,424	410
--	---------------------------	-------	-----

	Legal & professional - other	100	279
--	------------------------------	-----	-----

	Director costs	9,828	24,255
--	----------------	-------	--------

	Jumbo Heritage Programme	251,605	122,077
--	--------------------------	---------	---------

	Rent	10,000	8,500
--	------	--------	-------

	Office expenses - other	14,885	1,783
--	-------------------------	--------	-------

	Subscriptions	-	-
--	---------------	---	---

		321,143	176,750
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#### 8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year.

#### 9 Employees

There were no employees during the year.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2024

#### 10 Net gains/(losses) on investments

	2024	2023
	£	£
Revaluation of investments		-
Gain/(loss) on sale of investments	108	(493)
	<u>108</u>	<u>(493)</u>

#### 11 Fixed asset investments

	Listed investments £
<b>Cost or valuation</b>	
At 31 March 2023	5,496
Valuation changes	108
Disposals	-
At 31 March 2024	<u>5,604</u>
<b>Carrying amount</b>	
At 31 March 2024	<u>5,604</u>
At 31 March 2023	<u>5,496</u>

#### Fixed asset investments revalued

Listed investments are included at the market value at the balance sheet date.

#### 12 Financial instruments

	2024	2023
	£	£
<b>Carrying amount of financial assets</b>		
Equity instruments measured at cost less impairment	<u>5,604</u>	<u>5,496</u>
<b>Carrying amount of financial liabilities</b>		
Measured at amortised cost	<u>162,878</u>	<u>44,041</u>

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2024

<b>13 Debtors</b>		
	<b>2024</b>	<b>2023</b>
<b>Amounts falling due within one year:</b>	<b>£</b>	<b>£</b>
Trade debtors	(418)	75,456
Other debtors	44,824	9,905
Prepayments and accrued income	-	-
	<u>44,406</u>	<u>85,361</u>
<b>14 Creditors: amounts falling due within one year</b>		
	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Trade creditors	142,548	43,711
Directors Loan	20,000	
Accruals and deferred income	330	330
	<u>162,878</u>	<u>44,041</u>

### 15 Company limited by guarantee

The charity is limited by guarantee. The members of the company are the trustees named on the list of members. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member.

### 16 Related party transactions

No guarantees have been given or received.

**COLCHESTER AND NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

England & Wales - Charity number 1044514

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# Accounts

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Charity Registration No. 1044514

Company Registration No. 03020005 (England and Wales)

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION  
TRUST**

**COMPANY LIMITED BY GUARANTEE**

**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2023**

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr S A Hall Mrs A Bartleet Mr A G Marsden Mr C J Betts Mr R A Cruyston Mr P Bowman Mr W E Hayton Mr S M East Ms L A D Kleinsdam	Appointed 17/04/2023 Appointed 17/04/2023
<b>Secretary</b>	Mr S A Hall	
<b>Charity number</b>	1014514	
<b>Company number</b>	03020005	
<b>Registered office</b>	Walcotts Hall Coggeshall Road Great Tey Colchester Essex CO6 1AH	
<b>Independent examiner</b>	Vincent Mellett FCCA Granite Morgan Smith Limited 122 Feering Hill Feering Colchester Essex CO5 9PY	
<b>Bankers</b>	HSBC 26 High Street Colchester Essex CO1 1DG	

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**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION  
TRUST**

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Independent examiner's report	5
Statement of financial activities	6
Balance sheet	7
Notes to the financial statements	8-12

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**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION  
TRUST**

**TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2023**

The trustees present their report and financial statements for the year ended 31 March 2023.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Trust's memorandum and articles of association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016)

**Objectives and activities**

The Trust's objects are to preserve for the benefit of the townspeople of Colchester and North East Essex the historical, architectural and constructional heritage that may exist in the area in the form of buildings of particular beauty, historical, architectural or constructional heritage.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Trust should undertake.

## **COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

### **TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2023**

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#### **Achievements and Performance**

##### **Jumbo**

As reported in last year's accounts, our work relating to the restoration and adaptation of the Jumbo Water Tower in Colchester was given renewed impetus by the allocation of funds from the Town Deal programme. This enabled us to appoint suitable consultants across a whole range of specialist skills to assist in developing our case for a new grant application to the National Lottery Heritage Fund. Our Expression of Interest was approved in December 2022 which led the way to our Part 1 application being submitted at the end of February. A decision is expected in June. Particular thanks are due to our consultant team for all they did to make this possible.

In addition, further emergency works have been required to the roof in this year, over and above the work carried out in early 2022. The high temperatures in the summer of 2022 have led to further degradation of the copper roofing which is now over seventy years old, so running repairs have been carried out with the assistance of Historic England. There are more leaks in the roof as a result of this degradation which inevitably point to the need to replace the roof. We will do more necessary minor work after the peregrine nesting season has completed.

We continue to monitor the tank with the assistance of The Morton Partnership because of the increasing number of cracks that have appeared as a result of the distortions caused by temperature variations across the structure and the chemical degradation of the joints. The rate of deterioration is increasing so it is to be hoped that all stakeholders will now move forward quickly to support the restoration, conservation and renaissance of this iconic building. Leaving it as it is, is not an option.

