

**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  
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

<b>TRUSTEES</b>	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** 1065569  
**REGISTERED CHARITY NUMBER**

### **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 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.

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

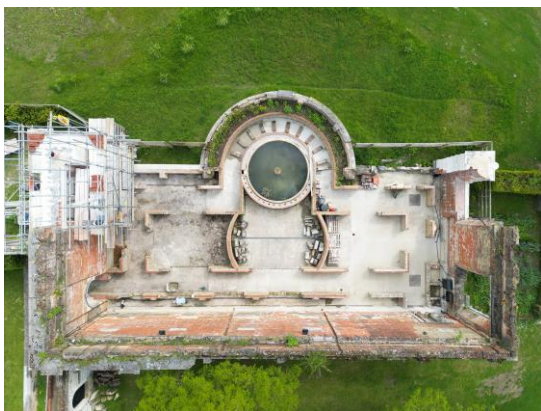
The wing of the mansion was finally abandoned around 1950 and the wing corridor roof gradually collapsed through lack of maintenance. We have now reinstated this roof using a beam and block construction and installed an asphalt roof. To enable the roof to be constructed, extensive work had to be carried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



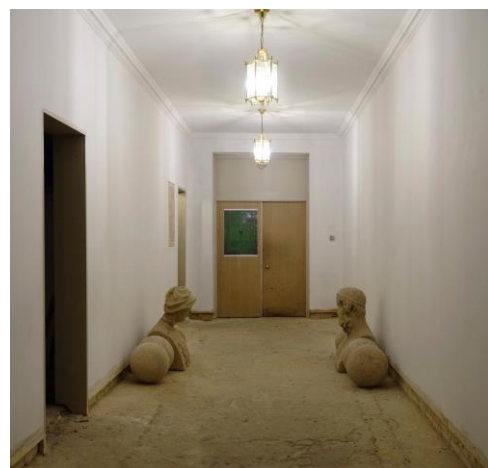


### **Lavatories**

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**

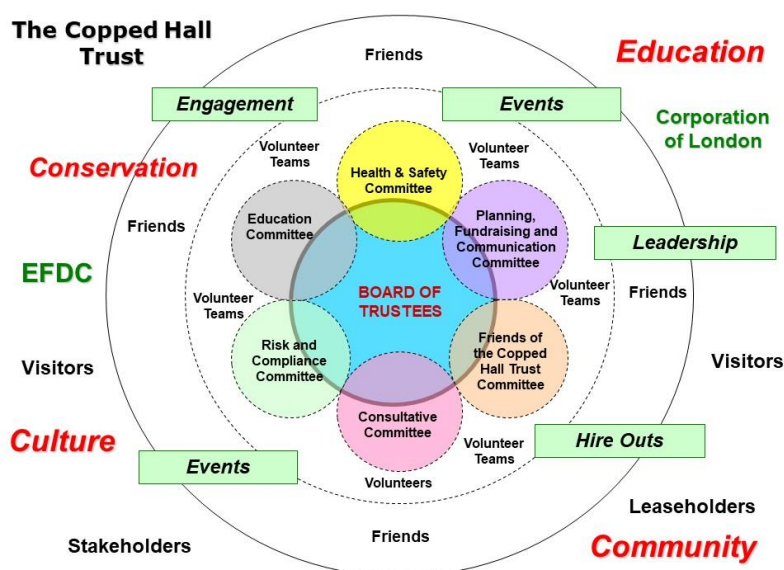
For many years now we have arranged Study Days, Workshops and Lectures which have been well attended. Education is the primary aim of the Trust apart from the restoration of the buildings and gardens. All the time we are endeavouring to improve our educational facilities and seek to include conferences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

