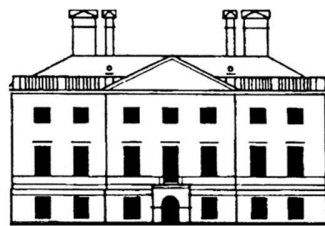


**REGISTERED COMPANY NUMBER: 03428819 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1065569**



**THE COPPED HALL TRUST**  
CHARITY REGISTRATION NUMBER 1065569/0  
[www.coppedhalltrust.org.uk](http://www.coppedhalltrust.org.uk)

**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 12<sup>th</sup> century. During the 14<sup>th</sup> 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 16<sup>th</sup> 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-18<sup>th</sup> 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

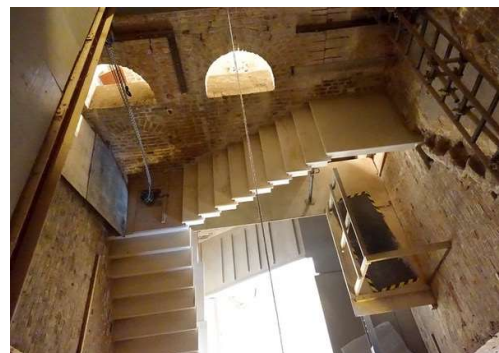
In 2022 the main focus of the programme of major projects was on –

**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.



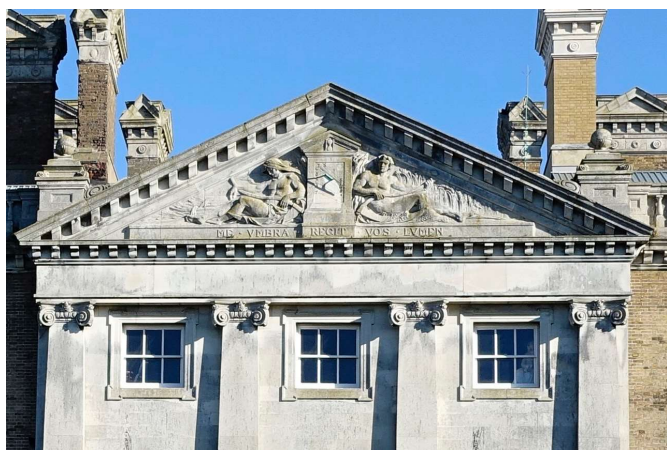
**The Fallen Corner** - After Copped Hall was burnt out in 1917 the Wintergarden was kept up but by the 1950 vandalism had taken its toll with much of the glass roof smashed. The building was dynamited and demolished. Although most of the walls survived, the two southern corners were toppled. The remains 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**

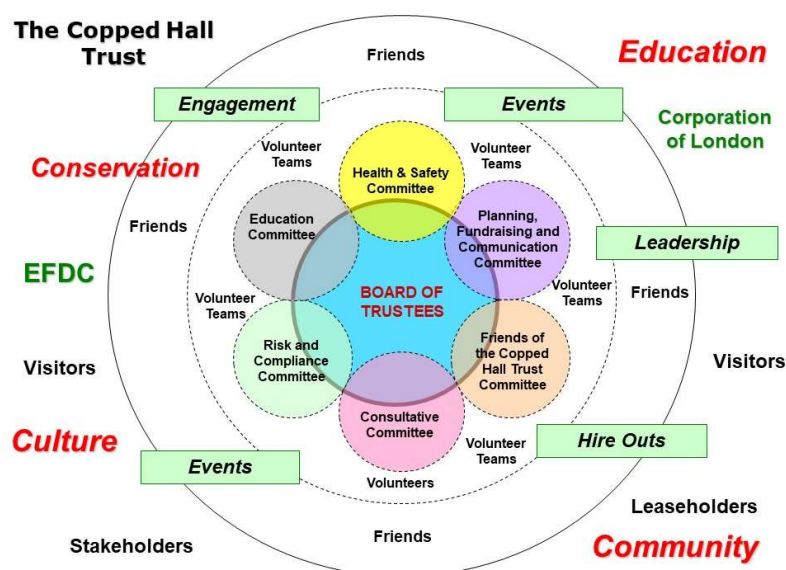
For many years now we have arranged Study Days, Workshops and Lectures which have been well attended. Education is the primary aim of the Trust apart from the restoration of the buildings and gardens. All the time we are endeavouring to improve our educational facilities and seek to include conferences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