##### **Halstead 21st Century Group**

The Trust has been supporting the Halstead 21 Century Group (a Community Interest Company) over several years in their efforts to save the WWI, Courtauld works air raid shelters from demolition. The 16 semi-underground shelters are thought to be the largest extant group of their kind in England. Following sale of the site to a housing developer and a full condition survey by the Morton Partnership it has been agreed to transfer the majority of the surviving shelters to H21G after restoration works have been completed. A Management Plan and scope of works report has been drafted and is being considered by the Group and this will form the basis for the long lease at a peppercorn rent that is to be agreed between the parties.

As time and resources permit, we will continue to offer support to assist in the preservation and, where appropriate, the repurposing of the astonishing heritage assets that Colchester and North East Essex boast.

##### **Thanks**

We would like to record our thanks to our trustees for giving their time and skills to support our work, and, of course, to our director David Balcombe who has carried the major burden during this period.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

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### Finances and risk

We have limited reserves and are dependent on grant funding to enable our work to continue including, in particular, to see the **Jumbo** project to fruition. We also recognise we will need to conduct a substantial fundraising exercise to complement the grant funds raised. As things stand our reserves are adequate but there will be a growing need to build our reserves to accommodate future liabilities for maintenance and repair.

The Trustees have assessed the major risks to which the Trust is exposed and are satisfied that systems are in place to mitigate exposure to those risks.

### Structure, Governance and Management

The Trust is a Company limited by guarantee and a registered charity, governed by its memorandum and articles of association. The Trust conducted an open recruitment process for new trustees and is delighted to have appointed two new trustees who will add to the diversity and skillset of the Board. Further recruitment drives will be operated later in the year.

## COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

### TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

---

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr S A Hall

Mrs A Bartleet

Mr A G Marsden

Mr C J Betts

Mr R A Crayston

Mr W E Hayton

Mr P Bowman

Mr S M East

Appointed 17/04/2023

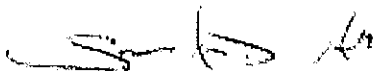
Ms L A D Kleinsdam

Appointed 17/04/2023

The Trustees are selected for their mix of skills in conservation, charities, property, architecture, law, finance, local government and media. Their local knowledge and individual networks are also important considerations.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £10 in the event of a winding up.

The Trustees report was approved by the Board of Trustees.



Mr S A Hall

Chairman

Dated:

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**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

**INDEPENDENT EXAMINER'S REPORT**

**TO THE TRUSTEES OF COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

---

I report to the trustees on my examination of the financial statements of Colchester and North East Essex Building Preservation Trust (the Trust) for the year ended 31 March 2023

**Responsibilities and basis of report**

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

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

**Independent examiner's statement**

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

- 1 accounting records were not kept in respect of the Trust as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Vincent Mellert FCCA

Granite Morgan Smith Limited  
122 Peering Hill  
Peering  
Colchester  
Essex  
CO3 9PY  
XXXXXXXXXX

2 MAY 2023

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

**STATEMENT OF FINANCIAL ACTIVITIES  
INCLUDING INCOME AND EXPENDITURE ACCOUNT**

**FOR THE YEAR ENDED 31 MARCH 2023**

	Notes	2023 £	2022 £
<b><u>Income from:</u></b>			
Donations and legacies	3	-	91,842
Grants	4	206,901	86,322
Investments	5	134	231
<b>Total income</b>		<b>207,035</b>	<b>178,395</b>
<b><u>Expenditure on:</u></b>			
Charitable activities	6	176,750	96,337
<b>Net gains/(losses) on investments</b>	9	<b>(493)</b>	<b>(426)</b>
<b>Net movement in funds</b>		<b>29,792</b>	<b>81,632</b>
Fund balances at 1 April 2022		100,714	19,082
<b>Fund balances at 31 March 2023</b>		<b>130,506</b>	<b>100,714</b>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## BALANCE SHEET

AS AT 31 MARCH 2023

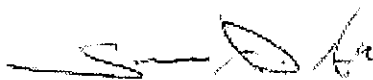
	Notes	2023		2022	
		£	£	£	£
<b>Fixed assets</b>					
Investments	10		5,496		5,989
Land	11		80,000		-
<b>Current assets</b>					
Debtors	12	85,361		24,253	
Cash at bank and in hand		3,689		158,262	
		89,050		182,515	
<b>Creditors: amounts falling due within one year</b>	13	(44,041)		(87,790)	
<b>Net current assets</b>			45,010		94,725
<b>Total assets less current liabilities</b>			130,506		100,714
<b>Income funds</b>					
Unrestricted funds			130,506		100,714
			130,506		100,714

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2022. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements.