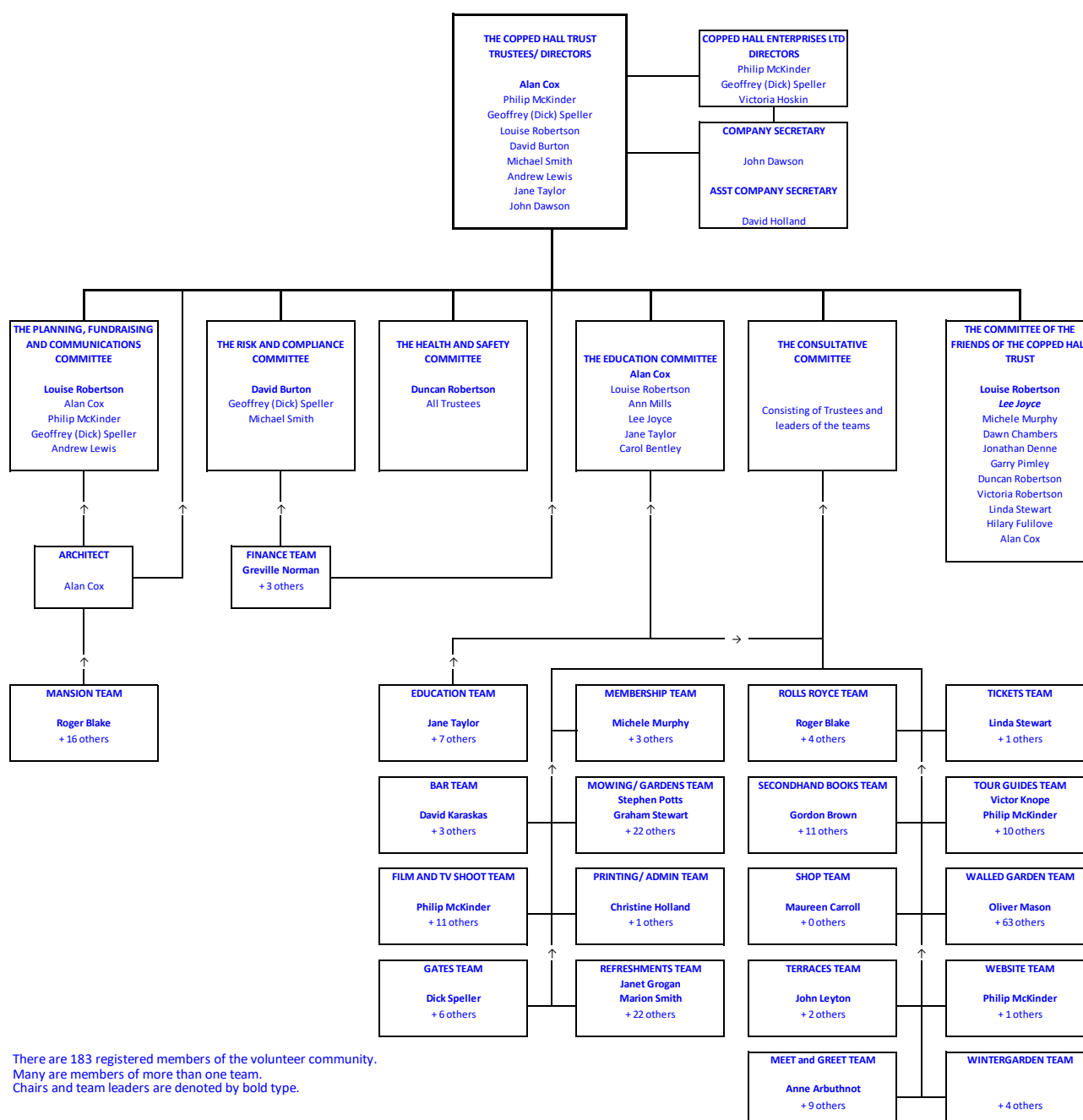
New Trustees are required to read selected guidance from the Charity Commission on their role and they receive a copy of the Trust’s governing documents and of the latest Annual Report and Accounts. They are briefed on the history, purpose and aims of the Trust by the Chairman.

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:

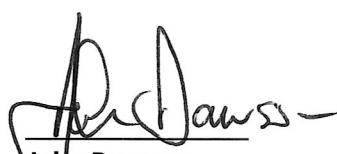
- so far as that Trustee is aware, there is no relevant audit information of which the charity’s auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity’s auditors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

