

REGISTERED COMPANY NUMBER: 03428819 (England and Wales)

REGISTERED CHARITY NUMBER: 1065569



THE COPPED HALL TRUST

CHARITY REGISTRATION NUMBER 1065569/0

www.coppedhalltrust.org.uk

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

FOR

THE COPPED HALL TRUST

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REFERENCE AND ADMINISTRATIVE DETAILS

PATRONS	Jennifer Tolhurst, Lord Lieutenant of Essex Lucinda Lambton																				
TRUSTEES	<table><tr><td>A M Cox</td><td>Chairman</td></tr><tr><td>J Dawson</td><td>Hon Secretary Appointed 30 June 2024</td></tr><tr><td>P J McKinder</td><td></td></tr><tr><td>G R Speller</td><td></td></tr><tr><td>L Robertson</td><td></td></tr><tr><td>D Burton</td><td>Resigned 20 February 2025</td></tr><tr><td>M Smith</td><td></td></tr><tr><td>A Lewis</td><td></td></tr><tr><td>J Taylor</td><td>Appointed 30 June 2024</td></tr><tr><td>N C Munday</td><td>Appointed 27 April 2025</td></tr></table>	A M Cox	Chairman	J Dawson	Hon Secretary Appointed 30 June 2024	P J McKinder		G R Speller		L Robertson		D Burton	Resigned 20 February 2025	M Smith		A Lewis		J Taylor	Appointed 30 June 2024	N C Munday	Appointed 27 April 2025
A M Cox	Chairman																				
J Dawson	Hon Secretary Appointed 30 June 2024																				
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COMPANY SECRETARY John Dawson

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

THE COPPED HALL TRUST 1065569
REGISTERED CHARITY NUMBER

REGISTERED COMPANY NUMBERS –
THE COPPED HALL TRUST 03428819 (England and Wales)
COPPED HALL ENTERPRISES 03894615 (England and Wales)
LIMITED

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

OBJECTIVES AND ACTIVITIES

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

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

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

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

The Campaign

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



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

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

Getting organised

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

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

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

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

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

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

The vision

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

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

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

ACHIEVEMENTS AND PERFORMANCE

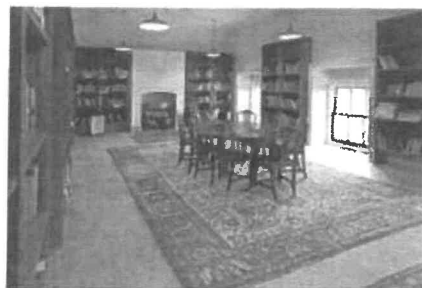
At any one time the Trust has a number of **minor and major restoration projects** in progress. The purpose of the minor projects is to improve the experience of visitors and make the Hall more useable for the many events taking place in and around it.

Restoration

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

The Library

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



Wintergarden Restoration



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

The Perron

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



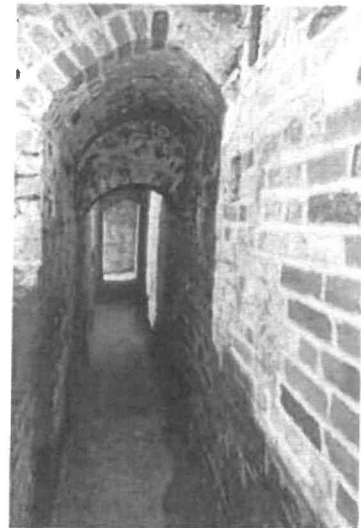
Racquets Court Apartment



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

Tunnel

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



Lunettes

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

Education

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

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

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

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



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

Adult Education

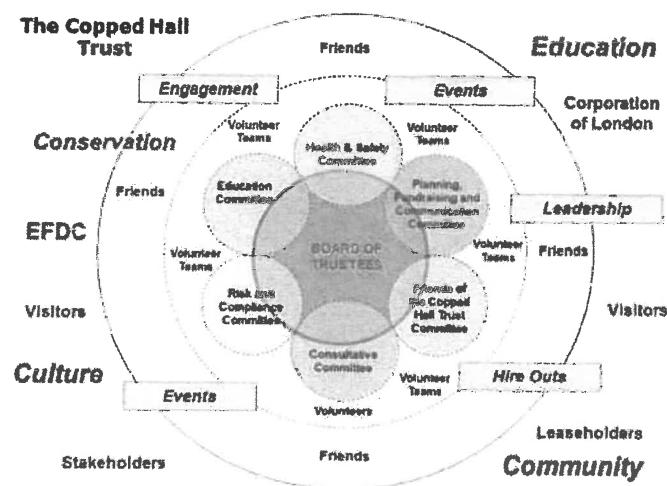
For many years now we have arranged Study Days, Workshops and Lectures which have been well attended. Education is the primary aim of the Trust apart from the restoration of the buildings and gardens. All the time we are endeavouring to improve our educational facilities and seek to include conferences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