# THE COPPED HALL TRUST



## 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 £
<b>INCOME AND ENDOWMENTS FROM -</b>					
Donations and legacies	2	461,691	57,009	-	518,700
Charitable activities	3	55,136	1,110	-	56,246
Other trading activities	4	46,788	29,584	-	76,372
Other income	5	3,116	-	-	3,116
<b>Total</b>		<b>566,731</b>	<b>87,703</b>	<b>-</b>	<b>654,434</b>
<b>EXPENDITURE ON -</b>					
Raising funds	6	7,798	3,444	-	11,242
Charitable activities	7	333,908	21,230	-	355,138
<b>Total</b>		<b>341,706</b>	<b>24,674</b>	<b>-</b>	<b>366,380</b>
<b>NET INCOME</b>		<b>225,025</b>	<b>63,029</b>	<b>-</b>	<b>288,054</b>
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
<b>Net movement in funds</b>		<b>319,615</b>	<b>(31,561)</b>	<b>32,251</b>	<b>328,673</b>
<b>RECONCILIATION OF FUNDS -</b>					
Total funds brought forward		3,530,913	143,586	81,996	3,756,495
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>3,850,528</b>	<b>112,025</b>	<b>114,247</b>	<b>3,756,495</b>

# THE COPPED HALL TRUST



## BALANCE SHEET AT 31 DECEMBER 2022

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

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

# THE COPPED HALL TRUST



## CASHFLOW STATEMENT

Notes	2022		2021	
	£	£	£	£
<b>Net incoming funds from operations</b>		<b>288,054</b>		<b>332,505</b>
<u>add back</u> 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)	(18,733)	446,212
<b>Net cashflow from operations</b>		<b>(44,553)</b>		<b>849,745</b>
<b>Cashflow from investing activities</b>				
Expenditure on freehold property	11	(246,799)	(133,751)	
Expenditure on other fixed assets		-	-	
Increase/(decrease) in capital creditors	16	(2,001)	3,865	
<b>Net cashflow from investing activities</b>		<b>(248,800)</b>		<b>(129,886)</b>
<b>Cashflow from interest</b>				
Interest payable		-	(308)	
Increase/(decrease) in interest owed		1,100	(1,100)	
		<b>1,100</b>		<b>(1,408)</b>
Cash at bank and in hand at 1 January		848,715		130,264
<b>Cash at bank and in hand at 31 December 2022</b>		<b>556,462</b>		<b>848,715</b>



# THE COPPED HALL TRUST



## 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.

# THE COPPED HALL TRUST



## 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
	£	£	£
Donations	33,504	50,909	-
Friends subscriptions	30,295	-	-
Grants	-	6,100	-
Legacies	397,892	-	-
	<b>461,691</b>	<b>57,009</b>	<b>-</b>
	<b>518,700</b>		

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
	£	£	£
Donations	18,775	129,623	-
Friends subscriptions	28,575	-	-
Grants	-	-	-
Legacies	322,375	-	-
	<b>369,725</b>	<b>129,623</b>	<b>-</b>
	<b>499,348</b>		

## 3. INCOME FROM CHARITABLE ACTIVITIES

	2022		
	Unrestricted funds	Restricted income funds	Expendable endowment fund
	£	£	£
Public events	42,159	1,020	-
Education - tours, lectures, courses etc	12,645	30	-
Archaeology	-	60	-
Maintenance contributions	332	-	-
	<b>55,136</b>	<b>1,110</b>	<b>-</b>
	<b>56,246</b>		

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

# THE COPPED HALL TRUST



## 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
	<b>46,788</b>	<b>29,584</b>	<b>-</b>	<b>76,372</b>

	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
	<b>49,811</b>	<b>22,405</b>	<b>-</b>	<b>72,216</b>

