THE COPPED HALL TRUST

England & Wales · Charity number 1065569

Details

Status	Registered
Legal form	Charitable company
Company number	03428819
Registered	1997-11-06
Register	View on the Charity Commission register

Contact

Address	Copped Hall Trust Stable Courtyard Epping Essex CM16 5HS
Phone	07785237880
Email	john.dawson@coppedhall.uk
Website	coppedhalltrust.org.uk

Activities

Objects: 1. THE CONSERVATION, RESTORATION, MAINTENANCE AND ENHANCEMENT FOR T HE BENEFIT OF THE DISTRICT OF EPPING FOREST IN ESSEX AND OF THE NATION AT LARGE OF COPPED HALL, IN EPPING ESSEX AND ITS OUTBUILDINGS, GARDENS, GROUNDS AND ENVIRONS FOR THE TIME BEING (TOGETHER CALLED "COPPED HALL"); AND 2. TO ADVANCE PUBLIC EDUCATION BY SUCH MEANS AS THE TRUSTEES SHALL THINK FIT PARTICULARLY (WITHOUT PREJUDICE TO THE GENERALITY) IN THE HISTORY AND ARCHITECTURAL VALUE OF COPPED HALL AND THE HISTORY AND ECOLOGICAL VALUE OF EPPING FOREST AND ITS SUPPORT LANDS; AND 3. IN THE INTERESTS OF SOCIAL WELFARE, TO PROVIDE, OR ASSIST IN THE PROVISION OF FACILITIES AT COPPED HALL FOR RECREATION OR OTHER LEISURE-TIME OCCUPATION WITHIN THE MEANING OF THE RECREATIONAL CHARITIES ACT 1958. ("SUPPORT LANDS") MEANS THOSE LANDS ADJACENT TO OR SURROUNDING EPPING FOREST WHICH PROVIDE ECOLOGICAL PROTECTION FOR THE FOREST.

Activities: Restoring an eighteenth century building and gardens to provide facilities/open space/education

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Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, Environment/conservation/heritage, Recreation
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** EPPING FOREST
- Essex

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£314,348	£462,366	-	-
2023-12-31	£423,706	£475,520	-	-
2022-12-31	£657,550	£366,380	£4,076,800	0
2021-12-31	£609,250	£276,745	£3,756,495	0
2020-12-31	£739,993	£191,730	£3,427,822	0

Trustees

Name	Role	Appointed
ALAN MICHAEL COX RIBA	Chair	
Geoffrey Richard Speller		2019-06-09
Jane Taylor		2024-06-30
John Dawson		2024-06-30
Louise Robertson		2020-11-29
Michael Smith		2023-07-06
Nicholas Charles Munday		2025-04-27
Philip James McKinder		2018-03-15

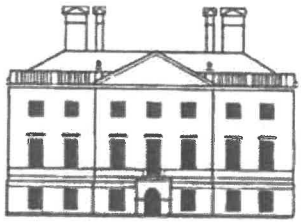
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THE COPPED HALL TRUST

England & Wales - Charity number 1065569

Accounts

REGISTERED COMPANY NUMBER: 03428819 (England and Wales)
REGISTERED CHARITY NUMBER: 1065569



REPORTS OF THE TRUSTEES AND THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

FOR

THE COPPED HALL TRUST

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REFERENCE AND ADMINISTRATIVE DETAILS

PATRONS	Jennifer Tolhurst, Lord Lieutenant of Essex Lucinda Lambton		
TRUSTEES	A M Cox	Chairman	
	J Dawson	Hon Sectretary	Appointed 30 June 2024
	P J McKinder		
	G R Speller		
	L Robertson		
	D Burton		Resigned 20 February 2025
	M Smith		
	A Lewis		
	J Taylor		Appointed 30 June 2024
	N C Munday		Appointed 27 April 2025

COMPANY SECRETARY	John Dawson
REGISTERED OFFICE	Copped Hall The Stables Courtyard Epping Essex CM16 5HS
THE COPPED HALL TRUST REGISTERED CHARITY NUMBER	1065569
REGISTERED COMPANY NUMBERS –	
THE COPPED HALL TRUST	03428819 (England and Wales)
COPPED HALL ENTERPRISES LIMITED	03894615 (England and Wales)
AUDITOR	Alwyns LLP Crown House, 151 High Rd, Loughton IG10 4LG

OBJECTIVES AND ACTIVITIES

The **objects** of the Trust are, in summary, to conserve, restore and maintain Copped Hall, near Epping in Essex, and to use the site for educational and community purposes.

The Copped Hall site was occupied in the 12th century. During the 14th century it belonged to the Abbots of Waltham, was extended from 180 to 300 acres and in 1537 was given to Henry VIII in the hope of saving Waltham Abbey (it was dissolved three years later). In the middle of the 16th century it changed hands and Elizabeth I gave it to Sir Thomas Heneage who largely rebuilt it to form a very impressive mansion. In 1739 the Estate was sold to Edward Conyers and after his death his son, John, decided to demolish the Elizabethan mansion in 1748 as he wanted to express himself with a new Palladian mansion on a different part of the site. Little remains of the Elizabethan mansion although there is much information about it and our archaeologists are constantly finding out more.

The Georgian mansion is very well proportioned with an excellent principal floor plan. Together with its landscaped park it forms a perfect example of an '18th century house in landscape'. There is also a mid-18th century 4-acre walled garden producing flowers, fruit and vegetables. In 1869 Copped Hall was acquired by the extremely wealthy George Wythes. Between 1894 and 1897 his grandson substantially enlarged the Copped Hall with elaborate extensions. An architectural Italianate garden was constructed to the west and the mansion was extended by two wings – one for extra accommodation to the north and to the south a large winter-garden or conservatory. By 1900 the gardens were looked after by at least 31 gardeners with a staff of 27 in the house.

In 1917 the Georgian mansion was tragically burnt out and, although the gardens were maintained until World War II, the mansion was not rebuilt and gradually fell victim to asset stripping and dilapidation. Later the M25 was constructed through a corner of the park. Despite all this the structure of the shell remained in surprisingly good condition.

The Campaign

A nine-year **campaign** was fought from 1986 to 1995 to save Copped Hall and its 1,000-acre park from large-scale development. This group that fought the campaign was called the 'Friends of Copped Hall' and comprised representatives of local conservation societies. The aims were to secure the freehold of Copped Hall and gardens in a charitable trust and then, after careful research, to restore the mansion and gardens for educational, cultural and community uses. The campaign was a success.



Extracts from SAVE Britain's Heritage "The Destruction of the Country House - 40 Years On" -

"Successive commercial proposals were put forward .... All were fought off by local campaigners .... The specially formed Copped Hall Trust bought the mansion and gardens .... This is a model of what voluntary groups can achieve."

Getting organised

The **Copped Hall Trust** was set up in 1993, purchased the freehold of the mansion and gardens in 1995 and then began to restore the buildings and gardens after careful research. The freehold of the walled kitchen garden was acquired in 1999.

What the Trust had acquired was essentially a shell inhabited with trees. The service buildings were partly burnt, the lead had been stripped from the roofs, the gardens were overgrown and many parts of the premises had been vandalised. The first five years of the Trust's operations consisted of restoring the service buildings and racquets court while clearing the gardens and making the site secure.

In 1998 Trustees set up the '**Friends of the Copped Hall Trust**' to support the Trust and its objectives. The Friends now have around 1,300 members from whom are drawn volunteers who assist with all aspects of the project. Most of the volunteers are grouped into teams - with a team leader - focusing on different parts of the project.

As interest in the project grew a still growing **community of volunteers** began clearance of non-original vegetation together with the clearance of debris from the mansion. Soon after the site had been acquired guided tours were organised and, once floors and roof structures were reinstated, it became possible to hold study days and concerts and later, as the mansion became increasingly usable, events such as meetings of local organisations.

Volunteers continue to be an essential element of the restoration project. By the time of approving this report the community of volunteers had grown to 183. Their huge contribution in generating income and saving costs is not included in the Trust's accounts. During the pandemic restrictions many volunteers continued to work in the mansion's gardens and grounds using their own tools. Having 27 acres they were able to keep more than the recommended social distance from each other. Many have expressed how beneficial this was to their well-being.

Grants from organisations **and donations** from individuals began to help to finance the restoration, all of which has been managed by the Trustees under the direction of the Trust's Architect and Project Manager in consultation with the authorities.

The vision

The vision for Copped Hall is that, through a programme of restoration of the mansion and gardens and of improvement in the facilities it provides, it will become the premier local and first-class national location for community, cultural and educational use. Conferences will be added to the range of study days, lectures and workshops which already exist such as archaeology, social history, horticulture, astronomy, historic buildings and care of historic buildings. These subjects will be extended to include other related matters such as garden and landscape design. Copped Hall has hosted several conferences on the welfare of bees. We have on our team a retired biologist who has carried out an audit of all the wildlife on the estate, assembled exhibitions and given regular lectures at Copped Hall on his findings and the effects of climate change. It is also an element of the vision for Copped Hall that it will be a setting for conferences, lectures, study days and workshops more broadly for the conservation of the natural world.

Whilst the restoration of Copped Hall inevitably involves the consumption of energy, the mansion is not permanently heated, and energy consumption is kept to an absolute minimum. If the campaign had not succeeded, there can be little doubt that the negative environmental impact of private development involving vast new buildings on the conservation area would have been far greater.

The Trust will gradually expand the number of concerts and theatrical productions it hosts and provide for meetings of community groups. As ever, this expansion of activities will draw on the community of local volunteers.

ACHIEVEMENTS AND PERFORMANCE

At any one time the Trust has a number of **minor and major restoration projects** in progress. The purpose of the minor projects is to improve the experience of visitors and make the Hall more useable for the many events taking place in and around it.

Restoration

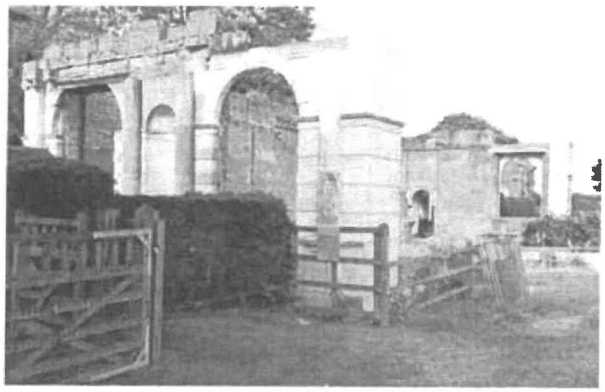
In 2024 the main focus of the programme of major projects was on –

The Library

Ten hardwood bookcases have now been installed in the library and numerous research books from various collections have been placed on the shelves awaiting cataloguing. This facility is in some way a herald for the educational aspirations for which we saved Copped Hall. The library has two small ancillary rooms - one for the librarian and another as an entrance lobby where visitors' coats can be stored. The library will be fitted with cameras and conservation temperature control.



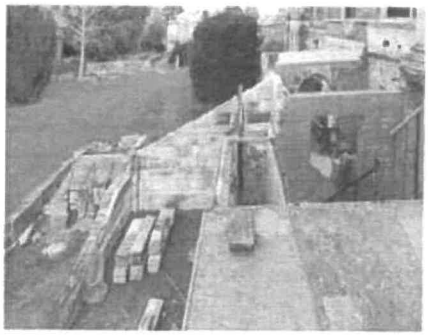
Wintergarden Restoration



The Wintergarden was an excellent building and well worth restoring in phases. Although the Wintergarden is very badly damaged - by demolition and dynamiting - much of the masonry structure still survives. Two skilled volunteers have been reconstructing the short brick walls that support the final floor structure and contain the planters and heating pipe runs. Stone contractors have reconstructed the walls in phases. The two missing southern corners have now largely been rebuilt together with their arched windows. The public can enter the building via a ramp in the adjacent former glazed corridor.

The Perron

An architectural term referring the grand stone staircases that lead to the first-floor terrace that abuts the garden front of Copped Hall. This structure was partly dismantled around 1960 and many parts sold off. The Perron has about 50% of its structure remaining. We have collected up all the discarded stones lying around the site and identified their location within the structure. We have reconstructed the inner rusticated stone wall of the northern staircase together with the northern stone arched doorway and two internal brick doorways. We know the whereabouts of a large quantity of the original stonework and are endeavouring to obtain its return. If this can be achieved we will be well on the way to achieving the restoration.



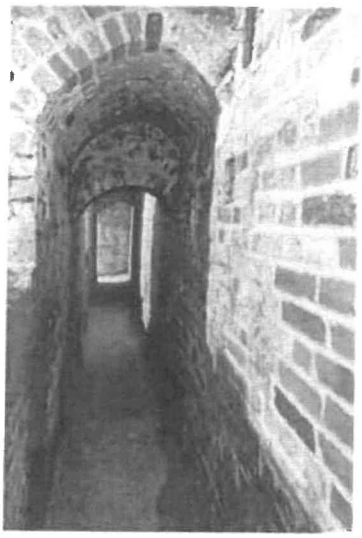
Racquets Court Apartment



This apartment is situated behind the Racquet Court itself and originally comprised support accommodation for the players -providing a library upstairs - accessed from an outside staircase - and a kitchen and lavatory downstairs. After the Estate was sold around 1950, this support accommodation was converted into an apartment with an internal staircase installed to connect ground and first floors. We are now in the process of upgrading the apartment to bring it into line with modern requirements.

Tunnel

The tunnel runs around three side of the mansion at basement level. Its purpose is to keep the damp earth away from the mansion walls. Above the tunnel there was stone pavement which ran around the outside of the mansion. Beneath each ground floor window there was a grating in the pavement that let light into the tunnel but that also let light into basement windows within the cellar walls. We have been rebuilding the defective parts of the outer walls.





Lunettes

At the centre of the mansion at the first floor there is a passageway with a vaulted ceiling. At high level in this passage there are semi-circular windows called lunettes. Their purpose is to allow downward shafts of daylight from the adjacent stairwell skylights to illuminate the passage. We have recently installed two of these lunettes and the view to the left shows the view of these from the main stairwell.

Education

The Trust's educational object continues to be addressed in many different ways -

Restoration of the mansion and gardens is in itself an educational vehicle. Visitors come time and time again to see how the restoration is progressing. It is often commented upon that it is rare to see a historic building being reassembled from a ruin. Some say it is more interesting than visiting a completed historic building!

There are normally 11 **guided tours** for the public each year and also a number of special interest private tours. Open Days are in May/June, August and October. These guided tour days and open days give the public a chance to explore the mansion and gardens and ask detailed questions about the restoration and the design of the building. The gardens are also opened independently of the mansion.

Copped Hall - being on high ground - is an ancient site of human habitation. The Copped Hall Trust has joined with the West Essex Archaeological Group (WEAG) to explore and document the Trust's land including the site of the **Elizabethan Mansion** at Copped Hall. Every year there are series of investigations carried out which are principally educational. In May WEAG advance their explorations making their findings understandable for the public at the May Open Day. In the summer WEAG hold 'Taster Weekends' onsite to introduce members of the public to **Archaeology**. WEAG also runs Training Courses for those who already have some knowledge of archaeology. The Trust has created display, storage and archive facilities for the archaeologists. Copped Hall is proving a rich archaeological site with even Roman artefacts being unearthed.





The **School team** would normally host a variety of study days covering Living History, Creative Writing, Art, Habitat and Plants and Archaeology. These days have been re-modelled to ensure we deliver an enrichment day which is tailored to the latest Primary Education requirements as well as reflecting the history, environment and culture of Copped Hall. We are also expanding our provision to cater for the requirements of Secondary schools. We strive to broaden the opportunities we offer to local schools, ensuring that they reflect the curriculum and financial constraints of the schools.

Adult Education

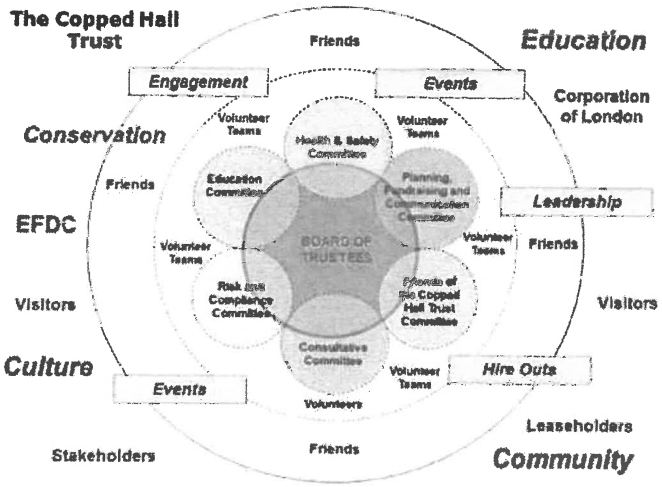
For many years now we have arranged Study Days, Workshops and Lectures which have been well attended. Education is the primary aim of the Trust apart from the restoration of the buildings and gardens. All the time we are endeavouring to improve our educational facilities and seek to include conferences on conservation and other related issues.



Culture, recreation and public/ community benefit

Copped Hall has become a significant element of the local community, providing an outlet for the considerable energy of its volunteers, a venue for education and culture, an interest for its visitors and a virtually unique model of community action to acquire, conserve and restore heritage assets. Whilst most of its Friends live in the Epping Forest and North-East London area, there is considerable interest elsewhere in the UK and indeed some interest in Ireland, Canada, Australia and the USA.

The Trust is recognised by, and works with, authorities and organisations involved or interested in its work. The following diagram illustrates how the Trust fits into the local community and wider society.



FINANCIAL REVIEW

The Trust's principal sources of finance have been –

1. The sale of leaseholds
2. Grants from institutions, individual donations and legacies
3. Gift aid
4. Events within its primary purpose and
5. A limited amount of trading

Copped Hall was purchased by the Trust entirely via loans from the Architectural Heritage Fund and a private trust. These were repaid by the sale of six leasehold dwellings created within the existing service buildings. The loans were mostly paid off by the year 2000 and since that time the Trust has advanced all aspects of the project by the four other sources of finance above. At the 31 December 2024 the investment in the purchase and restoration had reached around £4.45m (*please see note 11*), not including the considerable input from the volunteer community.

During 2024 the Trust invested around £280k in restoration of the mansion, spent around £236K on other charitable activities such as small works and the maintenance and restoration of the grounds - altogether around £516K.

The Trustees are enormously grateful to all grantors, donors, friends and volunteers, past and present.

Risk and uncertainty

The Board has established a Risk and Compliance Committee and a Health and Safety Committee, the latter consisting of all Trustees and one specialist Health and Safety Advisor. The Risk and Compliance Committee advises the Board on all aspects of Risk apart from Health and Safety. The Trust has developed a Risk Register and uses that to score and monitor risks and record and monitor appropriate actions. The most significant risks at the time of reporting concern the potential loss of the skills and knowledge of key individuals, including Trustees, and Health and Safety as the mansion and grounds are restored. The Board has agreed a number of significant measures to reduce the probability and impact in particular of fire hazards and has set funds aside to that end.

Going concern

The accounts have been prepared on the basis that the Trust is a going concern. The Trustees are confident that this is the case having set aside funds for project costs over 18 months from the time of approving this report.

In the last 4 - 5 years the Trust has received some particularly generous legacies and these cannot reasonably be expected to recur in the future, at least not at recent levels. They have allowed the Trust to accelerate many projects.

At the end of 2024 the Trust's unrestricted funds not already invested in fixed assets were £268K which had predominantly been designated by the Board for expenditure on works planned for the following 12 to 18 months whilst still adhering to the Trust's reserve policy.

Reserves policy

The Trust's Reserves Policy is that -

a. It will retain its Expendable Endowment fund as a contingency or precautionary fund.

b. It will retain unrestricted funds as a transactional reserve of not less than 100% of the estimated value of orders outstanding and chargeable to its reserves plus 100% of other budgeted expenditure chargeable to its reserves in the following 3 calendar months.

Investment policy

For the foreseeable future it is not anticipated that the Trust will have sufficient investments to invest primarily for a return, as the majority of bequests and gifts to the Trust it is anticipated will be applied over

a short-term period for the ongoing restoration of the Trust property in accordance with the Trust's 5-year plan in furtherance of the Trust's charitable objects. The principal focus of the Trust's current investment policy is therefore capital preservation at an acceptable level of risk.

The Trust has currently no permanent endowment though, were it to receive one, the policy would be amended to consider for that element of our investments an appropriate return strategy but consistent with the overall objective of capital preservation.

In the context of the overall financial position of the Trust, for the foreseeable future, the investment policy for those investments held in support of the Trust's reserves policy will also be consistent with that for bequests and donations, though the financial instruments held for this element of the overall investments held, is expected to be wider reflecting a longer-term view that would be appropriate.

The expectation is therefore that for the short term, the great majority of investments will be held in cash or liquid money market funds diversified to ensure capital preservation but seeking the best return consistent with such a policy.

To achieve these overall objectives the Trust will appoint an investment adviser in respect of the total investments held, and the mandate given to this adviser will include, wherever applicable, consideration of environmental, social and governance factors.

FUTURE PLANS

The Copped Hall Estate

Our project occupies some 30 acres in the middle of 1,000 acres of landscaped parkland and previously working farm. The 1,000 acres comprises numerous ownerships. We regard it as essential that we are on good terms with all the owners, including the City of London who own over 800 acres of the parkland. Regular meetings and correspondence are vital in this regard and this will be developed further in the coming years. As the restoration of Copped Hall and its gardens proceed, it is hoped that the restoration of key features in the Parkland will follow. The mansion and parkland were originally conceived as one inter-related entity and we should like that their future can be seen as such.

A five-year plan

The Trust plans -

- To install solar panels for the generation of electricity within the grounds and, with a specialist consultant, to investigate further ground source heating for the mansion.
- To create an **'outer circle'** of key supporters who act as ambassadors to the Trust. Members of the Outer Circle would be a pool from which new trustees and team leaders may be drawn.
- To begin a number of new initiatives to recruit and retain volunteers across all disciplines and create an environment where their **volunteering** is fulfilling and recognised, while retaining the family atmosphere long associated with the project. This would also involve the seeking out of honorary part-time positions for roles such as librarian, office manager, curator, etc.
- To continue to develop procedures and processes that are consistent with the **governance** and administration of a respected charity. This includes the expansion of the governing body, supporting administrators and team leaders with a blend of skills and experience whilst retaining the principles and identity of the project.
- To continue to develop our **communication** methods with our supporters as well as providing the means to widen our influence with similar regional organisations, local authorities, conservation bodies and the wider community.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trust was originally established as a trust and its governing document was a deed. In 1997 it was incorporated and became a charitable company limited by guarantee, registered with both Companies House and the Charity Commission. This report is also a Directors' report required by s415 of the Companies Act, 2006.

The Governing Body of the Trust consists of a minimum of 3 members and, at the time of approving this report, consists of 9, normally referred to as the 'Trustees', who meet formally every six weeks or so. Whilst the Trust has no staff, it has two officers – the Chairman and the Hon Secretary. Authority is delegated to them through their role descriptions.

In January 2021 the Governing Body established two Committees – the Risk and Compliance Committee and the Planning, Fundraising and Communications Committee. It has since established Education and Health & Safety Committees. All Committees have agreed terms of reference.

In normal circumstances team leaders meet with Trustees each month in a Consultative Committee to organise events and to discuss progress. The Friends of the Copped Hall Trust have a committee which concerns itself with the enlargement of Friends' membership, the recruitment of volunteers and the well-being of Friends and particularly volunteers. That committee meets about five times a year.

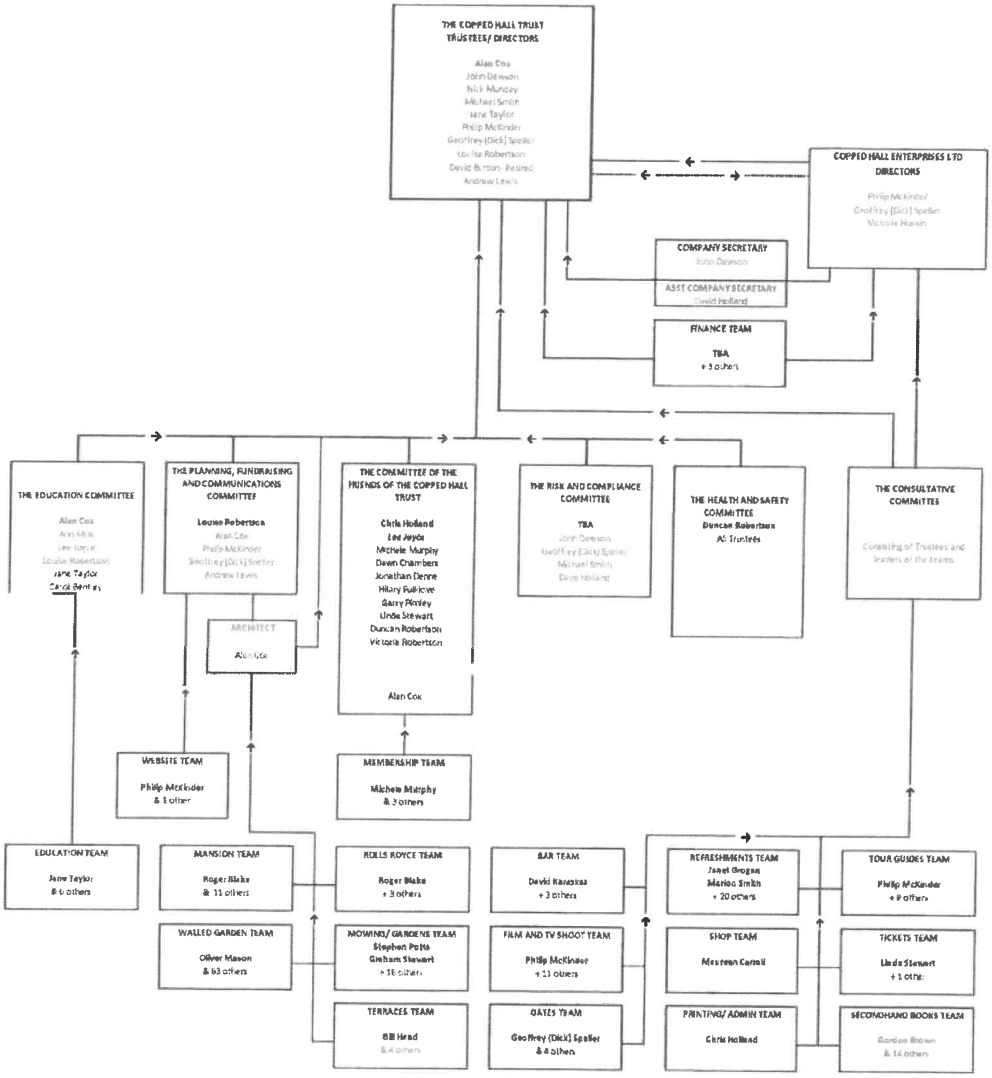
The methods used to recruit and appoint new trustees are (a) from the considerable body of volunteers, who have relevant skills and have demonstrated their commitment to the project and (b) where such skills are not available within the volunteer community, to seek them from the wider community.

New Trustees are required to read selected guidance from the Charity Commission on their role and they receive a copy of the Trust's governing documents and of the latest Annual Report and Accounts. They are briefed on the history, purpose and aims of the Trust by the Chairman.

The Trust is obliged under its Governing Documents to take account of the reasonable views of the Corporation of London and the Conservators of Epping Forest in the use of Copped Hall. The Chair is a member of the Georgian Group, of the Friends of Epping Forest, Essex Gardens Trust and the Essex Heritage Trust. The Architect applies to the Epping Forest District Council for listed building consent for the restoration of the buildings.

The Trustees review the aims, objectives and activities of the Charity at their meetings throughout the year and confirm that they have regard to the Charity Commission's guidance on public benefit in planning future activity and that they have complied with their duty in section 17 of the Charities Act, 2011. Further details of how the charity has fulfilled its objects for public benefit are given in the Achievements and Performance section of this report.

The structure of the Trust's governance, management and operations is illustrated below –



There are 183 registered members of the volunteer community
Many are members of more than one team.
Chairs and team leaders are denoted by bold type.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The Copped Hall Trust for the purposes of company law) are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to -

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

Disclosure of information to auditors

Each of the persons who are Trustee at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

AUDITORS

Alwyns LLP continue to be appointed as auditors

In preparing this report the Trustees, who are also Directors, have taken advantage of the small companies' exemptions provided by s415A of the Companies Act, 2006.

Approved by the Trustees on 10 SEPTEMBER **2025 and signed on their behalf by:**



The Copped Hall Trust
(including Copped Hall Enterprises Limited)

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE PERIOD 1 JANUARY 2024 TO 31 DECEMBER 2024

	Notes	2024 Unrestricted funds £	2024 Restricted income funds £	2024 Expendable endowment fund £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM -						
Donations and legacies	3	82,163	62,177	-	144,340	269,761
Charitable activities	4	72,657	3,940	-	76,597	69,125
Other trading activities	5	44,476	36,176	-	80,652	69,787
Other income	6	12,759	-	-	12,759	15,033
Total		**212,055**	**102,293**	**-**	**314,348**	**423,706**
EXPENDITURE ON -						
Raising funds	7	11,027	1,971	-	12,998	12,132
Charitable activities	8	403,033	46,335	-	449,368	463,388
Total		**414,060**	**48,306**	**-**	**462,366**	**475,520**
NET INCOME/ (NET EXPENDITURE)		**(202,005)**	**53,987**	**-**	**(148,018)**	**(51,814)**
Transfers between funds	18	94,434	(94,434)	-	-	-
Interest payable						
Gains/(losses) on the revaluation of investments	12	-	-	59,737	59,737	7,483
Net movement in funds		**(107,571)**	**(40,447)**	**59,737**	**(88,281)**	**(44,331)**
RECONCILIATION OF FUNDS -						
Total funds brought forward		3,800,856	111,883	121,730	4,034,469	4,078,800
TOTAL FUNDS CARRIED FORWARD		**3,693,285**	**71,436**	**181,467**	**3,946,188**	**4,034,469**

The Copped Hall Trust
(including Copped Hall Enterprises Limited)

BALANCE SHEETS AT 31 DECEMBER 2024

	Notes	Group 2024	Group 2023	Trust 2024	Trust 2023
FIXED ASSETS -					
Tangible assets	11	3,425,456	3,217,149	3,423,456	3,215,149
Investments	12	181,467	121,730	181,567	121,830
		3,606,923	3,338,879	3,605,023	3,336,979
CURRENT ASSETS -					
Stocks	14	3,666	4,069	80	696
Debtors and accrued income	15	2,909	4,703	6,838	5,610
Cash at bank and in hand	16	362,635	714,305	343,218	700,610
		369,432	723,077	350,136	706,916
TOTAL ASSETS		3,976,355	4,061,956	3,955,159	4,043,896
CREDITORS -					
Amounts falling due within one year	17	(30,167)	(27,487)	(30,167)	(27,487)
NET CURRENT ASSETS		339,265	695,590	319,969	679,429
TOTAL ASSETS LESS CURRENT LIABILITIES		3,946,188	4,034,469	3,924,992	4,016,408
FUNDS	18/19				
Unrestricted funds		3,693,285	3,800,856	3,672,089	3,782,795
Restricted income funds		71,436	111,883	71,436	111,883
Expendable endowment fund		181,467	121,730	181,467	121,730
TOTAL FUNDS		3,946,188	4,034,469	3,924,992	4,016,408

For the year ended 31 December 2024 the company was entitled to exemption from audit under section 477 of the Companies Act, 2006.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476 of the Companies Act 2006.

However, an audit is required in accordance with section 144 of the Charities Act, 2011.

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

As permitted by s408 Companies Act 2006, the charitable company has not presented its own income and expenditure statement and related notes. The charitable company's deficit for the year was £91,414 (2023: deficit of £60,394)

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

The financial statements were approved and authorised for issue by the Trustees on 10/9/25 and signed on their behalf by:

Alan Cox
Chairman, Director and Trustee
The Copped Hall Trust, Company number 03426819

The Copped Hall Trust
(Including Copped Hall Enterprises Limited)

CONSOLIDATED CASHFLOW STATEMENT

	Notes	2024 £	2024 £	2023 £	2023 £
Net movement of funds from financial activities			(88,281)		(44,331)
Revaluation of investments	12		(59,737)		(7,483)
Interest and investment income	6		(12,759)		(15,033)
Depreciation	11		84,107		78,004
			(76,670)		11,157
Decrease in stocks	14	181		761	
Decrease in debtors	15	1,794		451,301	
Increase/(decrease) in operating creditors	17	3,030	5,005	(4,272)	447,790
Net cashflow from operations			(71,665)		458,947
Cashflow from investing activities					
Expenditure on freehold property	11	(280,083)		(312,075)	
Expenditure on other fixed assets	11	(12,331)		(3,312)	
Increase/(decrease) in capital creditors	17	(350)		350	
Net cashflow from investing activities			(292,764)		(315,037)
Cashflow from interest					
Interest received	6	12,759		15,033	
Increase/(decrease) in interest owed		-		(1,100)	
			12,759		13,933
(Decrease)/increase in cash in the year			(351,670)		157,843
Cash at bank and in hand at 1 January 2024			714,305		556,462
Cash at bank and in hand at 31 December 2024			362,635		714,305

Notes to the cash flow statement

a) Analysis of net funds/debt	At the start of the year	Movement	At the end of the year
Cash at bank and in hand	714,305	(351,670)	362,635
Net funds	714,305	(351,670)	362,635

The notes form part of the financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The Copped Hall Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The Copped Hall Trust is a charitable company limited by guarantee and is a public benefit entity under FRS 102. The registered office is detailed on page 3. The financial statements have been prepared in accordance with the Charities SORP (FRS102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The financial statements have been prepared under the historical cost convention except for listed investments which are accounted for at fair value through the Income and Expenditure Account, and stated in pounds sterling. Monetary amounts in these financial statements are rounded to the nearest whole pound.

The company is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this company, which are intended to give a true and fair view of the assets, liabilities, financial position and profit or loss of the group. The company has therefore taken advantage of the exemption to present an individual statement of cash flow and related notes and disclosures.

Basis of consolidation

The consolidated accounts include the accounts of the charitable company, The Copped Hall Trust, and its trading subsidiary Copped Hall Enterprises Limited, which is consolidated on a line-by-line basis.

Going concern

The accounts have been prepared on the basis that the Trust is a going concern. The Trustees are confident that this is the case and have based this judgement having set aside funds sufficient to meet all approved project costs for 18 months from the time of approving these accounts.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

The following specific policies are applied to particular categories of income.

- Donated goods are recognised at their estimated value to the charity when received, and under the appropriate expenditure heading depending on the nature of the goods or service provided, at the same value and time.
- Income from lotteries and events is included gross in the accounts, accounting for both the income and expenditure separately.
- Investment income is generated by dividend and interest income and is accounted for on a receivable basis.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost 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 resources.

Capitalisation policy

The Trust's capitalisation policy from 1 January 2021 onwards is that expenditure will be capitalised at cost or fair value, except in the case of iii and iv below, regardless of its quantum, if it represents –

i a contribution towards the restoration of listed buildings with an expected economic life of at least 50 years or more
ii expenditure on architect's or other professional fees relating to i. above, or
iii the acquisition of an artefact or artefacts appropriate to Copped Hall or the restoration to Copped Hall of an artefact, with a cost or value in excess of £1,000 or
iv the acquisition of an item of furniture, plant or equipment with a cost or value in excess of £5,000.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off the cost less estimated residual value of each asset over its estimated useful life –

Freehold property at	2%	of cost
Artefacts at	2%	of the reducing balance
Plant and machinery at	25%	of the reducing balance

Depreciation is not charged in the year in which capital expenditure is incurred.

Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the statement of financial activities.

Investments in subsidiaries are valued at cost less provision for impairment.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered.

Cash at bank and in hand

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

1. ACCOUNTING POLICIES (cont'd)

Financial instruments
The company has elected to apply the provisions of Section 11 "Basic Financial Instruments" and Section 12 "Other Financial Instruments Issues" of FRS 102 to all its financial instruments. Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument. Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets
Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Basic financial liabilities
Basic financial liabilities, including trade and other payables, and loans from fellow group companies, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Creditors
Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a

Taxation
The Trust is partially exempt for VAT purposes and fully exempt from corporation tax.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted income funds can be used only for particular restricted purposes narrower than the objects of the charity. Restrictions arise when specified by the donor or legator or when funds are raised for particular restricted purposes.

Restricted income funds and designated funds are released to the General fund for any capital expenditure net of recoverable VAT.

Judgements and key sources of estimation uncertainty
In the application of the company'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.

2. INDIVIDUAL STATEMENT OF FINANCIAL ACTIVITIES
As permitted under section 408 of the Companies Act, 2006, the Statement of Financial Activities of the parent company is not presented as part of these financial statements.

3. DONATIONS AND LEGACIES

	2024			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Donations	15,423	62,177	-	77,600
Friends subscriptions	26,137	-	-	26,137
Legacies	40,603	-	-	40,603
	82,163	62,177	-	144,340

The Trust stopped recording the number of hours devoted by volunteers to the project in 2023. 173 registered volunteers work for both the Trust and Copped Hall Enterprises Limited.