The Trustees have responsibility for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

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

The financial statements were approved by the Trustees in April 2023



Mr S A Hall  
Trustee

Company Registration No. 03020005

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

---

### 1 Accounting policies

#### Charity information

Colchester and North East Essex Building Preservation Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Walcotts Hall, Coggeshall Road, Great Toy, Colchester, Essex, CO6 1AH.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

#### 1.4 Incoming resources

Income is recognised when the Trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the Trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2023**

**1 Accounting policies**

**1.5 Resources expended**

All expenditure is accounted for on an accruals basis and is recognised when there is a legal or constructive obligation to pay. Expenditure has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of the resources.

Resources expended exclude attributable VAT, which can be recovered.

**1.6 Fixed asset investments**

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

**1.7 Financial instruments**

Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost. Financial assets comprise cash at bank and in hand, together with trade and other debtors. A specific provision is made for debts for which recoverability is in doubt. Cash at bank and in hand is defined as all cash held in instant access bank accounts and used as working capital. Investments are held at fair value at the balance sheet date, with gains and losses being recognised within income and expenditure. Financial liabilities held at amortised cost comprise all creditors.

**2 Critical accounting estimates and judgements**

In the application of the Trust's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

**3 Donations and legacies**

	2023	2022
	£	£
Donations and gifts	-	91,842

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

4	Grants	2023	2022
		£	£
	Grants received	206,901	86,322
		<u>          </u>	<u>          </u>
5	Investments	2023	2022
		£	£
	Income from listed investments	134	231
		<u>          </u>	<u>          </u>
6	Charitable activities	2023	2022
		£	£
	Insurance	19,446	841
	Independent Examiners fee	410	330
	Legal & professional - other	279	6,996
	Director costs	24,255	14,630
	Jumbo Heritage Programme	122,077	72,169
	Kent	8,500	1,000
	Office expenses - other	1,783	371
	Subscriptions	-	-
		<u>          </u>	<u>          </u>
		176,750	96,337
		<u>          </u>	<u>          </u>
7	Trustees		
	None of the trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year.		
8	Employees		
	There were no employees during the year.		

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION  
TRUST**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2023**

9	Net gains/(losses) on investments	2023	2022
		£	£
	Revaluation of investments		(147)
	Gain/(loss) on sale of investments	(493)	(279)
		<u>(493)</u>	<u>(426)</u>
10	Fixed asset investments		
			Listed investments £
	Cost or valuation		
	At 31 March 2022		5,989
	Valuation changes		(493)
	Disposals		-
	At 31 March 2023		<u>5,496</u>
	Carrying amount		
	At 31 March 2022		<u>5,989</u>
	At 31 March 2023		<u>5,496</u>
	<b>Fixed asset investments revalued</b>		
	Listed investments are included at the market value at the balance sheet date.		
11	Financial instruments	2023	2022
		£	£
	Carrying amount of financial assets		
	Equity instruments measured at cost less impairment	5,496	5,989
	Carrying amount of financial liabilities		
	Measured at amortised cost	44,041	87,790

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2023**

12 Debtors	2023	2022
Amounts falling due within one year:	£	£
Trade debtors	75,456	9,530
Other debtors	9,905	14,723
Prepayments and accrued income	-	-
	<u>85,361</u>	<u>24,253</u>
13 Creditors: amounts falling due within one year	2023	2022
	£	£
Trade creditors	43,711	87,460
Accruals and deferred income	330	330
	<u>44,041</u>	<u>87,790</u>

**14 Company limited by guarantee**

The charity is limited by guarantee. The members of the company are the trustees named on the list of members. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member.

**15 Related party transactions**

No guarantees have been given or received.

**COLCHESTER AND NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

England & Wales - Charity number 1044514

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# Accounts

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Charity Registration No. 1044514

Company Registration No. 03020005 (England and Wales)

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION  
TRUST**

**COMPANY LIMITED BY GUARANTEE**

**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2022**

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## LEGAL AND ADMINISTRATIVE INFORMATION

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**Trustees**

Mr S A Hall  
Mrs A Bartleet  
Mr A G Marsden  
Mr C J Betts  
Mr R A Crayston  
Mr P J Chillingworth Resigned 1<sup>st</sup> May 2022  
Mr W E Hayton  
Mr P Bowman

**Secretary** Mr S A Hall

**Charity number** 1044514

**Company number** 03020005

**Registered office**

Walcotts Hall  
Coggeshall Road  
Great Tey  
Colchester  
Essex  
CO6 1AH

**Independent examiner**

Vincent Mellett FCCA  
Granite Morgan Smith Limited  
122 Feering Hill  
Feering  
Colchester  
Essex  
CO5 9PY

**Bankers**

HSBC  
26 High Street  
Colchester  
Essex  
CO1 1DG

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# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## CONTENTS

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Trustees report	1 - 4
Independent examiner's report	5
Statement of financial activities	6
Balance sheet	7
Notes to the financial statements	8-12

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# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2022*

The trustees present their report and financial statements for the year ended 31 March 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Trust's memorandum and articles of association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016)

### **Objectives and activities**

The Trust's objects are to preserve for the benefit of the townspeople of Colchester and North East Essex the historical, architectural and constructional heritage that may exist in the area in the form of buildings of particular beauty, historical, architectural or constructional heritage

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Trust should undertake.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

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### Achievements and Performance

#### Jumbo

In common with recent annual reports, the restoration and adaptation of the Jumbo Water Tower, Colchester continues to be our primary focus of effort. This work has taken on a renewed impetus, following the allocation of funding from the Town Deal programme which will enable us to appoint consultants to help us prepare a new grant application to the National Lottery Heritage Fund.