**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 2023 TO 31 DECEMBER 2023**

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

**The Copped Hall Trust**  
(including Copped Hall Enterprises Limited)



**BALANCE SHEETS AT 31 DECEMBER 2023**

		<u>Group</u>		<u>Trust</u>	
	Notes	2023	2022	2023	2022
<b>FIXED ASSETS -</b>					
Tangible assets	11	3,217,149	2,979,766	3,215,149	2,977,766
Investments	12	<u>121,730</u>	<u>114,247</u>	<u>121,830</u>	<u>114,248</u>
		<b>3,338,879</b>	<b>3,094,013</b>	<b>3,336,979</b>	<b>3,092,014</b>
<b>CURRENT ASSETS -</b>					
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	<u>714,305</u>	<u>556,462</u>	<u>700,610</u>	<u>556,462</u>
		<b>723,077</b>	<b>1,017,296</b>	<b>706,916</b>	<b>1,017,295</b>
<b>TOTAL ASSETS</b>		<b>4,061,956</b>	<b>4,111,309</b>	<b>4,043,895</b>	<b>4,109,309</b>
<b>CREDITORS -</b>					
Amounts falling due within one year	17	<u>(27,487)</u>	<u>(32,509)</u>	<u>(27,487)</u>	<u>(32,509)</u>
<b>NET CURRENT ASSETS</b>		<b>695,590</b>	<b>984,787</b>	<b>679,429</b>	<b>984,786</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>4,034,469</b>	<b>4,078,800</b>	<b>4,016,408</b>	<b>4,076,800</b>
<b>NET ASSETS</b>					
<b>FUNDS</b>	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		<u>121,730</u>	<u>114,247</u>	<u>121,730</u>	<u>114,247</u>
<b>TOTAL FUNDS</b>		<b>4,034,469</b>	<b>4,078,800</b>	<b>4,016,408</b>	<b>4,076,800</b>

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



**The Copped Hall Trust**  
(including Copped Hall Enterprises Limited)



**CONSOLIDATED CASHFLOW STATEMENT**

	Notes	2023		2022	
		£	£	£	£
<b>Net incoming funds from operations</b>			<b>(51,814)</b>		<b>288,054</b>
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)
<b>Net cashflow from operations</b>			<b>458,947</b>		<b>(47,669)</b>
<b>Cashflow from investing activities</b>					
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)	
<b>Net cashflow from investing activities</b>			<b>(315,037)</b>		<b>(248,800)</b>
<b>Cashflow from interest</b>					
Interest payable		-		-	
Interest received		15,033		3,116	
Increase/(decrease) in interest owed		(1,100)		1,100	
			<b>13,933</b>		<b>4,216</b>
Cash at bank and in hand at 1 January 2023			556,462		848,715
<b>Cash at bank and in hand at 31 December 2023</b>			<b>714,305</b>		<b>556,462</b>

**The Copped Hall Trust**  
**(including Copped Hall Enterprises Limited)**



## **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

**The Copped Hall Trust**  
**(including Copped Hall Enterprises Limited)**



**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**

	<b>2023</b>			
	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
	<b>213,108</b>	<b>56,653</b>	<b>-</b>	<b>269,761</b>

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.

	<b>2022</b>			
	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
	<b>461,691</b>	<b>57,009</b>	<b>-</b>	<b>518,700</b>

**4. INCOME FROM CHARITABLE ACTIVITIES**

	<b>2023</b>			
	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
	<b>66,285</b>	<b>2,840</b>	<b>-</b>	<b>69,125</b>

	<b>2022</b>			
	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
	<b>55,136</b>	<b>1,110</b>	<b>-</b>	<b>56,246</b>

**The Copped Hall Trust**  
**(including Copped Hall Enterprises Limited)**



**5. INCOME FROM OTHER TRADING ACTIVITIES**

<b>2023</b>				
	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
	<b>44,258</b>	<b>25,529</b>	<b>-</b>	<b>69,787</b>

<b>2022</b>				
	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>

**6. OTHER INCOME**

<b>2023</b>				
	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	<b>15,033</b>	<b>-</b>	<b>-</b>	<b>15,033</b>

<b>2022</b>				
	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	<b>3,116</b>	<b>-</b>	<b>-</b>	<b>3,116</b>



**The Copped Hall Trust**  
(including Copped Hall Enterprises Limited)



**7. COST OF RAISING FUNDS**

2023				
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
<b>Other trading activities</b>				
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
	<b>9,234</b>	<b>2,898</b>	<b>-</b>	<b>12,132</b>
2022				
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
<b>Other trading activities</b>				
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>-</b>	<b>11,242</b>

**8. CHARITABLE ACTIVITIES COSTS**

2023				
	Unrestricted funds	Restricted income funds	Expendable endowment fund	Total funds
	£	£	£	£
<b>Maintenance and restoration</b>				
Small works to the mansion	195,981	554	-	196,535
Garden maintenance and restoration	65,883	13,663	-	79,546
	<b>261,864</b>	<b>14,217</b>	<b>-</b>	<b>276,081</b>
<b>Provision of educational and cultural events</b>				
Schools	43	-	-	43
Public events costs	11,336	-	-	11,336
Costs of tours, lectures, courses etc	2,000	-	-	2,000
	<b>13,379</b>	<b>-</b>	<b>-</b>	<b>13,379</b>
<b>Support costs</b>				
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	-	-	-	-
	<b>94,396</b>	<b>1,528</b>	<b>-</b>	<b>95,924</b>
<b>Depreciation</b>	<b>78,004</b>	<b>-</b>	<b>-</b>	<b>78,004</b>
	<b>447,643</b>	<b>15,745</b>	<b>-</b>	<b>463,388</b>