	2023			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Donations	23,571	56,653	-	80,224
Friends subscriptions	26,230	-	-	26,230
Legacies	163,307	-	-	163,307
	213,108	56,653	-	269,761

4. INCOME FROM CHARITABLE ACTIVITIES

	2024			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Public events	54,933	-	-	54,933
Education - tours, lectures, courses etc	17,617	3,940	-	21,557
Maintenance contributions	107	-	-	107
	72,657	3,940	-	76,597

	2023			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Public events	51,904	-	-	51,904
Education - tours, lectures, courses etc	14,289	2,840	-	17,129
Maintenance contributions	92	-	-	92
	66,285	2,840	-	69,125

5. INCOME FROM OTHER TRADING ACTIVITIES

	2024			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Sales of donated items	1,129	32,772	-	33,901
Gift shop sales	2,870	-	-	2,870
100 Club	-	1,680	-	1,680
Acquisition fund	-	1,680	-	1,680
Walled garden sales	8,225	-	-	8,225
Lettings	2,425	-	-	2,425
Rents	4,254	-	-	4,254
Bar sales	4,674	-	-	4,674
Refreshments and facilities	19,808	-	-	19,808
Raffles	1,091	44	-	1,135
	44,476	36,176	-	80,652

	2023			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Sales of donated items	1,444	21,277	-	22,721
Gift shop sales	2,023	-	-	2,023
100 Club	-	1,982	-	1,982
Acquisition fund	-	1,982	-	1,982
Walled garden sales	6,765	149	-	6,914
Lettings	2,000	-	-	2,000
Rents	8,404	-	-	8,404
Bar sales	6,056	-	-	6,056
Refreshments and facilities	16,752	-	-	16,752
Raffles	814	139	-	953
	44,258	25,529	-	69,787

6. OTHER INCOME

	2024			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Income from listed investments	4,318	-	-	4,318
Bank and similar interest	8,441	-	-	8,441
Investment income and interest receivable	12,759	-	-	12,759

	2023			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Income from listed investments	2,966	-	-	2,966
Bank and similar interest	12,067	-	-	12,067
Investment income and interest receivable	15,033	-	-	15,033

7. COST OF RAISING FUNDS

	2024			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Other trading activities				
Cost of bar sales	1,903	-	-	1,903
Cost of refreshments	5,186	-	-	5,186
Gift shop stock	1,709	-	-	1,709
100 Club	23	1,696	-	1,719
Walled garden costs	2,146	275	-	2,421
Raffle costs	60	-	-	60
	11,027	1,971	-	12,998

	2023			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Other trading activities				
Cost of bar sales	2,529	-	-	2,529
Cost of refreshments	4,061	-	-	4,061
Gift shop stock	1,085	-	-	1,085
100 Club	-	1,813	-	1,813
Rolls Royce	-	285	-	285
Walled garden costs	1,419	800	-	2,219
Raffle costs	140	-	-	140
	9,234	2,898	-	12,132

8. CHARITABLE ACTIVITIES COSTS

	2024			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Maintenance and restoration				
Small works to the mansion	160,953	541	-	161,494
Garden maintenance and restoration	35,384	40,078	-	75,462
	196,337	40,619	-	236,956
Provision of educational and cultural events				
Schools	24	-	-	24
Public events costs	9,358	-	-	9,358
Costs of tours, lectures, courses etc	2,332	-	-	2,332
	11,714	-	-	11,714
Support costs				
Insurance	11,828	95	-	11,923
Utilities and services	16,840	-	-	16,840
Printing, postage, advertising and promotion	12,562	1,532	-	14,094
Housekeeping and sundries	5,602	237	-	5,839
Bank and similar charges	1,459	-	-	1,459
Audit	10,441	-	-	10,441
Accounting software and services	13,414	-	-	13,414
Other professional and legal fees	28,481	1,313	-	29,794
Equipment	10,248	2,539	-	12,787
	110,875	5,716	-	116,591
Depreciation	84,107	-	-	84,107
	403,033	46,335	-	449,368

8. CHARITABLE ACTIVITIES COSTS (continued)

	2023			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Maintenance and restoration				
Small works to the mansion	195,981	554	-	196,535
Garden maintenance and restoration	65,883	13,663	-	79,546
	261,864	14,217	-	276,081
Provision of educational and cultural events				
Schools	43	-	-	43
Public events costs	11,336	-	-	11,336
Costs of tours, lectures, courses etc	2,000	-	-	2,000
	13,379	-	-	13,379
Support costs				
Insurance	9,685	348	-	10,033
Utilities and services	8,197	-	-	8,197
Printing, postage, advertising and promotion	9,894	117	-	10,011
Housekeeping and sundries	5,126	525	-	5,651
Bank and similar charges	980	28	-	1,008
Audit	10,101	-	-	10,101
Accounting software and services	8,223	-	-	8,223
Legal and professional fees	25,671	175	-	25,846
Equipment	16,519	335	-	16,854
	94,396	1,528	-	95,924
Depreciation	78,004	-	-	78,004
	447,643	15,745	-	463,388

9. NET INCOME/ (EXPENDITURE)

Net income/ (expenditure) is stated after charging/ (crediting) -	2024 £	2023 £
Auditor's remuneration (audit services)	10,441	10,101
Auditor's remuneration (non-audit services)	11,500	8,245
Depreciation - owned assets	84,107	78,004

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the period ended 31 December 2024 nor for the period ended 31 December 2023 except as disclosed in note 21.

No trustees' expenses were paid for the period ended 31 December 2024 nor for the period ended 31 December 2023 except on production of evidence of payment by trustees on behalf of the Trust.

11. TANGIBLE FIXED ASSETS

	Group			
	Freehold property £	Artefacts £	Plant and machinery £	Total £
COST				
At 31 December 2023	4,172,194	24,219	45,635	4,242,048
Additions in 2024	280,083	12,331	-	292,414
At 31 December 2024	4,452,277	36,550	45,635	4,534,462
DEPRECIATION				
At 31 December 2023	962,263	19,442	43,194	1,024,899
Charge in 2024	83,402	94	611	84,107
At 31 December 2024	1,045,665	19,536	43,805	1,109,006
NET BOOK VALUE				
At 31 December 2023	3,209,931	4,777	2,441	3,217,149
At 31 December 2024	3,406,612	17,014	1,830	3,425,456

11. TANGIBLE FIXED ASSETS (continued)

	Trust			
	Freehold property £	Artefacts £	Plant and machinery £	Total £
COST				
At 31 December 2023	4,170,194	24,219	45,635	4,240,048
Additions in 2024	280,083	12,331	-	292,414
At 31 December 2024	**4,450,277**	**36,550**	**45,635**	**4,532,462**
DEPRECIATION				
At 31 December 2023	962,263	19,442	43,194	1,024,899
Charge in 2024	83,402	94	611	84,107
At 31 December 2024	**1,045,665**	**19,536**	**43,805**	**1,109,006**
NET BOOK VALUE				
At 31 December 2023	3,207,931	4,777	2,441	3,215,149
At 31 December 2024	**3,404,612**	**17,014**	**1,830**	**3,423,456**

12. FIXED ASSET INVESTMENTS

	Group		
	Shares in group undertaking £	Bequest and donation of shares £	Total £
MARKET VALUE			
At 1 January 2024	-	121,730	121,730
Gain on revaluation during the year	-	59,737	59,737
At 31 December 2024	-	181,467	181,467
NET BOOK VALUE			
At 31 December 2023	-	121,730	121,730
At 31 December 2024	-	181,467	181,467

	Trust		
	Shares in group undertaking £	Bequest and donation of shares £	Total £
MARKET VALUE			
At 1 January 2024	100	121,730	121,830
Gain on revaluation during the year	-	59,737	59,737
At 31 December 2024	100	181,467	181,567
NET BOOK VALUE			
At 31 December 2023	100	121,730	121,830
At 31 December 2024	100	181,467	181,567

In 2019 the Trust received a bequest of 14,451 Ordinary Shares in the Standard Chartered Bank PLC from its former President and Trustee, Denys Favre and a donation of 3,905 of the same shares from his daughter.

These shares have been included in the Trust's balance sheet at their value at the balance sheet date. The value of the shares was £181,467 as at 31 December 2024

There were no investment assets outside the UK. The company's investments at the balance sheet date in the share capital of group undertakings comprise 100% of the £1 Ordinary share capital of Copped Hall Enterprises Limited (Company no. 03894615). Copped Hall Enterprises Limited has a financial year ending on 31 December.

13. SUBSIDIARY UNDERTAKING - COPPED HALL ENTERPRISES LIMITED

Copped Hall Enterprises Limited (company number 03894615) is a wholly owned subsidiary, being a company incorporated in England and Wales. The principal activity of the company is that of organising fundraising events, principally at the Copped Hall site, and providing services to visitors to Copped Hall, such as the café, a bar, a shop and making available for purchase plants and produce from the Walled Garden. The company commenced trading in April 2023.

A summary of the trading results and balance sheet of Copped Hall Enterprises Limited is shown below -

	2024	2023
Profit and loss account	£	£
Turnover	55,487	42,107
Cost of goods	(16,129)	(14,714)
Administrative expenses	(20,162)	(11,331)
Net profit	19,196	16,062
Tax on ordinary activities	-	-
Profit on ordinary activities for the year before distribution	19,196	16,062
Balance sheet		
Fixed assets	2,000	2,000
Current assets	23,225	17,069
Current liabilities	(3,929)	(907)
Net current assets	19,296	16,162
Total assets	21,296	18,162
Capital and reserves		
Called up share capital	100	100
Opening profit and loss account	18,062	2,000
Profit during the year	19,196	16,062
Amounts distributed to parent charity	(16,062)	-
Equity shareholders' funds	21,296	18,162

14. STOCKS

	Group		Trust	
	2024	2023	2024	2023
	£	£	£	£
Stocks	3,888	4,069	80	696

15. DEBTORS AND ACCRUED INCOME - AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Trust	
	2024	2023	2024	2023
	£	£	£	£
Prepayments	-	1,912	-	1,912
Accrued income	2,909	2,791	2,909	2,791
Intercompany debtor	-	-	3,929	907
	2,909	4,703	6,838	5,610

16. CASH AT BANK AND IN HAND

Included in cash at bank is an amount of £7,449 held on trust in respect of the Leaseholder maintenance fund. An associated liability of £7,449 is included in creditors.

17. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Trust	
	2024	2023	2024	2023
	£	£	£	£
Services for leaseholders	7,449	8,115	7,449	8,115
Accounts payable	6,642	5,971	6,642	5,971
Accrued expenses	11,685	10,450	11,685	10,450
VAT liability	4,391	2,951	4,391	2,951
	30,167	27,487	30,167	27,487

The services for leaseholders liability consists of service charges received from the leaseholders for services to be provided in the future.

18. MOVEMENTS IN GROUP FUNDS	At 1 January 2024	In 2024 Income	Expenditure (inc Interest)	Transfers	Gains/ (losses)	At 31 December 2024
	£	£	£	£	£	£
EXPENDABLE ENDOWMENT FUND						
Favre family bequest and donation	121,730	-	-	-	59,737	181,467
RESTRICTED INCOME FUNDS for -						
Restoration of buildings	64,501	54,833	(1,249)	(82,103)	-	35,982
Restoration and maintenance of gardens	3,539	36,072	(39,844)	-	-	(233)
Acquisition of artefacts	23,789	1,680	(2,920)	(11,531)	-	11,018
Utilitarian acquisitions	8,550	2,064	(953)	(800)	-	8,861
Other purposes	11,504	7,645	(3,341)	-	-	15,808
	111,883	102,294	(48,307)	(94,434)	-	71,436
UNRESTRICTED FUNDS						
Designated funds	498,645	4,560	(196,062)	(118,648)	-	188,495
General fund	3,284,049	152,007	(181,706)	229,144	-	3,483,494
Copped Hall Enterprises	18,162	55,487	(36,291)	(16,062)	-	21,296
TOTAL FUNDS	4,034,469	314,348	(462,366)	-	59,737	3,946,188

	At 1 January 2023	2023 Income	Expenditure (inc Interest)	Transfers	Gains/ (losses)	At 31 December 2023
	£	£	£	£	£	£
EXPENDABLE ENDOWMENT FUND						
Favre family bequest and donation	114,247	-	-	-	7,483	121,730
RESTRICTED INCOME FUNDS for -						
Restoration of buildings	60,667	67,145	(28)	(63,283)	-	64,501
Restoration and maintenance of gardens	13,562	1,866	(13,215)	1,326	-	3,539
Acquisition of artefacts	25,159	2,650	(708)	(3,312)	-	23,789
Utilitarian acquisitions	3,911	8,199	(2,308)	(1,252)	-	8,550
Other purposes	8,726	5,162	(2,384)	-	-	11,504
	112,025	85,022	(18,643)	(66,521)	-	111,883
UNRESTRICTED FUNDS						
Designated funds	428,513	11,212	(271,788)	330,708	-	498,645
General fund	3,422,015	285,365	(159,044)	(264,287)	-	3,284,049
Copped Hall Enterprises	2,000	42,107	(26,045)	100	-	18,162
TOTAL FUNDS	4,078,800	423,706	(475,520)	-	7,483	4,034,469

a) At 31 December 2024 the Trust accounted for 54 Restricted funds. Restricted (and designated) funds are now analysed according to the nature of the projects they finance and restricted funds are summarised above according to their purpose. The Board designates funds where restricted funds for projects it has approved do not exist or where they are insufficient.

b) Funds restricted to the restoration of buildings are applicable to the restoration of the Georgian and Victorian parts of the Copped Hall mansion or the grounds. Funds for the restoration of buildings are often restricted to the restoration of particular components of the mansion, such as staircases, the lift, windows, doors, hearths or brickwork or to specific parts of the buildings, such as the Wintergarden, the Lightwell or the Orchard Houses in the Walled Garden.

c) Funds restricted to the restoration and maintenance of the gardens are applicable to the Walled Garden, including its walls, the Long Garden and the Standing Remain.

d) There are two funds restricted to the acquisition of artefacts - the American Quest fund, which is for the acquisition of artefacts relating to Copped Hall which have been taken to the United States, and the Acquisition fund, which is for the acquisition of other artefacts relating to Copped Hall. The acquisition fund contains both donations and half of the proceeds from the Trust's 100 Club lottery, the other half being available for cash prizes and included under other purposes.

e) The funds restricted to utilitarian or temporary works are for works intended not to restore Copped Hall but to make it more secure, safer and a better experience for visitors. Funds for utilitarian acquisitions are applicable to expenditure on equipment for the gardens or the refreshments area.

f) The fund restricted to services for leaseholders arises from the grant of 999-year leases of apartments in the ancillary buildings. Under the terms of the leases, the Trust has covenanted to provide services, funded by a service charge payable by the lessees.

19. ANALYSIS OF GROUP'S NET ASSETS BY FUND

	At 31 December 2024				
	Fixed assets £	Investments £	Cash £	Other net current assets £	Net assets £
EXPENDABLE ENDOWMENT FUND					
Favre family bequest and donation	-	181,467	-	-	181,467
	-	181,467	-	-	181,467
RESTRICTED INCOME FUNDS for -					
Restoration of buildings	-	-	35,022	960	35,982
Gardens	-	-	5,584	(5,817)	(233)
Acquisition of artefacts	-	-	11,018	-	11,018
Utilitarian acquisitions	-	-	8,861	-	8,861
Services for leaseholders	-	-	7,449	(7,449)	-
Other purposes	-	-	17,956	(2,148)	15,808
	-	-	85,890	(14,454)	71,436
UNRESTRICTED FUNDS					
Designated funds	-	-	194,041	(5,546)	188,495
General fund	3,423,456	-	63,286	(3,248)	3,483,494
Copped Hall Enterprises Limited	2,000	-	19,418	(122)	21,296
TOTAL FUNDS	3,425,456	181,467	362,635	(23,370)	3,946,188

	At 31 December 2023				
	Fixed assets £	Investments £	Cash £	Other net current assets £	Net assets £
EXPENDABLE ENDOWMENT FUND					
Favre family bequest and donation	-	121,730	-	-	121,730
	-	121,730	-	-	121,730
RESTRICTED INCOME FUNDS for -					
Restoration of buildings	-	-	64,164	337	64,501
Gardens	-	-	3,539	-	3,539
Acquisition of artefacts	-	-	23,656	133	23,789
Utilitarian acquisitions	-	-	8,550	-	8,550
Services for leaseholders	-	-	8,079	(8,079)	-
Other purposes	-	-	11,504	-	11,504
	-	-	119,492	(7,609)	111,883
UNRESTRICTED FUNDS					
Designated funds	-	-	502,155	(3,510)	498,645
General fund	3,215,149	-	78,962	(10,062)	3,284,049
Copped Hall Enterprises Limited	2,000	-	13,696	2,466	18,162
TOTAL FUNDS	3,217,149	121,730	714,305	(18,715)	4,034,469

20. CAPITAL COMMITMENTS

	2024 £	2023 £
Contracted for but not provided in these financial statements		
Wintergarden stonework	-	8,337
Toilets and brickwork	-	1,500
Electrical installations	-	2,340
TOTAL	-	12,177

21. RELATED PARTY DISCLOSURES

No disclosure has been made of transactions between the parent and subsidiary undertaking in accordance with the exemptions allowed by FRS 102.

Trustee Alan Cox continues to be engaged as Architect as trustees believe his knowledge and experience of the project remains crucial. During the period he charged the Trust at a rate of £35,425 (2023 £22,563). He was owed £nil, at 31 December 2024. His fees was reviewed and increased in 2024. His partner, Dilys Bidewell, was also paid for drawing classes of which she was the tutor the sum of £1,450 (2023 - £1,200).

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE COPPED HALL TRUST

Opinion

We have audited the financial statements of The Copped Hall Trust (the 'charitable company') for the year ended 31 December 2024 which comprise the Group Statement of Financial Activities, the Group and Parent Charitable Company Balance Sheet, the Group Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group's and parent charitable company's affairs as at 31 December 2024 and of the group's incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' report, which includes the Directors' Report prepared for company law purposes, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report included within the trustees' report has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE COPPED HALL TRUST

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

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

Responsibilities of trustees
As explained more fully in the Trustees' Responsibilities Statement set out on pages 14 the Trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the group and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group or charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements
We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Discussions were held with, and enquiries made of, management and those charged with governance with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements.

Based on our discussions with the charitable company's management and the Trustees, we identified that the following laws and regulations are significant to the entity:

- Those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards, Company Law and Charity Law.
- Those laws and regulations for which non-compliance may be fundamental to the operating aspects of the charitable company and therefore may have a material effect on the financial statements include compliance with the charitable objectives, public benefit, health and safety legislation, safeguarding and tax legislation.

These matters were discussed amongst the engagement team at the planning stage and the team remained alert to non-compliance throughout the audit.

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and the Trustees as to whether the entity complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of Trustees' meeting minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Dave Stanley (Senior Statutory Auditor)
For and on behalf of Alwyns LLP

Date: 24 September 2025

Chartered Accountants
Statutory Auditors

Crown House
151 High Road
Loughton
Essex
IG10 4LG

Alwyns LLP is eligible for appointment as auditor of the charitable company by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE COPPED HALL TRUST

England & Wales - Charity number 1065569

Accounts

REGISTERED COMPANY NUMBER: 03428819 (England and Wales)
REGISTERED CHARITY NUMBER: 1065569

THE COPPED HALL TRUST
CHARITY REGISTRATION NUMBER 1065569/0
www.coppedhalltrust.org.uk

REPORTS OF THE TRUSTEES AND THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

FOR

THE COPPED HALL TRUST

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REFERENCE AND ADMINISTRATIVE DETAILS

PATRONS	Jennifer Tolhurst, Lord Lieutenant of Essex		
	Lucinda Lambton		
TRUSTEES	A M Cox	Chairman	
	V I Knope	Hon Secretary	Retired 31 December 2023
	P McKinder		
	G R Speller		
	L Robertson		
	D Burton		
	M Smith		Appointed 6 July 2023
	A Lewis		Appointed 29 December 2023
	J Taylor		Appointed 30 June 2024
	J Dawson	Hon Secretary	Appointed 30 June 2024

COMPANY SECRETARY John Dawson

REGISTERED OFFICE Copped Hall
The Stables Courtyard
Epping
Essex
CM16 5HS

COPPED HALL TRUST REGISTERED CHARITY NUMBER 1065569

REGISTERED COMPANY NUMBERS –

COPPED HALL TRUST	03428819 (England and Wales)
COPPED HALL ENTERPRISES LIMITED	03894615 (England and Wales)

AUDITOR Alwyns LLP
Crown House, 151 High Rd,
Loughton IG10 4LG

OBJECTIVES AND ACTIVITIES

The **objects** of the Trust are, in summary, to conserve, restore and maintain Copped Hall, near Epping in Essex, and to use the site for educational and community purposes.

The Copped Hall site was occupied in the 12th century. During the 14th century it belonged to the Abbots of Waltham, was extended from 180 to 300 acres and in 1537 was given to Henry VIII in the hope of saving Waltham Abbey (it was dissolved three years later). In the middle of the 16th century it changed hands and Elizabeth I gave it to Sir Thomas Heneage who largely rebuilt it to form a very impressive mansion. In 1739 the Estate was sold to Edward Conyers and after his death his son, John, decided to demolish the Elizabethan mansion in 1748 as he wanted to express himself with a new Palladian mansion on a different part of the site. Little remains of the Elizabethan mansion although there is much information about it and our archaeologists are constantly finding out more.

The Georgian mansion is very well proportioned with an excellent principal floor plan. Together with its landscaped park it forms a perfect example of an '18th century house in landscape'. There is also a mid-18th century 4-acre walled garden producing flowers, fruit and vegetables. In 1869 Copped Hall was acquired by the extremely wealthy George Wythes. Between 1894 and 1897 his grandson substantially enlarged the Copped Hall with elaborate extensions. An architectural Italianate garden was constructed to the west and the mansion was extended by two wings – one for extra accommodation to the north and to the south a large winter-garden or conservatory. By 1900 the gardens were looked after by at least 31 gardeners with a staff of 27 in the house.

In 1917 the Georgian mansion was tragically burnt out and, although the gardens were maintained until World War II, the mansion was not rebuilt and gradually fell victim to asset stripping and dilapidation. Later the M25 was constructed through a corner of the park. Despite all this the structure of the shell remained in surprisingly good condition.

The Campaign

A nine-year **campaign** was fought from 1986 to 1995 to save Copped Hall and its 1,000-acre park from large-scale development. This group that fought the campaign was called the 'Friends of Copped Hall' and comprised representatives of local conservation societies. The aims were to secure the freehold of Copped Hall and gardens in a charitable trust and then, after careful research, to restore the mansion and gardens for educational, cultural and community uses. The campaign was a success.



Extracts from SAVE Britain's Heritage "The Destruction of the Country House - 40 Years On" -

"Successive commercial proposals were put forward .... All were fought off by local campaigners .... The specially formed Copped Hall Trust bought the mansion and gardens .... This is a model of what voluntary groups can achieve."

Getting organised

The **Copped Hall Trust** was set up in 1993, purchased the freehold of the mansion and gardens in 1995 and then began to restore the buildings and gardens after careful research. The freehold of the walled kitchen garden was acquired in 1999.

What the Trust had acquired was essentially a shell inhabited with trees. The service buildings were partly burnt, the lead had been stripped from the roofs, the gardens were overgrown and many parts of the premises had been vandalised. The first five years of the Trust's operations consisted of restoring the service buildings and racquets court while clearing the gardens and making the site secure.

In 1998 Trustees set up the '**Friends of the Copped Hall Trust**' to support the Trust and its objectives. The Friends now have around 1,300 members from whom are drawn volunteers who assist with all aspects of the project. Most of the volunteers are grouped into teams - with a team leader - focusing on different parts of the project.

As interest in the project grew a still growing **community of volunteers** began clearance of non-original vegetation together with the clearance of debris from the mansion. Soon after the site had been acquired guided tours were organised and, once floors and roof structures were reinstated, it became possible to hold study days and concerts and later, as the mansion became increasingly usable, events such as meetings of local organisations.

Volunteers continue to be an essential element of the restoration project. By the time of approving this report the community of volunteers had grown to 183. Their huge contribution in generating income and saving costs is not included in the Trust's accounts. During the pandemic restrictions many volunteers continued to work in the mansion's gardens and grounds using their own tools. Having 27 acres they were able to keep more than the recommended social distance from each other. Many have expressed how beneficial this was to their well-being.

Grants from organisations **and donations** from individuals began to help to finance the restoration, all of which has been managed by the Trustees under the direction of the Trust's Architect and Project Manager in consultation with the authorities.

The vision

The vision for Copped Hall is that, through a programme of restoration of the mansion and gardens and of improvement in the facilities it provides, it will become the premier local and first-class national venue for community, cultural and educational use. Conferences will be added to the range of study days, lectures and workshops which already exist such as archaeology, social history, horticulture, astronomy, historic buildings and care of historic buildings. These subjects will be extended to include other related matters such as garden and landscape design. Copped Hall has hosted several conferences on the welfare of bees. We have on our team a retired biologist who has carried out an audit of all the wildlife on the estate, assembled exhibitions and given regular lectures at Copped Hall on his findings and the effects of climate change. It is also an element of the vision for Copped Hall that it will be a venue for conferences, lectures, study days and workshops more broadly for the conservation of the natural world.

Whilst the restoration of Copped Hall inevitably involves the consumption of energy, the mansion is not permanently heated and energy consumption is kept to an absolute minimum. If the campaign had not succeeded, there can be little doubt that the negative environmental impact of private development involving vast new buildings on the conservation area would have been far greater.

The Trust will gradually expand the number of concerts and theatrical productions it hosts and provide for meetings of community groups. As ever, this expansion of activities will draw on the community of local volunteers.

ACHIEVEMENTS AND PERFORMANCE

At any one time the Trust has a number of **minor and major restoration projects** in progress. The purpose of the minor projects is to improve the experience of visitors and make the Hall more useable for the many events taking place in and around it.

Restoration

In 2023 the main focus of the programme of major projects was on –



The Library The intended uses for Copped Hall, throughout the campaign to save Copped Hall, were education, culture and community - with particular emphasis on education. Copped Hall provides a rich subject matter in terms of history, architecture, garden design, landscape and many other related subjects. It is therefore necessary that Copped Hall should have a library. The library is in the process of construction on the second floor of the mansion. This project is partly funded by a donor. Various collections have been promised to the Library.



Staircase landings

At the centre of the mansion there are two stairwells that were originally lit from two skylights. We have not reinstated the skylights as yet but are working to reconstruct the adjacent landings at second floor level. There are several parts to the landings as they separated by four sets of triple open arcades. This is architecturally a very successful arrangement. We have reinstated the stub corridor beside the open arcades beside the secondary stairwell. The three door openings off the stub corridor line up exactly with the three open arcades opposite.

The Stone Staircase The original Georgian stone staircase gave access to the first and second floors. It was smashed out in the 1950s after the mansion was abandoned. Fortunately, the stub ends of the stone steps and landings were left embedded in the walls. This fact gave us accurate information to enable the staircase to be reconstructed in Portland stone. The project has now advanced so that 42 of the steps have been installed with another 17 to go - including a long landing at the top. This project has created a lot of support with all the work to date being funded by private individuals. The ongoing reinstatement of this key feature of the Georgian mansion sends a clear message that Copped Hall was not only an excellent building but one worthy of full restoration.





Wing Corridor

The wing of the mansion was finally abandoned around 1950 and the wing corridor roof gradually collapsed through lack of maintenance. We have now reinstated this roof using a beam and block construction and installed an asphalt roof. To enable the roof to be constructed, extensive work had to be carried out to the stonework on the outside of one wall to the corridor.

Second floor staircase corridor



This corridor is one of two corridors - placed either side of the central stairwells. The corridor is the first to be completed and is part of the recent programme of reconstruction that has taken place at second floor level. The three arcaded openings to the left look onto the northern staircase. Immediately opposite these arcades are three doorways onto office accommodation. The door at the end leads to the Administration Room.

The form of this reconstructed corridor follows exactly detailed evidence as to how it was arranged when the mansion was constructed in the 18th Century.



Wintergarden Restoration The Wintergarden was an excellent building and well worth restoring in phases. Two skilled volunteers have adopted the project and carry out works on two days of the week. The first phase of reconstruction was to reinstate the basement floor over the reservoirs. The next stage was the rebuilding of the short walls that support the final floor structure. An access ramp in the adjacent former glazed corridor enables public access into the Wintergarden. In addition a member of the Friends has constructed a detailed professional model of the building which has attracted a lot of attention.

The Perron is an architectural term referring the grand stone staircases that lead to the first floor terrace that abuts the garden front of Copped Hall. This structure was partly dismantled around 1960 and many parts sold off. The Perron has about 50% of its structure remaining. We have collected up all the discarded stones lying around the site and identified their location within the structure. We are now starting to rebuild parts of Perron using specialist stone contractors. We know the whereabouts of a large quantity of the original stonework and are endeavouring to obtain its return. If this can be achieved we will be well on the way to achieving the restoration.





Lavatories

We have long wanted to replace and enlarge our temporary lavatory facilities. The new arrangement comprises a row of seven self-contained cubicles off an internal corridor. Each cubicle has its own hand wash basin but with the end two cubicles temporarily arranged as a disabled facility until we can construct a dedicated disabled lavatory nearby. In the process of levelling the floor we unearthed a section of multi-coloured Victorian tiled floor. This is being restored and extended right through the length of the lavatory corridor. Along the wall opposite the cubicles we have revealed the old butler's fireplace and also the doorway to the original servants hall. It is important to us to preserve such features to illuminate the history of Copped Hall for our visitors.

Ground Floor Corridor

Now that the new lavatories have their own dedicated circulation space, the ground floor corridor has been freed from providing access to the two lavatories it did previously. The main corridor has been plastered and painted. In due course two doors will be fitted to the side wall - one to a new store and one to a new kitchen to serve the South Room. The double doors at each end of the corridor are temporary and will have to remain until funds become available.





Many of the ground and first floor windows have been installed and 21 of the 33 **second floor windows** have now been fitted. It would be very beneficial to install the remaining windows for two reasons ... firstly, it would enable Copped Hall to look much more complete and welcoming and, second, we are now beginning to use the rooms on the second floor. All the windows on the ground and first floor have been fitted with steel external shutters for security reasons and the mansion looks rather bleak when they are closed. The second floor windows would not need external shutters.

Education

The Trust's educational object continues to be addressed in many different ways -

Restoration of the mansion and gardens is in itself an educational vehicle. Visitors come time and time again to see how the restoration is progressing. It is often commented upon that it is rare to see a historic building being reassembled from a ruin. Some say it is more interesting than visiting a completed historic building!

There are normally 11 **guided tours** for the public each year and also a number of special interest private tours. Open Days are in May/June, August and October. These guided tour days and open days give the public a chance to explore the mansion and gardens and ask detailed questions about the restoration and the design of the building. The gardens are also opened independently of the mansion.

Copped Hall - being on high ground - is an ancient site of human habitation. The Copped Hall Trust has joined with the West Essex Archaeological Group (WEAG) to explore and document the Trust's land including the site of the **Elizabethan Mansion** at Copped Hall. Every year there are series of investigations carried out which are principally educational. In May WEAG advance their explorations making their findings understandable for the public at the May Open Day. In the summer WEAG hold 'Taster Weekends' onsite to introduce members of the public to **Archaeology**. WEAG also runs Training Courses for those who already have some knowledge of archaeology. The Trust has created display, storage and archive facilities for the archaeologists. Copped Hall is proving a rich archaeological site with even Roman artefacts being unearthed.





The **School team** would normally host a variety of study days covering Living History, Creative Writing, Art, Habitat and Plants and Archaeology. These days have been re-modelled to ensure we deliver an enrichment day which is tailored to the latest Primary Education requirements as well as reflecting the history, environment and culture of Copped Hall. We are also expanding our provision to cater for the requirements of Secondary schools. We strive to broaden the opportunities we offer to local schools, ensuring that they reflect the curriculum and financial constraints of the schools.

Adult Education

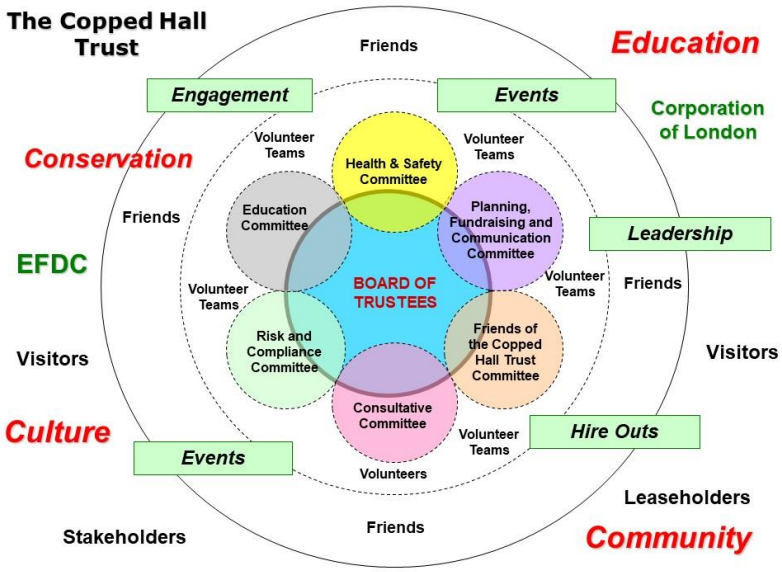
For many years now we have arranged Study Days, Workshops and Lectures which have been well attended. Education is the primary aim of the Trust apart from the restoration of the buildings and gardens. All the time we are endeavouring to improve our educational facilities and seek to include conferences on conservation and other related issues.



Culture, recreation and public/ community benefit

Copped Hall has become a significant element of the local community, providing an outlet for the considerable energy of its volunteers, a venue for education and culture, an interest for its visitors and a virtually unique model of community action to acquire, conserve and restore heritage assets. Whilst most of its Friends live in the Epping Forest and North-East London area, there is considerable interest elsewhere in the UK and indeed some interest in Ireland, Canada, Australia and the USA.

The Trust is recognised by, and works with, authorities and organisations involved or interested in its work. The following diagram illustrates how the Trust fits into the local community and wider society.



FINANCIAL REVIEW

The Trust's principal sources of finance have been –

1. The sale of leaseholds
2. Grants from institutions, individual donations and legacies
3. Gift aid
4. Events within its primary purpose and
5. A limited amount of trading

Copped Hall was purchased by the Trust entirely via loans from the Architectural Heritage Fund and a private trust. These were repaid by the sale of six leasehold dwellings created within the existing service buildings. The loans were mostly paid off by the year 2000 and since that time the Trust has advanced all aspects of the project by the four other sources of finance above. At the 31 December 2023 the investment in the purchase and restoration had reached around £4.17m (*please see note 10*), not including the considerable input from the volunteer community.

During 2023 the Trust invested around £312.1k in restoration of the mansion and Orchard House, spent around £196.5k on small works and around £79.5k on the maintenance and restoration of the grounds - altogether around £588k.

The Trustees are enormously grateful to all grantors, donors, friends and volunteers, past and present.

Risk and uncertainty

The Board has established a Risk and Compliance Committee and a Health and Safety Committee, the latter consisting of all Trustees and one specialist Health and Safety Advisor. The Risk and Compliance Committee advises the Board on all aspects of Risk apart from Health and Safety. The Trust has developed a Risk Register and uses that to score and monitor risks and record and monitor appropriate actions. The most significant risks at the time of reporting concern the potential loss of the skills and knowledge of key individuals, including Trustees, and Health and Safety as the mansion and grounds are restored. The Board has agreed a number of significant measures to reduce the probability and impact in particular of fire hazards and has set funds aside to that end.

Going concern

The accounts have been prepared on the basis that the Trust is a going concern. The Trustees are confident that this is the case having set aside funds for project costs over 18 months from the time of approving this report.

In the last 4 - 5 years the Trust has received some particularly generous legacies and these cannot reasonably be expected to recur in the future, at least not at recent levels. They have allowed the Trust to accelerate many projects both before 31 December 2023 and within the following 12 – 18 months.

At the end of 2023 the Trust's unrestricted funds not already invested in fixed assets were £567.6k (cf 2022 £872.8k). Of those balances £498.6k had been designated by the Board for expenditure on works planned for the following 12 to 18 months.

Reserves policy

The Trust's Reserves Policy is that -

a. It will retain its Expendable Endowment fund as a contingency or precautionary fund.

b. It will retain unrestricted funds as a transactional reserve of not less than 100% of the estimated value of orders outstanding and chargeable to its reserves plus 100% of other budgeted expenditure chargeable to its reserves in the following 3 calendar months.

Expenditure from unrestricted funds in the first 3 months of 2024 was around £188.6k, of which around £161.0k was on projects.

Investment policy

For the foreseeable future it is not anticipated that the Trust will have sufficient investments to invest primarily for a return, as the majority of bequests and gifts to the Trust it is anticipated will be applied over a short-term period for the ongoing restoration of the Trust property in accordance with the Trust's 5-year plan in furtherance of the Trust's charitable objects. The principal focus of the Trust's current investment policy is therefore capital preservation at an acceptable level of risk.