We remain convinced of the merits of a scheme that balances public access with commercial sustainability and will be working closely with the appointed consultancy team throughout the next financial year to test previous assumptions.

The survey work undertaken in 2020 demonstrated that there has been serious deterioration in the condition of the tank, the roof supports and structural integrity of that part of the building. This precipitated the need for a full digital survey, chemical analysis and structural engineering report to see what the incremental costs to effect the necessary remedial work will be to the overall scheme. This work was funded by the owner, the Trust, Historic England, and CBC.

Subsequent to this the Trust received funding from Historic England and the Towns Fund to undertake urgent repairs to the roof and the rainwater pipe system and to decontaminate the interior. This work was undertaken in the winter of 2021 and was completed in February 2022.

Importantly, the survey work revealed that a substantial part of the movement in the tank has been caused by chemical degradation of the joints between the cast iron plates. Repairs were outside the scope of the urgent works and need to be considered as part of the full restoration of the building using techniques and interventions that are acceptable to Historic England.

In order to establish the rate at which this deterioration continues to affect the integrity of the tower The Morton Partnership will visit Jumbo at regular intervals to make an assessment.

We were successful in December 2022 in our submission of an Expression of Interest to the National Heritage Lottery Fund and were invited to submit an application which we plan to do with the help of our consultant and design team in 2023. We will work with Colchester City Council and other stakeholders to produce an integrated plan for the further development of the Cultural Quarter into something of lasting benefit to the community and visitors alike.

#### Halstead 21st Century Group

We continue our engagement with the Halstead 21st Century Group in their endeavours to achieve a development solution to the site off St Andrews Road in Halstead which will not destroy the historically important air raid shelters while at the same time preserving the ecology and amenity of the area.

The 'Halstead Heritage Park' site was sold to a developer at auction in 2021 and after a period of assessment and survey they have now begun discussions with the 21st Century Group and our Director to find areas of common ground. It is hoped that these discussions lead to a formal agreement to work collaboratively in the development of the site and the preservation of the shelters. The planning process is ongoing.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2022*

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### **Birch Church**

The prospective purchaser of Birch Church eventually decided after many years that he could no longer pursue his family's ambition of converting the Church, primarily because of the inflation in construction costs and the still unknown requirements of the Church Commissioners. It is clear, that notwithstanding the grant of planning permission and listed building consent, in the absence of a developer, it will not be possible to prevent the Church Commissioners pursuing its demolition. We will however seek to engage with the local authority and the Church authorities responsible with regard to the retained graveyard, historical outline and interpretation.

### **Thanks**

This has been a particularly demanding year and our thanks are due to David Balcombe for his outstanding efforts, and also to the Trustees who have given their time and skills generously to the work of the Trust.

### **Finances**

Our own funds have been reduced because of our contributions to the work on Jumbo and the time David Balcombe has had to give the project. We have been fortunate to benefit from grant funding from Historic England and CBC which has enabled us to fund both the interim works carried out and the next stage of design and project work. At an appropriate point further fundraising opportunities will be pursued from sponsors, charitable trusts, and the public. The nature of the funding and programme of works limits the need at this point for substantial reserves, but this requirement will grow as the work progresses.

The Trustees have assessed the major risks to which the Trust is exposed and are satisfied that systems are in place to mitigate exposure to those risks.

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

The Trust is a company limited by guarantee and a registered charity, governed by its memorandum and articles of association. The Trust is embarking on a programme of trustee recruitment to increase the number and diversity of the Trustees.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2022*

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The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr S A Hall

Mrs A Bartleet

Mr A G Marsden

Mr C J Betts

Mr R A Crayston

Mr P J Chillingworth

Resigned 1<sup>st</sup> May 2022

Mr W E Hayton

Mr P Bowman

The Trustees are selected for their mix of skills in conservation, charities, property, architecture, law, finance, local government and media. Their local knowledge and individual networks are also important considerations.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £10 in the event of a winding up.

The Trustees report was approved by the Board of Trustees.



**Mr S A Hall**

Chairman

Dated:

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

---

I report to the trustees on my examination of the financial statements of Colchester and North East Essex Building Preservation Trust (the Trust) for the year ended 31 March 2022

#### **Responsibilities and basis of report**

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

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

#### **Independent examiner's statement**

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

- 1 accounting records were not kept in respect of the Trust as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Vincent Mellett FCCA

Granite Morgan Smith Limited  
122 Feering Hill  
Feering  
Colchester  
Essex  
CO5 9PY  
XXXXXXXXXX