## 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



# THE COPPED HALL TRUST



## 6. COST OF RAISING FUNDS

	2022			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
<b>Other trading activities</b>				
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
	<b>7,798</b>	<b>3,444</b>	-	<b>11,242</b>
	2021			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
<b>Other trading activities</b>				
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
	<b>4,840</b>	<b>3,458</b>	-	<b>8,298</b>

## 7. CHARITABLE ACTIVITIES COSTS

	2022			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
<b>Maintenance and restoration</b>				
Small works to the mansion	98,648	-	-	98,648
Garden maintenance and restoration	51,867	16,482	-	68,349
	<b>150,515</b>	<b>16,482</b>	-	<b>166,997</b>
<b>Provision of educational and cultural events</b>				
Schools	-	-	-	-
Public events costs	11,053	185	-	11,238
Costs of tours, lectures, courses etc	1,300	-	-	1,300
	<b>12,353</b>	<b>185</b>	-	<b>12,538</b>
<b>Support costs</b>				
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
	<b>97,699</b>	<b>4,563</b>	-	<b>102,262</b>
<b>Depreciation</b>	<b>73,341</b>	-	-	<b>73,341</b>
	<b>333,908</b>	<b>21,230</b>	-	<b>355,138</b>

# THE COPPED HALL TRUST



## 7. CHARITABLE ACTIVITIES COSTS (continued)

	2021			
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
<b>Maintenance and restoration</b>				
Small works to the mansion	56,076	8,729	-	64,805
Garden maintenance and restoration	39,794	6,363	-	46,157
	<u>95,870</u>	<u>15,092</u>	<u>-</u>	<u>110,962</u>
<b>Provision of educational and cultural events</b>				
Schools	17	-	-	17
Public events costs	5,281	-	-	5,281
Costs of tours, lectures, courses etc	2,440	-	-	2,440
	<u>7,738</u>	<u>-</u>	<u>-</u>	<u>7,738</u>
<b>Support costs</b>				
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
	<u>76,837</u>	<u>1,882</u>	<u>-</u>	<u>78,719</u>
<b>Depreciation</b>	<u>71,028</u>	<u>-</u>	<u>-</u>	<u>71,028</u>
	<u><b>251,473</b></u>	<u><b>16,974</b></u>	<u><b>-</b></u>	<u><b>268,447</b></u>

## 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	<u>73,341</u>	<u>71,028</u>

## 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.

# THE COPPED HALL TRUST



11. TANGIBLE FIXED ASSETS	Freehold property £	Artefacts £	Plant and machinery £	Totals £
<b>COST</b>				
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
<b>At 31 December 2022</b>	<b>3,858,119</b>	<b>20,907</b>	<b>45,635</b>	<b>3,924,661</b>
<b>DEPRECIATION</b>				
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
<b>At 31 December 2022</b>	<b>885,102</b>	<b>19,411</b>	<b>42,382</b>	<b>946,895</b>
<b>NET BOOK VALUE</b>				
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
<b>At 31 December 2022</b>	<b>2,973,017</b>	<b>1,496</b>	<b>3,253</b>	<b>2,977,766</b>

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

<b>Copped Hall Enterprises Limited</b>	<b>At 31 December 2022</b>	
Aggregate capital and reserves	2,001	2,001

13. STOCKS	<b>At 31 December 2022</b>	<b>2021</b>
	£	£
Stocks	4,830	3,531

14. DEBTORS AND ACCRUED INCOME - AMOUNTS FALLING DUE WITHIN ONE YEAR	<b>At 31 December 2022</b>			<b>2021</b>
	Unrestricted funds £	Restricted income funds £	Total £	£
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
	<b>455,489</b>	<b>514</b>	<b>456,003</b>	<b>57,356</b>



# THE COPPED HALL TRUST



## 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
	<b>19,720</b>	<b>12,789</b>	<b>32,509</b>	<b>39,412</b>

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

	At 1 January 2022 £	In 2022				At 31 December 2022 £
		Income £	Expenditure (inc Interest) £	Transfers £	Gains/ (losses) £	
<b>17. MOVEMENT IN FUNDS</b>						
<b>EXPENDABLE ENDOWMENT FUND</b>						
Favre family bequest and donation	81,996	-	-	-	32,251	114,247
<b>RESTRICTED INCOME FUNDS for</b>						
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
<b>UNRESTRICTED FUNDS</b>						
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
<b>TOTAL FUNDS</b>	<b>3,756,495</b>	<b>654,434</b>	<b>(366,380)</b>	<b>-</b>	<b>32,251</b>	<b>4,076,800</b>