The Trust has currently no permanent endowment though, were it to receive one, the policy would be amended to consider for that element of our investments an appropriate return strategy but consistent with the overall objective of capital preservation.

In the context of the overall financial position of the Trust, for the foreseeable future, the investment policy for those investments held in support of the Trust's reserves policy will also be consistent with that for bequests and donations, though the financial instruments held for this element of the overall investments held, is expected to be wider reflecting a longer-term view that would be appropriate.

The expectation is therefore that for the short term, the great majority of investments will be held in cash or liquid money market funds diversified to ensure capital preservation but seeking the best return consistent with such a policy.

To achieve these overall objectives the Trust will appoint an investment adviser in respect of the total investments held, and the mandate given to this adviser will include, wherever applicable, consideration of environmental, social and governance factors.

FUTURE PLANS

The Copped Hall Estate

Our project occupies some 30 acres in the middle of 1,000 acres of landscaped parkland and previously working farm. The 1,000 acres comprises numerous ownerships. We regard it as essential that we are on good terms with all the owners including the City of London who own over 800 acres of the parkland. Regular meetings and correspondence are vital in this regard and this will be developed further in the coming years. As the restoration of Copped Hall and its gardens proceed, it is hoped that the restoration of key features in the Parkland will follow. The mansion and parkland were originally conceived as one inter-related entity and we should like their future can seen as such.

A five-year plan

The Trust plans -

- To install solar panels for the generation of electricity within the grounds and, with a specialist consultant, to investigate further ground source heating for the mansion.
- To create an '**outer circle**' of key supporters who act as ambassadors to the Trust. Members of the Outer Circle would be a pool from which new trustees and team leaders may be drawn.
- To begin a number of new initiatives to recruit and retain volunteers across all disciplines and create an environment where their **volunteering** is fulfilling and recognised, while retaining the family atmosphere long associated with the project. This would also involve the seeking out honorary part-time positions for roles such as librarian, office manager, curator, etc.
- To continue to develop procedures and processes that are consistent with the **governance** and administration of a respected charity. This includes the expansion of the governing body, supporting administrators and team leaders with a blend of skills and experience whilst retaining the principles and identity of the project.
- To continue to develop our **communication** methods with our supporters as well as providing the means to widen our influence with similar regional organisations, local authorities, conservation bodies and the wider community.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trust was originally established as a trust and its governing document was a deed. In 1997 it was incorporated and became a charitable company limited by guarantee, registered with both Companies House and the Charity Commission. This report is also a Directors' report required by s415 of the Companies Act, 2006.

The Governing Body of the Trust consists of a minimum of 3 members and, at the time of approving this report, consists of 9, normally referred to as the 'Trustees', who meet formally every six weeks or so. Whilst the Trust has no staff, it has two officers – the Chairman and the Hon Secretary. Authority is delegated to them through their role descriptions.

In January 2021 the Governing Body established two Committees – the Risk and Compliance Committee and the Planning, Fundraising and Communications Committee. It has since established Education and Health & Safety Committees. All Committees have agreed terms of reference.

In normal circumstances team leaders meet with Trustees each month in a Consultative Committee to organise events and to discuss progress. The Friends of the Copped Hall Trust have a committee which concerns itself with the enlargement of Friends' membership, the recruitment of volunteers and the well-being of Friends and particularly volunteers. That committee meets about five times a year.

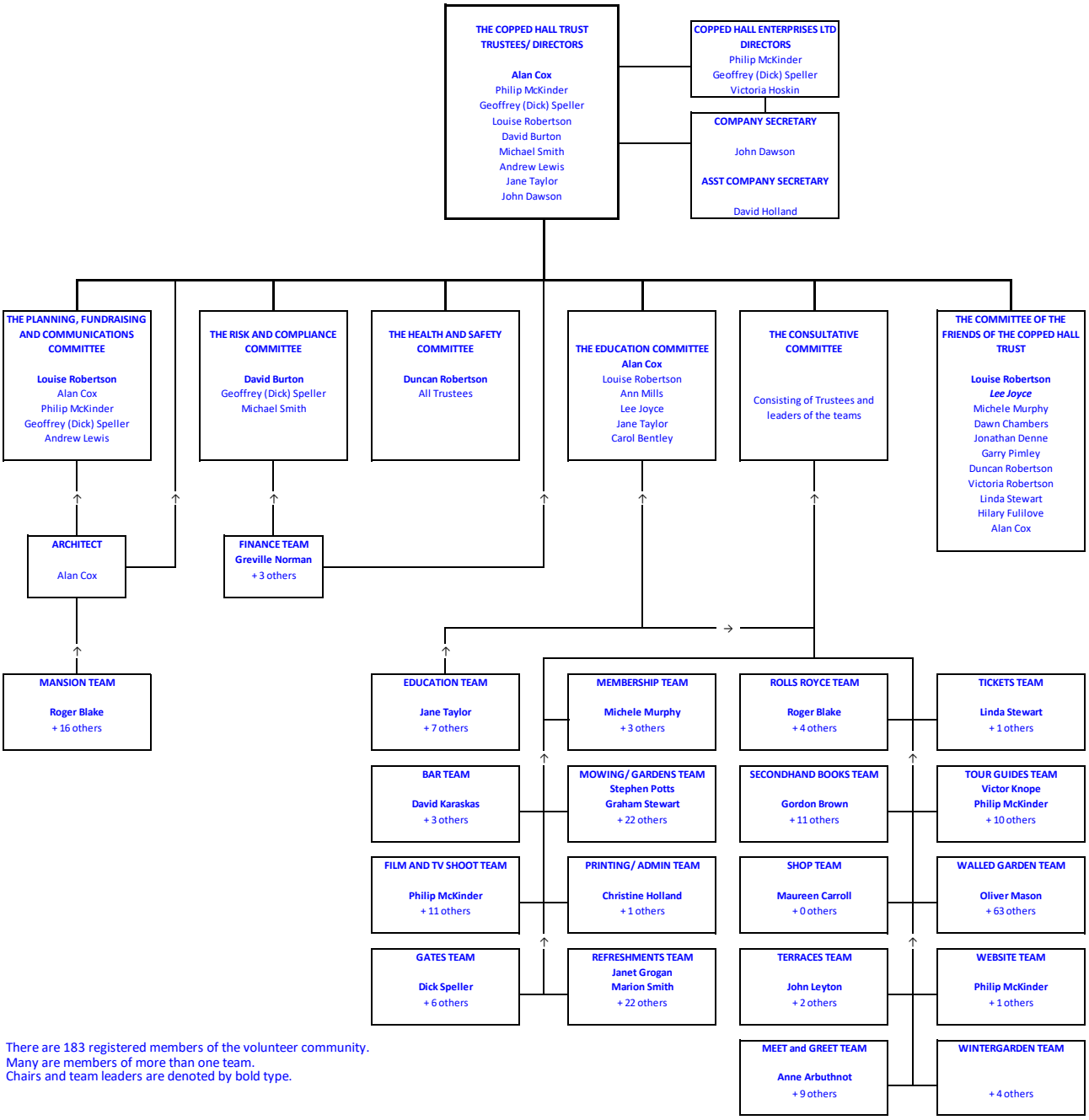
The methods used to recruit and appoint new trustees are (a) from the considerable body of volunteers, who have relevant skills and have demonstrated their commitment to the project and (b) where such skills are not available within the volunteer community, to seek them from the wider community.

New Trustees are required to read selected guidance from the Charity Commission on their role and they receive a copy of the Trust's governing documents and of the latest Annual Report and Accounts. They are briefed on the history, purpose and aims of the Trust by the Chairman.

The Trust is obliged under its Governing Documents to take account of the reasonable views of the Corporation of London and the Conservators of Epping Forest in the use of Copped Hall. The Chair is a member of the Georgian Group, of the Friends of Epping Forest, Essex Gardens Trust and the Essex Heritage Trust. The Architect applies to the Epping Forest District Council for listed building consent for the restoration of the buildings.

The Trustees review the aims, objectives and activities of the Charity at their meetings throughout the year and confirm that they have regard to the Charity Commission's guidance on public benefit in planning future activity and that they have complied with their duty in section 17 of the Charities Act, 2011. Further details of how the charity has fulfilled its objects for public benefit are given in the Achievements and Performance section of this report.

The structure of the Trust's governance, management and operations is illustrated below –



STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The Copped Hall Trust for the purposes of company law) are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). Company law requires

the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to -

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

Disclosure of information to auditors

Each of the persons who are Trustee at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

AUDITORS

Alwyns LLP were appointed as auditors on 17 March 2023.

In preparing this report the Trustees, who are also Directors, have taken advantage of the small companies' exemptions provided by s415A of the Companies Act, 2006.

Approved by the Trustees on 26 September 2024 and signed on their behalf by:



John Dawson
Hon Secretary



CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2023

	Notes	2023 Unrestricted funds £	2023 Restricted income funds £	2023 Expendable endowment fund £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM -						
Donations and legacies	3	213,108	56,653	-	269,761	518,700
Charitable activities	4	66,285	2,840	-	69,125	56,246
Other trading activities	5	44,258	25,529	-	69,787	76,372
Other income	6	15,033	-	-	15,033	3,116
Total		**338,684**	**85,022**	**-**	**423,706**	**654,434**
EXPENDITURE ON -						
Raising funds	7	9,234	2,898	-	12,132	11,242
Charitable activities	8	447,643	15,745	-	463,388	355,138
Total		**456,877**	**18,643**	**-**	**475,520**	**366,380**
NET INCOME		**(118,193)**	**66,379**	**-**	**(51,814)**	**288,054**
Transfers between funds	18	66,521	(66,521)	-	-	-
Interest payable						
Gains/(losses) on the revaluation of fixed asset	12	-	-	7,483	7,483	32,251
Net movement in funds		**(51,672)**	**(142)**	**7,483**	**(44,331)**	**320,305**
RECONCILIATION OF FUNDS -						
Total funds brought forward		3,852,528	112,025	114,247	4,078,800	3,758,495
TOTAL FUNDS CARRIED FORWARD		**3,800,856**	**111,883**	**121,730**	**4,034,469**	**4,078,800**

The Copped Hall Trust
(including Copped Hall Enterprises Limited)

BALANCE SHEETS AT 31 DECEMBER 2023

	Notes	Group 2023	Group 2022	Trust 2023	Trust 2022
FIXED ASSETS -					
Tangible assets	11	3,217,149	2,979,766	3,215,149	2,977,766
Investments	12	121,730	114,247	121,830	114,248
		3,338,879	**3,094,013**	**3,336,979**	**3,092,014**
CURRENT ASSETS -					
Stocks	14	4,069	4,830	696	4,830
Debtors and accrued income	15	4,703	456,004	5,610	456,003
Cash at bank and in hand	16	714,305	556,462	700,610	556,462
		723,077	**1,017,296**	**706,916**	**1,017,295**
TOTAL ASSETS		**4,061,956**	**4,111,309**	**4,043,895**	**4,109,309**
CREDITORS -					
Amounts falling due within one year	17	(27,487)	(32,509)	(27,487)	(32,509)
NET CURRENT ASSETS		**695,590**	**984,787**	**679,429**	**984,786**
TOTAL ASSETS LESS CURRENT LIABILITIES		**4,034,469**	**4,078,800**	**4,016,408**	**4,076,800**
NET ASSETS					
FUNDS	18/19				
Unrestricted funds		3,800,856	3,852,528	3,782,795	3,850,528
Restricted income funds		111,883	112,025	111,883	112,025
Expendable endowment fund		121,730	114,247	121,730	114,247
TOTAL FUNDS		**4,034,469**	**4,078,800**	**4,016,408**	**4,076,800**

The entity was entitled to exemption from audit under section 477 of the Companies Act, 2006.

However, an audit is required in accordance with section 144 of the Charities Act, 2011.

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

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

The financial statements were approved and authorised for issue by the Trustees on 26 September 2024 and signed on their behalf by:

Alan Cox
Chairman, Director and Trustee
The Copped Hall Trust, Company number 03428819



CONSOLIDATED CASHFLOW STATEMENT

	Notes	2023 £	2023 £	2022 £	2022 £
Net incoming funds from operations			**(51,814)**		**288,054**
less Interest and investment income	5		(15,033)		(3,116)
add back Depreciation	11		78,004		73,341
			11,157		358,279
Decrease/(increase) in stocks	14	761		(1,299)	
Decrease/(increase) in debtors	15	451,301		(398,647)	
Increase/(decrease) in operating creditors	17	(4,272)	447,790	(6,002)	(405,948)
Net cashflow from operations			**458,947**		**(47,669)**
Cashflow from investing activities					
Expenditure on freehold property	11	(312,075)		(246,799)	
Expenditure on other fixed assets	11	(3,312)		-	
Increase/(decrease) in capital creditors	17	350		(2,001)	
Net cashflow from investing activities			**(315,037)**		**(248,800)**
Cashflow from interest					
Interest payable		-		-	
Interest received		15,033		3,116	
Increase/(decrease) in interest owed		(1,100)		1,100	
			13,933		**4,216**
Cash at bank and in hand at 1 January 2023			556,462		848,715
Cash at bank and in hand at 31 December 2023			**714,305**		**556,462**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The Copped Hall Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The Copped Hall Trust is a charitable company limited by guarantee and is a public benefit entity under FRS 102. The registered office is detailed on page 3. The financial statements have been prepared in accordance with the Charities SORP (FRS102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The financial statements have been prepared under the historical cost convention except for listed investments which are accounted for at fair value through the Income and Expenditure Account, and stated in pounds sterling.

Going concern

The accounts have been prepared on the basis that the Trust is a going concern. The Trustees are confident that this is the case and have based this judgement having set aside funds sufficient to meet all approved project costs for 18 months from the time of approving these accounts.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost 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 resources.

Capitalisation policy

The Trust's capitalisation policy from 1 January 2021 onwards is that expenditure will be capitalised at cost or fair value, except in the case of iii and iv below, regardless of its quantum, if it represents –

- i a contribution towards the restoration of listed buildings with an expected economic life of at least 50 years or more
- ii expenditure on architect's or other professional fees relating to i. above, or
- iii the acquisition of an artefact or artefacts appropriate to Copped Hall or the restoration to Copped Hall of an artefact, with a cost or value in excess of £1,000 or
- iv the acquisition of an item of furniture, plant or equipment with a cost or value in excess of £5,000.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off the cost less estimated residual value of each asset over its estimated useful life -

Freehold property at	2%	of cost
Artefacts at	2%	of the reducing balance
Plant and machinery at	25%	of the reducing balance

Depreciation is not charged in the year in which capital expenditure is incurred.

Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the statement of financial activities.

Investments in subsidiaries are valued at cost less provision for impairment.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered.

Cash at bank and in hand

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

Creditors

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Taxation

The Trust is partially exempt for VAT purposes



1. ACCOUNTING POLICIES (cont'd)

Fund accounting

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

Restricted income funds can be used only for particular restricted purposes narrower than the objects of the charity. Restrictions arise when specified by the donor or legator or when funds are raised for particular restricted purposes.

Restricted income funds and designated funds are released to the General fund for any capital expenditure net of recoverable VAT.

Business Combinations

Following the transfer during the year of many of the trading activities to the charity's wholly owned subsidiary, Copped Hall Enterprises Limited (CHEL), the charity has prepared consolidated accounts, which is a change in accounting policy. Previously CHEL was considered to be insignificant as it was not trading until 31 March 2023.
The business combination is accounted for using the acquisition method as at the date of acquisition. The cost of a business combination is the fair value of consideration given plus the costs directly attributable to the business.
The excess of the consideration and directly attributable costs over the fair value of the group's interest in the identifiable assets and liabilities acquired, if any, is recognised as goodwill.

2. INDIVIDUAL STATEMENT OF COMPREHENSIVE INCOME

As permitted under section 408 of the Companies Act, 2006, the Statement of Financial Activities of the parent company is not presented as part of these financial statements.

3. DONATIONS AND LEGACIES

	2023			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Donations	23,571	56,653	-	80,224
Friends subscriptions	26,230	-	-	26,230
Grants	-	-	-	-
Legacies	163,307	-	-	163,307
	213,108	**56,653**	**-**	**269,761**

The Trust stopped recording the number of hours devoted by volunteers to the project in 2023. Around 180 volunteers work for both the Trust and Copped Hall Enterprises Limited.

	2022			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Donations	33,504	50,909	-	84,413
Friends subscriptions	30,295	-	-	30,295
Grants	-	6,100	-	6,100
Legacies	397,892	-	-	397,892
	461,691	**57,009**	**-**	**518,700**

4. INCOME FROM CHARITABLE ACTIVITIES

	2023			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Public events	51,904	-	-	51,904
Education - tours, lectures, courses etc	14,289	2,840	-	17,129
Archaeology	-	-	-	-
Maintenance contributions	92	-	-	92
	66,285	**2,840**	**-**	**69,125**

	2022			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Public events	42,159	1,020	-	43,179
Education - tours, lectures, courses etc	12,645	30	-	12,675
Archaeology	-	60	-	60
Maintenance contributions	332	-	-	332
	55,136	**1,110**	**-**	**56,246**

5. INCOME FROM OTHER TRADING ACTIVITIES

	2023			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Sales of donated items	1,444	21,277	-	22,721
Gift shop sales	2,023	-	-	2,023
100 Club	-	1,982	-	1,982
Acquisition fund	-	1,982	-	1,982
Walled garden sales	6,765	149	-	6,915
Lettings	2,000	-	-	2,000
Rents	8,404	-	-	8,404
Bar sales	6,056	-	-	6,056
Refreshments and facilities	16,752	-	-	16,752
Raffles	814	139	-	953
	44,258	**25,529**	**-**	**69,787**

	2022			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Sales of donated items	1,071	17,757	-	18,828
Gift shop sales	2,838	23	-	2,861
100 Club	-	2,028	-	2,028
Acquisition fund	-	2,028	-	2,028
Walled garden sales	-	6,829	-	6,829
Lettings	10,980	-	-	10,980
Rents	8,634	-	-	8,634
Bar sales	5,121	-	-	5,121
Refreshments and facilities	17,619	-	-	17,619
Raffles	525	919	-	1,444
	46,788	**29,584**	**-**	**76,372**

6. OTHER INCOME

	2023			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Income from listed investments	2,966	-	-	2,966
Bank and similar interest	12,067	-	-	12,067
Investment income and interest receivable	**15,033**	**-**	**-**	**15,033**

	2022			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Income from listed investments	1,940	-	-	1,940
Bank and similar interest	1,176	-	-	1,176
Investment income and interest receivable	**3,116**	**-**	**-**	**3,116**

7. COST OF RAISING FUNDS

	2023			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Other trading activities				
Cost of bar sales	2,529	-	-	2,529
Cost of refreshments	4,061	-	-	4,061
Gift shop stock	1,085	-	-	1,085
Lettings	-	-	-	-
100 Club	-	1,813	-	1,813
Rolls Royce	-	285	-	285
Walled garden costs	1,419	800	-	2,219
Raffle costs	140	-	-	140
	9,234	**2,898**	**-**	**12,132**

	2022			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Other trading activities				
Cost of bar sales	1,914	-	-	1,914
Cost of refreshments	3,597	-	-	3,597
Gift shop stock	1,814	23	-	1,837
Lettings	369	-	-	369
100 Club	-	1,750	-	1,750
Rolls Royce	-	-	-	-
Walled garden costs	-	1,671	-	1,671
Raffle costs	104	-	-	104
	7,798	**3,444**	**-**	**11,242**

8. CHARITABLE ACTIVITIES COSTS

	2023			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Maintenance and restoration				
Small works to the mansion	195,981	554	-	196,535
Garden maintenance and restoration	65,883	13,663	-	79,546
	261,864	14,217	-	276,081
Provision of educational and cultural events				
Schools	43	-	-	43
Public events costs	11,336	-	-	11,336
Costs of tours, lectures, courses etc	2,000	-	-	2,000
	13,379	-	-	13,379
Support costs				
Insurance	9,685	348	-	10,033
Utilities and services	8,197	-	-	8,197
Printing, postage, advertising and promotion	9,894	117	-	10,011
Housekeeping and sundries	5,126	525	-	5,651
Bank and similar charges	980	28	-	1,008
Audit	10,101	-	-	10,101
Accounting software and services	8,223	-	-	8,223
Other professional and legal fees	25,671	175	-	25,846
Equipment	16,519	335	-	16,854
Irrecoverable VAT	-	-	-	-
	94,396	1,528	-	95,924
Depreciation	78,004	-	-	78,004
	447,643	**15,745**	**-**	**463,388**



8. CHARITABLE ACTIVITIES COSTS (continued)

	2022			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Maintenance and restoration				
Small works to the mansion	98,648	-	-	98,648
Garden maintenance and restoration	51,867	16,482	-	68,349
	150,515	16,482	-	166,997
Provision of educational and cultural events				
Schools	-	-	-	-
Public events costs	11,053	185	-	11,238
Costs of tours, lectures, courses etc	1,300	-	-	1,300
	12,353	185	-	12,538
Support costs				
Insurance	8,869	106	-	8,975
Utilities and services	19,222	-	-	19,222
Printing, postage, advertising and promotion	7,918	2,191	-	10,109
Housekeeping and sundries	5,190	240	-	5,430
Bank and similar charges	860	3	-	863
Audit	9,182	-	-	9,182
Accounting software	36	-	-	36
Legal and professional fees	43,934	-	-	43,934
Equipment	2,488	2,023	-	4,511
Irrecoverable VAT	-	-	-	-
	97,699	4,563	-	102,262
Depreciation	73,341	-	-	73,341
	333,908	**21,230**	**-**	**355,138**

9. NET INCOME/ (EXPENDITURE)

Net income/ (expenditure) is stated after charging/ (crediting) -	2023 £	2022 £
Auditor's remuneration	10,101	9,182
Depreciation - owned assets	78,004	73,341

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the period ended 31 December 2023 nor for the period ended 31 December 2022 except as disclosed in note 21.

No trustees' expenses were paid for the period ended 31 December 2023 nor for the period ended 31 December 2022 except on production of evidence of payment by trustees on behalf of the Trust.

11. TANGIBLE FIXED ASSETS

	Group			
	Freehold property £	Artefacts £	Plant and machinery £	Totals £
COST				
At 1 January 2022	3,613,320	20,907	45,635	3,679,862
Additions in 2022	246,799	-	-	246,799
At 31 December 2022	3,860,119	20,907	45,635	3,926,661
Additions in 2023	312,075	3,312	-	315,387
At 31 December 2023	**4,172,194**	**24,219**	**45,635**	**4,242,048**
DEPRECIATION				
At 1 January 2022	812,877	19,380	41,297	873,554
Charge in 2022	72,225	31	1,085	73,341
At 31 December 2022	885,102	19,411	42,382	946,895
Charge in 2023	77,161	31	812	78,004
At 31 December 2023	**962,263**	**19,442**	**43,194**	**1,024,899**
NET BOOK VALUE				
At 1 January 2022	2,800,443	1,527	4,338	2,806,308
At 31 December 2022	2,975,017	1,496	3,253	2,979,766
At 31 December 2023	**3,209,931**	**4,777**	**2,441**	**3,217,149**

11. TANGIBLE FIXED ASSETS (continued)

	Trust			
	Freehold property	Artefacts	Plant and machinery	Totals
	£	£	£	£
COST				
At 1 January 2022	3,611,320	20,907	45,635	3,677,862
Additions in 2022	246,799	-	-	246,799
At 31 December 2022	3,858,119	20,907	45,635	3,924,661
Additions in 2023	312,075	3,312	-	315,387
At 31 December 2023	**4,170,194**	**24,219**	**45,635**	**4,240,048**
DEPRECIATION				
At 1 January 2022	812,877	19,380	41,297	873,554
Charge in 2022	72,225	31	1,085	73,341
At 31 December 2022	885,102	19,411	42,382	946,895
Charge in 2023	77,161	31	812	78,004
At 31 December 2023	**962,263**	**19,442**	**43,194**	**1,024,899**
NET BOOK VALUE				
At 1 January 2022	2,798,443	1,527	4,338	2,804,308
At 31 December 2022	2,973,017	1,496	3,253	2,977,766
At 31 December 2023	**3,207,931**	**4,777**	**2,441**	**3,215,149**

12. FIXED ASSET INVESTMENTS

	Group		
	Shares in group undertakings	Bequest and donation of shares	Total
	£	£	£
MARKET VALUE			
At 1 January 2023	-	114,247	114,247
At 31 December 2023	-	121,730	121,730
NET BOOK VALUE			
At 31 December 2022	-	114,247	114,247
At 31 December 2023	-	121,730	121,730

	Trust		
	Shares in group undertakings	Bequest and donation of shares	Total
	£	£	£
MARKET VALUE			
At 1 January 2023	1	114,247	114,248
At 31 December 2023	100	121,730	121,830
NET BOOK VALUE			
At 31 December 2022	1	114,247	114,248
At 31 December 2023	100	121,730	121,830

In 2019 the Trust received a bequest of 14,451 Ordinary Shares in the Standard Chartered Bank PLC from its former President and Trustee, Denys Favre and a donation of 3,905 of the same shares from his daughter.

These shares have been included in the Trust's balance sheet at their value at the balance sheet date. The value of the shares was £121,730 as at 31 December 2023

There were no investment assets outside the UK. The company's investments at the balance sheet date in the share capital of group undertakings comprise 100% of the £1 Ordinary share capital of Copped Hall Enterprises Limited (Company no. 03894615). Copped Hall Enterprises Limited has a financial year ending on 31 December.

13. SUBSIDIARY UNDERTAKING - COPPED HALL ENTERPRISES LIMITED

Copped Hall Enterprises Limited was activated in 2022 having been dormant for many years. It did not trade in 2022. It commenced trading in April 2023.

Copped Hall Enterprises Limited (company number 03894615) is a wholly owned subsidiary, being a company incorporated in England and Wales. The principal activity of the company is that of organising fundraising events, principally at the Copped Hall site, and providing services to visitors to Copped Hall, such as a café, a bar, a shop and making available for purchase plants and produce from the Walled Garden.

A summary of the trading results and balance sheet of Copped Hall Enterprises Limited is shown below -

	2023	2022
Profit and loss account	£	£
Turnover	42,107	-
Cost of goods	(14,714)	-
Administrative expenses	(11,331)	-
Net profit	16,062	-
Tax on ordinary activities	-	-
Profit on ordinary activities for the year before distribution	16,062	-
Balance sheet		
Fixed assets	2,000	2,000
Current assets	17,069	1
Current liabilities	(907)	-
Net current assets	16,162	1
Total assets	18,162	2,001
Capital and reserves		
Opening profit and loss account	2,000	2,000
Profit during the year	16,062	-
Funds	18,062	2,000
Share capital	100	1
Total capital and reserves	18,162	2,001

14. STOCKS

	Group		Trust	
	2023	2022	2023	2022
	£	£	£	£
Stocks	4,069	4,830	696	4,830

15. DEBTORS AND ACCRUED INCOME - AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Trust	
	2023	2022	2023	2022
	£	£	£	£
Debtors	-	1,671	-	1,670
Prepayments	1,912	850	1,912	850
Accrued income	2,791	449,814	2,791	449,814
Intercompany debtor	-	-	907	-
VAT recoverable	-	3,669	-	3,669
	4,703	**456,004**	**5,610**	**456,003**

16. CASH AT BANK AND IN HAND

Included in cash at bank is a balance of £8,079 held on trust in respect of the Leaseholder maintenance fund. An associated liability of £8,115 is included in creditors.

17. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Trust	
	2023	2022	2023	2022
	£	£	£	£
Services for leaseholders	8,115	11,438	8,115	11,438
Accounts payable	5,971	8,271	5,971	8,271
Accrued expenses	10,450	12,800	10,450	12,800
VAT liability	2,951	-	2,951	-
	27,487	**32,509**	**27,487**	**32,509**

The services for leaseholders liability consists of service charges received from the leaseholders for services to be provided in the future.



18. MOVEMENTS IN GROUP FUNDS

		In 2023				
	At 1 January 2023 £	Income £	Expenditure (inc Interest) £	Transfers £	Gains/ (losses) £	At 31 December 2023 £
EXPENDABLE ENDOWMENT FUND						
Favre family bequest and donation	114,247	-	-	-	7,483	121,730
RESTRICTED INCOME FUNDS for -						
Restoration of buildings	60,667	67,145	(28)	(63,283)	-	64,501
Restoration and maintenance of gardens	13,562	1,866	(13,215)	1,326	-	3,539
Acquisition of artefacts	25,159	2,650	(708)	(3,312)	-	23,789
Utilitarian acquisitions	3,911	8,199	(2,308)	(1,252)	-	8,550
Other purposes	8,726	5,162	(2,384)	-	-	11,504
	112,025	85,022	(18,643)	(66,521)	-	111,883
UNRESTRICTED FUNDS						
Designated funds	428,513	11,212	(271,788)	330,708	-	498,645
General fund	3,422,015	285,365	(159,044)	(264,287)	-	3,284,049
Copped Hall Enterprises	2,000	42,107	(26,045)	100	-	18,162
TOTAL FUNDS	**4,078,800**	**423,706**	**(475,520)**	**-**	**7,483**	**4,034,469**

18. MOVEMENTS IN GROUP FUNDS (cont'd)

		2022				
	At 1 January 2022 £	Income £	Expenditure (inc Interest) £	Transfers £	Gains/ (losses) £	At 31 December 2022 £
EXPENDABLE ENDOWMENT FUND						
Favre family bequest and donation	81,996	-	-	-	32,251	114,247
RESTRICTED INCOME FUNDS for -						
Restoration of buildings	88,338	66,348	(310)	(93,709)	-	60,667
Restoration and maintenance of gardens	19,581	12,739	(17,877)	(881)	-	13,562
Acquisition of artefacts	23,781	2,178	(800)	-	-	25,159
Utilitarian acquisitions	3,650	1,997	(1,736)	-	-	3,911
Other purposes	8,236	4,441	(3,951)	-	-	8,726
	143,586	87,703	(24,674)	(94,590)	-	112,025
UNRESTRICTED FUNDS						
Designated funds	652,267	1,816	(139,605)	(85,965)	-	428,513
General fund	2,878,646	564,915	(202,101)	180,555	-	3,422,015
Copped Hall Enterprises	2,000	-	-	-	-	2,000
TOTAL FUNDS	**3,758,495**	**654,434**	**(366,380)**	**-**	**32,251**	**4,078,800**

a) At 31 December 2022 the Trust accounted for 48 Restricted funds. Restricted (and designated) funds are now analysed according to the nature of the projects they finance and restricted funds are summarised above according to their purpose. The Board designates funds where restricted funds for projects it has approved do not exist or where they are insufficient.

b) Funds restricted to the restoration of buildings are applicable to the restoration of the Georgian and Victorian parts of the Copped Hall mansion or the grounds. Funds for the restoration of buildings are often restricted to the restoration of particular components of the mansion, such as staircases, the lift, windows, doors, hearths or brickwork or to specific parts of the buildings, such as the Wintergarden, the Lightwell or the Orchard Houses in the Walled Garden.

c) Funds restricted to the restoration and maintenance of the gardens are applicable to the Walled Garden, including its walls, the Long Garden and the Standing Remain.

d) There are two funds restricted to the acquisition of artefacts - the American Quest fund, which is for the acquisition of artefacts relating to Copped Hall which have been taken to the United States, and the Acquisition fund, which is for the acquisition of other artefacts relating to Copped Hall. The Acquisition fund contains both donations and half of the proceeds from the Trust's 100 Club lottery, the other half being available for cash prizes and included under Other Purposes.

e) The funds restricted to utilitarian or temporary works are for works intended not to restore Copped Hall but to make it more secure, safer and a better experience for visitors. Funds for utilitarian acquisitions are applicable to expenditure on equipment for the gardens or the refreshments area.

f) The fund restricted to Services for Leaseholders arises from the grant of 999-year leases of apartments in the ancillary buildings. Under the terms of the leases, the Trust has covenanted to provide services, funded by a service charge payable by the lessees.



19. ANALYSIS OF GROUP'S NET ASSETS BY FUND

	At 31 December 2023				
	Fixed assets £	Investments £	Cash £	Other net current assets £	Net assets £
EXPENDABLE ENDOWMENT FUND					
Favre family bequest and donation	-	121,730	-	-	121,730
	-	121,730	-	-	121,730
RESTRICTED INCOME FUNDS for -					
Restoration of buildings	-	-	64,164	337	64,501
Gardens	-	-	3,539	-	3,539
Acquisition of artefacts	-	-	23,656	133	23,789
Utilitarian acquisitions	-	-	8,550	-	8,550
Services for leaseholders	-	-	8,079	(8,079)	-
Other purposes	-	-	11,504	-	11,504
	-	-	119,492	(7,609)	111,883
UNRESTRICTED FUNDS					
Designated funds	-	-	502,155	(3,510)	498,645
General fund	3,215,149	-	78,962	(10,062)	3,284,049
Copped Hall Enterprises Limited	2,000	-	13,696	2,466	18,162
TOTAL FUNDS	**3,217,149**	**121,730**	**714,305**	**(18,715)**	**4,034,469**

	At 31 December 2022				
	Fixed assets £	Investments £	Cash £	Other net current assets £	Net assets £
EXPENDABLE ENDOWMENT FUND					
Favre family bequest and donation	-	114,247	-	-	114,247
	-	114,247	-	-	114,247
RESTRICTED INCOME FUNDS for -					
Restoration of buildings	-	-	61,395	(728)	60,667
Gardens	-	-	13,562	-	13,562
Acquisition of artefacts	-	-	25,159	-	25,159
Utilitarian acquisitions	-	-	4,070	(159)	3,911
Services for leaseholders	-	-	11,438	(11,438)	-
Other purposes	-	-	8,676	50	8,726
	-	-	124,300	(12,275)	112,025
UNRESTRICTED FUNDS					
Designated funds	-	-	432,129	(3,618)	428,511
General fund	2,977,766	-	33	444,217	3,422,016
Copped Hall Enterprises Limited	2,000	-	-	1	2,001
TOTAL FUNDS	**2,979,766**	**114,247**	**556,462**	**428,325**	**4,078,800**

20. CAPITAL COMMITMENTS

Contracted for but not provided in these financial statements	2023 £	2022 £
Mower repairs and maintenance	-	2,537
Wooden staircase	-	6,300
Wintergarden stonework	8,337	-
Toilets and brickwork	1,500	-
Electrical installations	2,340	-
TOTAL	**12,177**	**8,837**

21. RELATED PARTY DISCLOSURES

Trustee Alan Cox continues to be engaged as Architect as trustees believe his knowledge and experience of the project remains crucial. During the period he charged the Trust at a reduced rate of £22,563 (2022 £20,527). He was owed £1,550 at 31 December 2023. His contract was renewed for 2023. His partner, Dilys Bidewell, was also paid for drawing classes of which she was the tutor the sum of £1,200 (2022 - £600).