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

---

	Notes	2022 £	2021 £
<b><u>Income from:</u></b>			
Donations and legacies	3	6,842	-
Grants	4	171,322	39,641
Investments	5	231	422
		<hr/>	<hr/>
<b>Total income</b>		178,395	40,063
		<hr/>	<hr/>
<b><u>Expenditure on:</u></b>			
Charitable activities	6	96,337	48,776
		<hr/>	<hr/>
Net gains/(losses) on investments	9	(426)	163
		<hr/>	<hr/>
<b>Net movement in funds</b>		81,632	(8,550)
		<hr/>	<hr/>
Fund balances at 1 April 2021		19,082	27,632
		<hr/>	<hr/>
<b>Fund balances at 31 March 2022</b>		100,714	19,082
		<hr/>	<hr/>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022 £	£	2021 £	£
<b>Fixed assets</b>					
Investments	10		5,989		13,915
<b>Current assets</b>					
Debtors	12	24,253		1,225	
Cash at bank and in hand		158,262		7,033	
		<u>182,515</u>		<u>8,258</u>	
<b>Creditors: amounts falling due within one year</b>	13	<u>(87,790)</u>		<u>(3,091)</u>	
Net current assets			94,725		5,167
<b>Total assets less current liabilities</b>			<u>100,714</u>		<u>19,082</u>
<b>Income funds</b>					
Unrestricted funds			100,714		19,082
			<u>100,714</u>		<u>19,082</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2022. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements.

The Trustees have responsibility for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

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

The financial statements were approved by the Trustees in December 2022



Mr S A Hall  
Trustee

Company Registration No. 03020005

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

---

### 1 Accounting policies

#### Charity information

Colchester and North East Essex Building Preservation Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Walcotts Hall, Coggeshall Road, Great Tey, Colchester, Essex, CO6 1AH.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

#### 1.4 Incoming resources

Income is recognised when the Trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the Trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

---

### 1 Accounting policies

#### 1.5 Resources expended

All expenditure is accounted for on an accruals basis and is recognised when there is a legal or constructive obligation to pay. Expenditure has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of the resources.

Resources expended include attributable VAT, which can be recovered.

#### 1.6 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

#### 1.7 Financial instruments

Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost. Financial assets comprise cash at bank and in hand, together with trade and other debtors. A specific provision is made for debts for which recoverability is in doubt. Cash at bank and in hand is defined as all cash held in instant access bank accounts and used as working capital. Investments are held at fair value at the balance sheet date, with gains and losses being recognised within income and expenditure. Financial liabilities held at amortised cost comprise all creditors.

### 2 Critical accounting estimates and judgements

In the application of the Trust's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

### 3 Donations and legacies

	2022	2021
	£	£
Donations and gifts	6,842	-

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# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

---

### 4 Grants

	2022	2021
	£	£
Grants received	171,322	39,641

### 5 Investments

	2022	2021
	£	£
Income from listed investments	231	422

### 6 Charitable activities

	2022	2021
	£	£
Insurance	841	428
Independent Examiners fee	330	330
Legal & professional - other	6,996	911
Director costs	14,630	2,761
Jumbo Heritage Programme	72,169	44,290
Rent	1,000	-
Office expenses - other	371	-
Subscriptions	-	-
	<u>96,337</u>	<u>48,776</u>

### 7 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year.

### 8 Employees

There were no employees during the year.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

9	Net gains/(losses) on investments	2022	2021
		£	£
	Revaluation of investments	(147)	126
	Gain/(loss) on sale of investments	(279)	36
		<u>(426)</u>	<u>163</u>

10	Fixed asset investments		Listed investments
			£
	<b>Cost or valuation</b>		
	At 31 March 2021		13,915
	Valuation changes		(426)
	Disposals		<u>(7,500)</u>
	At 31 March 2022		<u>5,989</u>
	<b>Carrying amount</b>		
	At 31 March 2021		<u>13,915</u>
	At 31 March 2022		<u>5,989</u>

### Fixed asset investments revalued

Listed investments are included at the market value at the balance sheet date.

11	Financial instruments	2022	2021
		£	£
	<b>Carrying amount of financial assets</b>		
	Equity instruments measured at cost less impairment	<u>5,989</u>	<u>13,915</u>
	<b>Carrying amount of financial liabilities</b>		
	Measured at amortised cost	<u>87,790</u>	<u>3,091</u>