# THE COPPED HALL TRUST



## 17. MOVEMENT IN FUNDS (cont'd)

	At 1 January 2021 £	2021				At 31 December 2021 £
		Income £	Expenditure (inc Interest) £	Transfers £	Gains/ (losses) £	
<b>EXPENDABLE ENDOWMENT FUND</b>						
Favre family bequest and donation	85,520	-	-	-	(3,524)	81,996
<b>RESTRICTED INCOME FUNDS for</b>						
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
<b>UNRESTRICTED FUNDS</b>						
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
<b>TOTAL FUNDS</b>	<b>3,427,822</b>	<b>609,250</b>	<b>(277,053)</b>	<b>-</b>	<b>(3,524)</b>	<b>3,756,495</b>

- 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.

# THE COPPED HALL TRUST



## 18. ANALYSIS OF NET ASSETS BY FUND

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

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

## 19. CAPITAL COMMITMENTS

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

## 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.

# THE COPPED HALL TRUST



## 22. RESTRICTED FUNDS

	At 31 December 2021	In 2022				At 31 December 2022
		Income £	Expenditure £	Transfers £	Gains/ (losses) £	£
<b>Restoration of buildings</b>						
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
<b>Gardens</b>						
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
<b>Acquisition of artefacts</b>						
Acquisitions	21,785	2,028	(800)	-	-	23,013
American Quest	1,996	-	-	-	-	1,996
Rolls Royce	-	150	-	-	-	150
<b>Utilitarian acquisitions</b>						
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)	-	-	-
<b>Other purposes</b>						
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
<b>TOTAL RESTRICTED INCOME FUNDS</b>	<b>143,586</b>	<b>87,703</b>	<b>(24,674)</b>	<b>(94,590)</b>	<b>-</b>	<b>112,025</b>
<b>Expendable endowment fund</b>	<b>81,996</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>32,251</b>	<b>114,247</b>
<b>TOTAL RESTRICTED FUNDS</b>	<b>225,582</b>	<b>87,703</b>	<b>(24,674)</b>	<b>(94,590)</b>	<b>32,251</b>	<b>226,272</b>

# THE COPPED HALL TRUST



## 22. RESTRICTED FUNDS - continued

	At 31 December 2020	In 2021				At 31 December 2021
		Income £	Expenditure £	Transfers £	Gains/ (losses) £	£
<b>Restoration of buildings</b>						
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
<b>Gardens</b>						
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
<b>Acquisition of artefacts</b>						
Acquisitions	20,145	2,246	(440)	(166)	-	21,785
American Quest	1,996	-	-	-	-	1,996
<b>Utilitarian acquisitions</b>						
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
<b>Other purposes</b>						
100 Club	2,413	2,780	(2,234)	-	-	2,959
Archaeology	4,103	15	-	-	-	4,118
Publishing	1,234	-	(75)	-	-	1,159
Newsletters	-	-	-	-	-	-
<b>TOTAL RESTRICTED INCOME FUNDS</b>	<b>87,503</b>	<b>152,028</b>	<b>(20,432)</b>	<b>(75,513)</b>	<b>-</b>	<b>143,586</b>
<b>Expendable endowment fund</b>	<b>85,520</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(3,524)</b>	<b>81,996</b>
<b>TOTAL RESTRICTED FUNDS</b>	<b>173,023</b>	<b>152,028</b>	<b>(20,432)</b>	<b>(75,513)</b>	<b>(3,524)</b>	<b>225,582</b>