22. RESTRICTED CHARITABLE FUNDS

	At 31 December 2022	In 2023				At 31 December 2023
		Income	Expenditure	Transfers	Gains/ (losses)	
	£	£	£	£	£	£
Restoration of buildings						
Orchard House	-	-	-	-	-	-
Geoffs glasshouse	230	-	-	(230)	-	-
Wintergarden	256	-	-	(256)	-	-
Wintergarden stonework	2,570	-	-	(2,570)	-	-
Wintergarden safe access	79	-	-	(79)	-	-
Wintergarden rendering	3,278	-	-	(1,898)	-	1,380
Fallen Corner	25	-	-	(25)	-	-
Missing Corner		1,250	-	(1,250)	-	-
J Conyers Dressing Room		2,496	(28)	-	-	2,468
John's window/ shutter	1,896	-	-	(1,896)	-	-
Henriettas dressing door	819	-	-	(819)	-	-
Drawing Room door	190	-	-	(190)	-	-
Stone stairs	4,278	25,879	-	(238)	-	29,919
Second floor flight two	431	-	-	(431)	-	-
Atrium lightwell	5,730	195	-	(5,924)	-	1
Lift	27,083	-	-	(125)	-	26,958
Brickwork cleaning tests	100	-	-	(100)	-	-
Second floor windows	3,350	325	-	(376)	-	3,299
Entrance hall window	395	-	-	(395)	-	-
Mansion roof	-	-	-	-	-	-
Mansion windows	-	2,000	-	(2,000)	-	-
Lintels ground/ second	476	-	-	-	-	476
Dining room shutter	-	-	-	-	-	-
Dining room windows	3,125	-	-	(3,125)	-	-
Front porch	-	-	-	-	-	-
Kitchen lights	351	-	-	(351)	-	-
Loggia	-	-	-	-	-	-
Library	6,005	35,000	-	(41,005)	-	-
Gardens						
Walled garden	10,002	617	(11,859)	2,418	-	1,178
Roses in white border	250	-	-	(250)	-	-
Back sheds	6	-	(6)	-	-	-
Walled Garden gates	71	1,250	(1,321)	-	-	-
Safe repairs glasshouses	1,161	-	-	-	-	1,161
Long garden	1,200	-	-	-	-	1,200
Terraces	-	-	-	-	-	-
Yew tree hedges	271	-	-	(272)	-	(1)
Trees	30	-	(30)	-	-	-
Plants for gardens	-	-	-	-	-	-
Standing remain	571	-	-	(570)	-	1
Acquisition of artefacts						
Acquisitions	23,013	1,986	(74)	(3,313)	-	21,612
American Quest	1,996	-	-	-	-	1,996
Rolls Royce	150	664	(633)	-	-	181
Utilitarian acquisitions						
Garden bench	423	-	-	(423)	-	-
Bench in memory of Frances	60	-	-	(60)	-	-
Picnic benches	1	190	(190)	-	-	1
Dishwasher	1,166	-	-	-	-	1,166
Mowing team/ mower	1,868	-	(1,868)	-	-	-
Walled garden tools	143	625	-	(768)	-	-
WG tools/ plants	250	-	(250)	-	-	-
Casters for table	-	-	-	(0)	-	-
Education Room upgrade		7,383	-	-	-	7,383
Other purposes						
100 Club	3,237	1,978	(1,813)	-	-	3,402
Archaeology	4,808	2,440	-	-	-	7,248
Publishing	454	-	(454)	-	-	-
Education/ communications		-	-	-	-	-
Newsletters	227	744	(117)	-	-	854
TOTAL RESTRICTED INCOME FUNDS	**112,025**	**85,022**	**(18,643)**	**(66,521)**	**-**	**111,883**
Expendable endowment fund	114,247	-	-	-	7,483	121,730
TOTAL RESTRICTED FUNDS	**226,272**	**85,022**	**(18,643)**	**(66,521)**	**7,483**	**233,613**

22. RESTRICTED CHARITABLE FUNDS - continued

	At 31 December 2021	In 2022				At 31 December 2022
		Income	Expenditure	Transfers	Gains/ (losses)	
	£	£	£	£	£	£
Restoration of buildings						
Orchard House	41	-	-	(41)	-	-
Geoffs glasshouse	230	-	-	-	-	230
Wintergarden	3	1,875	(178)	(1,444)	-	256
Wintergarden stonework	492	3,750	-	(1,672)	-	2,570
Wintergarden safe access	3,408	-	-	(3,329)	-	79
Wintergarden rendering	3,278	-	-	-	-	3,278
Fallen Corner	2,121	1,763	-	(3,859)	-	25
John's window/ shutter	-	7,500	-	(5,604)	-	1,896
Henriettas dressing door	1,237	-	-	(418)	-	819
Drawing Room door	190	-	-	-	-	190
Stone stairs	-	4,510	(132)	(100)	-	4,278
Second floor flight two	29,061	2,125	-	(30,755)	-	431
Atrium lightwell	24,807	360	-	(19,437)	-	5,730
Lift	13,623	13,740	-	(280)	-	27,083
Brickwork cleaning tests	100	-	-	-	-	100
Second floor windows	-	3,350	-	-	-	3,350
Entrance hall window	395	-	-	-	-	395
Lintels ground/ second	476	-	-	-	-	476
Dining room shutter	2,375	-	-	(2,375)	-	-
Dining room windows	-	3,125	-	-	-	3,125
Front porch	6,150	8,000	-	(14,150)	-	-
Kitchen lights	351	-	-	-	-	351
Library	-	16,250	-	(10,245)	-	6,005
Gardens						
Walled garden	8,630	9,603	(7,498)	(733)	-	10,002
Roses in white border	250	-	-	-	-	250
Back sheds	-	626	(620)	-	-	6
Walled Garden gates	8,659	435	(8,875)	(148)	-	71
Safe repairs glasshouses	-	1,250	(89)	-	-	1,161
Long garden	1,200	-	-	-	-	1,200
Yew tree hedges	271	-	-	-	-	271
Trees	-	450	(420)	-	-	30
Plants for gardens	-	375	(375)	-	-	-
Standing remain	571	-	-	-	-	571
Acquisition of artefacts						
Acquisitions	21,785	2,028	(800)	-	-	23,013
American Quest	1,996	-	-	-	-	1,996
Rolls Royce	-	150	-	-	-	150
Utilitarian acquisitions						
Garden bench	423	-	-	-	-	423
Bench in memory of Frances	60	-	-	-	-	60
Picnic benches	300	627	(926)	-	-	1
Dishwasher	1,166	-	-	-	-	1,166
Mowing team/ mower	1,499	1,120	(751)	-	-	1,868
Walled garden tools	188	-	(45)	-	-	143
WG tools/ plants	-	250	-	-	-	250
Casters for table	14	-	(14)	-	-	-
Other purposes						
100 Club	2,959	2,028	(1,750)	-	-	3,237
Archaeology	4,118	713	(23)	-	-	4,808
Publishing	1,159	-	(705)	-	-	454
Newsletters	-	1,700	(1,473)	-	-	227
TOTAL RESTRICTED INCOME FUNDS	143,586	87,703	(24,674)	(94,590)	-	112,025
Expendable endowment fund	81,996	-	-	-	32,251	114,247
TOTAL RESTRICTED FUNDS	**225,582**	**87,703**	**(24,674)**	**(94,590)**	**32,251**	**226,272**

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE COPPED HALL TRUST

Opinion
We have audited the financial statements of The Copped Hall Trust (the 'charitable company') for the year ended 31 December 2023 which comprise the Group Statement of Financial Activities, the Group and Parent Charitable Company Balance Sheet, the Group Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group's and parent charitable company's affairs as at 31 December 2023 and of the group's incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

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

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

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

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

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' report, which includes the Directors' Report prepared for company law purposes, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report included within the trustees' report has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE COPPED HALL TRUST

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

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

Responsibilities of trustees
As explained more fully in the Trustees' Responsibilities Statement set out on pages 13 - 14 the Trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the group and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group or charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements
We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Discussions were held with, and enquiries made of, management and those charged with governance with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements.

Based on our discussions with the charitable company's management and the Trustees, we identified that the following laws and regulations are significant to the entity:

- Those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards, Company Law and Charity Law.
- Those laws and regulations for which non-compliance may be fundamental to the operating aspects of the charitable company and therefore may have a material effect on the financial statements include compliance with the charitable objectives, public benefit, health and safety legislation, safeguarding and tax legislation.

These matters were discussed amongst the engagement team at the planning stage and the team remained alert to non-compliance throughout the audit.

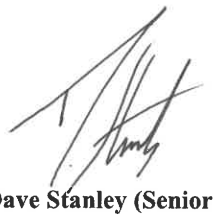
Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and the Trustees as to whether the entity complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of Trustees' meeting minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Dave Stanley (Senior Statutory Auditor)
For and on behalf of Alwyns LLP

Date: 26 September 2024

Chartered Accountants
Statutory Auditors

Crown House
151 High Road
Loughton
Essex
IG10 4LG

Alwyns LLP is eligible for appointment as auditor of the charitable company by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE COPPED HALL TRUST

England & Wales - Charity number 1065569

Accounts

REGISTERED COMPANY NUMBER: 03428819 (England and Wales)
REGISTERED CHARITY NUMBER: 1065569



REPORTS OF THE TRUSTEES AND THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

FOR

THE COPPED HALL TRUST

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OBJECTIVES AND ACTIVITIES

The **objects** of the Trust are, in summary, to conserve, restore and maintain Copped Hall, near Epping in Essex, and to use the site for educational and community purposes.

The Copped Hall site was occupied in the 12th century. During the 14th century it belonged to the Abbots of Waltham, was extended from 180 to 300 acres and in 1537 was given to Henry VIII in the hope of saving Waltham Abbey (it was dissolved three years later). In the middle of the 16th century it changed hands and Elizabeth I gave it to Sir Thomas Heneage who largely rebuilt it to form a very impressive mansion. In 1739 the Estate was sold to Edward Conyers and after his death his son, John, decided to demolish the Elizabethan mansion in 1748 as he wanted to express himself with a new Palladian mansion on a different part of the site. Little remains of the Elizabethan mansion although there is much information about it and our archaeologists are constantly finding out more.

The Georgian mansion is very well proportioned with an excellent principal floor plan. Together with its landscaped park it forms a perfect example of an '18th century house in landscape'. There is also a mid-18th century 4-acre walled garden producing flowers, fruit and vegetables. In 1869 Copped Hall was acquired by the extremely wealthy George Wythes. Between 1894 and 1897 his grandson substantially enlarged the Copped Hall with elaborate extensions. An architectural Italianate garden was constructed to the west and the mansion was extended by two wings – one for extra accommodation to the north and to the south a large winter-garden or conservatory. By 1900 the gardens were looked after by at least 31 gardeners with a staff of 27 in the house.

In 1917 the Georgian mansion was tragically burnt out and, although the gardens were maintained until World War II, the mansion was not rebuilt and gradually fell victim to asset stripping and dilapidation. Later the M25 was constructed through a corner of the park. Despite all this the structure of the shell remained in surprisingly good condition.

The Campaign

A nine-year **campaign** was fought from 1986 to 1995 to save Copped Hall and its 1,000-acre park from large-scale development. This group that fought the campaign was called the 'Friends of Copped Hall' and comprised representatives of local conservation societies. The aims were to secure the freehold of Copped Hall and gardens in a charitable trust and then, after careful research, to restore the mansion and gardens for educational, cultural and community uses. The campaign was a success.



Extracts from SAVE Britain's Heritage "The Destruction of the Country House - 40 Years On" -

"Successive commercial proposals were put forward .... All were fought off by local campaigners .... The specially formed Copped Hall Trust bought the mansion and gardens .... This is a model of what voluntary groups can achieve."

Getting organised

The **Copped Hall Trust** was set up in 1993, purchased the freehold of the mansion and gardens in 1995 and then began to restore the buildings and gardens after careful research. The freehold of the walled kitchen garden was acquired in 1999.

What the Trust had acquired was essentially a shell inhabited with trees. The service buildings were partly burnt, the lead had been stripped from the roofs, the gardens were overgrown and many parts of the premises had been vandalised. The first five years of the Trust's operations consisted of restoring the service buildings and racquets court while clearing the gardens and making the site secure.

In 1998 Trustees set up the '**Friends of the Copped Hall Trust**' to support the Trust and its objectives. The Friends now have around 1,300 members from whom are drawn volunteers who assist with all aspects of the project. Most of the volunteers are grouped into teams - with a team leader - focusing on different parts of the project.

As interest in the project grew a still growing **community of volunteers** began clearance of non-original vegetation together with the clearance of debris from the mansion. Soon after the site had been acquired guided tours were organised and, once floors and roof structures were reinstated, it became possible to hold study days and concerts and later, as the mansion became increasingly usable, events such as meetings of local organisations.

By the time of approving this report the community of volunteers had grown to 139. Volunteers continue to be an essential element of the restoration project. In 2019 the Trust began to keep records of the hours volunteers devote to the project and an almost certainly understated total for 2022 was 18,810 (2021 – 17,935). Valued at the hourly living wage this is the equivalent of around £225,000 (2021 - £198,000). This is not included in the Trust's accounts. During the pandemic restrictions many volunteers continued to work in the mansion's gardens and grounds using their own tools. Having 27 acres they were able to keep more than the recommended social distance from each other. Many have expressed how beneficial this was to their well-being.

Grants from organisations **and donations** from individuals began to help to finance the restoration, all of which has been managed by the Trustees under the direction of the Trust's Architect and Project Manager in consultation with the authorities.

The vision

The vision for Copped Hall is that, through a programme of restoration of the mansion and gardens and of improvement in the facilities it provides, it will become the premier local and first-class national venue for community, cultural and educational use. Conferences will be added to the range of study days, lectures and workshops which already exist such as archaeology, social history, horticulture, astronomy, historic buildings and care of historic buildings. These subjects will be extended to include other related matters such as garden and landscape design and also the conservation of the natural world. The latter is particularly relevant - as the saving of Copped Hall (from vast development proposals) is regarded as a significant conservation victory. The Trust will gradually expand the number of concerts and theatrical productions it hosts and provide for meetings of community groups. As ever, this expansion of activities will draw on the community of local volunteers.

ACHIEVEMENTS AND PERFORMANCE

At any one time the Trust has a number of **minor and major restoration projects** in progress. The purpose of the minor projects, typically of up to £5,000 each, is to improve the experience of visitors and make the Hall more useable for the many events taking place in and around it.

Restoration

In 2022 the main focus of the programme of major projects was on –



The Porch The structure of the porch is entirely comprised of Portland stone. Much damage had been caused by fire, vandalism and the penetration of rainwater. Our specialist contractors dismantled the upper part and repaired the stones by indenting new pieces and then fitting the whole structure back together again. The top of the porch was then covered in lead sheet as protection from rain.



The Library The intended uses for Copped Hall, throughout the campaign to save Copped Hall, were education, culture and community - with particular emphasis on education. Copped Hall provides a rich subject matter in terms of history, architecture, garden design, landscape and many other related subjects. It is therefore necessary that Copped Hall should have a library. The library is in the process of construction on the second floor of the mansion. This project is partly funded by a donor. Various collections have been promised to the Library.

The Stone Staircase The original Georgian stone staircase gave access to the first and second floors. It was smashed out in the 1950s after the mansion was abandoned. Fortunately, the stub ends of the stone steps and landings were left embedded in the walls. This fact gave us accurate information to enable the staircase to be reconstructed in Portland stone. The project has now advanced so that 42 of the steps have been installed with another 17 to go - including a long landing at the top. This project has created a lot of support with all the work to date being funded by private individuals. The ongoing reinstatement of this key feature of the Georgian mansion sends a clear message that Copped Hall was not only an excellent building but one worthy of full restoration.





A **Lean-to** adjacent to the Walled Kitchen Garden were the remains of one of the original lean-to buildings. These structures were called the 'back sheds' and were used to house boilers, fruit storage, workshops, etc. We have restored this remaining building back to its original state so that it can be used again as a workshop. In due course we will reinstate more of the 'back sheds' as they are well positioned to become the main depot for all garden maintenance works.

The Wintergarden was a very elaborate building faced in Portland stone with three elevations fitted with extensive windows in teak frames. The building was surmounted with a huge domed glazed roof supported on curved iron lattice beams. Around 1960, the Wintergarden was dynamited and the roof was destroyed - together with parts of the walls. Considerable work by volunteers has cleared all the debris from the site and reconstruction work has begun. The Wintergarden was an excellent building and well worth restoring in phases. Important sections of the stonework are now being restored.





The Fallen Corner - After Copped Hall was burnt out in 1917 the Wintergarden was kept up but by the 1950 vandalism had taken its toll with much of the glass roof smashed. The building was dynamited and demolished. Although most of the walls survived, the two southern corners were toppled. The remains of the roof structure and most of the debris was cleared away but one of the corners was left lying on the ground where it fell. We have instigated an ambitious project called 'The Fallen Corner' to rebuild the corner - which involves extracting the stone facings and re-erecting them in their original positions together with new stone where necessary. The Fallen Corner has now been completed.

The Lightwell is a four-storey enclosed space, open to the sky, created when the wing was built in 1895. We have constructed a lead covered flat roof over the Lightwell that contains two skylights. The larger skylight has been constructed and the second smaller one will be constructed in due course. Within the Lightwell will be a steel staircase which will connect with all floors in the Wing. In the meantime we have installed a temporary staircase to enable people to gain easy access to the second floor.





Walled Garden gates The Walled Kitchen Garden has two sets of elaborate old wrought iron gates - both in urgent need of restoration. One set forms a boundary with our neighbour and therefore cannot be opened. The other gate (the south gate) is in regular use and its condition causes great concern. It has been essential to raise funds so that this gate can be restored. The gates have been taken off site to the blacksmith's workshop and the detailed restoration is now well advanced. Also the supporting brick piers have been restored in readiness for the reinstatement of the gates which are expected shortly. The cost will be around £40,000. The Trust has matched all monies raised.

Administration Room A considerable amount of work is taking place to create a room to accommodate the administrative workings of the Trust - to include internet connection, printing facilities, archive storage and retrieval and general office facilities. As the Trust has now become quite a large entity, this room is essential in order to maintain professionalism in our departments.





Many of the ground and first floor windows have been installed and 20 of the 33 **second floor windows** have now been fitted. It would be very beneficial to install the remaining windows for two reasons ... firstly, it would enable Copped Hall to look much more complete and welcoming and, second, we are now beginning to use the rooms on the second floor. All the windows on the ground and first floor have been fitted with steel external shutters for security reasons and the mansion looks rather bleak when they are closed. The second floor windows would not need external shutters.

Education

The Trust's educational object continues to be addressed in many different ways -

Restoration of the mansion and gardens is in itself an educational vehicle. Visitors come time and time again to see how the restoration is progressing. It is often commented upon that it is rare to see a historic building being reassembled from a ruin. Some say it is more interesting than visiting a completed historic building!

There are normally 11 **guided tours** for the public each year and also a number of special interest private tours. The Open Days are in May, August and October - the last also being an 'Apple Day' where apples from all over England are displayed and identified. These guided tour days and open days give the public a chance to explore the mansion and gardens and ask detailed questions about the restoration and the design of the building. The gardens are also opened independently of the mansion.



Copped Hall - being on high ground - is an ancient site of human habitation. The Copped Hall Trust has joined with the West Essex Archaeological Group (WEAG) to explore and document the Trust's land including the site of the **Elizabethan Mansion** at Copped Hall. Every year there are series of investigations carried out which are principally educational. In May WEAG advance their explorations making their findings understandable for the public at the May Open Day. In the summer WEAG hold 'Taster Weekends' onsite to introduce members of the public to **Archaeology**. WEAG also runs Training Courses for those who already have some knowledge of archaeology. The Trust has created display, storage and archive facilities for the archaeologists. Copped Hall is proving a rich archaeological site with even Roman artefacts being unearthed.

On the first floor of the Victorian wing are four grand rooms which make it possible to hold more comprehensive **exhibitions**. Three main exhibitions have been held to date – all illuminating the history of Copped Hall and the restoration work, including detailed displays featuring Old Copt Hall.





The **School team** would normally host a variety of study days covering Living History, Creative Writing, Art, Habitat and Plants and Archaeology. These days have been re-modelled to ensure we deliver an enrichment day which is tailored to the latest Primary Education requirements as well as reflecting the history, environment and culture of Copped Hall. We are also expanding our provision to cater for the requirements of Secondary schools. We strive to broaden the opportunities we offer to local schools, ensuring that they reflect the curriculum and financial constraints of the schools.

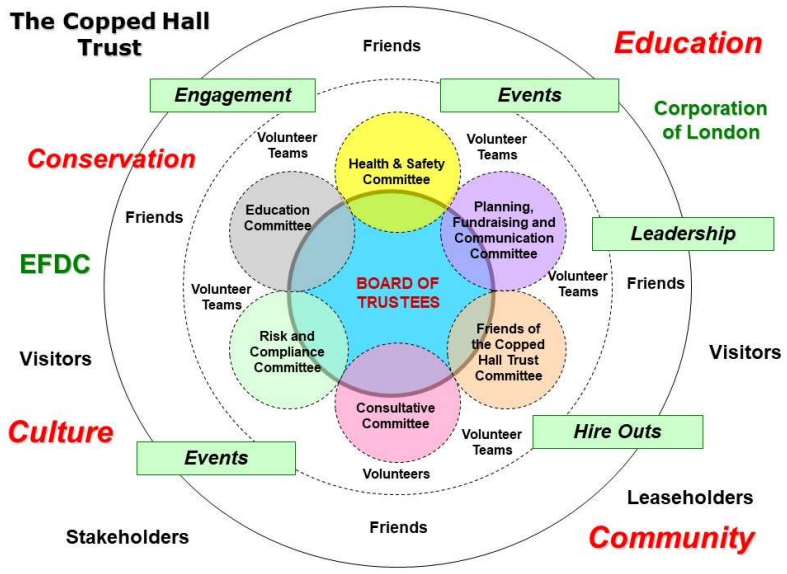
Adult Education

For many years now we have arranged Study Days, Workshops and Lectures which have been well attended. Education is the primary aim of the Trust apart from the restoration of the buildings and gardens. All the time we are endeavouring to improve our educational facilities and seek to include conferences on conservation and other related issues.



Culture, recreation and public/ community benefit

Copped Hall has become a significant element of the local community, providing an outlet for the considerable energy of its volunteers, a venue for education and culture, an interest for its visitors and a virtually unique model of community action to conserve, restore and re-acquire heritage assets. Whilst most of its Friends live in the Epping Forest and North-East London area, there is considerable interest elsewhere in the UK and indeed some interest in Ireland, Canada, Australia and the USA. The Trust is recognised by, and works with, authorities and organisations involved or interested in its work.



FINANCIAL REVIEW

The Trust's principal sources of finance have been –

1. The sale of leaseholds
2. Grants from institutions, individual donations and legacies
3. Gift aid
4. Events within its primary purpose and
5. A limited amount of trading

Copped Hall was purchased by the Trust entirely via loans from the Architectural Heritage Fund and a private trust. These were repaid by the sale of six leasehold dwellings created within the existing service buildings. The loans were mostly paid off by the year 2000 and since that time the Trust has advanced all aspects of the project by the four other sources of finance above. At the 31 December 2022 the investment in the purchase and restoration had reached around £3.92m (*please see note 11*), not including the very considerable input from the volunteer community.

During 2022 the Trust invested around £246.8k in restoration of the mansion and Orchard House, spent around £98.6k on small works and around £68.3k on the maintenance and restoration of the gardens - altogether around £413.7k.

The Trustees are enormously grateful to all grantors, donors, friends and volunteers, past and present.

Risk and uncertainty

The Board has established a Risk and Compliance Committee and a Health and Safety Committee, the latter consisting of all Trustees and one specialist Health and Safety Advisor. The Risk and Compliance Committee advises the Board on all aspects of Risk apart from Health and Safety. The Trust has developed a Risk Register and uses that to score and monitor risks and record and monitor appropriate actions. The most significant risks at the time of reporting concern the potential loss of the skills and knowledge of key individuals, including Trustees, and Health and Safety as the mansion and grounds are restored. The Board has agreed a number of significant measures to reduce the probability and impact in particular of fire hazards and has set funds aside to that end.

Going concern

The accounts have been prepared on the basis that the Trust is a going concern. The Trustees are confident that this is the case and have based this judgement having set aside funds sufficient to meet all approved project costs for 18 months from the time of approving this report.

In the last 3 - 4 years the Trust has received some particularly generous legacies and these cannot reasonably be expected to recur in the future, at least not at recent levels. They have allowed the Trust to accelerate many projects both before 31 December 2022 and within the following 12 – 18 months.

At the end of 2022 the Trust's unrestricted funds not already invested in fixed assets were £872,761 (cf 2021 £726,604). Of those balances £428,511 had been designated by the Board for expenditure on works planned for the following 12 to 18 months. Expenditure from those unrestricted funds in the first 3 months of 2023 was around £82.7k, of which around £73.0k was on projects.

Reserves policy

The Trust's Reserves Policy is that -

a. It will retain its Expendable Endowment fund as a contingency or precautionary fund.

b. It will retain unrestricted funds as a transactional reserve of not less than 100% of the estimated value of orders outstanding and chargeable to its reserves plus 100% of other budgeted expenditure chargeable to its reserves in the following 3 calendar months.

Investment policy

For the foreseeable future it is not anticipated that the Trust will have sufficient investments to invest primarily for a return, as the majority of bequests and gifts to the Trust it is anticipated will be applied over a short-term period for the ongoing restoration of the Trust property in accordance with the Trust's 5-year plan in furtherance of the Trust's charitable objects. The principal focus of the Trust's current investment policy is therefore capital preservation at an acceptable level of risk.

The Trust has currently no permanent endowment though, were it to receive one, then the policy would be amended to consider for that element of our investments an appropriate return strategy but consistent with the overall objective of capital preservation.

In the context of the overall financial position of the Trust, for the foreseeable future, the investment policy for those investments held in support of the Trust's reserves policy will also be consistent with that for bequests and donations, though the financial instruments held for this element of the overall investments held, is expected to be wider reflecting a longer-term view that would be appropriate.

The expectation is therefore that for the short term, the great majority of investments will be held in cash or liquid money market funds diversified to ensure capital preservation but seeking the best return consistent with such a policy.

To achieve these overall objectives the Trust will appoint an investment adviser in respect of the total investments held, and the mandate given to this adviser will include wherever applicable to consider environmental, social and governance factors.

FUTURE PLANS

The Copped Hall Estate

Our project occupies some 30 acres in the middle of 1,000 acres of landscaped parkland and previously working farm. The 1,000 acres comprises numerous ownerships. We regard it as essential that we are on good terms with all the owners including the City of London who own over 800 acres of the parkland. Regular meetings and correspondence are vital in this regard and this will be developed further in the coming years. As the restoration of Copped Hall and its gardens proceed, it is hoped that the restoration of key features in the Parkland will follow. The mansion and parkland were originally conceived as one inter-related entity and we should like their future can seen as such.

A five-year plan

The Trust plans -

- To create an '**outer circle**' of key supporters who act as ambassadors to the Trust. Members of the Outer Circle would be a pool from which new trustees and team leaders may be drawn.

- To begin a number of new initiatives to recruit and retain volunteers across all disciplines and create an environment where their **volunteering** is fulfilling and recognised, while retaining the family atmosphere long associated with the project. This would also involve the seeking out honorary part-time positions for roles such as librarian, office manager, curator, etc.
- To continue to develop procedures and processes that are consistent with the **governance** and administration of a large and respected charity. This includes the expansion of the governing body, supporting administrators and team leaders with a blend of skills and experience whilst retaining the principles and identity of the project.
- To continue to develop our **communication** methods with our supporters as well as providing the means to widen our influence with similar regional organisations, local authorities, conservation bodies and the wider community.

Approved by the Trustees on 25 May 2023 (in their capacity as Company Directors) and signed on their behalf by -

_____

Victor Knope
Hon Secretary



STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE PERIOD 1 JANUARY 2022 TO 31 DECEMBER 2022

		2022				2021
	Notes	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £	Total funds £
INCOME AND ENDOWMENTS FROM -						
Donations and legacies	2	461,691	57,009	-	518,700	499,348
Charitable activities	3	55,136	1,110	-	56,246	36,016
Other trading activities	4	46,788	29,584	-	76,372	72,216
Other income	5	3,116	-	-	3,116	1,670
Total		**566,731**	**87,703**	**-**	**654,434**	**609,250**
EXPENDITURE ON -						
Raising funds	6	7,798	3,444	-	11,242	8,298
Charitable activities	7	333,908	21,230	-	355,138	268,447
Total		**341,706**	**24,674**	**-**	**366,380**	**276,745**
NET INCOME		**225,025**	**63,029**	**-**	**288,054**	**332,505**
Transfers between funds	17	94,590	(94,590)	-	-	-
Interest payable	8	-	-	-	-	(308)
Gains/(losses) on the revaluation of fixed asset	12	-	-	32,251	32,251	(3,524)
Net movement in funds		**319,615**	**(31,561)**	**32,251**	**320,305**	**328,673**
RECONCILIATION OF FUNDS -						
Total funds brought forward		3,530,913	143,586	81,996	3,756,495	3,427,822
TOTAL FUNDS CARRIED FORWARD		**3,850,528**	**112,025**	**114,247**	**4,076,800**	**3,756,495**



BALANCE SHEET AT 31 DECEMBER 2022

	Notes	31 December 2022 Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £	2021 Total funds £
FIXED ASSETS -						
Tangible assets	11	2,977,766	-	-	2,977,766	2,804,308
Investments	12	1	-	114,247	114,248	81,997
		2,977,767	**-**	**114,247**	**3,092,014**	**2,886,305**
CURRENT ASSETS -						
Stocks	13	4,830	-	-	4,830	3,531
Debtors and accrued income	14	455,489	514	-	456,003	57,356
Cash at bank and in hand	15	432,162	124,300	-	556,462	848,715
		892,481	124,814	-	1,017,295	909,602
TOTAL ASSETS		**3,870,248**	**124,814**	**114,247**	**4,109,309**	**3,795,907**
CREDITORS -						
Amounts falling due within one year	16	(19,720)	(12,789)	-	(32,509)	(39,412)
NET CURRENT ASSETS		**872,761**	**112,025**	**-**	**984,786**	**870,190**
TOTAL ASSETS LESS CURRENT LIABILITIES		3,850,528	112,025	114,247	4,076,800	3,756,495
NET ASSETS		**3,850,528**	**112,025**	**114,247**	**4,076,800**	**3,756,495**
FUNDS	17/18					
Unrestricted funds					3,850,528	3,530,913
Restricted income funds	22				112,025	143,586
Expendable endowment fund	22				114,247	81,996
TOTAL FUNDS					**4,076,800**	**3,756,495**

The entity was entitled to exemption from audit under section 477 of the Companies Act 2006.
The members have not required the entity to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.
However, an audit is required in accordance with section 144 of the Charities Act 2011.
The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.
The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees on 25 May 2023 and signed on their behalf by:

Alan Cox
Chairman and Trustee



CASHFLOW STATEMENT

	Notes	2022 £	2022 £	2021 £	2021 £
Net incoming funds from operations			**288,054**		**332,505**
add back Depreciation	11		73,341		71,028
			361,395		403,533
Decrease/(increase) in stocks	13	(1,299)		(1,237)	
Decrease/(increase) in debtors	14	(398,647)		466,182	
Increase/(decrease) in operating creditors	16	(6,002)	(405,948)	(18,733)	446,212
Net cashflow from operations			**(44,553)**		**849,745**
Cashflow from investing activities					
Expenditure on freehold property	11	(246,799)		(133,751)	
Expenditure on other fixed assets		-		-	
Increase/(decrease) in capital creditors	16	(2,001)		3,865	
Net cashflow from investing activities			**(248,800)**		**(129,886)**
Cashflow from interest					
Interest payable		-		(308)	
Increase/(decrease) in interest owed		1,100		(1,100)	
			1,100		**(1,408)**
Cash at bank and in hand at 1 January			848,715		130,264
Cash at bank and in hand at 31 December 2022			**556,462**		**848,715**



1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The Copped Hall Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The Copped Hall Trust is a charitable company limited by guarantee and is a public benefit entity under FRS 102. The registered office is detailed on page 1. The financial statements have been prepared in accordance with the Charities SORP (FRS102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The financial statements have been prepared under the historical cost convention in pounds sterling.

Going concern

The accounts have been prepared on the basis that the Trust is a going concern. The Trustees are confident that this is the case and have based this judgement having set aside funds sufficient to meet all approved project costs for 18 months from the time of approving these accounts.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost 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 resources.

Capitalisation policy

The Trust's capitalisation policy from 1 January 2021 onwards is that expenditure will be capitalised at cost or fair value, except in the case of iii and iv below, regardless of its quantum, if it represents –

i a contribution towards the restoration of listed buildings with an expected economic life of at least 50 years or more
ii expenditure on architect's or other professional fees relating to i. above, or
iii the acquisition of an artefact or artefacts appropriate to Copped Hall or the restoration to Copped Hall of an artefact, with a cost or value in excess of £1,000 or
iv the acquisition of an item of furniture, plant or equipment with a cost or value in excess of £5,000.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off the cost less estimated residual value of each asset over its estimated useful life -

Freehold property at	2%	of cost
Artefacts at	2%	of the reducing balance
Plant and machinery at	25%	of the reducing balance

Depreciation is not charged in the year in which capital expenditure is incurred.

Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the statement of financial activities.

Investments in subsidiaries are valued at cost less provision for impairment.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Debtors

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

Cash at bank and in hand

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

Creditors

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.



1. ACCOUNTING POLICIES (cont'd)

Taxation
The charity is subject to Corporation Tax only on its trading activities. Up to 31 August 2021 it was partially exempt for VAT purposes and any irrecoverable VAT was added to the costs to which it related. With effect from 1 September 2021 the Trust de-registered from VAT. It registered as a group, with Copped Hall Enterprises Limited, with effect from 1 May 2022.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted income funds can only be used for particular restricted purposes narrower than the objects of the charity. Restrictions arise when specified by the donor or legator or when funds are raised for particular restricted purposes.

Restricted income funds and designated funds are released to the General fund for any capital expenditure net of recoverable VAT.

2. DONATIONS AND LEGACIES

	2022			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Donations	33,504	50,909	-	84,413
Friends subscriptions	30,295	-	-	30,295
Grants	-	6,100	-	6,100
Legacies	397,892	-	-	397,892
	461,691	**57,009**	**-**	**518,700**

The recorded number of hours devoted by volunteers to the project in 2022 was 18,810 (2021: 17,935). Valued at the hourly living wage for London this was the equivalent of around £225,000 (2021 £198,000). This is not included in the Trust's accounts.

	2021			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Donations	18,775	129,623	-	148,398
Friends subscriptions	28,575	-	-	28,575
Grants	-	-	-	-
Legacies	322,375	-	-	322,375
	369,725	**129,623**	**-**	**499,348**

3. INCOME FROM CHARITABLE ACTIVITIES

	2022			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Public events	42,159	1,020	-	43,179
Education - tours, lectures, courses etc	12,645	30	-	12,675
Archaeology	-	60	-	60
Maintenance contributions	332	-	-	332
	55,136	**1,110**	**-**	**56,246**

	2021			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Public events	26,923	-	-	26,923
Education - tours, lectures, courses etc	9,055	-	-	9,055
Archaeology	-	-	-	-
Maintenance contributions	38	-	-	38
	36,016	**-**	**-**	**36,016**



4. INCOME FROM OTHER TRADING ACTIVITIES

	2022			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Sales of donated items	1,071	17,757	-	18,828
Gift shop sales	2,838	23	-	2,861
100 Club	-	2,028	-	2,028
Acquisition fund	-	2,028	-	2,028
Walled garden sales	-	6,829	-	6,829
Lettings	10,980	-	-	10,980
Rents	8,634	-	-	8,634
Bar sales	5,121	-	-	5,121
Refreshments and facilities	17,619	-	-	17,619
Raffles	525	919	-	1,444
	46,788	**29,584**	**-**	**76,372**

	2021			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Sales of donated items	1,487	10,199	-	11,686
Gift shop sales	2,705	-	-	2,705
100 Club	-	2,498	-	2,498
Acquisition fund	-	2,498	-	2,498
Walled garden sales	-	6,672	-	6,672
Lettings	19,780	-	-	19,780
Rents	8,365	-	-	8,365
Bar sales	2,647	-	-	2,647
Refreshments and facilities	14,394	-	-	14,394
Raffles	433	538	-	971
	49,811	**22,405**	**-**	**72,216**

5. OTHER INCOME

	2022			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Investment income and interest receivable	3,116	-	-	3,116

	2021			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Investment income and interest receivable	1,670	-	-	1,670



6. COST OF RAISING FUNDS

	2022			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Other trading activities				
Cost of raising grants	-	-	-	-
Cost of bar sales	1,914	-	-	1,914
Cost of refreshments	3,597	-	-	3,597
Gift shop stock	1,814	23	-	1,837
Lettings	369	-	-	369
100 Club	-	1,750	-	1,750
Rolls Royce	-	-	-	-
Walled garden costs	-	1,671	-	1,671
Raffle costs	104	-	-	104
	7,798	**3,444**	**-**	**11,242**

	2021			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Other trading activities				
Cost of raising grants	1,255	-	-	1,255
Cost of bar sales	2,441	-	-	2,441
Cost of refreshments	1,036	-	-	1,036
Gift shop stock	-	2,234	-	2,234
100 Club	82	-	-	82
Rolls Royce	-	1,224	-	1,224
Walled garden costs	26	-	-	26
	4,840	**3,458**	**-**	**8,298**

7. CHARITABLE ACTIVITIES COSTS

	2022			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Maintenance and restoration				
Small works to the mansion	98,648	-	-	98,648
Garden maintenance and restoration	51,867	16,482	-	68,349
	150,515	16,482	-	166,997
Provision of educational and cultural events				
Schools	-	-	-	-
Public events costs	11,053	185	-	11,238
Costs of tours, lectures, courses etc	1,300	-	-	1,300
	12,353	185	-	12,538
Support costs				
Insurance	8,869	106	-	8,975
Utilities and services	19,222	-	-	19,222
Printing, postage, advertising and promotion	7,918	2,191	-	10,109
Housekeeping and sundries	5,190	240	-	5,430
Bank and similar charges	860	3	-	863
Audit	9,182	-	-	9,182
Accounting software and services	36	-	-	36
Legal and professional fees	43,934	-	-	43,934
Equipment	2,488	2,023	-	4,511
	97,699	4,563	-	102,262
Depreciation	73,341	-	-	73,341
	333,908	**21,230**	**-**	**355,138**



7. CHARITABLE ACTIVITIES COSTS (continued)

	2021			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Maintenance and restoration				
Small works to the mansion	56,076	8,729	-	64,805
Garden maintenance and restoration	39,794	6,363	-	46,157
	95,870	15,092	-	110,962
Provision of educational and cultural events				
Schools	17	-	-	17
Public events costs	5,281	-	-	5,281
Costs of tours, lectures, courses etc	2,440	-	-	2,440
	7,738	-	-	7,738
Support costs				
Insurance	8,848	-	-	8,848
Utilities and services	11,430	-	-	11,430
Printing, postage, advertising and promotion	6,487	75	-	6,562
Housekeeping and sundries	3,337	581	-	3,918
Bank and similar charges	31	-	-	31
Audit	8,674	-	-	8,674
Legal and professional fees	28,469	-	-	28,469
Equipment	9,561	1,226	-	10,787
	76,837	1,882	-	78,719
Depreciation	71,028	-	-	71,028
	251,473	**16,974**	**-**	**268,447**

8. INTEREST PAYABLE

	2022	2021
	£	£
Interest on over-recovery of VAT	-	308

9. NET INCOME/ (EXPENDITURE)

Net income/ (expenditure) is stated after charging/ (crediting) -

	2022	2021
	£	£
Auditor's remuneration	9,182	8,674
Depreciation - owned assets	73,341	71,028

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the period ended 31 December 2022 nor for the period ended 31 December 2021 except as disclosed in note 20.