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

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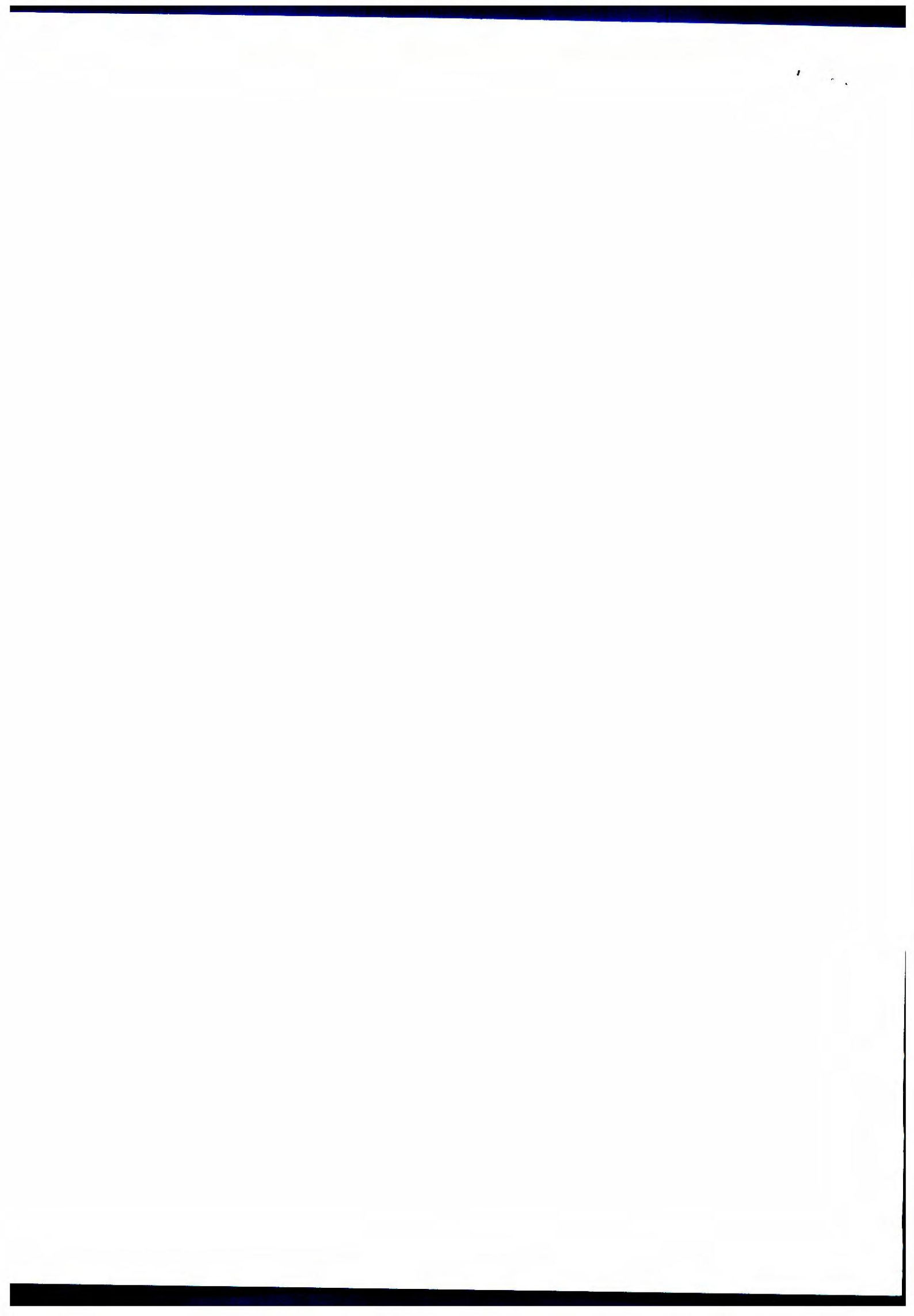
<b>12 Debtors</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year:</b>		
Trade debtors	9,530	
Other debtors	14,723	1,225
Prepayments and accrued income	-	-
	<u>24,253</u>	<u>1,225</u>
<b>13 Creditors: amounts falling due within one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Trade creditors	87,460	
Accruals and deferred income	330	3,091
	<u>87,790</u>	<u>3,091</u>

### 14 Company limited by guarantee

The charity is limited by guarantee. The members of the company are the trustees named on the list of members. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member.

### 15 Related party transactions

No guarantees have been given or received.



**COLCHESTER AND NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

England & Wales - Charity number 1044514

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# Accounts

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Charity Registration No. 1044514

Company Registration No. 03020005 (England and Wales)

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION  
TRUST**

**COMPANY LIMITED BY GUARANTEE**

**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2021**

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## LEGAL AND ADMINISTRATIVE INFORMATION

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**Trustees**

Mr S A Hall  
Mrs A Bartleet  
Mr A G Marsden  
Mr C J Betts  
Mr R A Crayston  
Mr P J Chillingworth  
Mr W E Hayton  
Mr I J Mosley (resigned 15/07/2020)  
Mr P Bowman

**Secretary** Mr S A Hall

**Charity number** 1044514

**Company number** 03020005

**Registered office**

Walcotts Hall  
Coggeshall Road  
Great Tey  
Colchester  
Essex  
CO6 1AH

**Independent examiner**

Vincent Mellett FCCA  
Granite Morgan Smith Limited  
122 Feering Hill  
Feering  
Colchester  
Essex  
CO5 9PY

**Bankers**

HSBC  
26 High Street  
Colchester  
Essex  
CO1 1DG

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# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

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Independent examiner's report	5
Statement of financial activities	6
Balance sheet	7
Notes to the financial statements	8-12

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# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2021*

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The trustees present their report and financial statements for the year ended 31 March 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Trust's memorandum and articles of association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016)

### **Objectives and activities**

The Trust's objects are to preserve for the benefit of the townspeople of Colchester and North East Essex the historical, architectural and constructional heritage that may exist in the area in the form of buildings of particular beauty, historical, architectural or constructional heritage.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Trust should undertake.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2021*

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### **Achievements and performance**

With limited resources available to the Trust we again prioritised our activities around Jumbo. We continue to respond to other requests for help, where practical.