**The Copped Hall Trust**  
(including Copped Hall Enterprises Limited)



**8. CHARITABLE ACTIVITIES COSTS (continued)**

	<b>2022</b>			
	<b>Unrestricted funds</b>	<b>Restricted income funds</b>	<b>Expendable endowment fund</b>	<b>Total funds</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Maintenance and restoration</b>				
Small works to the mansion	98,648	-	-	98,648
Garden maintenance and restoration	51,867	16,482	-	68,349
	<u>150,515</u>	<u>16,482</u>	<u>-</u>	<u>166,997</u>
<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
	<u>12,353</u>	<u>185</u>	<u>-</u>	<u>12,538</u>
<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	36	-	-	36
Legal and professional fees	43,934	-	-	43,934
Equipment	2,488	2,023	-	4,511
Irrecoverable VAT	-	-	-	-
	<u>97,699</u>	<u>4,563</u>	<u>-</u>	<u>102,262</u>
<b>Depreciation</b>	<u>73,341</u>	<u>-</u>	<u>-</u>	<u>73,341</u>
	<b><u>333,908</u></b>	<b><u>21,230</u></b>	<b><u>-</u></b>	<b><u>355,138</u></b>

**9. NET INCOME/ (EXPENDITURE)**

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

**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**

	<b>Group</b>			
	<b>Freehold property</b>	<b>Artefacts</b>	<b>Plant and machinery</b>	<b>Totals</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>COST</b>				
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	<u>3,860,119</u>	<u>20,907</u>	<u>45,635</u>	<u>3,926,661</u>
Additions in 2023	312,075	3,312	-	315,387
<b>At 31 December 2023</b>	<b><u>4,172,194</u></b>	<b><u>24,219</u></b>	<b><u>45,635</u></b>	<b><u>4,242,048</u></b>
<b>DEPRECIATION</b>				
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	<u>885,102</u>	<u>19,411</u>	<u>42,382</u>	<u>946,895</u>
Charge in 2023	77,161	31	812	78,004
<b>At 31 December 2023</b>	<b><u>962,263</u></b>	<b><u>19,442</u></b>	<b><u>43,194</u></b>	<b><u>1,024,899</u></b>
<b>NET BOOK VALUE</b>				
At 1 January 2022	2,800,443	1,527	4,338	2,806,308
At 31 December 2022	<u>2,975,017</u>	<u>1,496</u>	<u>3,253</u>	<u>2,979,766</u>
<b>At 31 December 2023</b>	<b><u>3,209,931</u></b>	<b><u>4,777</u></b>	<b><u>2,441</u></b>	<b><u>3,217,149</u></b>

**The Copped Hall Trust**  
(including Copped Hall Enterprises Limited)



**11. TANGIBLE FIXED ASSETS (continued)**

	Trust			
	Freehold property £	Artefacts £	Plant and machinery £	Totals £
<b>COST</b>				
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
<b>At 31 December 2023</b>	<b>4,170,194</b>	<b>24,219</b>	<b>45,635</b>	<b>4,240,048</b>
<b>DEPRECIATION</b>				
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
<b>At 31 December 2023</b>	<b>962,263</b>	<b>19,442</b>	<b>43,194</b>	<b>1,024,899</b>
<b>NET BOOK VALUE</b>				
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
<b>At 31 December 2023</b>	<b>3,207,931</b>	<b>4,777</b>	<b>2,441</b>	<b>3,215,149</b>

**12. FIXED ASSET INVESTMENTS**

	Group		
	Shares in group undertakings £	Bequest and donation of shares £	Total £
<b>MARKET VALUE</b>			
At 1 January 2023	-	114,247	114,247
At 31 December 2023	-	121,730	121,730
<b>NET BOOK VALUE</b>			
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 £
<b>MARKET VALUE</b>			
At 1 January 2023	1	114,247	114,248
At 31 December 2023	100	121,730	121,830
<b>NET BOOK VALUE</b>			
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.

**The Copped Hall Trust**  
**(including Copped Hall Enterprises Limited)**



**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
	£	£
<b>Profit and loss account</b>		
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	-
<b>Balance sheet</b>		
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
<b>Capital and reserves</b>		
Opening profit and loss account	2,000	2,000
Profit during the year	16,062	-
Funds	18,062	2,000
Share capital	100	1
<b>Total capital and reserves</b>	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.