No trustees' expenses were paid for the period ended 31 December 2022 nor for the period ended 31 December 2021 except on production of evidence of payment by trustees on behalf of the Trust.

11. TANGIBLE FIXED ASSETS	Freehold property £	Artefacts £	Plant and machinery £	Totals £
COST				
At 1 January 2021	3,477,569	20,907	45,635	3,544,111
Additions in 2021	133,751	-	-	133,751
At 31 December 2021	3,611,320	20,907	45,635	3,677,862
Additions in 2022	246,799	-	-	246,799
At 31 December 2022	**3,858,119**	**20,907**	**45,635**	**3,924,661**
DEPRECIATION				
At 1 January 2021	743,327	19,349	39,850	802,526
Charge in 2021	69,550	31	1,447	71,028
At 31 December 2021	812,877	19,380	41,297	873,554
Charge in 2022	72,225	31	1,085	73,341
At 31 December 2022	**885,102**	**19,411**	**42,382**	**946,895**
NET BOOK VALUE				
At 1 January 2021	2,734,242	1,558	5,785	2,741,585
At 31 December 2021	2,798,443	1,527	4,338	2,804,308
At 31 December 2022	**2,973,017**	**1,496**	**3,253**	**2,977,766**

12. FIXED ASSET INVESTMENTS	Shares in group undertakings £	Bequest and donation of shares £	Total £
MARKET VALUE			
At 1 January 2022	1	81,996	81,997
At 31 December 2022	1	114,247	114,248
NET BOOK VALUE			
At 31 December 2021	1	81,996	81,997
At 31 December 2022	1	114,247	114,248

In 2019 the Trust received a bequest of 14,451 Ordinary Shares in the Standard Chartered Bank PLC from its former President and Trustee, Denys Favre and a donation of 3,905 of the same shares from his daughter.
These shares have been included in the Trust's balance sheet at their value at the balance sheet date. The value of the shares was £114,247 as at 31 December 2022
There were no investment assets outside the UK. The company's investments at the balance sheet date in the share capital of group undertakings comprise 100% of the £1 Ordinary share capital of Copped Hall Enterprises Limited (Company no. 03894615). Copped Hall Enterprises Limited has a financial year ending on 31 December.
Copped Hall Enterprises Limited was activated in 2022 having been dormant for many years. It did not trade in 2022. It commenced trading in April 2023.

Copped Hall Enterprises Limited	At 31 December 2022	
Aggregate capital and reserves	2,001	2,001

13. STOCKS	At 31 December 2022 £	2021 £
Stocks	4,830	3,531

14. DEBTORS AND ACCRUED INCOME - AMOUNTS FALLING DUE WITHIN ONE YEAR	At 31 December 2022			
	Unrestricted funds £	Restricted income funds £	Total £	2021 £
Debtors	1,670	-	1,670	-
Prepayments	850	-	850	100
Accrued income	449,300	514	449,814	56,391
VAT recoverable	3,669	-	3,669	865
	455,489	**514**	**456,003**	**57,356**

15. CASH AT BANK AND IN HAND

Included in cash at bank is a balance of £11,438 held on trust in respect of the Leaseholder maintenance fund. An associated liability of £11,438 is included in creditors.

16. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	At 31 December 2022			
	Unrestricted funds	Restricted income funds	Total	2021
	£	£	£	£
Services for leaseholders	-	11,438	11,438	15,063
Accounts payable	6,920	1,351	8,271	15,779
Accrued expenses	12,800	-	12,800	8,450
Deferred income	-	-	-	120
	19,720	**12,789**	**32,509**	**39,412**

The services for leaseholders liability consists of service charges received from the leaseholders for services to be provided in the future.

		In 2022				
17. MOVEMENT IN FUNDS	At 1 January 2022	Income	Expenditure (inc Interest)	Transfers	Gains/ (losses)	At 31 December 2022
	£	£	£	£	£	£
EXPENDABLE ENDOWMENT FUND						
Favre family bequest and donation	81,996	-	-	-	32,251	114,247
RESTRICTED INCOME FUNDS for						
Restoration of buildings	88,338	66,348	(310)	(93,709)	-	60,667
Restoration and maintenance of gardens	19,581	12,739	(17,877)	(881)	-	13,562
Acquisition of artefacts	23,781	2,178	(800)	-	-	25,159
Utilitarian acquisitions	3,650	1,997	(1,736)	-	-	3,911
Other purposes	8,236	4,441	(3,951)	-	-	8,726
	143,586	87,703	(24,674)	(94,590)	-	112,025
UNRESTRICTED FUNDS						
Designated funds	652,267	1,816	(139,605)	(85,965)	-	428,513
General fund	2,878,646	564,915	(202,101)	180,555	-	3,422,015
TOTAL FUNDS	**3,756,495**	**654,434**	**(366,380)**	**-**	**32,251**	**4,076,800**



17. MOVEMENT IN FUNDS (cont'd)

	At 1 January 2021	2021 Income	2021 Expenditure (inc Interest)	2021 Transfers	2021 Gains/ (losses)	At 31 December 2021
	£	£	£	£	£	£
EXPENDABLE ENDOWMENT FUND						
Favre family bequest and donation	85,520	-	-	-	(3,524)	81,996
RESTRICTED INCOME FUNDS for						
Restoration of buildings	42,925	126,406	(6,278)	(74,715)	-	88,338
Restoration and maintenance of gardens	12,623	16,891	(9,301)	(632)	-	19,581
Acquisition of artefacts	22,141	2,246	(440)	(166)	-	23,781
Utilitarian acquisitions	2,064	3,690	(2,104)	-	-	3,650
Other purposes	7,750	2,795	(2,309)	-	-	8,236
	87,503	152,028	(20,432)	(75,513)	-	143,586
UNRESTRICTED FUNDS						
Designated funds	26,521	7,616	(95,247)	713,377	-	652,267
General fund	3,228,278	449,606	(161,374)	(637,864)	-	2,878,646
TOTAL FUNDS	**3,427,822**	**609,250**	**(277,053)**	**-**	**(3,524)**	**3,756,495**

a) At 31 December 2022 the Trust accounted for 48 Restricted funds. Restricted (and designated) funds are now analysed according to the nature of the projects they finance and restricted funds are summarised above according to their purpose. The Board designates funds where restricted funds for projects it has approved do not exist or where they are insufficient.

b) Funds restricted to the restoration of buildings are applicable to the restoration of the Georgian and Victorian parts of the Copped Hall mansion or the grounds. Funds for the restoration of buildings are often restricted to the restoration of particular components of the mansion, such as staircases, the lift, windows, doors, hearths or brickwork or to specific parts of the buildings, such as the Wintergarden, the Lightwell or the Orchard Houses in the Walled Garden.

c) Funds restricted to the restoration and maintenance of the gardens are applicable to the Walled Garden, including its walls, the Long Garden and the Standing Remain.

d) There are two funds restricted to the acquisition of artefacts - the American Quest fund, which is for the acquisition of artefacts relating to Copped Hall which have been taken to the United States, and the Acquisition fund, which is for the acquisition of other artefacts relating to Copped Hall. The Acquisition fund contains both donations and half of the proceeds from the Trust's 100 Club lottery, the other half being available for cash prizes and included under Other Purposes.

e) The funds restricted to utilitarian or temporary works are for works intended not to restore Copped Hall but to make it more secure, safer and a better experience for visitors. Funds for utilitarian acquisitions are applicable to expenditure on equipment for the gardens or the refreshments area.

f) The fund restricted to Services for Leaseholders arises from the grant of 999-year leases of apartments in the ancillary buildings. Under the terms of the leases, the Trust has covenanted to provide services, funded by a service charge payable by the lessees.

g) A more detailed analysis of restricted funds is provided in note 22.



18. ANALYSIS OF NET ASSETS BY FUND

	At 31 December 2022				
	Fixed assets	Investments	Cash	Other net current assets	Net assets
	£	£	£	£	£
EXPENDABLE ENDOWMENT FUND					
Favre family bequest and donation	-	114,247	-	-	114,247
	-	114,247	-	-	114,247
RESTRICTED INCOME FUNDS for -					
Restoration of buildings	-	-	61,395	(728)	60,667
Gardens	-	-	13,562	-	13,562
Acquisition of artefacts	-	-	25,159	-	25,159
Utilitarian acquisitions	-	-	4,070	(159)	3,911
Services for leaseholders	-	-	11,438	(11,438)	-
Other purposes	-	-	8,676	50	8,726
	-	-	124,300	(12,275)	112,025
UNRESTRICTED FUNDS					
Designated funds	-	-	432,129	(3,618)	428,511
General fund	2,977,766	1	33	444,217	3,422,017
TOTAL FUNDS	**2,977,766**	**114,248**	**556,462**	**428,324**	**4,076,800**

	At 31 December 2021				
	Fixed assets	Investments	Cash	Other net current assets	Net assets
	£	£	£	£	£
EXPENDABLE ENDOWMENT FUND					
Favre family bequest and donation	-	81,996	-	-	81,996
	-	81,996	-	-	81,996
RESTRICTED INCOME FUNDS for -					
Restoration of buildings	-	-	92,885	(4,547)	88,338
Gardens	-	-	19,556	25	19,581
Acquisition of artefacts	-	-	24,056	(275)	23,781
Utilitarian acquisitions	-	-	3,350	300	3,650
Services for leaseholders	-	-	15,063	(15,063)	-
Other purposes	-	-	8,236	-	8,236
	-	-	163,146	(19,560)	143,586
UNRESTRICTED FUNDS					
Designated funds	-	-	660,527	(8,261)	652,266
General fund	2,804,308	1	25,042	49,296	2,878,647
TOTAL FUNDS	**2,804,308**	**81,997**	**848,715**	**21,475**	**3,756,495**

19. CAPITAL COMMITMENTS

	2022	2021
	£	£
Contracted for but not provided in these financial statements		
Mower repairs and maintenance	2,537	-
Wooden staircase	6,300	-
Installation of fire alarm system	-	1,440
TOTAL	**8,837**	**1,440**

20. RELATED PARTY DISCLOSURES

Trustee Alan Cox continues to be engaged as Architect as trustees believe his knowledge and experience of the project remains crucial. During the period he charged the Trust at a reduced rate of £20,527 (2021 £20,339). He was owed £1,240 at 31 December 2022. His contract was renewed for 2023. His partner, Dilys Bidewell, was also paid for drawing classes of which she was the tutor the sum of £600 (2021 - £1,050).

21. CONTINGENT LIABILITY

The Trust made a voluntary disclosure in March 2021 following a misunderstanding about the application of its partial exemption for VAT.



22. RESTRICTED FUNDS

	At 31 December 2021	In 2022				At 31 December 2022
		Income	Expenditure	Transfers	Gains/ (losses)	
		£	£	£	£	£
Restoration of buildings						
Orchard House	41	-	-	(41)	-	-
Geoffs glasshouse	230	-	-	-	-	230
Wintergarden	3	1,875	(178)	(1,444)	-	256
Wintergarden stonework	492	3,750	-	(1,672)	-	2,570
Wintergarden safe access	3,408	-	-	(3,329)	-	79
Wintergarden rendering	3,278	-	-	-	-	3,278
Fallen Corner	2,121	1,763	-	(3,859)	-	25
John's window/ shutter	-	7,500	-	(5,604)	-	1,896
Henriettas dressing door	1,237	-	-	(418)	-	819
Drawing Room door	190	-	-	-	-	190
Stone stairs	-	4,510	(132)	(100)	-	4,278
Second floor flight two	29,061	2,125	-	(30,755)	-	431
Atrium lightwell	24,807	360	-	(19,437)	-	5,730
Lift	13,623	13,740	-	(280)	-	27,083
Brickwork cleaning tests	100	-	-	-	-	100
Second floor windows	-	3,350	-	-	-	3,350
Entrance hall window	395	-	-	-	-	395
Lintels ground/ second	476	-	-	-	-	476
Dining room shutter	2,375	-	-	(2,375)	-	-
Dining room windows	-	3,125	-	-	-	3,125
Front porch	6,150	8,000	-	(14,150)	-	-
Kitchen lights	351	-	-	-	-	351
Library	-	16,250	-	(10,245)	-	6,005
Gardens						
Walled garden	8,630	9,603	(7,498)	(733)	-	10,002
Roses in white border	250	-	-	-	-	250
Back sheds	-	626	(620)	-	-	6
Walled Garden gates	8,659	435	(8,875)	(148)	-	71
Safe repairs glasshouses	-	1,250	(89)	-	-	1,161
Long garden	1,200	-	-	-	-	1,200
Yew tree hedges	271	-	-	-	-	271
Trees	-	450	(420)	-	-	30
Plants for gardens	-	375	(375)	-	-	-
Standing remain	571	-	-	-	-	571
Acquisition of artefacts	-					
Acquisitions	21,785	2,028	(800)	-	-	23,013
American Quest	1,996	-	-	-	-	1,996
Rolls Royce	-	150	-	-	-	150
Utilitarian acquisitions	-					
Garden bench	423	-	-	-	-	423
Bench in memory of Frances	60	-	-	-	-	60
Picnic benches	300	627	(926)	-	-	1
Dishwasher	1,166	-	-	-	-	1,166
Mowing team/ mower	1,499	1,120	(751)	-	-	1,868
Walled garden tools	188	-	(45)	-	-	143
WG tools/ plants	-	250	-	-	-	250
Casters for table	14	-	(14)	-	-	-
Other purposes						
100 Club	2,959	2,028	(1,750)	-	-	3,237
Archaeology	4,118	713	(23)	-	-	4,808
Publishing	1,159	-	(705)	-	-	454
Newsletters	-	1,700	(1,473)	-	-	227
TOTAL RESTRICTED INCOME FUNDS	**143,586**	**87,703**	**(24,674)**	**(94,590)**	**-**	**112,025**
Expendable endowment fund	81,996	-	-	-	32,251	114,247
TOTAL RESTRICTED FUNDS	**225,582**	**87,703**	**(24,674)**	**(94,590)**	**32,251**	**226,272**



22. RESTRICTED FUNDS - continued	At 31 December 2020	In 2021				At 31 December 2021
		Income	Expenditure	Transfers	Gains/ (losses)	
		£	£	£	£	
Restoration of buildings						
Orchard House	41	-	-	-	-	41
Orchard House Phase II	40	-	-	(40)	-	-
Geoffs glasshouse	230	-	-	-	-	230
Wintergarden	-	500	-	(497)	-	3
Wintergarden stonework	589	-	-	(97)	-	492
Wintergarden safe access	10,000	-	-	(6,592)	-	3,408
Wintergarden rendering	3,278	-	-	-	-	3,278
Fallen Corner	4,451	5,043	-	(7,373)	-	2,121
J Conyers dressing room	(3)	-	-	3	-	-
Henriettas dressing door	2,887	-	-	(1,650)	-	1,237
Lady Conyer's hearth	-	813	-	(813)	-	-
Drawing room door	190	-	-	-	-	190
Stone stairs	(2,460)	3,738	-	(1,278)	-	-
Second floor flight two	-	38,463	-	(9,402)	-	29,061
Atrium lightwell	-	62,860	-	(38,053)	-	24,807
Lift	8,113	9,639	-	(4,129)	-	13,623
Brickwork cleaning tests	-	100	-	-	-	100
Mansion roof	(96)	-	-	96	-	-
Apartment	21	-	-	(21)	-	-
Mansion windows	199	-	-	(199)	-	-
Second floor windows	8,549	-	(6,278)	(2,271)	-	-
Dining room reveals	-	2,250	-	(2,250)	-	-
Entrance hall window	395	-	-	-	-	395
Entrance hall architrave	-	-	-	-	-	-
Lintels ground/second	-	625	-	(149)	-	476
Dining room shutter	-	2,375	-	-	-	2,375
Front porch	6,150	-	-	-	-	6,150
Kitchen lights	351	-	-	-	-	351
Gardens						
Walled garden	8,506	7,402	(6,925)	(353)	-	8,630
Roses in rose garden	-	700	(700)	-	-	-
Walled garden wall	1,750	-	(1,676)	(74)	-	-
Roses in white border	250	-	-	-	-	250
Walled garden gates	-	8,789	-	(130)	-	8,659
Long garden	1,200	-	-	-	-	1,200
Terraces	75	-	-	(75)	-	-
Yew tree hedges	271	-	-	-	-	271
Standing remain	571	-	-	*	-	571
Acquisition of artefacts						
Acquisitions	20,145	2,246	(440)	(166)	-	21,785
American Quest	1,996	-	-	-	-	1,996
Utilitarian acquisitions						
Garden bench	300	123	-	-	-	423
Bench in memory of Frances	-	930	(870)	-	-	60
Picnic benches	-	300	-	-	-	300
Dishwasher	1,166	-	-	-	-	1,166
Mowing team/ mower	598	2,080	(1,179)	-	-	1,499
Walled garden tools	-	188	-	-	-	188
Casters for table	-	69	(55)	-	-	14
Other purposes	-					-
100 Club	2,413	2,780	(2,234)	-	-	2,959
Archaeology	4,103	15	-	-	-	4,118
Publishing	1,234	-	(75)	-	-	1,159
Newsletters	-	-	-	-	-	-
TOTAL RESTRICTED INCOME FUNDS	**87,503**	**152,028**	**(20,432)**	**(75,513)**	**-**	**143,586**
Expendable endowment fund	85,520	-	-	-	(3,524)	81,996
TOTAL RESTRICTED FUNDS	**173,023**	**152,028**	**(20,432)**	**(75,513)**	**(3,524)**	**225,582**

OBJECTS

The objects of the Trust are, in summary, to conserve, restore and maintain Copped Hall, near Epping in Essex, and to use the site for educational, cultural and community purposes.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trust was originally established as a trust and its governing document was a deed. In 1997 it was incorporated and became a charitable company limited by guarantee, registered with both Companies House and the Charity Commission.

The Governing Body of the Trust consists of a minimum of 3 members and, at the time of approving this report, consists of 6, normally referred to as the 'Trustees', who meet formally every six weeks or so. Whilst the Trust has no staff, it has three officers – the Chairman, the Hon Secretary and a Finance Manager. Authority is delegated to them through their role descriptions.

In January 2021 the Governing Body established two Committees – the Risk and Compliance Committee and the Planning, Fundraising and Communications Committee. It has since established Education and Health & Safety Committees. All Committees have agreed terms of reference.

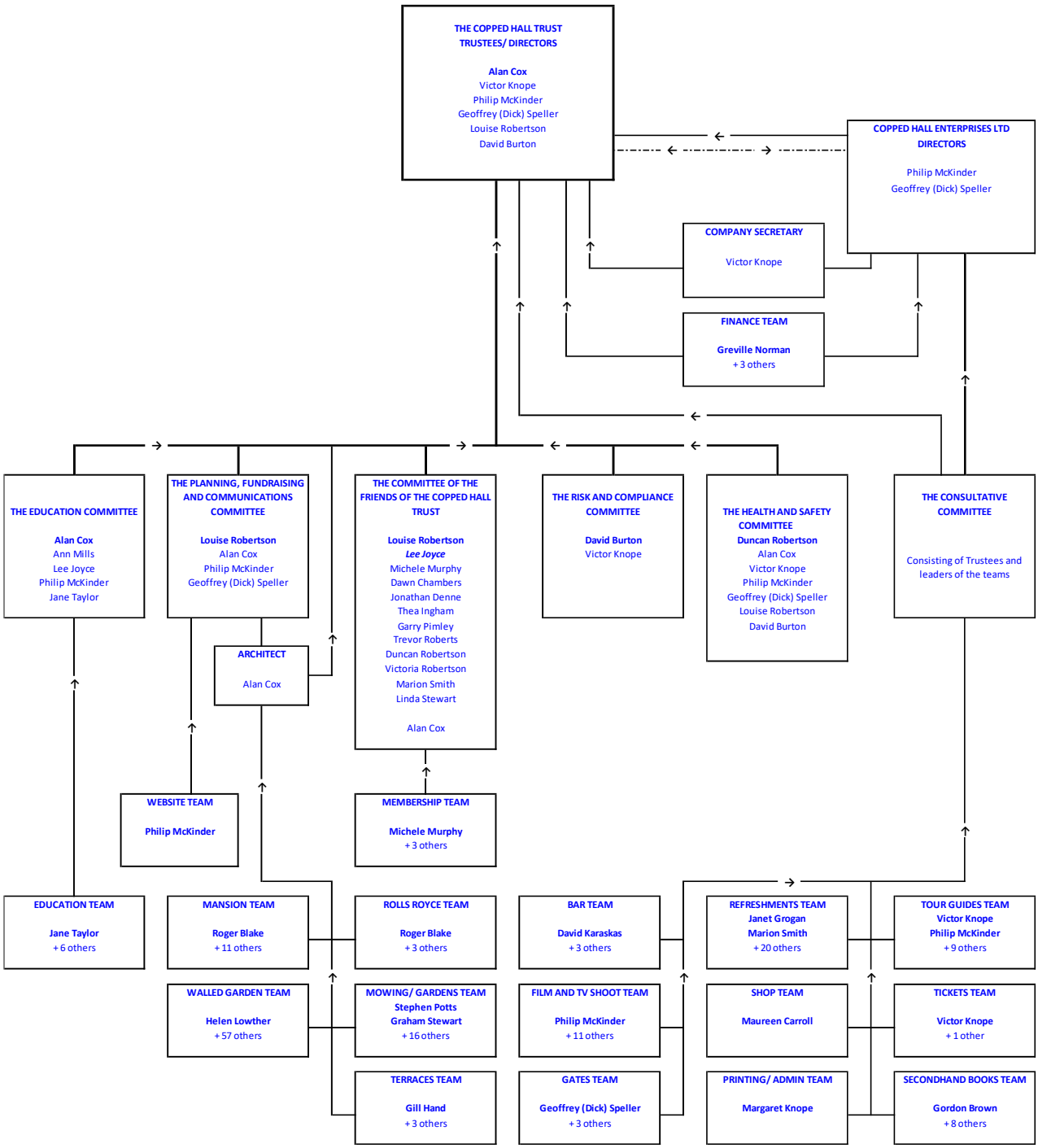
In normal circumstances team leaders meet with Trustees each month in a Consultative Committee to organise events and to discuss progress. The Friends of the Copped Hall Trust have a committee which concerns itself with the enlargement of Friends' membership, the recruitment of volunteers and the well-being of Friends and particularly volunteers. That committee meets about five times a year.

The methods used to recruit and appoint new trustees are (a) from the considerable body of volunteers, who have relevant skills and have demonstrated their commitment to the project and (b) where such skills are not available within the volunteer community, to seek them from the wider community.

New Trustees are required to read selected guidance from the Charity Commission on their role and they receive a copy of the Trust's governing documents and of the latest Annual Report and Accounts. They are briefed on the history, purpose and aims of the Trust by the Chair.

The Trust is obliged under its Governing Documents to take account of the reasonable views of the Corporation of London and the Conservators of Epping Forest in the use of Copped Hall. The Chair is a member of the Georgian Group, of the Friends of Epping Forest, Essex Gardens Trust and the Essex Heritage Trust. The Architect applies to the Epping Forest District Council for listed building consent for the restoration of the buildings.

The structure of the Trust's governance, management and operations is illustrated below –



There are 139 registered members of the volunteer community.
Many are members of more than one team.
Chairs and team leaders are denoted by bold type.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The Copped Hall Trust for the purposes of company law) are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application

of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to -

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

Disclosure of information to auditors

Each of the persons who are Trustee at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

AUDITORS

Alwyns LLP were appointed as auditors on 17 March 2023.

Approved by the Trustees on 25 May 2023 and signed on their behalf by:

_____

Victor Knope
Hon Secretary

REFERENCE AND ADMINISTRATIVE DETAILS

PATRONS	Jennifer Tolhurst, Lord Lieutenant of Essex			
	Lucinda Lambton			
TRUSTEES	A M Cox	Chair		
	V I Knope	Hon Secretary		
	P McKinder			
	G R Speller			
	L Robertson			
	D Burton			
	Dr J W V Penn		Resigned 14/05/2022	Appointed 17/01/2021

COMPANY SECRETARY	V I Knope
REGISTERED OFFICE	Copped Hall The Stables Courtyard Epping Essex CM16 5HS
REGISTERED COMPANY NUMBER	03428819 (England and Wales)
REGISTERED CHARITY NUMBER	1065569
FINANCE MANAGER	G J Norman
AUDITOR	Alwyns LLP Crown House, 151 High Rd, Loughton IG10 4LG

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE COPPED HALL TRUST

Opinion

We have audited the financial statements of The Copped Hall Trust (the 'charitable company') for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion**:**

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

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE COPPED HALL TRUST

Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement set out on pages 28 - 29 the Trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Discussions were held with, and enquiries made of, management and those charged with governance with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements.

Based on our discussions with the charity's management and the Trustees, we identified that the following laws and regulations are significant to the entity:

- Those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards, Company Law and Charity Law.
- Those laws and regulations for which non-compliance may be fundamental to the operating aspects of the charitable company and therefore may have a material effect on the financial statements include compliance with the charitable objectives, public benefit, health and safety legislation, safeguarding and tax legislation.

These matters were discussed amongst the engagement team at the planning stage and the team remained alert to non-compliance throughout the audit.

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and the Trustees as to whether the entity complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of Trustees' meeting minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE COPPED HALL TRUST

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Alwyns LLP

Chartered Accountants
Statutory Auditors

Date:

Crown House
151 High Road
Loughton
Essex
IG10 4LG

Alwyns LLP is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE COPPED HALL TRUST

England & Wales - Charity number 1065569

Accounts

REGISTERED COMPANY NUMBER: 03428819 (England and Wales)
REGISTERED CHARITY NUMBER: 1065569



THE COPPED HALL TRUST
CHARITY REGISTRATION NUMBER 1065569/0
www.coppedhalltrust.org.uk

REPORTS OF THE TRUSTEES AND THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

FOR

THE COPPED HALL TRUST

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OBJECTIVES AND ACTIVITIES

The **objects** of the Trust are, in summary, to conserve, restore and maintain Copped Hall, near Epping in Essex, and to use the site for educational, cultural and community purposes.

The Copped Hall site was occupied in the 12th century. During the 14th century it belonged to the Abbots of Waltham, was extended from 180 to 300 acres and in 1537 was given to Henry VIII in the hope of saving Waltham Abbey (it was dissolved three years later). In the middle of the 16th century it changed hands and Elizabeth I gave it to Sir Thomas Heneage who largely rebuilt it to form a very impressive mansion. In 1739 the Estate was sold to Edward Conyers and after his death his son, John, decided to demolish the Elizabethan mansion in 1748 as he wanted to express himself with a new Palladian mansion on a different part of the site. Little remains of the Elizabethan mansion although there is much information about it and our archaeologists are constantly finding out more.

The Georgian mansion is very well proportioned with an excellent principal floor plan. Together with its landscaped park it forms a perfect example of an '18th century house in landscape'. There is also a mid-18th century 4-acre walled garden producing flowers, fruit and vegetables. In 1869 Copped Hall was acquired by the extremely wealthy George Wythes. Between 1894 and 1897 his grandson substantially enlarged the Copped Hall with elaborate extensions. An architectural Italianate garden was constructed to the west and the mansion was extended by two wings – one for extra accommodation to the north and to the south a large winter-garden or conservatory. By 1900 the gardens were looked after by at least 31 gardeners with a staff of 27 in the house.

In 1917 the Georgian mansion was tragically burnt out and, although the gardens were maintained until World War II, the mansion was not rebuilt and gradually fell victim to asset stripping and dilapidation. Later the M25 was constructed through a corner of the park. Despite all this the structure of the shell remained in surprisingly good condition.

The Campaign

A nine-year **campaign** was fought from 1986 to 1995 to save Copped Hall and its 1,000-acre park from large-scale development. This group that fought the campaign was called the 'Friends of Copped Hall' and comprised representatives of local conservation societies. The aims were to secure the freehold of Copped Hall and gardens in a charitable trust and then, after careful research, to restore the mansion and gardens for educational, cultural and community uses. The campaign was a success.



Extracts from SAVE Britain's Heritage "The Destruction of the Country House - 40 Years On" -

"Successive commercial proposals were put forward .... All were fought off by local campaigners .... The specially formed Copped Hall Trust bought the mansion and gardens .... This is a model of what voluntary groups can achieve."

Getting organised

The **Copped Hall Trust** was set up in 1993, purchased the freehold of the mansion and gardens in 1995 and then began to restore the buildings and gardens after careful research. The freehold of the walled kitchen garden was acquired in 1999.

What the Trust had acquired was essentially a shell inhabited with trees. The service buildings were partly burnt, the lead had been stripped from the roofs, the gardens were overgrown and many parts of the premises had been vandalised. The first five years of the Trust's operations consisted of restoring the service buildings and racquets court while clearing the gardens and making the site secure.

In 1998 Trustees set up the '**Friends of the Copped Hall Trust**' to support the Trust and its objectives. The Friends now have around 1,300 members from whom are drawn volunteers who assist with all aspects of the project. Most of the volunteers are grouped into teams - with a team leader - focusing on different parts of the project.

As interest in the project grew a still growing **community of volunteers** began clearance of non-original vegetation together with the clearance of debris from the mansion. Soon after the site had been acquired guided tours were organised and, once floors and roof structures were reinstated, it became possible to hold study days and concerts and later, as the mansion became increasingly usable, events such as meetings of local organisations.

By the time of approving this report the community of volunteers had grown to 137. Volunteers continue to be an essential element of the restoration project. In 2019 the Trust began to keep records of the hours volunteers devote to the project and an almost certainly understated total for 2021 was 17,935 (2020 – 12,532). Valued at the hourly living wage this is the equivalent of around £198,000 (2020 - £136,000). This is not included in the Trust's accounts. During the pandemic restrictions many volunteers continued to work in the mansion's gardens and grounds using their own tools. Having 27 acres they were able to keep more than the recommended social distance from each other. Many have expressed how beneficial this was to their well-being.

Grants from organisations **and donations** from individuals began to help to finance the restoration, all of which has been managed by the Trustees under the direction of the Trust's Architect and Project Manager in consultation with the authorities.

The vision

The vision for Copped Hall is that, through a programme of restoration of the mansion and gardens and of improvement in the facilities it provides, it will become the premier local and first-class national venue for community, cultural and educational use. Conferences will be added to the range of study days, lectures and workshops which already exist such as archaeology, social history, horticulture, astronomy, historic buildings and care of historic buildings. These subjects will be extended to include other related matters such as garden and landscape design and also the conservation of the natural world. The latter is particularly relevant - as the saving of Copped Hall (from vast development proposals) is regarded as a significant conservation victory. The Trust will gradually expand the number of concerts and theatrical productions it hosts and provide for meetings of community groups. As ever, this expansion of activities will draw on the community of local volunteers.

ACHIEVEMENTS AND PERFORMANCE

At any one time the Trust has a number of **minor and major restoration projects** in progress. The purpose of the minor projects, typically of up to £5,000 each, is to improve the experience of visitors and make the Hall more useable for the many events taking place in and around it.

Restoration

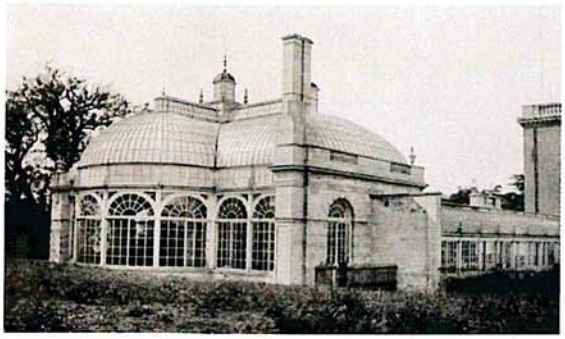
In 2021 the main focus of the programme of major projects was on –



The Stone Staircase The original Georgian stone staircase gave access to the first and second floors. It was smashed out in the 1950s after the mansion was abandoned. Fortunately, the stub ends of the stone steps and landings were left embedded in the walls. This fact gave us accurate information to enable the staircase to be reconstructed in Portland stone. The project has now advanced so that 42 of the steps have been installed with another 17 to go - including a long landing at the top. This project has created a lot of support with all the work to date being funded by private individuals. The ongoing reinstatement of this key feature of the Georgian mansion sends a clear message that Copped Hall was not only an excellent building but one worthy of full restoration.

Causeway Steps The Causeway is a raised central feature of the previous formal gardens immediately West of Copped Hall. We wish to encourage our visitors to explore the lower terrace South of the Causeway where volunteers have spent much time restoring various flowerbeds to good effect. To achieve this we have reinstated a flight of stone steps that descended from the centre of the Causeway on the Southern side. This work has been achieved by reusing a number of the original stone steps that we have recovered from many miles away where they had been taken in the 1950s.





The Wintergarden (*left*) was a very elaborate building faced in Portland stone with three elevations fitted with extensive windows in teak frames. The building was surmounted with a huge domed glazed roof supported on curved iron lattice beams. Around 1960, the Wintergarden was dynamited and the roof was destroyed - together with parts of the walls. Considerable work by volunteers has cleared all the debris from the site and reconstruction work has begun. The Wintergarden was an excellent building and well worth restoring in phases. Important sections of the stonework are now being restored.

The Fallen Corner - After Copped Hall was burnt out in 1917 the Wintergarden was kept up but by the 1950 vandalism had taken its toll with much of the glass roof smashed. The building was dynamited and demolished. Although most of the walls survived, the two southern corners were toppled. The remains of the roof structure and most of the debris was cleared away but one of the corners was left lying on the ground where it fell. We have instigated an ambitious project called 'The Fallen Corner' to rebuild the corner - which involves extracting the stone facings and re-erecting them in their original positions together with new stone where necessary. This operation is now well advanced.





The Lightwell is a four storey enclosed space, open to the sky, created when the wing was built in 1895. We are in the process of constructing a roof with skylights over this space and of installing a steel staircase to enable access to the ground, first and second floors. The cost of the glazed roof and associated works is approximately £100,000 and the cost of the staircase is about £50,000. A temporary staircase has been constructed to enable possible donors to comprehend the details of this project at roof level. An illustrated fund-raising document has been produced. Funding has been raised. The flat roof that supports the skylights has been completed and the skylights are under manufacture off site.

The **Orchard House** (*right*) is the largest glasshouse in the Walled Kitchen Garden. The original building was very badly decayed and eventually collapsed. Over the last few years the Trust has reconstructed the eastern end of this important building according to its original details and now has completed the middle section thanks to a generous legacy. A specialist heritage glasshouse contractor was appointed to carry out this work. The Orchard House will be used for nurturing young fruit trees and also for related educational purposes.



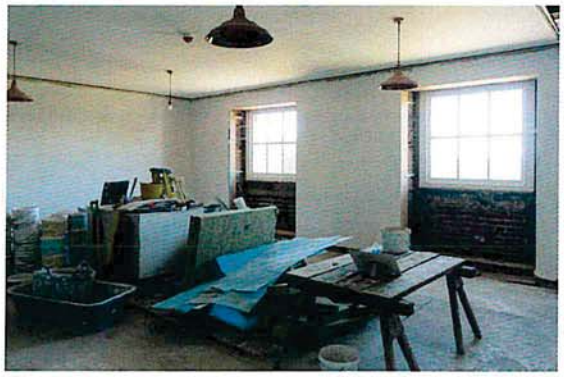


Walled Garden gates The Walled Kitchen Garden has two sets of elaborate old wrought iron gates - both in urgent need of restoration. One set forms a boundary with our neighbour and therefore cannot be opened. The other gate (the south gate) is in regular use and its condition causes great concern. It is essential that this gate is restored and a fund has been started to raise the necessary funds. The gates will have to be taken off-site to be restored in a blacksmiths workshop. Also one of the brick supporting piers will need underpinning. The cost will be around £40,000. The Trust will match all monies raised. By 31 December 2021 funds for the project had reached £38,868.

The Apartment Some work has been advanced in the creation of an Apartment on the second floor of the Wing initially intended for a Caretaker. Fire and thermal insulation has been fitted beneath the floor throughout. A soil pipe has been installed from the basement drain. Plastering of the walls has taken place and a heating system is being planned. The construction of the Apartment will advance in stages as funding allows.



Administration Room A considerable amount of work is taking place to create a room to accommodate the administrative workings of the Trust - to include internet connection, printing facilities, archive storage and retrieval and general office facilities. As the Trust has now become quite a large entity, this room is essential in order to maintain professionalism in our departments.