#### **Jumbo**

Jumbo remains our principal building of focus. We remain convinced of the merits of the scheme proposed to the Heritage Lottery Fund previously which balanced public access with commercial sustainability, and we have continued to work towards a new application under the revised rules with the owner, Colchester Borough Council (CBC) and Historic England.

Recent survey work demonstrated that there has been some further deterioration in the condition of the tank, the roof supports and structural integrity of the that part of the building. This precipitated the need for a full digital survey, chemical analysis, structural engineering report and possible design impact assessments to see what the incremental costs to effect the necessary remedial work will be to the overall scheme. This work was funded by the owner, the Trust, Historic England, and CBC. The work was done after the peregrine falcon fledglings had left their nest in autumn 2020. We contracted one of the two cherry pickers in the country that was capable of reaching the top of Jumbo, with minimal impact to the immediate vicinity.

This work revealed that a substantial part of the movement in the tank has been caused by chemical degradation of the joints between the cast iron plates. The restoration project will necessarily have to address the need to stabilise the tank as well as deal with other pressing issues on the roof, the steel and brickwork.

Just before the end of our financial year the Towns Deal was announced with some £18.2m allocated to Colchester, including the Jumbo project. Although not the full total expected, the £1,080,000 for Jumbo and the lighting project promoted by the Balcerne Tower Trust was preserved after subsequent discussions. We are very grateful to the members of the We Are Colchester committee, including Will Quince MP, for their support. This funding will open the opportunity for us to complete the revised design specification and work programme and raise additional funding with a view to submitting a further application to the HLF and other grant funders in spring 2022.

We would stress that we view Jumbo as a key part of the development of the "Cultural Quarter" of Colchester and it is essential that a far-sighted and imaginative scheme is developed for the whole area. The success of the Mercury Theatre's funding bids and its development point to the need to agree an integrated masterplan at the earliest opportunity. We believe that the work and design should be of the highest quality, as good as anywhere else in the country, to showcase Colchester and its destination value.

#### **Halstead 21st Century**

We continue our limited engagement with the Halstead 21<sup>st</sup> Century Group in their endeavours to achieve a development solution to the site off St Andrews Road in Halstead which will not destroy the historically important air raid shelters while at the same time preserving the ecology and amenity of the area.

The 'Halstead Heritage Park' site has been sold at auction and the hope is the developer can be persuaded to work with the Group on a joint venture. All efforts are being made to engage the developer and the local authority.

#### **Birch Church**

The planning and listed building applications were finally approved. This is a great step forward in preserving this significant building and achieving an alternative use. Negotiations to effect the transfer of the property with the Church Commissioners are still to be completed.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2021*

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### **Thanks**

David Balcombe has again done an outstanding job for us this year for which we owe him great thanks. We have also been very well supported by our Trustees who have again given generously of their time and expertise. Thanks are also due to Irene Day who has advised us on our PR and media needs.

### **Financial review**

Our funds have been reduced as a result of the amount of work we have had to do on Jumbo. We have not conducted any specific fundraising (other than with respect to the Jumbo Heritage Learning Programme referred to last year) but will address that in the context of the continuing work we do on the Jumbo project. Public interest in Jumbo remains high and we would expect their support as we move forward.

It remains the policy of the Trust to maintain unrestricted reserves of not less than three to six months operating costs. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been exceeded throughout the year. As the trustees are likely to incur costs in respect of Jumbo the trust will require a higher level of reserves to be held over and above those required to meet three to six months' expenditure. Operating costs vary depending upon the intensity of the workload but we are confident that we have sufficient reserves for our currently projected activities. Additional funding will permit a greater level of activity.

The trustees have assessed the major risks to which the Trust is exposed and are satisfied that systems are in place to mitigate exposure to the major risks.

### **Structure, governance, and management**

The Trust is a company limited by guarantee and governed by its memorandum and articles of association.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

*FOR THE YEAR ENDED 31 MARCH 2021*

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The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr S A Hall

Mrs A Bartleet

Mr A G Marsden

Mr C J Betts

Mr R A Crayston

Mr P J Chillingworth

Mr W E Hayton

Mr I J Mosley (resigned 15/07/2020)

Mr P Bowman

The Trustees are selected for their mix of skills in conservation, charities, property, architecture, law, finance, local government and media. Their local knowledge and individual networks are also important considerations.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £10 in the event of a winding up.

The Trustees report was approved by the Board of Trustees.