**The Copped Hall Trust**  
**(including Copped Hall Enterprises Limited)**



18. MOVEMENTS IN GROUP FUNDS	At 1 January 2023 £	In 2023				At 31 December 2023 £
		Income	Expenditure (inc Interest)	Transfers	Gains/ (losses)	
		£	£	£	£	
<b>EXPENDABLE ENDOWMENT FUND</b>						
Favre family bequest and donation	114,247	-	-	-	7,483	121,730
<b>RESTRICTED INCOME FUNDS for -</b>						
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
<b>UNRESTRICTED FUNDS</b>						
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
<b>TOTAL FUNDS</b>	<b>4,078,800</b>	<b>423,706</b>	<b>(475,520)</b>	<b>-</b>	<b>7,483</b>	<b>4,034,469</b>

18. MOVEMENTS IN GROUP FUNDS (cont'd)	At 1 January 2022 £	2022				At 31 December 2022 £
		Income	Expenditure (inc Interest)	Transfers	Gains/ (losses)	
		£	£	£	£	
<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
Copped Hall Enterprises	2,000	-	-	-	-	2,000
<b>TOTAL FUNDS</b>	<b>3,758,495</b>	<b>654,434</b>	<b>(366,380)</b>	<b>-</b>	<b>32,251</b>	<b>4,078,800</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.

**The Copped Hall Trust**  
(including Copped Hall Enterprises Limited)



**19. ANALYSIS OF GROUP'S NET ASSETS BY FUND**

**At 31 December 2023**

	Fixed assets	Investments	Cash	Other net current assets	Net assets
	£	£	£	£	£
<b>EXPENDABLE ENDOWMENT FUND</b>					
Favre family bequest and donation	-	121,730	-	-	121,730
	-	121,730	-	-	121,730
<b>RESTRICTED INCOME FUNDS for -</b>					
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
<b>UNRESTRICTED FUNDS</b>					
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
<b>TOTAL FUNDS</b>	<b>3,217,149</b>	<b>121,730</b>	<b>714,305</b>	<b>(18,715)</b>	<b>4,034,469</b>

**At 31 December 2022**

	Fixed assets	Investments	Cash	Other net current assets	Net assets
	£	£	£	£	£
<b>EXPENDABLE ENDOWMENT FUND</b>					
Favre family bequest and donation	-	114,247	-	-	114,247
	-	114,247	-	-	114,247
<b>RESTRICTED INCOME FUNDS for -</b>					
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
<b>UNRESTRICTED FUNDS</b>					
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
<b>TOTAL FUNDS</b>	<b>2,979,766</b>	<b>114,247</b>	<b>556,462</b>	<b>428,325</b>	<b>4,078,800</b>

**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	-
<b>TOTAL</b>	<b>12,177</b>	<b>8,837</b>

**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).



**The Copped Hall Trust**  
(including Copped Hall Enterprises Limited)



**22. RESTRICTED CHARITABLE FUNDS**

	At 31 December 2022 £	In 2023				At 31 December 2023 £
		Income £	Expenditure £	Transfers £	Gains/ (losses) £	
<b>Restoration of buildings</b>						
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)	-	-
<b>Gardens</b>						
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
<b>Acquisition of artefacts</b>						
Acquisitions	23,013	1,986	(74)	(3,313)	-	21,612
American Quest	1,996	-	-	-	-	1,996
Rolls Royce	150	664	(633)	-	-	181
<b>Utilitarian acquisitions</b>						
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
<b>Other purposes</b>						
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
<b>TOTAL RESTRICTED INCOME FUNDS</b>	<b>112,025</b>	<b>85,022</b>	<b>(18,643)</b>	<b>(66,521)</b>	<b>-</b>	<b>111,883</b>
<b>Expendable endowment fund</b>	<b>114,247</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,483</b>	<b>121,730</b>
<b>TOTAL RESTRICTED FUNDS</b>	<b>226,272</b>	<b>85,022</b>	<b>(18,643)</b>	<b>(66,521)</b>	<b>7,483</b>	<b>233,613</b>

**The Copped Hall Trust**  
**(including Copped Hall Enterprises Limited)**



**22. RESTRICTED CHARITABLE FUNDS - continued**

	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>
Expendable endowment fund	81,996	-	-	-	32,251	114,247
<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>

## **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.

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

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.