The Office Construction has been advancing on the creation of a dedicated office on the second floor of the mansion. This room will be used for Trustee meetings - sometimes including their guests. The Office is near the Administration Room so that if records are required for a meeting they can be easily accessed. Much work has been implemented with regard to the Office. The floor structure has been fitted with dual purpose insulation against both fire and heat loss. Windows have been fitted and the ceiling and walls have been plastered. Lighting and power circuits have been installed and internet provision is being organized.

Many of the ground and first floor windows have been installed and 20 of the 33 **second floor windows** have now been fitted. It would be very beneficial to install the remaining windows for two reasons ... firstly, it would enable Copped Hall to look much more complete and welcoming and, second, we are now beginning to use the rooms on the second floor. All the windows on the ground and first floor have been fitted with steel external shutters for security reasons and the mansion looks rather bleak when they are closed. The second floor windows would not need external shutters. The cost to install these second-floor windows would total £26,000.



Education

The Trust's educational object continues to be addressed in many different ways -

Restoration of the mansion and gardens is in itself an educational vehicle. Visitors come time and time again to see how the restoration is progressing. It is often commented upon that it is rare to see a historic building being reassembled from a ruin. Some say it is more interesting than visiting a completed historic building!

There are normally 11 **guided tours** for the public each year and also a number of special interest private tours. The Open Days are in May, August and October - with the latter also being an 'Apple Day' where apples from all over England are displayed and identified. These guided tour days and open days give the public a chance to explore the mansion and gardens and ask detailed questions about the restoration and the design of the building. The gardens are also opened independently of the mansion.



Copped Hall - being on high ground - is an ancient site of human habitation. The Copped Hall Trust has joined with the West Essex Archaeological Group (WEAG) to explore and document the Trust's land including the site of the **Elizabethan Mansion** at Copped Hall. Every year there are series of investigations carried out which are principally educational. The first one is in May when WEAG advance their explorations and make their findings understandable for the public on the Open Day at the end of May. During the summer WEAG hold 'Taster Weekends' on the Copped Hall site to introduce members of the public to **Archaeology**. WEAG also runs Training Courses for those who already have some knowledge of archaeology. The Trust has created display, storage and archive facilities for the archaeologists. Copped Hall is proving a rich archaeological site with even Roman artefacts being unearthed.

On the first floor of the Victorian wing are four grand rooms which are making it possible to hold more comprehensive **exhibitions**. Three main exhibitions have been held to date – all illuminating the history of Copped Hall and the restoration work, including detailed displays featuring Old Copt Hall.





The **School team** would normally host a variety of study days covering Living History, Creative Writing, Art, Habitat and Plants and Archaeology. These days have been remodelled to ensure we deliver an enrichment day which is tailored to the latest Primary Education requirements as well as reflecting the history, environment and culture of Copped Hall. We are also expanding our provision to cater for the requirements of Secondary schools. We strive to broaden the opportunities we offer to local schools, ensuring that they reflect the curriculum and financial constraints of the schools.

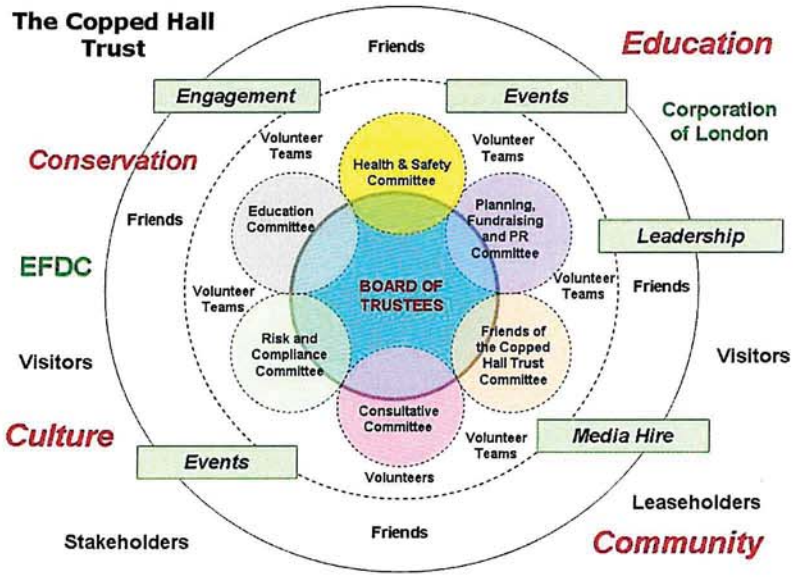
Adult Education

For many years now we have arranging Study Days, Workshops and Lectures which have been well attended. Education is the primary aim of the Trust apart from the restoration of the buildings and gardens. All the time we are endeavouring to improve our educational facilities and seek to include conferences on conservation and other related issues.



Culture, recreation and public/ community benefit

Copped Hall has become a significant element of the local community, providing an outlet for the considerable energy of its volunteers, a venue for education and culture, an interest for its visitors and a virtually unique model of community action to conserve, restore and re-acquire heritage assets. Whilst most of its Friends live in the Epping Forest and North-East London area, there is considerable interest elsewhere in the UK and indeed some interest in Ireland, Canada, Australia and the USA. The Trust is recognised by, and works with, authorities and organisations involved or interested in its work.



FINANCIAL REVIEW

The Trust's principal sources of finance have been –

1. The sale of leaseholds
2. Grants from institutions, individual donations and legacies
3. Gift aid
4. Events within its primary purpose and
5. A limited amount of trading

Copped Hall was purchased by the Trust entirely via loans from the Architectural Heritage Fund and a private trust. These were repaid by the sale of six leasehold dwellings created within the existing service buildings. The loans were mostly paid off by the year 2000 and since that time the Trust has advanced all aspects of the project by the four other sources of finance above. At the 31 December 2021 the investment in the purchase and restoration had reached around £3.61m (*please see note 10*), not including the very considerable input from the volunteer community.

During 2021 the Trust invested around £133.7k in restoration of the mansion and Orchard House, spent around £64.8k on small works and around £46.2k on the maintenance and restoration of the gardens - altogether around £244.7k.

The Trustees are enormously grateful to all grantors, donors, friends and volunteers, past and present.

The Trust's income in 2021 continued to be adversely affected by the Covid pandemic, though not as severely as in 2020. Some public events, study days, concerts and other performances had to be cancelled or postponed beyond the year end and those which were able to proceed often had to involve smaller numbers so that social distancing could be observed. It is believed that around £20,000 of net income was lost in this way.

Risk and uncertainty

The Board has established a Risk and Compliance Committee and a Health and Safety Committee, the latter consisting of all Trustees plus 1 specialist Health and Safety Advisor. The Risk and Compliance Committee advises the Board on all aspects of Risk apart from Health and Safety. The Trust has developed a Risk Register and uses that to score and monitor risks and record and monitor appropriate actions. The most significant risks at the time of reporting concern the potential loss of the skills and knowledge of key individuals, including Trustees, and Health and Safety as the mansion and grounds are restored. The Board has agreed a number of significant measures to reduce the probability and impact in particular of fire hazards and has set funds aside to that end.

Going concern

The accounts have been prepared on the basis that the Trust is a going concern. The Trustees are confident that this is the case and have based this judgement having set aside funds sufficient to meet all approved project costs for 18 months from the time of approving this report.

In the last 2 - 3 years the Trust has received some particularly generous legacies and these cannot reasonably be expected to recur in the future, at least not at recent levels. They have allowed the Trust to accelerate many projects both before 31 December 2021 and within the following 12 – 18 months.

At the end of 2021 the Trust's unrestricted funds not already invested in fixed assets were £726,604 (cf 2020 £513,213). Of those balances £652,266 had been designated by the Board for expenditure on works planned for the following 12 to 18 months. Expenditure from those unrestricted funds in the first 6 months of 2022 was around £201k, of which around £153k was on projects.

The Trust has no debt. It has regular unrestricted income in the form of membership subscriptions from its Friends and rents totalling around £37k pa, sufficient to meets its annually recurring and unavoidable support costs.

Reserves policy

The Trust's Reserves Policy is that -

a. It will retain its Expendable Endowment fund as a contingency or precautionary fund.

b. It will retain unrestricted funds as a transactional reserve of not less than 100% of the estimated value of orders outstanding and chargeable to its reserves plus 100% of other budgeted expenditure chargeable to its reserves in the following 3 calendar months.

Investment policy

For the foreseeable future it is not anticipated that the Trust will have sufficient investments to invest primarily for a return, as the majority of bequests and gifts to the Trust it is anticipated will be applied over a short-term period for the ongoing restoration of the Trust property in accordance with the Trust's 5-year plan in furtherance of the Trust's charitable objects. The principal focus of the Trust's current investment policy is therefore capital preservation at an acceptable level of risk.

The Trust has currently no permanent endowment though, were it to receive one, then the policy would be amended to consider for that element of our investments an appropriate return strategy but consistent with the overall objective of capital preservation.

In the context of the overall financial position of the Trust, for the foreseeable future, the investment policy for those investments held in support of the Trust's reserves policy will also be consistent with that for bequests and donations, though the financial instruments held for this element of the overall investments held, is expected to be wider reflecting a longer-term view that would be appropriate.

The expectation is therefore that for the short term, the great majority of investments will be held in cash or liquid money market funds diversified to ensure capital preservation but seeking the best return consistent with such a policy.

To achieve these overall objectives the Trust will appoint an investment adviser in respect of the total investments held, and the mandate given to this adviser will include wherever applicable to consider environmental, social and governance factors.

FUTURE PLANS

The Copped Hall Estate

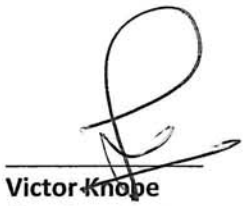
Our project occupies some 30 acres in the middle of 1,000 acres of landscaped parkland and previously working farm. The 1,000 acres comprises numerous ownerships. We regard it as essential that we are on good terms with all the owners including the City of London who own over 800 acres of the parkland. Regular meetings and correspondence are vital in this regard and this will be developed further in the coming years. As the restoration of Copped Hall and its gardens proceed, it is hoped that the restoration of key features in the Parkland will follow. The mansion and parkland were originally conceived as one inter-related entity and we should like their future can seen as such.

A five-year plan

The Trust plans -

- To create an '**outer circle**' of key supporters who act as ambassadors to the Trust. Members of the Outer Circle would be a pool from which new trustees and team leaders may be drawn.
- To begin a number of new initiatives to recruit and retain volunteers across all disciplines and create an environment where their **volunteering** is fulfilling and recognised, while retaining the family atmosphere long associated with the project. This would also involve the seeking out honorary part-time positions for roles such as librarian, office manager, curator, etc.
- To continue to develop procedures and processes that are consistent with the **governance** and administration of a large and respected charity. This includes the expansion of the governing body, supporting administrators and team leaders with a blend of skills and experience whilst retaining the principles and identity of the project.
- To continue to develop our **communication** methods with our supporters as well as providing the means to widen our influence with similar regional organisations, local authorities, conservation bodies and the wider community.

Approved by the Trustees on 11 August 2022 (in their capacity as Company Directors) and signed on their behalf by -



Victor Knobe
Hon Secretary

THE COPPED HALL TRUST

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE PERIOD 1 JANUARY 2021 TO 31 DECEMBER 2021

	Notes	2021 Unrestricted funds £	2021 Restricted income funds £	2021 Expendable endowment fund £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM -						
Donations and legacies	2	369,725	129,623	-	499,348	661,584
Charitable activities	3	36,016	-	-	36,016	20,140
Other trading activities	4	49,811	22,405	-	72,216	58,160
Other income	5	1,670	-	-	1,670	109
Total		**457,222**	**152,028**	**-**	**609,250**	**739,993**
EXPENDITURE ON -						
Raising funds	6	4,840	3,458	-	8,298	5,424
Charitable activities	7	251,473	16,974	-	268,447	186,306
Total		**256,313**	**20,432**	**-**	**276,745**	**191,730**
NET INCOME		**200,909**	**131,596**	**-**	**332,505**	**548,263**
Transfers between funds	17	75,513	(75,513)	-	-	-
Interest payable	8	(308)	-	-	(308)	(1,100)
Gains/(losses) on the revaluation of fixed asset	12	-	-	(3,524)	(3,524)	(45,240)
Net movement in funds		**276,114**	**56,083**	**(3,524)**	**328,673**	**501,923**
RECONCILIATION OF FUNDS -						
Total funds brought forward		3,254,799	87,503	85,520	3,427,822	2,925,899
TOTAL FUNDS CARRIED FORWARD		**3,530,913**	**143,586**	**81,996**	**3,756,495**	**3,427,822**

The notes form part of the financial statements

BALANCE SHEET AT 31 DECEMBER 2021

	Notes	31 December 2021 Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £	2020 Total funds £
FIXED ASSETS -						
Tangible assets	11	2,804,308	-	-	2,804,308	2,741,585
Investments	12	1	-	81,996	81,997	85,521
		2,804,309	**-**	**81,996**	**2,886,305**	**2,827,106**
CURRENT ASSETS -						
Stocks	13	3,531	-	-	3,531	2,294
Debtors and accrued income	14	56,556	800	-	57,356	523,538
Cash at bank and in hand	15	685,568	163,147	-	848,715	130,264
		745,655	163,947	-	909,602	656,096
TOTAL ASSETS		**3,549,964**	**163,947**	**81,996**	**3,795,907**	**3,483,202**
CREDITORS -						
Amounts falling due within one year	16	(19,051)	(20,361)	-	(39,412)	(55,380)
NET CURRENT ASSETS		**726,604**	**143,586**	**-**	**870,190**	**600,716**
TOTAL ASSETS LESS CURRENT LIABILITIES		3,530,913	143,586	81,996	3,756,495	3,427,822
NET ASSETS		**3,530,913**	**143,586**	**81,996**	**3,756,495**	**3,427,822**
FUNDS	17/18					
Unrestricted funds					3,530,913	3,254,797
Restricted income funds	22				143,586	87,505
Expendable endowment fund	22				81,996	85,520
TOTAL FUNDS					**3,756,495**	**3,427,822**

The entity was entitled to exemption from audit under section 477 of the Companies Act 2006.
The members have not required the entity to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.
However, an audit is required in accordance with section 144 of the Charities Act 2011.
The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.
The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees on 11 August 2022 and signed on their behalf by:

Alan Cox
Chairman and Trustee

CASHFLOW STATEMENT

	Notes	2021 £	2021 £	2020 £	2020 £
Net incoming funds from operations			**332,505**		**548,263**
add back Depreciation	11		71,028		71,998
			403,533		620,261
Decrease/(increase) in stocks	13	(1,237)		312	
Decrease/(increase) in debtors	14	466,182		(511,892)	
Increase/(decrease) in operating creditors	16	(18,733)	446,212	11,013	(500,567)
Net cashflow from operations			**849,745**		**119,694**
Cashflow from investing activities					
Expenditure on freehold property	11	(133,751)		(145,360)	
Expenditure on other fixed assets		-		(6,573)	
Increase/(decrease) in capital creditors	16	3,865		5,070	
Net cashflow from investing activities			**(129,886)**		**(146,863)**
Cashflow from interest					
Interest payable		(308)		(1,100)	
Increase/(decrease) in interest owed		(1,100)		1,100	
			(1,408)		-
Cash at bank and in hand at 1 January			130,264		157,433
Cash at bank and in hand c'f			**848,715**		**130,264**

The notes form part of the financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The Copped Hall Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The Copped Hall Trust is a charitable company limited by guarantee and is a public benefit entity under FRS 102. The registered office is detailed on page 1. The financial statements have been prepared in accordance with the Charities SORP (FRS102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The financial statements have been prepared under the historical cost convention in pounds sterling.

Going concern

The accounts have been prepared on the basis that the Trust is a going concern. The Trustees are confident that this is the case and have based this judgement having set aside funds sufficient to meet all approved project costs for 18 months from the time of approving these accounts.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost 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 resources.

Capitalisation policy

The Trust's capitalisation policy from 1 January 2021 onwards is that expenditure will be capitalised at cost or fair value, except in the case of iii and iv below, regardless of its quantum, if it represents –

i a contribution towards the restoration of listed buildings with an expected economic life of at least 50 years or more
ii expenditure on architect's or other professional fees relating to i. above, or
iii the acquisition of an artefact or artefacts appropriate to Copped Hall or the restoration to Copped Hall of an artefact, with a cost or value in excess of £1,000 or
iv the acquisition of an item of furniture, plant or equipment with a cost or value in excess of £5,000.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off the cost less estimated residual value of each asset over its estimated useful life -

Freehold property at	2%	of cost
Artefacts at	2%	of the reducing balance
Plant and machinery at	25%	of the reducing balance

Depreciation is not charged in the year in which capital expenditure is incurred.

Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the statement of financial activities.

Investments in subsidiaries are valued at cost less provision for impairment.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Debtors

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

Cash at bank and in hand

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

Creditors

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

1. **ACCOUNTING POLICIES (cont'd)**

Taxation
The charity is subject to Corporation Tax only on its trading activities. Up to 31 August 2021 it was partially exempt for VAT purposes and any irrecoverable VAT was added to the costs to which it related. With effect from 1 September 2021 the Trust de-registered from VAT.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted income funds can only be used for particular restricted purposes narrower than the objects of the charity. Restrictions arise when specified by the donor or legator or when funds are raised for particular restricted purposes.

Restricted income funds and designated funds are released to the General fund for any capital expenditure net of recoverable VAT.

2. DONATIONS AND LEGACIES

	2021			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Donations	18,775	129,623	-	148,398
Friends subscriptions	28,575	-	-	28,575
Grants	-	-	-	-
Legacies	322,375	-	-	322,375
	369,725	**129,623**	**-**	**499,348**

The recorded number of hours devoted by volunteers to the project in 2021 was 17,935 (2020 12,532). Valued at the hourly living wage for London this was the equivalent of around £198,000 (2020 £136,000). This is not included in the Trust's accounts.

	2020			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Donations	40,547	74,127	-	114,674
Friends subscriptions	29,063	130	-	29,193
Grants	1,000	10,000	-	11,000
Legacies	505,000	1,717	-	506,717
	575,610	**85,974**	**-**	**661,584**

3. INCOME FROM CHARITABLE ACTIVITIES

	2021			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Public events	26,923	-	-	26,923
Education - tours, lectures, courses etc	9,055	-	-	9,055
Maintenance contributions	38	-	-	38
	36,016	**-**	**-**	**36,016**

	2020			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Public events	13,952	-	-	13,952
Education - tours, lectures, courses etc	5,552	100	-	5,652
Maintenance contributions	536	-	-	536
	20,040	**100**	**-**	**20,140**

4. INCOME FROM OTHER TRADING ACTIVITIES

	2021			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Sales of donated items	1,487	10,199	-	11,686
Gift shop sales	2,705	-	-	2,705
100 Club	-	2,498	-	2,498
Acquisition fund	-	2,498	-	2,498
Walled garden produce	-	6,672	-	6,672
Lettings	19,780	-	-	19,780
Rents	8,365	-	-	8,365
Bar sales	2,647	-	-	2,647
Refreshments and facilities	14,394	-	-	14,394
Raffles	433	538	-	971
	49,811	**22,405**	**-**	**72,216**

	2020			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Sales of donated items	743	5,214	-	5,957
Gift shop sales	1,348	-	-	1,348
100 Club	-	2,604	-	2,604
Acquisition fund	-	2,604	-	2,604
Walled garden produce	-	5,630	-	5,630
Lettings	24,380	-	-	24,380
Rents	8,209	-	-	8,209
Bar sales	414	-	-	414
Refreshments and facilities	6,774	-	-	6,774
Raffles	240	-	-	240
	42,108	**16,052**	**-**	**58,160**

5. OTHER INCOME

	2021			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Investment income and interest receivable	1,670	-	-	1,670

	2020			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Investment income and interest receivable	109	-	-	109

6. COST OF RAISING FUNDS

	2021			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Other trading activities				
Cost of bar sales	1,255	-	-	1,255
Cost of refreshments	2,441	-	-	2,441
Gift shop stock	1,036	-	-	1,036
100 Club	-	2,234	-	2,234
Rolls Royce	82	-	-	82
Walled garden costs	-	1,224	-	1,224
Raffle costs	26	-	-	26
	4,840	**3,458**	**-**	**8,298**

	2020			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Other trading activities				
Cost of bar sales	663	-	-	663
Cost of refreshments	1,091	-	-	1,091
Gift shop stock	137	-	-	137
100 Club	-	2,096	-	2,096
Rolls Royce	-	-	-	-
Walled garden costs	-	1,437	-	1,437
	1,891	**3,533**	**-**	**5,424**

7. CHARITABLE ACTIVITIES COSTS

	2021			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Maintenance and restoration				
Small works to the mansion	56,076	8,729	-	64,805
Garden maintenance and restoration	39,794	6,363	-	46,157
Orchard house restoration	-	-	-	-
	95,870	15,092	-	110,962
Provision of educational and cultural events				
Schools	17	-	-	17
Public events costs	5,281	-	-	5,281
Costs of tours, lectures, courses etc	2,440	-	-	2,440
	7,738	-	-	7,738
Support costs				
Insurance	8,848	-	-	8,848
Utilities and services	11,430	-	-	11,430
Printing, postage, advertising and promotion	6,487	75	-	6,562
Housekeeping and sundries	3,337	581	-	3,918
Bank and similar charges	31	-	-	31
Audit	8,674	-	-	8,674
Legal and professional fees	28,469	-	-	28,469
Equipment	9,561	1,226	-	10,787
	76,837	1,882	-	78,719
Depreciation	71,028	-	-	71,028
	251,473	**16,974**	**-**	**268,447**



7. CHARITABLE ACTIVITIES COSTS (continued)

	2020			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Maintenance and restoration				
Small works to the mansion	12,339	14,824	-	27,163
Garden maintenance and restoration	8,699	7,207	-	15,906
Orchard house restoration	12,964	18,618	-	31,582
	34,002	40,649	-	74,651
Provision of educational and cultural events				
Schools	-	-	-	-
Public events costs	1,141	-	-	1,141
Costs of tours, lectures, courses etc	2,290	-	-	2,290
	3,431	-	-	3,431
Support costs				
Insurance	7,523	105	-	7,628
Utilities and services	9,772	-	-	9,772
Printing, postage, advertising and promotion	5,955	750	-	6,705
Housekeeping and sundries	2,590	481	-	3,071
Bank and similar charges	494	-	-	494
Audit	8,140	-	-	8,140
Legal and professional fees	308	-	-	308
Equipment	100	8	-	108
	34,882	1,344	-	36,226
Depreciation	71,998	-	-	71,998
	144,313	**41,993**	**-**	**186,306**

8. INTEREST PAYABLE

	2021 £	2020 £
Interest on over-recovery of VAT	308	1,100

9. NET INCOME/ (EXPENDITURE)

Net income/ (expenditure) is stated after charging/ (crediting) -

	2021 £	2020 £
Auditor's remuneration	8,674	8,140
Depreciation - owned assets	71,028	71,998

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the period ended 31 December 2021 nor for the period ended 31 December 2020 except as disclosed in note 20.

No trustees' expenses were paid for the period ended 31 December 2021 nor for the period ended 31 December 2020 except on production of evidence of payment by trustees on behalf of the Trust.

11. TANGIBLE FIXED ASSETS

	Freehold property £	Artefacts £	Plant and machinery £	Totals £
COST				
At 1 January 2020	3,332,209	20,907	39,062	3,392,178
Additions in 2020	145,360	-	6,573	151,933
At 31 December 2020	3,477,569	20,907	45,635	3,544,111
Additions in 2021	133,751	-	-	133,751
At 31 December 2021	**3,611,320**	**20,907**	**45,635**	**3,677,862**
DEPRECIATION				
At 1 January 2020	673,777	18,829	37,922	730,528
Charge in 2020	69,550	520	1,928	71,998
At 31 December 2020	743,327	19,349	39,850	802,526
Charge in 2021	69,550	31	1,447	71,028
At 31 December 2021	**812,877**	**19,380**	**41,297**	**873,554**
NET BOOK VALUE				
At 1 January 2020	2,658,432	2,078	1,140	2,661,650
At 31 December 2020	2,734,242	1,558	5,785	2,741,585
At 31 December 2021	**2,798,443**	**1,527**	**4,338**	**2,804,308**

12. FIXED ASSET INVESTMENTS

	Shares in group undertakings £	Bequest and donation of shares £	Total £
MARKET VALUE			
At 1 January 2021	1	85,520	85,521
At 31 December 2021	1	81,996	81,997
NET BOOK VALUE			
At 31 December 2020	1	85,520	85,521
At 31 December 2021	1	81,996	81,997

In 2019 the Trust received a bequest of 14,451 Ordinary Shares in the Standard Chartered Bank PLC from its former President and Trustee, Denys Favre and a donation of 3,905 of the same shares from his daughter.
These shares have been included in the Trust's balance sheet at their value at the balance sheet date. The value of the shares was £81,996 as at 31 December 2021
There were no investment assets outside the UK. The company's investments at the balance sheet date in the share capital of group undertakings comprise 100% of the £1 Ordinary share capital of Copped Hall Enterprises Limited (Company no. 03894615). Copped Hall Enterprises Limited has a financial year ending on 31 December.

	At 31 December 2021	2020
Copped Hall Enterprises Limited		
Aggregate capital and reserves	2,001	2,001

13. STOCKS

	At 31 December 2021 £	2020 £
Stocks	3,531	2,294

14. DEBTORS AND ACCRUED INCOME - AMOUNTS FALLING DUE WITHIN ONE YEAR

	At 31 December 2021			
	Unrestricted funds £	Restricted income funds £	Total £	2020 £
Debtors	-	-	-	9,808
Prepayments	100	-	100	82
Accrued income	55,591	800	56,391	510,482
VAT	865	-	865	3,166
	56,556	**800**	**57,356**	**523,538**

15. CASH AT BANK AND IN HAND

Included in cash at bank is a balance of £15,063 held on trust in respect of the Leaseholder maintenance fund. An associated liability of £15,063 is included in creditors.

16. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	At 31 December 2021			
	Unrestricted funds	Restricted income funds	Total	2020
	£	£	£	£
Services for leaseholders	-	15,063	15,063	12,580
Accounts payable	10,481	5,298	15,779	5,475
Accrued expenses	8,450	-	8,450	7,580
VAT	-	-	-	27,727
Interest on VAT over-recovery	-	-	-	1,100
Deferred income	120	-	120	918
	19,051	**20,361**	**39,412**	**55,380**

The services for leaseholders liability consists of service charges received from the leaseholders for services to be provided in the future.

		In 2021				
17. MOVEMENT IN FUNDS	At 1 January 2021	Income	Expenditure (inc Interest)	Transfers	Gains/ (losses)	At 31 December 2021
	£	£	£	£	£	£
EXPENDABLE ENDOWMENT FUND						
Favre family bequest and donation	85,520	-	-	-	(3,524)	81,996
RESTRICTED INCOME FUNDS for						
Restoration of buildings	42,925	126,406	(6,279)	(74,715)	-	88,337
Restoration and maintenance of gardens	12,625	16,891	(9,302)	(632)	-	19,582
Acquisition of artefacts	22,141	2,246	(440)	(166)	-	23,781
Utilitarian acquisitions	2,064	3,690	(2,104)	-	-	3,650
Other purposes	7,750	2,795	(2,309)	-	-	8,236
	87,505	152,028	(20,434)	(75,513)	-	143,586
UNRESTRICTED FUNDS						
Designated funds	26,521	7,616	(95,247)	713,377	-	652,267
General fund	3,228,276	449,606	(161,372)	(637,864)	-	2,878,646
TOTAL FUNDS	**3,427,822**	**609,250**	**(277,053)**	**-**	**(3,524)**	**3,756,495**

17. MOVEMENT IN FUNDS (cont'd)

	At 1 January 2020 £	2020 Income £	Expenditure (inc Interest) £	Transfers £	Gains/ (losses) £	At 31 December 2020 £
EXPENDABLE ENDOWMENT FUND						
Favre family bequest and donation	130,760	-	-	-	(45,240)	85,520
RESTRICTED INCOME FUNDS for						
Restoration of buildings	60,910	79,344	(33,733)	(63,596)	-	42,925
Restoration and maintenance of gardens	13,313	9,105	(8,623)	(1,170)	-	12,625
Acquisition of artefacts	20,448	1,952	(8)	(251)	-	22,141
Utilitarian acquisitions	1,167	7,613	(143)	(6,573)	-	2,064
Other purposes	6,655	4,113	(3,018)	-	-	7,750
	102,493	102,127	(45,525)	(71,590)	-	87,505
UNRESTRICTED FUNDS						
Designated funds	43,891	38,950	(21,516)	(34,804)	-	26,521
General fund	2,648,755	598,916	(125,789)	106,394	-	3,228,276
TOTAL FUNDS	**2,925,899**	**739,993**	**(192,830)**	**-**	**(45,240)**	**3,427,822**

a) At 31 December 2021 the Trust accounted for 38 Restricted funds. Restricted (and designated) funds are now analysed according to the nature of the projects they finance and restricted funds summarised above according to their purpose. The Board designates funds where restricted funds for projects it has approved do not exist or where they are insufficient.

b) Funds restricted to the restoration of buildings are applicable to the restoration of the Georgian and Victorian parts of the Copped Hall mansion or the grounds. Funds for the restoration of buildings are often restricted to the restoration of particular components of the mansion, such as staircases, the lift, windows, doors, hearths or brickwork or to specific parts of the buildings, such as the Wintergarden, the Lightwell or the Orchard Houses in the Walled Garden.

c) Funds restricted to the restoration and maintenance of the gardens are applicable to the Walled Garden, including its walls, the Long Garden and the Standing Remain.

d) There are two funds restricted to the acquisition of artefacts - the American Quest fund, which is for the acquisition of artefacts relating to Copped Hall which have been taken to the United States, and the Acquisition fund, which is for the acquisition of other artefacts relating to Copped Hall. The Acquisition fund contains both donations and half of the proceeds from the Trust's 100 Club lottery, the other half being available for cash prizes and included under Other Purposes.

e) The funds restricted to utilitarian or temporary works are for works intended not to restore Copped Hall but to make it more secure, safer and a better experience for visitors. Funds for utilitarian acquisitions are applicable to expenditure on equipment for the gardens or the refreshments area.

f) The fund restricted to Services for Leaseholders arises from the grant of 999-year leases of apartments in the ancillary buildings. Under the terms of the leases, the Trust has covenanted to provide services, funded by a service charge payable by the lessees.

g) A more detailed analysis of restricted funds is provided in note 22.

18. ANALYSIS OF NET ASSETS BY FUND

	At 31 December 2021				
	Fixed assets £	Investments £	Cash £	Other net current assets £	Net assets £
EXPENDABLE ENDOWMENT FUND					
Favre family bequest and donation	-	81,996	-	-	81,996
	-	81,996	-	-	81,996
RESTRICTED INCOME FUNDS for -					
Restoration of buildings	-	-	92,885	(4,547)	88,338
Gardens	-	-	19,556	25	19,581
Acquisition of artefacts	-	-	24,056	(275)	23,781
Utilitarian acquisitions	-	-	3,350	300	3,650
Services for leaseholders	-	-	15,063	(15,063)	-
Other purposes	-	-	8,236	-	8,236
	-	-	163,146	(19,560)	143,586
UNRESTRICTED FUNDS					
Designated funds	-	-	660,527	(8,261)	652,266
General fund	2,804,308	1	25,042	49,296	2,878,647
TOTAL FUNDS	**2,804,308**	**81,997**	**848,715**	**21,475**	**3,756,495**

	At 31 December 2020				
	Fixed assets £	Investments £	Cash £	Other net current assets £	Net assets £
EXPENDABLE ENDOWMENT FUND					
Favre family bequest and donation	-	85,520	-	-	85,520
	-	85,520	-	-	85,520
RESTRICTED INCOME FUNDS for -					
Restoration of buildings	-	-	43,573	(649)	42,924
Gardens	-	-	11,663	960	12,623
Acquisition of artefacts	-	-	21,896	245	22,141
Utilitarian acquisitions	-	-	473	1,592	2,065
Services for leaseholders	-	-	12,580	(12,580)	-
Other purposes	-	-	7,747	3	7,750
	-	-	97,932	(10,429)	87,503
UNRESTRICTED FUNDS					
Designated funds	-	-	23,781	2,741	26,522
General fund	2,741,585	1	8,551	478,140	3,228,277
TOTAL FUNDS	**2,741,585**	**85,521**	**130,264**	**470,452**	**3,427,822**

19. CAPITAL COMMITMENTS

	2021 £	2020 £
Contracted for but not provided in these financial statements		
Restoration of railings	-	1,364
Restoration of second floor windows	-	5,651
Restoration of dressing room door	-	1,650
Installation of fire alarm system	1,440	-
TOTAL	**1,440**	**8,665**

20. RELATED PARTY DISCLOSURES

Trustee Alan Cox continues to be engaged as Architect as trustees believe his knowledge and past role in the project remains critical. His current contract is due for renewal in 2023. During the period he charged the Trust at a reduced rate of £20,339 (2020 £18,946). He was owed £1,530 at 31 December 2021. His partner, Dilys Bidewell, was also paid for drawing classes of which she was the tutor the sum of £1,050 (2020 - £750).

21. CONTINGENT LIABILITY

The Trust made a voluntary disclosure in March 2021 following a misunderstanding about the application of its partial exemption for VAT.



22. RESTRICTED FUNDS

	At 31 December 2020	In 2021				At 31 December 2021
		Income	Expenditure	Transfers	Gains/ (losses)	
		£	£	£	£	£
Restoration of buildings						
Orchard House	41	-	-	-	-	41
Orchard House Phase II	40	-	-	(40)	-	-
Geoffs glasshouse	230	-	-	-	-	230
Wintergarden	-	500	-	(497)	-	3
Wintergarden stonework	589	-	-	(97)	-	492
Wintergarden safe access	10,000	-	-	(6,592)	-	3,408
Wintergarden rendering	3,278	-	-	-	-	3,278
Fallen Corner	4,451	5,043	-	(7,373)	-	2,121
J Conyers dressing room	(3)	-	-	3	-	-
Henriettas dressing door	2,887	-	-	(1,650)	-	1,237
Lady Conyer's hearth	-	813	-	(813)	-	-
Drawing room door	190	-	-	-	-	190
Stone stairs	(2,460)	3,738	-	(1,278)	-	-
Second floor flight two	-	38,463	-	(9,402)	-	29,061
Atrium lightwell	-	62,860	-	(38,053)	-	24,807
Lift	8,113	9,639	-	(4,129)	-	13,623
Brickwork cleaning tests	-	100	-	-	-	100
Mansion roof	(96)	-	-	96	-	-
Apartment	21	-	-	(21)	-	-
Mansion windows	199	-	-	(199)	-	-
Second floor windows	8,549	-	(6,278)	(2,271)	-	-
Dining room reveals	-	2,250	-	(2,250)	-	-
Entrance hall window	395	-	-	-	-	395
Lintels ground/second	-	625	-	(149)	-	476
Dining room shutter	-	2,375	-	-	-	2,375
Front porch	6,150	-	-	-	-	6,150
Kitchen lights	351	-	-	-	-	351
Gardens						
Walled garden	8,506	7,402	(6,925)	(353)	-	8,630
Roses in rose garden	-	700	(700)	-	-	-
Walled garden wall	1,750	-	(1,676)	(74)	-	-
Roses in white border	250	-	-	-	-	250
Walled garden gates	-	8,789	-	(130)	-	8,659
Long garden	1,200	-	-	-	-	1,200
Terraces	75	-	-	(75)	-	-
Yew tree hedges	272	-	-	-	-	272
Standing remain	571	-	-	*	-	571
Acquisition of artefacts						
Acquisitions	20,145	2,246	(440)	(166)	-	21,785
American Quest	1,996	-	-	-	-	1,996
Utilitarian acquisitions						
Garden bench	300	123	-	-	-	423
Bench in memory of Frances	-	930	(870)	-	-	60
Picnic benches	-	300	-	-	-	300
Dishwasher	1,167	-	-	-	-	1,167
Mowing team/ mower	598	2,080	(1,179)	-	-	1,499
Walled garden tools	-	188	-	-	-	188
Casters for table	-	69	(55)	-	-	14
Other purposes						
100 Club	2,413	2,780	(2,234)	-	-	2,959
Archaeology	4,103	15	-	-	-	4,118
Publishing	1,234	-	(75)	-	-	1,159
TOTAL RESTRICTED INCOME FUNDS	**87,505**	**152,028**	**(20,432)**	**(75,513)**	**-**	**143,586**
Expendable endowment fund	85,520	-	-	-	(3,524)	81,996
TOTAL RESTRICTED FUNDS	**173,025**	**152,028**	**(20,432)**	**(75,513)**	**(3,524)**	**225,582**

22. RESTRICTED FUNDS - continued	At 31 December 2019	2020				At 31 December 2020
		Income	Expenditure	Transfers	Gains/ (losses)	
		£	£	£	£	£
Restoration of buildings						
Orchard House	41	-	-	-	-	41
Orchard House Phase II	18,705	-	(18,617)	(48)	-	40
Geoffs glasshouse	230	-	-	-	-	230
Wintergarden	-	2,770	-	(2,770)	-	-
Wintergarden stonework	-	2,200	-	(1,611)	-	589
Wintergarden safe access	-	10,000	-	-	-	10,000
Wintergarden rendering	3,278	-	-	-	-	3,278
Fallen Corner	892	11,005	-	(7,446)	-	4,451
J Conyers dressing room	-	-	-	(3)	-	(3)
Conyers bedroom hearth	-	1,813	-	(1,813)	-	-
Henriettas dressing door	-	3,125	(177)	(61)	-	2,887
Drawing room door	3,125	-	(2,556)	(379)	-	190
Stone stairs	-	2,938	-	(5,398)	-	(2,460)
Atrium lightwell	14,198	3,475	-	(17,673)	-	-
Lift	1,067	6,931	-	115	-	8,113
Mansion roof	-	-	-	(96)	-	(96)
Apartment	21	-	-	-	-	21
Mansion windows	199	-	-	-	-	199
Second floor windows	781	17,449	(6,113)	(3,568)	-	8,549
Dining room reveals	-	1,700	-	(1,700)	-	-
Entrance hall window	2,500	2,813	(4,541)	(377)	-	395
Entrance hall shutter	-	1,500	(1,728)	228	-	-
Entrance hall architrave	-	5,375	-	(5,375)	-	-
Front porch	-	6,250	-	(100)	-	6,150
Kitchen lights	351	-	-	-	-	351
Loggia	15,521	-	-	(15,521)	-	-
Gardens						
Walled garden	9,540	5,855	(5,844)	(1,045)	-	8,506
Walled garden wall	-	1,750	-	-	-	1,750
Roses in white border	-	250	-	-	-	250
Long garden	1,200	-	-	-	-	1,200
Terraces	282	-	(207)	-	-	75
Yew tree hedges	-	1,250	(853)	(125)	-	272
Standing remain	2,291	-	(1,720)	-	-	571
Acquisition of artefacts						
Acquisitions	18,452	1,952	(8)	(251)	-	20,145
American Quest	1,996	-	-	-	-	1,996
Utilitarian acquisitions						
Garden bench	-	300	-	-	-	300
Dishwasher	1,167	-	-	-	-	1,167
Mowing team/ mower	-	7,313	(142)	(6,573)	-	598
Other purposes						
100 Club	1,147	3,363	(2,097)	-	-	2,413
Archaeology	4,275	-	(172)	-	-	4,103
Publishing	1,234	-	-	-	-	1,234
Newsletters	-	750	(750)	-	-	-
TOTAL RESTRICTED INCOME FUNDS	**102,493**	**102,127**	**(45,525)**	**(71,590)**	**-**	**87,505**
Expendable endowment fund	130,760	-	-	-	(45,240)	85,520
TOTAL RESTRICTED FUNDS	**233,253**	**102,127**	**(45,525)**	**(71,590)**	**(45,240)**	**173,025**

OBJECTS

The objects of the Trust are, in summary, to conserve, restore and maintain Copped Hall, near Epping in Essex, and to use the site for educational, cultural and community purposes.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trust was originally established as a trust and its governing document was a deed. In 1997 it was incorporated and became a charitable company limited by guarantee, registered with both Companies House and the Charity Commission.