**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.

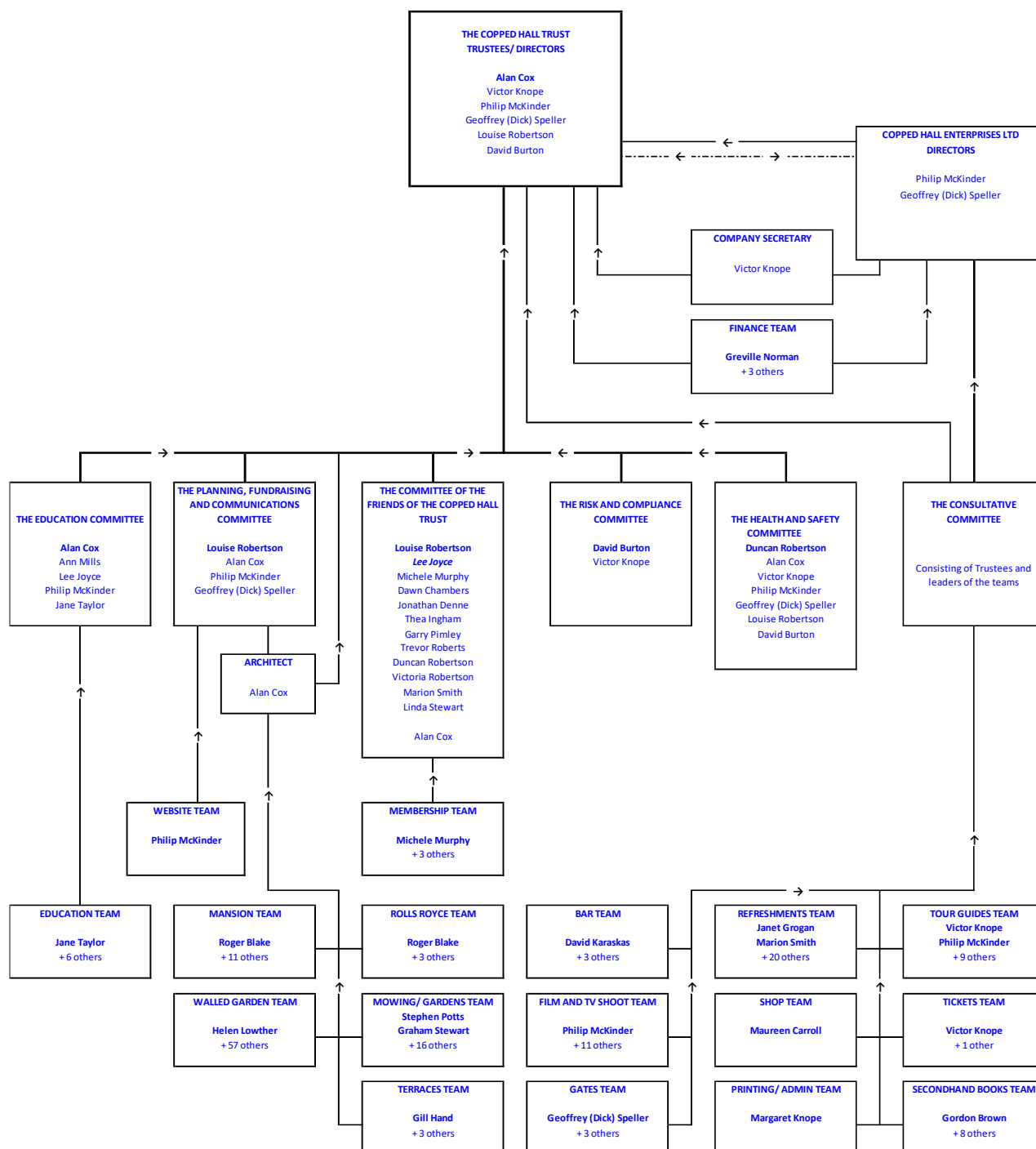
In normal circumstances team leaders meet with Trustees each month in a Consultative Committee to organise events and to discuss progress. The Friends of the Copped Hall Trust have a committee which concerns itself with the enlargement of Friends’ membership, the recruitment of volunteers and the well-being 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:**

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**Victor Knope**  
**Hon Secretary**

**REFERENCE AND ADMINISTRATIVE DETAILS**

**PATRONS** Jennifer Tolhurst, Lord Lieutenant of Essex  
Lucinda Lambton

<b>TRUSTEES</b>	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.