*Simon A D Hall*

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**Mr S A Hall**

Chairman

Dated: 16 December 2021

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

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I report to the trustees on my examination of the financial statements of Colchester and North East Essex Building Preservation Trust (the Trust) for the year ended 31 March 2021

#### **Responsibilities and basis of report**

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

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

#### **Independent examiner's statement**

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

- 1 accounting records were not kept in respect of the Trust as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Vincent Mellett FCCA

Granite Morgan Smith Limited  
122 Feering Hill  
Feering  
Colchester  
Essex  
CO5 9PY  
16 December 2021

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2021

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	Notes	2021 £	2020 £
<b><u>Income from:</u></b>			
Donations and legacies	3	-	150
Grants	4	39,641	
Investments	5	422	596
<b>Total income</b>		<u>40,063</u>	<u>746</u>
<b><u>Expenditure on:</u></b>			
Charitable activities	6	<u>48,776</u>	<u>22,260</u>
Net gains/(losses) on investments	9	<u>163</u>	<u>52</u>
<b>Net movement in funds</b>		<u>(8,550)</u>	<u>(21,462)</u>
Fund balances at 1 April 2020		<u>27,632</u>	<u>49,094</u>
<b>Fund balances at 31 March 2021</b>		<u><u>19,082</u></u>	<u><u>27,632</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## BALANCE SHEET

AS AT 31 MARCH 2021

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	Notes	2021 £	£	2020 £	£
<b>Fixed assets</b>					
Investments	10		13,915		21,251
<b>Current assets</b>					
Debtors	12	1,225		55	
Cash at bank and in hand		7,033		6,626	
		<u>8,258</u>		<u>6,681</u>	
<b>Creditors: amounts falling due within one year</b>	13	<u>(3,091)</u>		<u>(300)</u>	
Net current assets			<u>5,167</u>		<u>6,381</u>
<b>Total assets less current liabilities</b>			<u>19,082</u>		<u>27,632</u>
<b>Income funds</b>					
Unrestricted funds			<u>19,082</u>		<u>27,632</u>
			<u>19,082</u>		<u>27,632</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2021. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements.

The Trustees have responsibility for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

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

The financial statements were approved by the Trustees in December 2021

*Simon A D Hall*

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Mr S A Hall  
Trustee

Company Registration No. 03020005

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

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### 1 Accounting policies

#### Charity information

Colchester and North East Essex Building Preservation Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Walcotts Hall, Coggeshall Road, Great Tey, Colchester, Essex, CO6 1AH.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

#### 1.4 Incoming resources

Income is recognised when the Trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the Trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

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### 1 Accounting policies

#### 1.5 Resources expended

All expenditure is accounted for on an accruals basis and is recognised when there is a legal or constructive obligation to pay. Expenditure has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of the resources.

Resources expended include attributable VAT, which cannot be recovered.

#### 1.6 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

#### 1.7 Financial instruments

Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost. Financial assets comprise cash at bank and in hand, together with trade and other debtors. A specific provision is made for debts for which recoverability is in doubt. Cash at bank and in hand is defined as all cash held in instant access bank accounts and used as working capital. Investments are held at fair value at the balance sheet date, with gains and losses being recognised within income and expenditure. Financial liabilities held at amortised cost comprise all creditors.

### 2 Critical accounting estimates and judgements

In the application of the Trust's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

### 3 Donations and legacies

	2021	2020
	£	£
Donations and gifts	-	150
	<u>          </u>	<u>          </u>

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# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

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### 4 Grants

	2021	2020
	£	£
Grants received	39,641	-

### 5 Investments

	2021	2020
	£	£
Income from listed investments	422	596

### 6 Charitable activities

	2021	2020
	£	£
Insurance	484	424
Independent Examiners fee	330	250
Legal & professional - other	911	1,072
Director costs	2,761	7,841
Jumbo Heritage Programme	44,290	12,673
Office expenses - other	-	-
Subscriptions	-	-
	<u>48,776</u>	<u>22,260</u>

### 7 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year.

### 8 Employees

There were no employees during the year.

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# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

### 9 Net gains/(losses) on investments

	2021	2020
	£	£
Revaluation of investments	126	(24)
Gain/(loss) on sale of investments	37	76
	<u>163</u>	<u>52</u>

### 10 Fixed asset investments

	Listed investments £
<b>Cost or valuation</b>	
At 31 March 2020	21,251
Valuation changes	163
Disposals	(7,500)
At 31 March 2021	<u>13,915</u>
<b>Carrying amount</b>	
At 31 March 2020	<u>21,251</u>
At 31 March 2021	<u>13,915</u>

#### Fixed asset investments revalued

Listed investments are included at the market value at the balance sheet date.

### 11 Financial instruments

	2021	2020
	£	£
<b>Carrying amount of financial assets</b>		
Equity instruments measured at cost less impairment	<u>13,915</u>	<u>21,251</u>
<b>Carrying amount of financial liabilities</b>		
Measured at amortised cost	<u>3,091</u>	<u>300</u>

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

---

<b>12 Debtors</b>	<b>2021</b>	<b>2020</b>
<b>Amounts falling due within one year:</b>	<b>£</b>	<b>£</b>
Other debtors	1,225	55
Prepayments and accrued income	-	-
	<u>1,225</u>	<u>55</u>

<b>13 Creditors: amounts falling due within one year</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Accruals and deferred income	3,091	300
	<u>3,091</u>	<u>300</u>

### 14 Company limited by guarantee

The charity is limited by guarantee. The members of the company are the trustees named on the list of members. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member.

### 15 Related party transactions

No guarantees have been given or received.