The Governing Body of the Trust consists of a minimum of 3 members and, at the time of approving this report, consists of 6, normally referred to as the 'Trustees', who meet formally every six weeks or so. Whilst the Trust has no staff, it has three officers – the Chairman, the Hon Secretary and a Finance Manager. Authority is delegated to them through their role descriptions.

In January 2021 the Governing Body established two Committees – the Risk and Compliance Committee and the Planning, Fundraising and Communications Committee. It has since established Education and Health & Safety Committees. All Committees have agreed terms of reference.

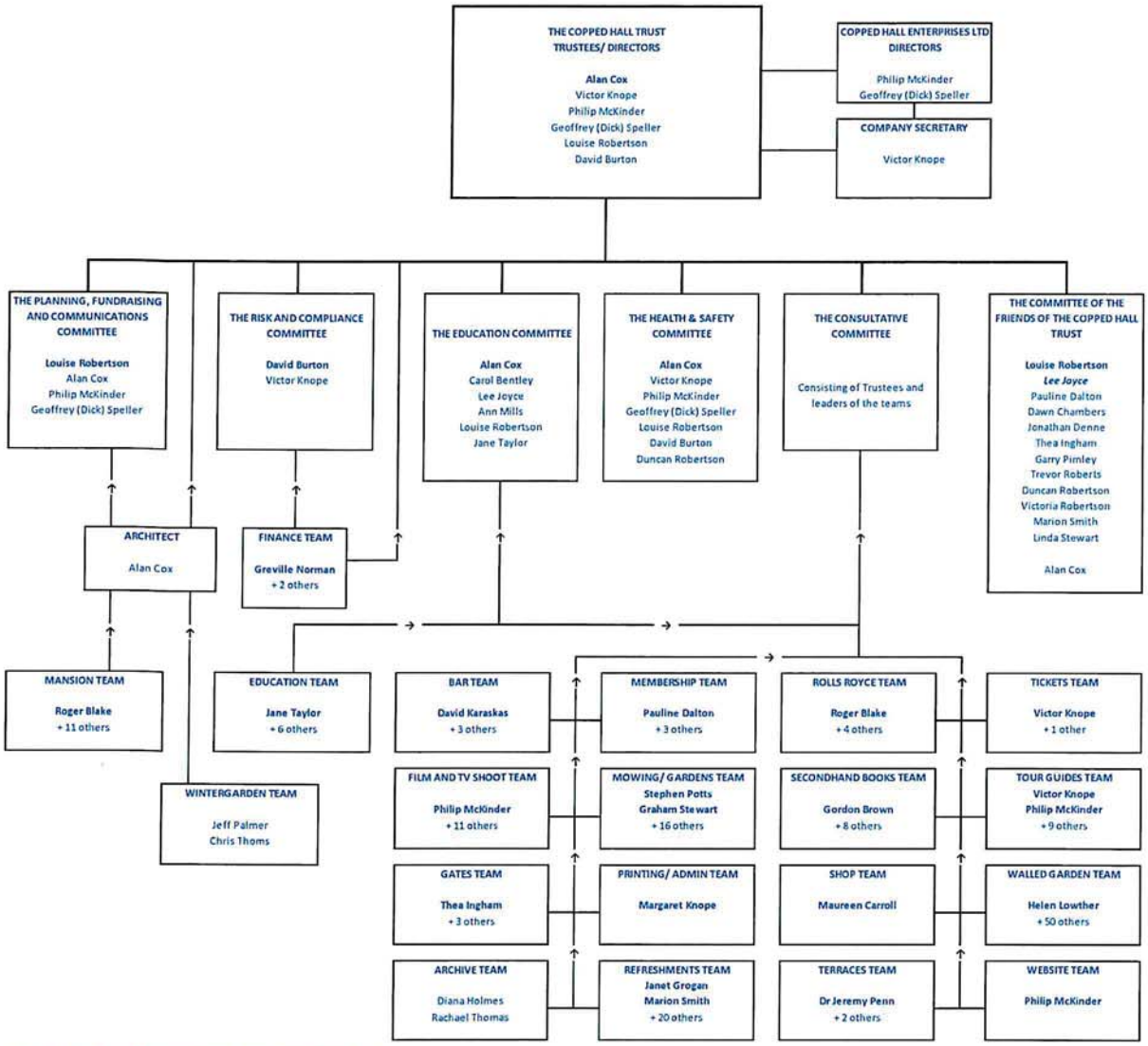
In normal circumstances team leaders meet with Trustees each month in a Consultative Committee to organise events and to discuss progress. The Friends of the Copped Hall Trust have a committee which concerns itself with the enlargement of Friends' membership, the recruitment of volunteers and the well-being of Friends and particularly volunteers. That committee meets about five times a year.

The methods used to recruit and appoint new trustees are (a) from the considerable body of volunteers, who have relevant skills and have demonstrated their commitment to the project and (b) where such skills are not available within the volunteer community, to seek them from the wider community.

New Trustees are required to read selected guidance from the Charity Commission on their role and they receive a copy of the Trust's governing documents and of the latest Annual Report and Accounts. They are briefed on the history, purpose and aims of the Trust by the Chair.

The Trust is obliged under its Governing Documents to take account of the reasonable views of the Corporation of London and the Conservators of Epping Forest in the use of Copped Hall. The Chair is a member of the Georgian Group, of the Friends of Epping Forest, Essex Gardens Trust and the Essex Heritage Trust. The Architect applies to the Epping Forest District Council for listed building consent for the restoration of the buildings.

The structure of the Trust's governance and management is illustrated below –



There are 137 registered members of the volunteer community.
Many are members of more than one team.
Chairs and team leaders are denoted by bold type.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The Copped Hall Trust for the purposes of company law) are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to -

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

Disclosure of information to auditors

Each of the persons who are Trustee at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

AUDITORS

The auditors, Haslers, have indicated their willingness to continue in office. The designated Trustee will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by the Trustees on 11 August 2022 and signed on their behalf by:



Victor Knope
Hon Secretary

REFERENCE AND ADMINISTRATIVE DETAILS

PATRONS	Jennifer Tolhurst, Lord Lieutenant of Essex Lucinda Lambton			
TRUSTEES	A M Cox	Chair		
	V I Knope	Hon Secretary		
	P McKinder			
	G R Speller			
	L Robertson			
	D Burton			
	Dr J W V Penn		Resigned 14/05/2022	Appointed 17/01/2021

COMPANY SECRETARY	V I Knope
REGISTERED OFFICE	Copped Hall The Stables Courtyard Epping Essex CM16 5HS
REGISTERED COMPANY NUMBER	03428819 (England and Wales)
REGISTERED CHARITY NUMBER	1065569
FINANCE MANAGER	G J Norman
AUDITOR	Haslers, Chartered Accountants Old Station Rd, Loughton, IG10 4PL

Opinion

We have audited the financial statements of The Copped Hall Trust (the 'charitable company') for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2021 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement, the Trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the legal and regulatory frameworks that are applicable to the entity we have considered those that have a direct and indirect material impact on the financial statements and operations of the charity. These include but are not limited to the Charities Act 2011, Companies Act 2006, GDPR and tax legislation.

We obtained an understanding of how the charity are complying with those legal and regulatory frameworks by making inquiries to the management and trustees. We corroborated our inquiries through our review of documentation generated and assessing the extent of compliance with the relevant laws and regulations.

We discussed among the audit engagement team regarding the opportunities and incentives, including management override of controls, that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for material misstatements due to fraud are in the following areas, and our specific procedures performed to address these are described below:

The risk of management override of controls is the area where the financial statements were most susceptible to material misstatement due to fraud. In addition, the key principal risks related to the existence of inappropriate journal entries to impact the surplus for the year and management bias in accounting estimates.

Procedures performed to address these were as follows:

• Identifying and assessing the design effectiveness of controls management has in place to prevent and detect fraud, including known or suspected instances of non-compliance with laws and regulations, and fraud,

• Identifying and assessing the effectiveness of controls management has in place for the allocation of funds to and ensuring the funds are used for the charitable objectives,

• Understanding how those charged with governance considered and addressed the potential for override of controls or other inappropriate influence over the financial reporting process,

• Challenging assumptions and judgements made by management in its significant accounting estimates; and

• Identifying and testing journal entries, in particular any unusual journal entries posted around the year-end and journal entries posted by infrequent system users.

• Identifying and assessing how management document and discuss fraud, including known or suspected instances of non-compliance with laws and regulations, through a review of board meeting minutes.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.

Haslers

Haslers
Chartered Accountants
Statutory Auditor
Old Station Road
Loughton
Essex
IG10 4PL

Date: 12 September 2022

Haslers are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE COPPED HALL TRUST

England & Wales - Charity number 1065569

Accounts

REGISTERED COMPANY NUMBER: 03428819 (England and Wales)
REGISTERED CHARITY NUMBER: 1065569



THE COPPED HALL TRUST
CHARITY REGISTRATION NUMBER 1065569/0
www.coppedhalltrust.org.uk

REPORTS OF THE TRUSTEES AND THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

FOR

THE COPPED HALL TRUST

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OBJECTIVES AND ACTIVITIES

The **objects** of the Trust are, in summary, to conserve, restore and maintain Copped Hall, near Epping in Essex, and to use the site for educational, cultural and community purposes.

The Copped Hall site was occupied in the 12th century. During the 14th century it belonged to the Abbots of Waltham, was extended from 180 to 300 acres and in 1537 was given to Henry VIII in the hope of saving Waltham Abbey (it was dissolved three years later). In the middle of the 16th century it changed hands and Elizabeth I gave it to Sir Thomas Heneage who largely rebuilt it to form a very impressive mansion. In 1739 Copped Hall was sold to Edward Conyers and after his death his son, John, decided to demolish the Elizabethan mansion in 1748 as he wanted to express himself with a new Palladian mansion on a different part of the site. Little remains of the Elizabethan mansion although there is much information about it and our archaeologists are constantly finding out more.

The Georgian mansion is very well proportioned with an excellent principal floor plan. Together with its landscaped park it forms a perfect example of an '18th century house in landscape'. There is also a mid-18th century 4-acre walled garden producing flowers, fruit and vegetables. In 1869 Copped Hall was acquired by the extremely wealthy George Wythes. Between 1894 and 1897 his grandson substantially enlarged the Copped Hall with elaborate extensions. An architectural Italianate garden was constructed to the west and the mansion was extended by two wings – one for extra accommodation to the north and to the south a large winter-garden or conservatory. By 1900 the gardens were looked after by at least 31 gardeners with a staff of 27 in the house.

In 1917 the Georgian mansion was tragically burnt out and, although the gardens were maintained until World War II, the mansion was not rebuilt and gradually fell victim to asset stripping and dilapidation. Later the M25 was constructed through a corner of the park. Despite all this the structure of the shell remained in surprisingly good condition.

ACHIEVEMENTS AND PERFORMANCE

The Campaign

A nine-year **campaign** was fought from 1986 to 1995 to save Copped Hall and its, by then 1,000-acre, park from large-scale development. This group that fought the campaign was called the 'Friends of Copped Hall' and comprised representatives of local conservation societies. The aims were to secure the freehold of Copped Hall and gardens in a charitable trust and then, after careful research, to restore the mansion and gardens for educational, cultural and community uses. The campaign was a success.



Extracts from SAVE Britain's Heritage "The Destruction of the Country House - 40 Years On" -

"Successive commercial proposals were put forward .... All were fought off by local campaigners .... The specially formed Copped Hall Trust bought the mansion and gardens .... This is a model of what voluntary groups can achieve."

Restoration

The **Copped Hall Trust** was set up in 1993, purchased the freehold of the mansion and gardens in 1995 and then began to restore the buildings and gardens after careful research. The freehold of the walled kitchen garden was acquired in 1999.

What the Trust had acquired was essentially a shell inhabited with trees. The service buildings were partly burnt, the lead had been stripped from the roofs, the gardens were overgrown and many parts of the premises had been vandalised. The first five years of the Trust's operations consisted of restoring the service buildings and racquets court while clearing the gardens and making the site secure.

In 1998 Trustees set up the **'Friends of the Copped Hall Trust'** to support the Trust and its objectives. The Friends now have around 1,300 members from whom are drawn volunteers who assist with all aspects of the project. Most of the volunteers are grouped into teams - with a team leader - focusing on different parts of the project.

As interest in the project grew a still growing **community of volunteers** began clearance of non-original vegetation together with the clearance of debris from the mansion. Soon after the site had been acquired guided tours were organised and, once floors and roof structures were reinstated, it became possible to hold study days and concerts and later, as the mansion became increasingly usable, events such as meetings of local organisations.

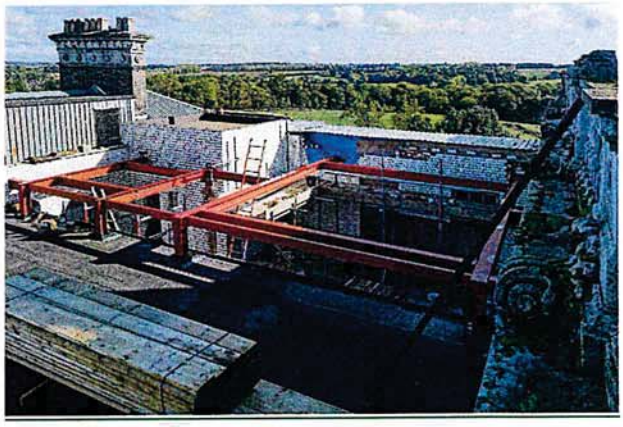
By the time of approving this report the community of volunteers had grown to 127. Volunteers continue to be an essential element of the restoration project. In 2019 the Trust began to keep records of the hours volunteers devote to the project and an almost certainly understated total for 2020 was 12,532 (2019 - 14,879). Valued at the hourly living wage this is the equivalent of around £136,000 (2019 - £157,000). This is not included in the Trust's accounts. During the pandemic restrictions many volunteers continued to work in the mansion's gardens and grounds using their own tools. Having 27 acres they were able to keep more than the recommended social distance from each other. Many have expressed how beneficial this was to their well-being.

Grants from organisations **and donations** from individuals began to help to finance the restoration, all of which has been managed by the Trustees under the direction of the Trust's architect and project manager in consultation with the authorities.

At any one time the Trust has a number of **major and minor projects** in progress. The purpose of the minor projects, typically of up to £5,000 each, is to improve the experience of visitors and make the Hall more useable for the many events taking place in and around it.

In 2020 the main focus of the programme of major projects was on –

The Lightwell is a four storey enclosed space, open to the sky, created when the wing was built in 1895. It is proposed to erect a glazed roof over this space and to install a steel staircase to enable access to the ground, first and second floors. The cost of the glazed roof and associated works is approximately £100,000 and the cost of the staircase is about £50,000. A temporary staircase has been constructed to enable possible donors to comprehend the details of this project at roof level. An illustrated fund-raising document has been produced. Funding has been raised. Work has advanced to include the steel roof frame.





The Loggia (*left*) was constructed in 1895 as part of the substantial additions to the Georgian mansion. The Loggia faces an enclosed garden beside the south elevation of the mansion. The Loggia remained after the mansion was gutted by fire in 1917 but was sold in 1950 after becoming derelict. The Trust managed to secure the return of some of the columns and had others made. The structure has now been basically reinstated. We were supported in the work by a second grant of £10,000 from the Essex Heritage Trust in addition to a private donation.

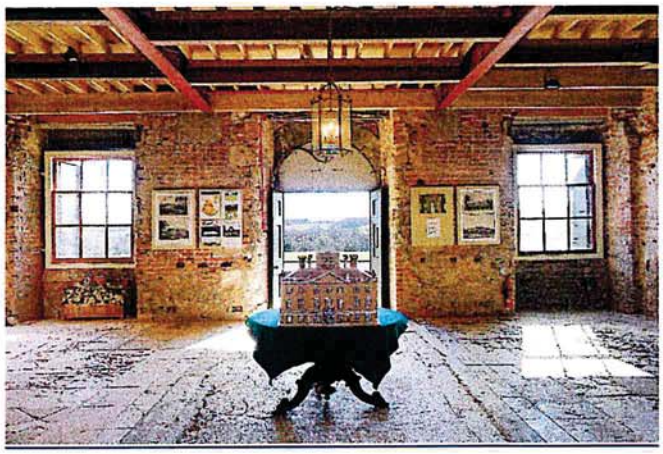
The **Orchard House** (*right*) is the largest glasshouse in the Walled Kitchen Garden. The original building was very badly decayed and eventually collapsed. Over the last few years the Trust has reconstructed the eastern end of this important building according to its original details and now has completed the second section thanks to a generous legacy. A specialist heritage glasshouse contractor was appointed to carry out this work. The Orchard House will be used for nurturing young fruit trees and also for related educational purposes.





The Wintergarden (*left*) was a very elaborate building constructed of Portland stone comprising a huge domed roof of iron lattice beams and glass with the elevations fitted with extensive windows in teak frames. Around 1960, the Wintergarden was dynamited and the roof was destroyed - together with parts of the walls. Considerable work by volunteers has cleared all the debris from the site and reconstruction work has begun. The Wintergarden was an excellent building and well worth restoring in phases. Important sections of the stonework are now being restored.

Entrance hall windows, architraves and shutters



The Entrance Hall is a much-used space as it is where everybody enters the building. The reinstatement of the windows was a welcome improvement. This was a complex operation as the external stone architraves first had to be restored as they were badly damaged. Once this work had been completed temporary steel security shutters had to be installed before the windows could be fitted. The finance for all this work came from a number of private donations.

Many of the ground and first floor windows have been installed have been installed and twelve of the 33 **second floor windows** have now been fitted. It would be very beneficial to install these windows for two reasons ... firstly, it would enable Copped Hall to look much more complete and welcoming and, second, we are now beginning to use the rooms on the second floor. All the windows on the ground and first floor have been fitted with steel

external shutters for security reasons and the mansion looks rather bleak when they are closed. The second floor windows would not need external shutters. The cost to install these second-floor windows would total £28,000.

Education

The Trust's educational object continues to be addressed in many different ways -

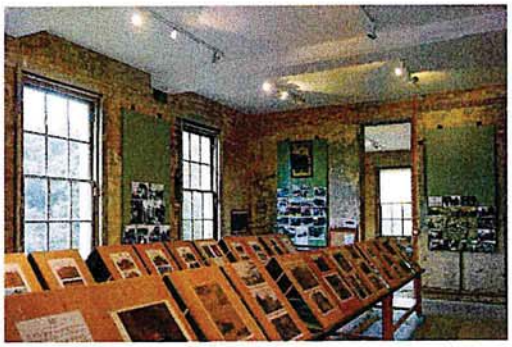
Restoration of the mansion and gardens is in itself an educational vehicle. Visitors come time and time again to see how the restoration is progressing. It is often commented upon that it is rare to see a historic building being reassembled from a ruin. Some say it is more interesting than visiting a completed historic building!

There are normally 11 **guided tours** for the public each year and also a number of special interest private tours. The Open Days are in May, August and October - with the latter also being an 'Apple Day' where apples from all over England are displayed and identified. These guided tour days and open days give the public a chance to explore the mansion and gardens and ask detailed questions about the restoration and the design of the building.



Copped Hall - being on high ground - is an ancient site of human habitation. The Copped Hall Trust has joined with the West Essex Archaeological Group (WEAG) to explore and document the Trust's land including the site of the **Elizabethan Mansion** at Copped Hall. Every year there are series of investigations carried out which are principally educational. The first one is in May when WEAG advance their explorations and make their findings understandable for the public on the Open Day at the end of May. During the summer WEAG hold 'Taster Weekends' on the Copped Hall site to introduce members of the public to **Archaeology**. WEAG also runs Training Courses for those who already have some knowledge of archaeology. The Trust has created display, storage and archive facilities for the archaeologists. Copped Hall is proving a rich archaeological site with even Roman artefacts being unearthed.

On the first floor of the Victorian wing are four grand rooms which are making it possible to hold more comprehensive **exhibitions**. Three main exhibitions have been held to date – all illuminating the history of Copped Hall and the restoration work, including detailed displays featuring Old Copt Hall.





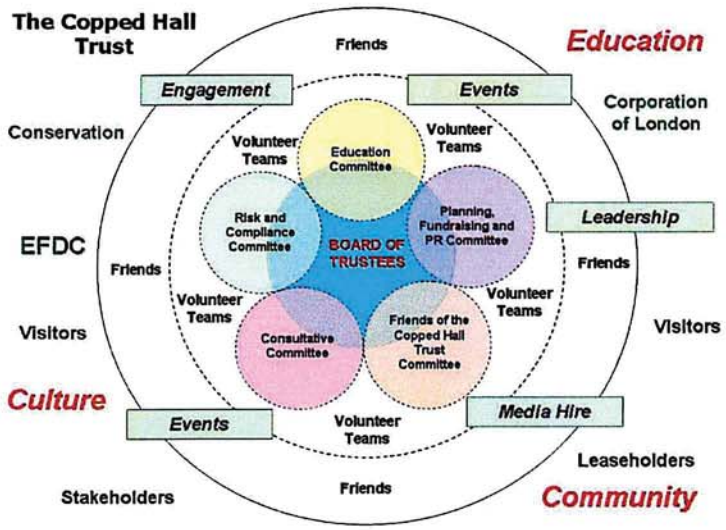
The **School team** would normally host a variety of study days covering Living History, Creative Writing, Art, Habitat and Plants and Archaeology. Thanks to the expertise of one of our volunteers, these days have been remodelled to ensure we deliver an enrichment day which is tailored to the latest Primary Education requirements as well as reflecting the history, environment and culture of Copped Hall. We are also expanding our provision to cater for the requirements of Secondary schools. We strive to broaden the opportunities we offer to local schools, ensuring that they reflect the curriculum and financial constraints of the schools. Owing to Covid all but two events in 2020 were put on hold.

Our regular **Study Days and Workshops** had to be substantially curtailed with the exception of the classes in drawing, furniture restoration and bee-keeping (*right*) and a lecture where social distancing could be achieved.



Culture, recreation and public/ community benefit

Copped Hall has become a significant element of the local community, providing an outlet for the considerable energy of its volunteers, a venue for education and culture, an interest for its visitors and a virtually unique model of community action to conserve, restore and re-acquire heritage assets. Whilst most of its Friends live in the Epping Forest and North-East London area, there is considerable interest elsewhere in the UK and indeed some interest in Ireland, Canada, Australia and the USA. The Trust is recognized by, and works with, authorities and organisations involved or interested in its work.



In 2020 the very extensive annual programme of events was severely curtailed by the pandemic and most had to be postponed or cancelled. Some events were transformed into garden events, which were able to take place with social distancing. However, the following events did proceed more or less as planned -

- Garden afternoons from July onwards
- In 2020 Copped Hall hosted what might be a farewell benefit concert by the internationally acclaimed Fitzwilliam Quartet who have befriended the Trust.

FINANCIAL REVIEW

The Trust's principal sources of finance have been –

1. The sale of leaseholds
2. Grants from institutions, individual donations and legacies
3. Gift aid
4. Events within its primary purpose and
5. A limited amount of trading

Copped Hall was purchased by the Trust entirely via loans from the Architectural Heritage Fund and a private trust. These were repaid by the sale of six leasehold dwellings created within the existing service buildings. The loans were mostly paid off by the year 2000 and since that time the Trust has advanced all aspects of the project by the four other sources of finance above. At the 31 December 2020 the investment in the purchase and restoration had reached around £3.47m (*please see note 10*), not including the very considerable input from the volunteer community.

During 2020 the Trust invested around £145,360 in restoration of the mansion, spent around £27,160 on small works, around £15,900 on the maintenance and restoration of the gardens and around £31,600 on the Orchard House - altogether around £220,000.

In 2020 the Trust received grants of £1,000 from the Tylers and Bricklayers Charitable Trust and of £10,000 from the Grange Farm Trust to provide safe access to the Wintergarden.

Late in 2020 the Trust learnt of a bequest from a very popular volunteer who had died in June 2020. An estimate of the value of the bequest has been included in the accounts. The exact value is not yet known.

The Trustees are enormously grateful to all grantors, donors, friends and volunteers, past and present.

The Trust's income in 2020 was adversely affected by the Covid pandemic. Many public events, study days, concerts and other performances had to be cancelled or postponed beyond the year end and those which were able to proceed often had to involve smaller numbers so that social distancing could be observed. It is believed that around £50,000 of net income was lost in this way.

Risk and uncertainty

The Board has established a Risk and Compliance Committee and a Health and Safety Committee, the latter consisting of all Trustees plus 1 specialist Health and Safety Advisor. The Risk and Compliance Committee advises the Board on all aspects of Risk apart from Health and Safety. The Trust has developed a Risk Register and uses that to score and monitor risks and record and monitor appropriate actions. The most significant risks at the time of reporting concern the potential loss of the skills and knowledge of key individuals, including Trustees, and Health and Safety as the mansion and grounds are restored. The Board has agreed a number of significant measures to reduce the probability and impact in particular of fire hazards and has set funds aside to that end.

Going concern

The accounts have been prepared on the basis that the Trust is a going concern. The Trustees are confident that this is the case and have based this judgement having set aside funds sufficient to meet all approved project costs and forecast the income and expenditure for the General fund for 18 months from the time of approving this report.

The Trust has no debt. It has regular unrestricted income in the form of membership subscriptions from its Friends and rents totalling around £38,000 pa, sufficient to meets its annual support costs.

Reserves policy

The Trust's Reserves Policy is that -

a. It will retain its Expendable Endowment fund as a contingency or precautionary fund.

b. It will retain unrestricted funds as a transactional reserve of not less than 100% of the estimated value of orders outstanding and chargeable to its reserves plus 100% of other budgeted expenditure chargeable to its reserves in the following 3 calendar months.

At the end of 2020 the Trust's unrestricted funds not invested in fixed assets were £513,213 (cf 2019 £30,996) and expenditure from those unrestricted funds in the first 3 months of 2021 was around £50,250, of which around £37,350 was on projects.

Investment policy

For the foreseeable future it is not anticipated that the Trust will have sufficient investments to invest primarily for a return, as the majority of bequests and gifts to the Trust it is anticipated will be applied over a short-term period for the ongoing restoration of the Trust property in accordance with the Trust's 5-year plan in furtherance of the Trust's charitable objects. The principal focus of the Trust's current investment policy is therefore capital preservation at an acceptable level of risk.

The Trust has currently no permanent endowment though, were it to receive one, then the policy would be amended to consider for that element of our investments an appropriate return strategy but consistent with the overall objective of capital preservation.

In the context of the overall financial position of the Trust, for the foreseeable future, the investment policy for those investments held in support of the Trust's reserves policy will also be consistent with that for bequests and donations, though the financial instruments held for this element of the overall investments held, is expected to be wider reflecting a longer-term view that would be appropriate.

The expectation is therefore that for the short term, the great majority of investments will be held in cash or liquid money market funds diversified to ensure capital preservation but seeking the best return consistent with such a policy.

To achieve these overall objectives the Trust will appoint an investment adviser in respect of the total investments held, and the mandate given to this adviser will include wherever applicable to consider environmental, social and governance factors.

FUTURE PLANS

The vision

The vision for Copped Hall is that, through a programme of restoration of the mansion and gardens and of improvement in the facilities it provides, it will become the premier local and first-class national venue for community, cultural and educational use. Conferences will be added to the range of study days, lectures and workshops which already exists and the subject matter will be extended to include, for example, archaeology, social history, the care of historic buildings, the natural environment, agricultural practices, horticulture and garden and landscape design. The Trust will gradually expand the number of concerts and theatrical productions it hosts and provide for meetings of community groups. As ever, this expansion of activities will draw on the community of local volunteers.

The Copped Hall Estate

Our project occupies some 30 acres in the middle of 1,000 acres of landscaped parkland and previously working farm. The 1,000 acres comprises numerous ownerships. We regard it as essential that we are on good terms

with all the owners including the City of London who own over 800 acres of the parkland. Regular meetings and correspondence are vital in this regard and this will be developed further in the coming years.

A five-year plan

The Trust plans -

OUTER CIRCLE

To create an 'outer circle' of key supporters who act as ambassadors to the Trust. Members of the Outer Circle would be a pool from which new trustees and team leaders may be drawn.

VOLUNTEEERING

To initiate a number of new initiatives to recruit and retain volunteers across all disciplines and create an environment where their volunteering is fulfilling and recognised, whist retaining the family atmosphere long associated with the project. This would also involve the seeking out honorary part-time positions for roles such as librarian, office manager, curator, etc..

GOVERNANCE

To continue to develop procedures and processes that are consistent with the administration of a large and respected charity. This includes the expansion of the governing body, supporting administrators and team leaders with a blend of skills and experience whilst retaining the principles and identity of the project.

COMMUNICATION

To continue to develop our communication methods with our supporters as well as providing the means to widen our influence with similar regional organisations, local authorities, conservation bodies and the wider community.

And, subject to the availability of funding to undertake the following restoration and improvements in the next five years -

EDUCATIONAL AND VISITOR FACILITIES

- Improve toilet facilities.
- Install a kitchen in the former chapel to serve the South Room.
- Provide museum facilities, collection store and library.
- Improve educational displays.
- Upgrade exhibition areas.

SECURITY

- Install fire insulation with the floor structures at second floor level.
- Create a caretaker's apartment in Wing at second floor level.
- Install a staircase in the Wing to access caretaker's apartment.
- Provide fire doors in key locations.
- Install a fire alarm system.

RESTORATION

- Complete glazed roof to Lightwell.
- Restore front porch.
- Complete the internal stone staircase sufficient to use.
- Install all windows and steel shutters where relevant
- Restore stone architraves in Wing.
- Install an Adam ceiling in southeast first floor room.
- Reinstate interior of the Passage.
- Install leadwork in vulnerable parts of the mansion flat roof areas.

- Install Mansion/ Wing second floor escape stair.

GROUNDS

- Provide post and rail fencing alongside northern car park shrubbery.
- Install estate railings along northern boundary.
- Adjust and extend of estate railings beside leaseholders area.
- Clear the ridge of debris.
- Create a viewing pyramid around semi–recessed ridge reservoir.
- Complete reinstatement of forecourt ha-ha wall.

GARDENS

- Restore the top of walled kitchen garden wall.
- Complete the Orchard House.
- Restore Walled Kitchen Garden Potting Sheds.
- Stabilise the Causeway.
- Restore the existing eastern back sheds to Walled Kitchen Garden.
- Reinstate at least one length of garden balustrade.
- Reinstate both southern corners to Wintergarden and the southern walling.
- Reinstate eastern stone wall to the Glazed Corridor.
- Install electricity supply to Walled Kitchen Garden.
- Restore Walled Kitchen Garden wrought iron gates.
- Install electricity to store under Causeway.
- Reinstate stone steps on South-West side of Causeway.
- Reinstate north/south central path through gardens.

ADMINISTRATION

- Provide a dedicated Trust office for a secretariat of volunteers.
- Provide records/ archive storage.
- Provide a meeting room.
- Provide adequate internet and communication facilities.

Approved by the Trustees on 23 September 2021 (in their capacity as Company Directors) and signed on their behalf by -



Victor Knope
Hon Secretary

THE COPPED HALL TRUST

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE PERIOD 1 JANUARY 2020 TO 31 DECEMBER 2020

	Notes	2020 Unrestricted funds £	2020 Restricted income funds £	2020 Expendable endowment fund £	2020 Total funds £	2019 Restated Total funds £
INCOME AND ENDOWMENTS FROM -						
Donations and legacies	2	575,610	85,974	-	661,584	258,985
Charitable activities	3	20,040	100	-	20,140	62,729
Other trading activities	4	42,108	16,052	-	58,160	63,588
Other income	5	109	-	-	109	296
Total		**637,867**	**102,126**	**-**	**739,993**	**385,598**
EXPENDITURE ON -						
Raising funds	6	1,891	3,533	-	5,424	9,472
Charitable activities	7	144,313	41,993	-	186,306	186,673
Total		**146,204**	**45,526**	**-**	**191,730**	**196,145**
NET INCOME		**491,663**	**56,600**	**-**	**548,263**	**189,453**
Transfers between funds	16	71,590	(71,590)	-	-	-
Interest payable	20	(1,100)	-	-	(1,100)	-
Gains/(losses) on the revaluation of fixed asset	11	-	-	(45,240)	(45,240)	3,737
Net movement in funds		**562,153**	**(14,990)**	**(45,240)**	**501,923**	**193,190**
RECONCILIATION OF FUNDS -						
Total funds brought forward	20	2,692,646	102,493	130,760	2,925,899	2,732,709
TOTAL FUNDS CARRIED FORWARD		**3,254,799**	**87,503**	**85,520**	**3,427,822**	**2,925,899**

The notes form part of the financial statements

BALANCE SHEET AT 31 DECEMBER 2020

	Notes	31 December 2020 Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £	Restated 31 December 2019 Total funds £
FIXED ASSETS -						
Tangible assets	10	2,741,585	-	-	2,741,585	2,661,650
Investments	11	1	-	85,520	85,521	130,761
		2,741,586	**-**	**85,520**	**2,827,106**	**2,792,411**
CURRENT ASSETS -						
Stocks	12	2,294	-	-	2,294	2,606
Debtors and accrued income	13	517,968	5,570	-	523,538	11,646
Cash at bank and in hand	14	32,333	97,931	-	130,264	157,433
		552,595	103,501	-	656,096	171,685
TOTAL ASSETS		**3,294,181**	**103,501**	**85,520**	**3,483,202**	**2,964,096**
CREDITORS -						
Amounts falling due within one year	15	(39,382)	(15,998)	-	(55,380)	(38,197)
NET CURRENT ASSETS		**513,213**	**87,503**	**-**	**600,716**	**133,488**
TOTAL ASSETS LESS CURRENT LIABILITIES		3,254,799	87,503	85,520	3,427,822	2,925,899
NET ASSETS		**3,254,799**	**87,503**	**85,520**	**3,427,822**	**2,925,899**
FUNDS	16/17					
Unrestricted funds					3,254,797	2,692,646
Restricted income funds	22				87,505	102,493
Expendable endowment fund	22				85,520	130,760
TOTAL FUNDS					**3,427,822**	**2,925,899**

The entity was entitled to exemption from audit under section 477 of the Companies Act 2006.
The members have not required the entity to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.
However, an audit is required in accordance with section 144 of the Charities Act 2011.
The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.
The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees on 23 September 2021 and signed on their behalf by:

Alan Cox
Chairman and Trustee

THE COPPED HALL TRUST

CASHFLOW STATEMENT

	Notes	2020 £	2020 £	2019 Restated £	2019 Restated £
Net incoming funds from operations			**548,263**		**189,453**
deduct In specie donations of investments	11	-		(127,023)	
add back Depreciation	10	71,998	71,998	67,716	(59,307)
			620,261		130,146
Decrease/(increase) in stocks	12	312		382	
Decrease/(increase) in debtors	13	(511,892)		18,513	
Increase/(decrease) in operating creditors	15	11,013	(500,567)	(42,430)	(23,535)
Net cashflow from operations			**119,694**		**106,611**
Cashflow from investing activities					
Expenditure on freehold property	10	(145,360)		(167,639)	
Expenditure on other fixed assets		(6,573)		-	
Increase/(decrease) in capital creditors	15	5,070		11,346	
Net cashflow from investing activities			**(146,863)**		**(156,293)**
Cashflow from interest					
Interest payable		(1,100)			
Increase/(decrease) in interest owed		1,100			
			-		
Cash at bank and in hand at 1 January			157,433		207,115
Cash at bank and in hand c'f			**130,264**		**157,433**

The notes form part of the financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The Copped Hall Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The Copped Hall Trust is a charitable company limited by guarantee and is a public benefit entity under FRS 102. The registered office is detailed on page 1. The financial statements have been prepared in accordance with the Charities SORP (FRS102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The financial statements have been prepared under the historical cost convention in pounds sterling.

Going concern

The accounts have been prepared on the basis that the Trust is a going concern. The Trustees are confident that this is the case and have based this judgement having set aside funds sufficient to meet all approved project costs and forecast the income and expenditure for the General fund for 18 months from the time of approving these accounts.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost 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 resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off the cost less estimated residual value of each asset over its estimated useful life -

Freehold property at	2%	of cost
Artefacts at	25%	of the reducing balance
Plant and machinery at	25%	of the reducing balance

Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the statement of financial activities.
Investments in subsidiaries are valued at cost less provision for impairment.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Debtors

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

Cash at bank and in hand

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

Creditors

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Taxation

The charity is subject to Corporation Tax only on its trading activities. It is partially exempt for VAT purposes. Irrecoverable VAT is added to the costs to which it relates.

Fund accounting

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

Restricted income funds can only be used for particular restricted purposes narrower than the objects of the charity. Restrictions arise when specified by the donor or legator or when funds are raised for particular restricted purposes.

Restricted income funds and designated funds are released to the General fund for capital expenditure net of recoverable VAT.

2. DONATIONS AND LEGACIES

	2020			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Donations	40,547	74,127	-	114,674
Friends subscriptions	29,063	130	-	29,193
Grants	1,000	10,000	-	11,000
Legacies	505,000	1,717	-	506,717
	575,610	85,974	-	661,584

The recorded number of hours devoted by volunteers to the project in 2020 was 12,532 (2019 14,879). Valued at the hourly living wage this was the equivalent of around £136,000 (2019 £157,000). This is not included in the Trust's accounts.

	2019			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Donations	11,429	57,434	27,023	95,886
Friends subscriptions	28,099	-	-	28,099
Grants	-	30,000	-	30,000
Legacies	5,000	-	100,000	105,000
	44,528	87,434	127,023	258,985

3. INCOME FROM CHARITABLE ACTIVITIES

	2020			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Public events	13,952	-	-	13,952
Education - tours, lectures, courses etc	5,552	100	-	5,652
Archaeology	-	-	-	-
Maintenance contributions	536	-	-	536
	20,040	100	-	20,140

	2019			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Public events	44,061	-	-	44,061
Education - tours, lectures, courses etc	15,731	40	-	15,771
Archaeology	-	2,026	-	2,026
Maintenance contributions	871	-	-	871
	60,663	2,066	-	62,729

4. INCOME FROM OTHER TRADING ACTIVITIES

	2020			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Sales of donated items	743	5,214	-	5,957
Gift shop sales	1,348	-	-	1,348
100 Club	-	2,604	-	2,604
Acquisition fund	-	2,604	-	2,604
Walled garden produce	-	5,630	-	5,630
Lettings	24,380	-	-	24,380
Rents	8,209	-	-	8,209
Bar sales	414	-	-	414
Refreshments and facilities	6,774	-	-	6,774
Raffles	240	-	-	240
	42,108	16,052	-	58,160

	2019			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Sales of donated items	1,934	-	-	1,934
Gift shop sales	4,583	-	-	4,583
100 Club	-	2,324	-	2,324
Acquisition fund	-	2,280	-	2,280
Walled garden produce	145	6,535	-	6,680
Lettings	18,227	-	-	18,227
Rents	4,939	-	-	4,939
Bar sales	3,402	-	-	3,402
Refreshments and facilities	17,996	-	-	17,996
Raffles	1,223	-	-	1,223
	52,449	11,139	-	63,588

5. OTHER INCOME

	2020			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Interest receivable	109	-	-	109

	2019			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
Interest receivable	296	-	-	296

6. COST OF RAISING FUNDS

	2020			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Other trading activities				
Cost of raising grants	-	-	-	-
Cost of bar sales	663	-	-	663
Cost of refreshments	1,091	-	-	1,091
Gift shop stock	137	-	-	137
100 Club	-	2,096	-	2,096
Rolls Royce	-	-	-	-
Walled garden costs	-	1,437	-	1,437
	1,891	3,533	-	5,424

	2019 Restated			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Other trading activities				
Cost of raising grants	426	-	-	426
Cost of bar sales	1,278	-	-	1,278
Cost of refreshments	2,448	-	-	2,448
Gift shop stock	2,172	-	-	2,172
100 Club	-	2,178	-	2,178
Rolls Royce	293	-	-	293
Walled garden costs	-	677	-	677
	6,617	2,855	-	9,472

7. CHARITABLE ACTIVITIES COSTS

	2020			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Maintenance and restoration				
Small works to the mansion	12,339	14,824	-	27,163
Garden maintenance and restoration	8,699	7,207	-	15,906
Orchard house restoration	12,964	18,618	-	31,582
	34,002	40,649	-	74,651
Provision of educational and cultural events				
Schools	-	-	-	-
Public events costs	1,141	-	-	1,141
Costs of tours, lectures, courses etc	2,290	-	-	2,290
Archaeology	-	-	-	-
	3,431	-	-	3,431
Support costs				
Insurance	7,523	105	-	7,628
Lettings	-	-	-	-
Utilities and services	9,772	-	-	9,772
Printing, postage, advertising and promotion	5,955	750	-	6,705
Housekeeping and sundries	2,590	481	-	3,071
Bank and similar charges	494	-	-	494
Audit/ Independent examination	8,140	-	-	8,140
Legal and professional fees	308	-	-	308
Equipment	100	8	-	108
	34,882	1,344	-	36,226
Depreciation	71,998	-	-	71,998
	144,313	41,993	-	186,306

7. CHARITABLE ACTIVITIES COSTS (continued)

	2019 Restated			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Maintenance and restoration				
Small works to the mansion	26,300	6,089	-	32,389
Garden maintenance and restoration	9,645	2,398	-	12,043
Orchard house restoration	-	18,726	-	18,726
	35,945	27,213	-	63,158
Provision of educational and cultural events				
Schools	-	-	-	-
Public events costs	8,910	-	-	8,910
Costs of tours, lectures, courses etc	2,440	-	-	2,440
Archaeology	-	1,020	-	1,020
	11,350	1,020	-	12,370
Support costs				
Insurance	7,448	-	-	7,448
Lettings	-	-	-	-
Utilities and services	12,459	-	-	12,459
Printing, postage, advertising and promotion	7,371	110	-	7,481
Housekeeping and sundries	5,634	20	-	5,654
Bank and similar charges	472	-	-	472
Audit/ Independent examination	1,650	-	-	1,650
Legal and professional fees	2,974	-	-	2,974
Equipment	3,458	1,833	-	5,291
	41,466	1,963	-	43,429
Depreciation	67,716	-	-	67,716
	156,477	30,196	-	186,673

8. NET INCOME/ (EXPENDITURE)

Net income/ (expenditure) is stated after charging/ (crediting) -	2020 £	Restated 31 December 2019 £
Auditor's remuneration	8,140	-
Depreciation - owned assets	71,998	67,716

The Trust's 2020 accounts are the first to be subject to an audit, because the Trust's total assets have crossed the threshold of £3.26m. Accounts for prior years were subject to an independent examination.

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the period ended 31 December 2020 nor for the period ended 31 December 2019 except as disclosed in note 19.

No trustees' expenses were paid for the period ended 31 December 2020 nor for the period ended 31 December 2019 except on production of evidence of payment by trustees on behalf of the Trust.

10. TANGIBLE FIXED ASSETS

	Freehold property £	Artefacts £	Plant and machinery £	Totals £
COST				
At 1 January 2019 Restated	3,164,570	20,907	39,062	3,224,539
Additions in 2019 Restated	167,639	-	-	167,639
At 31 December 2019 Restated	3,332,209	20,907	39,062	3,392,178
Additions in 2020	145,360	-	6,573	151,933
At 31 December 2020	3,477,569	20,907	45,635	3,544,111
DEPRECIATION				
At 1 January 2019 Restated	607,134	18,136	37,542	662,812
Charge in 2019 Restated	66,643	693	380	67,716
At 31 December 2019 Restated	673,777	18,829	37,922	730,528
Charge in 2020	69,550	520	1,928	71,998
At 31 December 2020	743,327	19,349	39,850	802,526
NET BOOK VALUE				
At 1 January 2019 Restated	2,557,436	2,771	1,520	2,561,727
At 31 December 2019 Restated	2,658,432	2,078	1,140	2,661,650
At 31 December 2020	2,734,242	1,558	5,785	2,741,585

11. FIXED ASSET INVESTMENTS

	Shares in group undertakings £	Bequest and donation of shares £	Total £
MARKET VALUE			
At 1 January 2020	1	130,760	130,761
At 31 December 2020	1	85,520	85,521
NET BOOK VALUE			
At 31 December 2019	1	130,760	130,761
At 31 December 2020	1	85,520	85,521

In 2019 the Trust received a bequest of 14,451 Ordinary Shares in the Standard Chartered Bank PLC from its former President and Trustee, Denys Favre and a donation of 3,905 of the same shares from his daughter.
These shares have been included in the Trust's balance sheet at their value at the balance sheet date. The value of the shares had fallen to £85,520 as at 31 December 2020
There were no investment assets outside the UK. The company's investments at the balance sheet date in the share capital of group undertakings comprise 100% of the £1 Ordinary share capital of Copped Hall Enterprises Limited (Company no. 03894615). Copped Hall Enterprises Limited has a financial year ending on 31 December.

	At 31 December 2020	2019
Copped Hall Enterprises Limited		
Aggregate capital and reserves	2,001	2,001

12. STOCKS

	At 31 December 2020 £	2019 £
Stocks	2,294	2,606

13. DEBTORS AND ACCRUED INCOME - AMOUNTS FALLING DUE WITHIN ONE YEAR

	At 31 December 2020			
	Unrestricted funds £	Restricted income funds £	Total £	2019 £
Debtors	4,238	5,570	9,808	4,164
Prepayments	82	-	82	35
Accrued income	510,482	-	510,482	5,157
VAT	3,166	-	3,166	2,290
	517,968	5,570	523,538	11,646

14. CASH AT BANK AND IN HAND

Included in cash at bank is a balance of £12,580 held on trust in respect of the Leaseholder maintenance fund. An associated liability of £12,580 is included in creditors.

15. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

		At 31 December 2020			Restated 31 December
		Unrestricted funds £	Restricted income funds £	Total £	2019 £
Services for leaseholders		-	12,580	12,580	10,060
Accounts payable		3,492	1,983	5,475	6,303
Accrued expenses		7,580	-	7,580	2,220
VAT over-recovery	Note 20	26,292	1,435	27,727	19,614
Interest on VAT over-recovery	Note 20	1,100		1,100	-
Deferred income		918	-	918	-
		39,382	15,998	55,380	38,197

The services for leaseholders liability consists of service charges received from the leaseholders for services to be provided in the future.



16. MOVEMENT IN FUNDS	At 1 January 2020	To 31 December 2020 Net movement in funds	Transfers between funds	At 31 December 2020
	£	£	£	£
Favre family bequest and donation	130,760	(45,240)	-	85,520
RESTRICTED INCOME FUNDS for -				
Restoration of buildings	60,910	45,611	(63,596)	42,925
Restoration and maintenance of gardens	13,313	482	(1,170)	12,625
Acquisition of artefacts	20,448	1,944	(251)	22,141
Utilitarian acquisitions	1,167	7,470	(6,573)	2,064
Services for leaseholders	-	-	-	-
Other purposes	6,655	1,095	-	7,750
	102,493	56,602	(71,590)	87,505
UNRESTRICTED FUNDS				
Designated funds	43,891	17,434	(34,804)	26,521
General fund	2,648,755	473,127	106,394	3,228,276
TOTAL FUNDS	2,925,899	501,923	-	3,427,822

Included in the net movement in funds above are -	To 31 December 2020 Incoming resources	Gains/ (losses) on revaluation	Resources expended	Net movement in funds
	£	£	£	£
EXPENDABLE ENDOWMENT FUND				
Favre family bequest and donation	-	(45,240)	-	(45,240)
RESTRICTED INCOME FUNDS for -				
Restoration of buildings	79,344	-	(33,733)	45,611
Restoration and maintenance of gardens	9,105	-	(8,623)	482
Acquisition of artefacts	1,952	-	(8)	1,944
Utilitarian acquisitions	7,613	-	(143)	7,470
Services for leaseholders	-	-	-	-
Other purposes	4,113	-	(3,018)	1,095
	102,127	-	(45,525)	56,602
UNRESTRICTED FUNDS				
Designated funds	38,950	-	(21,516)	17,434
General fund	598,916	-	(125,789)	473,127
TOTAL FUNDS	739,993	(45,240)	(192,830)	501,923

16. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds	At 1 January 2019 £	Net movement in funds £	Transfers between funds £	At 31 December 2019 £
		2019 Restated		
EXPENDABLE ENDOWMENT FUND				
Favre family bequest and donation	-	130,760	-	130,760
RESTRICTED INCOME FUNDS for -				
Restoration of buildings	97,204	55,524	(91,818)	60,910
Restoration and maintenance of gardens	5,881	7,432	-	13,313
Acquisition of artefacts	17,973	2,340	135	20,448
Utilitarian acquisitions	-	1,167	-	1,167
Services for leaseholders	3,881	-	(3,881)	-
Other purposes	5,530	1,125	-	6,655
	130,469	67,588	(95,564)	102,493
UNRESTRICTED FUNDS				
Designated funds	22,207	10,041	11,643	43,891
General fund	2,580,033	(15,199)	83,921	2,648,755
TOTAL FUNDS	2,732,709	193,190	-	2,925,899

Included in the net movement in funds above are -	Incoming resources £	Gains/ (losses) on revaluation £	Resources expended £	Net movement in funds £
		2019 Restated		
EXPENDABLE ENDOWMENT FUND				
Favre family bequest and donation	127,023	3,737	-	130,760
	127,023	3,737	-	130,760
RESTRICTED INCOME FUNDS for -				
Restoration of buildings	79,045	-	(23,521)	55,524
Restoration and maintenance of gardens	11,800	-	(4,368)	7,432
Acquisition of artefacts	2,340	-	-	2,340
Utilitarian acquisitions	3,000	-	(1,833)	1,167
Services for leaseholders	-	-	-	-
Other purposes	4,453	-	(3,328)	1,125
	100,638	-	(33,050)	67,588
UNRESTRICTED FUNDS				
Designated funds	18,136	-	(8,095)	10,041
General fund	139,799	-	(154,998)	(15,199)
TOTAL FUNDS	385,596	3,737	(196,143)	193,190

a) At 31 December 2020 the Trust accounted for 30 Restricted funds. In 2021 the Board decided to reclassify restricted (and designated) funds in order to facilitate project costing in the future. These funds are now analysed according to the nature of the projects they finance and restricted funds summarised above according to their purpose. The Board designates funds where restricted funds for projects it has approved do not exist or where they are insufficient.

b) Funds restricted to the restoration of buildings are applicable to the restoration of the Georgian and Victorian parts of the Copped Hall mansion or the grounds. Funds for the restoration of buildings are often restricted to the restoration of particular components of the mansion, such as staircases, the lift, windows, doors, hearths or brickwork or to specific parts of the buildings, such as the Wintergarden, the Lightwell or the Orchard Houses in the Walled Garden.

c) Funds restricted to the restoration and maintenance of the gardens are applicable to the Walled Garden, including its walls, the Long Garden and the Standing Remain.

d) There are two funds restricted to the acquisition of artefacts - the American Quest fund, which is for the acquisition of artefacts relating to Copped Hall which have been taken to the United States, and the Acquisition fund, which is for the acquisition of other artefacts relating to Copped Hall. The Acquisition fund contains both donations and half of the proceeds from the Trust's 100 Club lottery, the other half being available for cash prizes and included under Other Purposes. There is a third fund restricted to the maintenance of the Rolls Royce already acquired by the Trust.

e) The funds restricted to utilitarian or temporary works are for works intended not to restore Copped Hall but to make it more secure, safer and a better experience for visitors. Funds for utilitarian acquisitions are applicable to expenditure on equipment for the gardens or the refreshments area.

f) The fund restricted to Services for Leaseholders arises from the grant of 999-year leases of apartments in the ancillary buildings. Under the terms of the leases, the Trust has covenanted to provide services, funded by a service charge payable by the tenants.

g) A more detailed analysis of restricted funds is provided in note 22.

17. ANALYSIS OF NET ASSETS BY FUND

	At 31 December 2020				
	Fixed assets £	Investments £	Cash £	Other net current assets £	Net assets £
EXPENDABLE ENDOWMENT FUND					
Favre family bequest and donation	-	85,520	-	-	85,520
	-	85,520	-	-	85,520
RESTRICTED INCOME FUNDS for -					
Restoration of buildings	-	-	43,573	(649)	42,924
Gardens	-	-	11,663	960	12,623
Acquisition of artefacts	-	-	21,896	245	22,141
Utilitarian acquisitions	-	-	473	1,592	2,065
Services for leaseholders	-	-	12,580	(12,580)	-
Other purposes	-	-	7,747	3	7,750
	-	-	97,932	(10,429)	87,503
UNRESTRICTED FUNDS					
Designated funds	-	-	23,781	2,741	26,522
General fund	2,741,585	1	8,551	478,140	3,228,277
TOTAL FUNDS	2,741,585	85,521	130,264	470,452	3,427,822

	Restated 31 December 2019				
	Fixed assets £	Investments £	Cash £	Other net current assets £	Net assets £
EXPENDABLE ENDOWMENT FUND					
Favre family bequest and donation	-	130,760	-	-	130,760
	-	130,760	-	-	130,760
RESTRICTED INCOME FUNDS for -					
Restoration of buildings	-	-	66,233	(3,391)	62,842
Gardens	-	-	12,475	838	13,313
Acquisition of artefacts	-	-	20,200	248	20,448
Utilitarian acquisitions	-	-	1,000	167	1,167
Services for leaseholders	-	-	10,870	(10,870)	-
Other purposes	-	-	7,667	(1,012)	6,655
	-	-	118,445	(14,020)	104,425
UNRESTRICTED FUNDS					
Designated funds	-	-	36,769	5,188	41,957
General fund	2,661,650	1	2,219	(15,113)	2,648,757
TOTAL FUNDS	2,661,650	130,761	157,433	(23,945)	2,925,899

18. CAPITAL COMMITMENTS

	2020 £	2019 £
Contracted for but not provided in these financial statements		
Restoration of railings	1,364	-
Restoration of second floor windows	5,651	-
Restoration of dressing room door	1,650	-
Restoration services for the Orchard House	-	27,072
TOTAL	8,665	27,072

19. RELATED PARTY DISCLOSURES

Trustee A Cox charges the charity for his architectural services in accordance with the Trust's constitution. During the period he charged the Trust at a reduced rate of £18,946 (2019 £19,695). He was owed £1,970 at 31 December 2020. His partner, Dilys Bidewell, was also paid for drawing classes of which she was the tutor the sum of £750 (2019 - £900).

20. PRIOR YEAR ADJUSTMENT

In March 2021 the Trust made a voluntary disclosure to HMRC that it had overclaimed VAT owing to a misunderstanding about the application of its partial exemption. The result of that disclosure was that the Trust became liable to pay £27,727 relating to the period from 1 April 2017 to 30 September 2020, of which £19,614 relates to periods prior to 2020. The debt was paid in June/ July 2021 with the addition of interest payable of £1,408, calculated as at the date of disclosure. The quantum of interest as at 31 December 2020 is not known. A provision of £1,100 has been included in these accounts.

	Freehold property (after depreciation £	Creditors £	Restricted income funds £	Designated funds £	General fund £
For the VAT overclaim -					
Previously stated as at 31 December 2018	2,543,378	(60,280)	(136,680)	(22,205)	(2,568,765)
Capitalised costs -					
Restricted funds for -					
Restoration of buildings	7,414	(7,414)	7,414	-	(7,414)
Designated funds	-	-	-	-	-
General fund	6,972	(6,972)	-	-	-
Expensed costs -					
Restricted funds for -					
Restoration of buildings	-	284	(284)	-	-
Gardens	-	670	(670)	-	-
Acquisition of artefacts	-	245	(245)	-	-
Utilitarian acquisitions	-	-	-	-	-
Other purposes	-	3	(3)	-	-
Designated funds	-	2	-	(2)	-
General fund	-	4,182	-	-	(4,182)
Depreciation	(328)	-	-	-	328
Total restatements to 31 December 2018	14,058	(9,000)	6,212	(2)	(11,268)
Restated as at 31 December 2018	2,557,436	(69,280)	(130,468)	(22,207)	(2,580,033)
Previously stated as at 31 December 2019	2,630,928	(18,583)	(104,738)	(43,701)	(2,638,813)
Capitalised costs -					
Restricted funds for -					
Restoration of buildings	(3,205)	3,205	(3,205)		3,205
Designated funds	(186)	186		(186)	186
General fund	17,404	(17,404)			
Expensed costs -					
Restricted funds for -					
Restoration of buildings	-	436	(436)	-	-
Gardens	-	158	(158)	-	-
Acquisition of artefacts	-	-	-	-	-
Utilitarian acquisitions	-	167	(167)	-	-
Other purposes	-	-	-	-	-
Designated funds	-	-	-	-	-
General fund	-	2,638	-	-	(2,638)
Depreciation	(568)				568
Total restatements 2019	13,445	(10,614)	(3,966)	(186)	1,321
Total restatements to 31 December 2018	14,058	(9,000)	6,212	(2)	(11,268)
Restated as at 31 December 2019	2,658,431	(38,197)	(102,492)	(43,889)	(2,648,760)

21. CONTINGENT LIABILITY

As a result of the above voluntary disclosure the Trust may be liable to a penalty which HMRC may determine at any time up to the middle of June 2022.

22. RESTRICTED FUNDS	Restated 31 December 2019	In 2020				At 31 December 2020
		Income	Expenditure	Transfers	Gains/ (losses)	
		£	£	£	£	£
Restoration of buildings						
Orchard House	41	-	-	-	-	41
Orchard House Phase II	18,705	-	(18,617)	(48)	-	40
Geoffs glasshouse	230	-	-	-	-	230
Wintergarden	-	2,770	-	(2,770)	-	-
Wintergarden stonework	-	2,200	-	(1,611)	-	589
Wintergarden safe access	-	10,000	-	-	-	10,000
Wintergarden rendering	3,278	-	-	-	-	3,278
Fallen Corner	892	11,005	-	(7,446)	-	4,451
J Conyers dressing room	-	-	-	(3)	-	(3)
Conyers bedroom hearth	-	1,813	-	(1,813)	-	-
Henriettas dressing door	-	3,125	(177)	(61)	-	2,887
Drawing room door	3,125	-	(2,556)	(379)	-	190
Stone stairs	-	2,938	-	(5,398)	-	(2,460)
Atrium lightwell	14,198	3,475	-	(17,673)	-	-
Lift	1,067	6,931	-	115	-	8,113
Mansion roof	-	-	-	(96)	-	(96)
Apartment	21	-	-	-	-	21
Mansion windows	199	-	-	-	-	199
Second floor windows	781	17,449	(6,113)	(3,568)	-	8,549
Dining room reveals	-	1,700	-	(1,700)	-	-
Entrance hall window	2,500	2,813	(4,541)	(377)	-	395
Entrance hall shutter	-	1,500	(1,728)	228	-	-
Entrance hall architrave	-	5,375	-	(5,375)	-	-
Front porch	-	6,250	-	(100)	-	6,150
Kitchen lights	351	-	-	-	-	351
Loggia	15,521	-	-	(15,521)	-	-
Gardens						
Walled garden	9,540	5,855	(5,844)	(1,045)	-	8,506
Walled garden wall	-	1,750	-	-	-	1,750
Roses in white border	-	250	-	-	-	250
Long garden	1,200	-	-	-	-	1,200
Terraces	282	-	(207)	-	-	75
Yew tree hedges	-	1,250	(853)	(125)	-	272
Standing remain	2,291	-	(1,720)	-	-	571
Acquisition of artefacts						
Acquisitions	18,452	1,952	(8)	(251)	-	20,145
American Quest	1,996	-	-	-	-	1,996
Utilitarian acquisitions						
Garden bench	-	300	-	-	-	300
Dishwasher	1,167	-	-	-	-	1,167
Mowing team/ mower	-	7,313	(142)	(6,573)	-	598
Other purposes						
100 Club	1,147	3,363	(2,097)	-	-	2,413
Archaeology	4,275	-	(172)	-	-	4,103
Publishing	1,234	-	-	-	-	1,234
Newsletters	-	750	(750)	-	-	-
TOTAL RESTRICTED INCOME FUNDS	**102,493**	**102,127**	**(45,525)**	**(71,590)**	**-**	**87,505**
Expendable endowment fund	130,760	-	-	-	(45,240)	85,520
TOTAL RESTRICTED FUNDS	**233,253**	**102,127**	**(45,525)**	**(71,590)**	**(45,240)**	**173,025**

Negative fund balances in 2020 arose where further income was anticipated but had not been received by, and could not be accrued at, the year end. Such negative balances will be resolved in 2021 if this persists.

22. RESTRICTED FUNDS - continued	Restated 31 December 2018	In 2019 Restated				Restated 31 December 2019
		Income	Expenditure	Transfers	Gains/ (losses)	
		£	£	£	£	£
Restoration of buildings						
Orchard House	41	-	-	-	-	41
Orchard House Phase II	37,206	375	(18,751)	(125)	-	18,705
Geoffs glasshouse	230	-	-	-	-	230
Wintergarden rendering	3,127	187	(36)	-	-	3,278
Fallen Corner	(812)	2,700	(996)	-	-	892
Drawing room door	-	3,125	-	-	-	3,125
State hall	14,748	-	(4)	(14,744)	-	-
Stone stairs	29,976	2,500	-	(32,476)	-	-
Atrium lightwell	-	25,855	-	(11,657)	-	14,198
Lift	10,926	822	-	(10,681)	-	1,067
Exhibition room ceilings	-	20,000	-	(20,000)	-	-
Mansion roof	-	30	-	(30)	-	-
Apartment	21	-	-	-	-	21
Mansion windows	1,390	2,625	(2,440)	(1,376)	-	199
Second floor windows	200	1,875	(1,294)	-	-	781
Entrance hall window	-	2,500	-	-	-	2,500
Kitchen lights	151	200	-	-	-	351
Loggia	-	16,250	-	(729)	-	15,521
Gardens						
Walled garden	4,614	6,675	(1,749)	-	-	9,540
Long garden	1,200	-	-	-	-	1,200
Terraces	-	1,875	(1,593)	-	-	282
Yew tree hedges	-	-	-	-	-	-
Standing remain	67	3,250	(1,026)	-	-	2,291
Acquisition of artefacts						
Acquisitions	15,977	2,340	-	135	-	18,452
American Quest	1,996	-	-	-	-	1,996
Utilitarian acquisitions						
Dishwasher	-	3,000	(1,833)	-	-	1,167
Other purposes						
100 Club	1,001	2,344	(2,198)	-	-	1,147
Archaeology	3,295	2,110	(1,130)	-	-	4,275
Publishing	1,234	-	-	-	-	1,234
Leaseholder maintenance	3,881	-	-	(3,881)	-	-
TOTAL RESTRICTED INCOME FUNDS	**130,469**	**100,638**	**(33,050)**	**(95,564)**	**-**	**102,493**
Expendable endowment fund	-	127,023	-	-	3,737	130,760
TOTAL RESTRICTED FUNDS	**130,469**	**227,661**	**(33,050)**	**(95,564)**	**3,737**	**233,253**

OBJECTS

The objects of the Trust are, in summary, to conserve, restore and maintain Copped Hall, near Epping in Essex, and to use the site for educational, cultural and community purposes.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trust was originally established as a trust and its governing document was a deed. In 1997 it was incorporated and became a charitable company limited by guarantee, registered with both Companies House and the Charity Commission.

The Governing Body of the Trust consists of a minimum of 3 members and, at the time of approving this report, consists of 7, normally referred to as the 'Trustees', who meet formally once a month. Whilst the Trust has no staff, it has three officers – the Chairman, the Hon Secretary and a Finance Manager. Authority is delegated to them through their role descriptions.

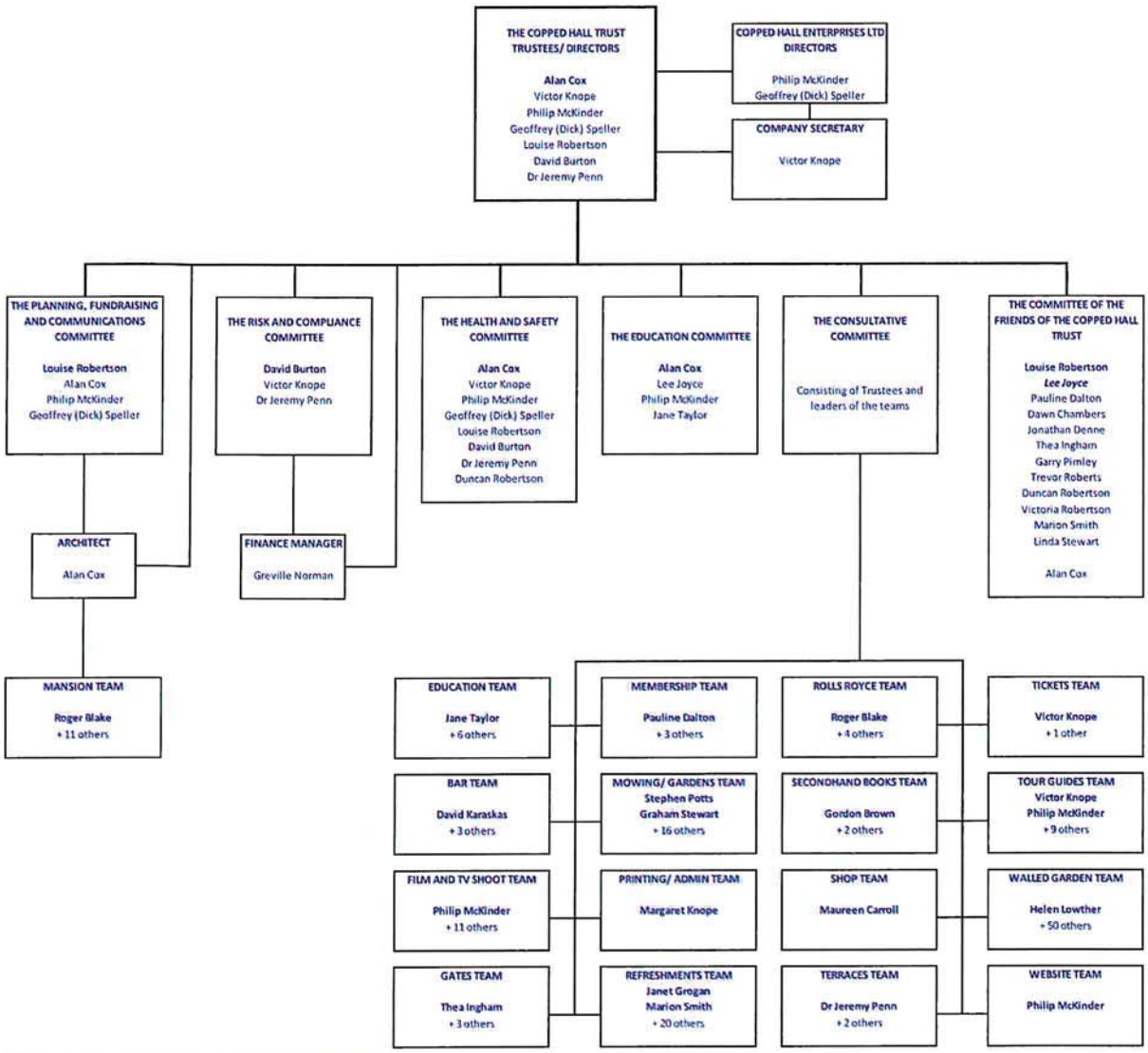
In January 2021 the Governing Body established two Committees – the Risk and Compliance Committee and the Planning, Fundraising and Communications Committee, which have agreed terms of reference. In normal circumstances team leaders meet with Trustees each month in a Consultative Committee to organise events and to discuss progress. The Friends of the Copped Hall Trust have a committee which deals with subscriptions, the ongoing involvement of its members and the many events. That committee meets about five times a year.

The methods used to recruit and appoint new trustees are (a) from the considerable body of volunteers, who have relevant skills and have demonstrated their commitment to the project and (b) where such skills are not available within the volunteer community, to seek them from the wider community.

New Trustees are required to read selected guidance from the Charity Commission on their role and they receive a copy of the Trust's governing documents and of the latest Annual Report and Accounts. They are briefed on the history, purpose and aims of the Trust by the Chair.

The Trust is obliged under its Governing Documents to take account of the reasonable views of the Corporation of London and the Conservators of Epping Forest in the use of Copped Hall. The Chair is a member of the Georgian Group, of the Friends of Epping Forest, Essex Gardens Trust and the Essex Heritage Trust. The Architect applies to the Epping Forest District Council for listed building consent for the restoration of the buildings.

The structure of the Trust's governance and management is illustrated below –



There are 127 registered members of the volunteer community.
Many are members of more than one team.
Chairs and team leaders are denoted by bold type.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The Copped Hall Trust for the purposes of company law) are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to -

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

Disclosure of information to auditors

Each of the persons who are Trustee at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

AUDITORS

The auditors, Haslers, have indicated their willingness to continue in office. The designated Trustee will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by the Trustees on 23 September 2021 and signed on their behalf by:



Victor Knope
Hon Secretary

REFERENCE AND ADMINISTRATIVE DETAILS

PATRONS	Jennifer Tolhurst, Lord Lieutenant of Essex Lucinda Lambton		
TRUSTEES	A M Cox	Chair	
	V I Knope	Hon Secretary	
	P McKinder		
	G R Speller		
	L Robertson		Appointed 29/11/2020
	D Burton		Appointed 29/11/2020
	Dr J W V Penn		Appointed 17/01/2021
	R J H Caterer	Deceased 29/10/2020	

COMPANY SECRETARY	V I Knope
REGISTERED OFFICE	Copped Hall The Stables Courtyard Epping Essex CM16 5HS
REGISTERED COMPANY NUMBER	03428819 (England and Wales)
REGISTERED CHARITY NUMBER	1065569
FINANCE MANAGER	G J Norman
AUDITOR	Haslers, Chartered Accountants Old Station Rd, Loughton, IG10 4PL

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE COPPED HALL TRUST

Opinion

We have audited the financial statements of The Copped Hall Trust (the 'charitable company') for the year ended 31 December 2020 which comprise the Statement of financial activities, the balance sheet, the statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2020 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the trustee's responsibilities statement, the Trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

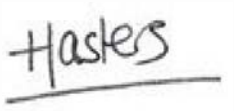
- Reviewing large and unusual bank transactions.
- Carrying out walkthrough testing to ensure internal controls are in place to prevent errors and fraud.
- Carrying out substantive testing for income to ensure it is correctly recognised in line with the charity's policy.
- Carrying out substantive testing for expenditure to cover authorisation in line with financial policies and procedures of the charity.
- Scrutinising manual journals for evidence of unusual transactions.
- Assessment of the appropriateness of accounting estimates.
- Reviewing compliance with the relevant laws and regulations.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE COPPED HALL TRUST

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.



Haslers
Chartered Accountants
Statutory Auditor
Old Station Road
Loughton
Essex
IG10 4PL

Date: 23 September 2021

Haslers are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.