Culture, recreation and public/ community benefit

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

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



FINANCIAL REVIEW

The Trust’s principal sources of finance have been –

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

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

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

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

Risk and uncertainty

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

Going concern

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

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

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

Reserves policy

The Trust’s Reserves Policy is that –

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

Investment policy

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

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

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

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

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

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

FUTURE PLANS

The Copped Hall Estate

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

A five-year plan

The Trust plans -

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

STRUCTURE, GOVERNANCE AND MANAGEMENT

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

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

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

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

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

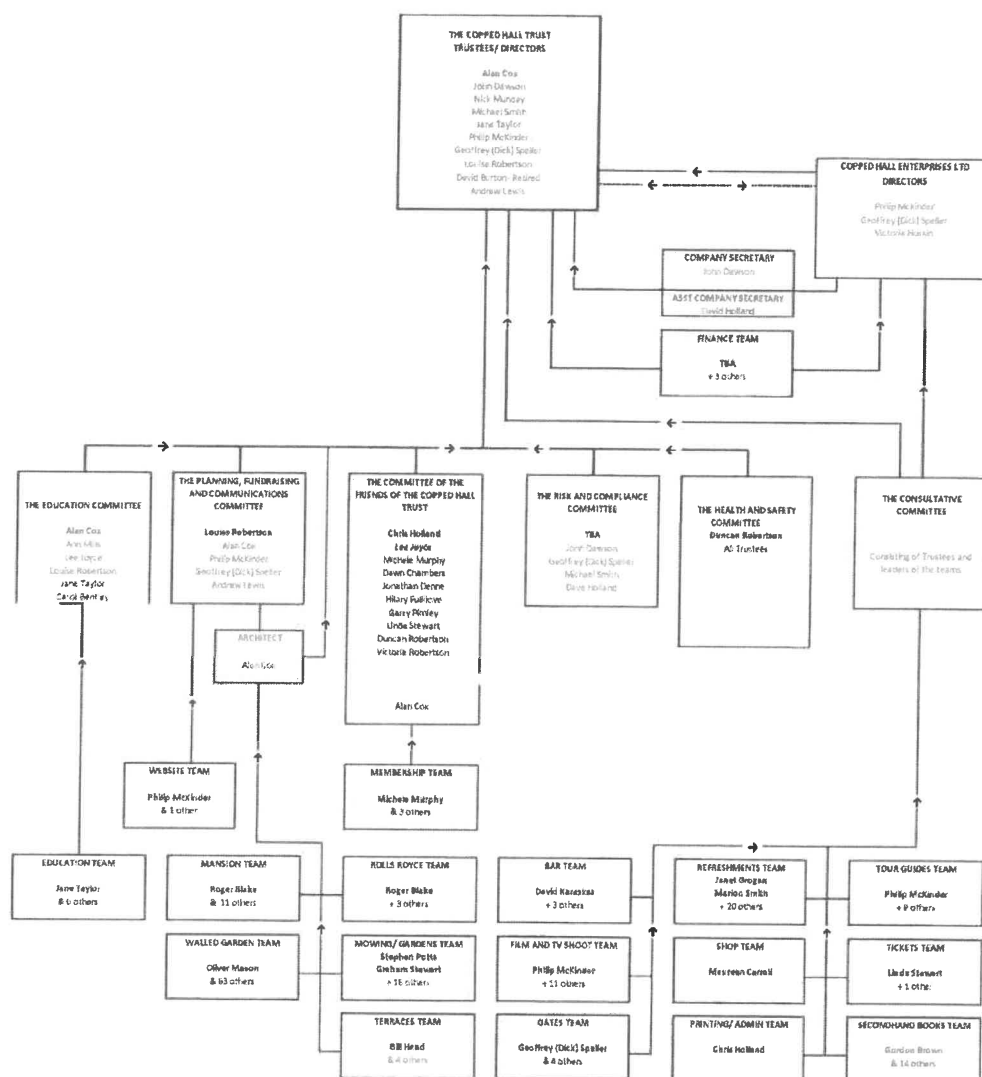
New Trustees are required to read selected guidance from the Charity Commission on their role and they receive a copy of the Trust’s governing documents and of the latest Annual Report and Accounts. They are briefed on the history, purpose and aims of the Trust by the Chairman.

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

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

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

COPPED HALL TRUST – TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024



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

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

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

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

Disclosure of information to auditors

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

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

AUDITORS

Alwyns LLP continue to be appointed as auditors

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

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



The Copped Hall Trust
(Including Copped Hall Enterprises Limited)



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

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

The Copped Hall Trust
(including Copped Hall Enterprises Limited)



BALANCE SHEETS AT 31 DECEMBER 2024

	Notes	Group		Trust	
		2024	2023	2024	2023
FIXED ASSETS -					
Tangible assets	11	3,425,456	3,217,149	3,423,456	3,216,149
Investments	12	<u>181,467</u>	<u>121,780</u>	<u>181,567</u>	<u>121,830</u>
		3,606,923	3,338,929	3,605,023	3,338,979
CURRENT ASSETS -					
Stocks	14	3,868	4,069	80	696
Debtors and accrued income	16	2,909	4,703	6,838	5,610
Cash at bank and in hand	18	<u>362,635</u>	<u>714,305</u>	<u>343,218</u>	<u>700,610</u>
		369,412	723,077	350,136	706,916
TOTAL ASSETS		3,976,335	4,061,956	3,955,159	4,045,895
CREDITORS -					
Amounts falling due within one year	17	<u>(30,167)</u>	<u>(27,487)</u>	<u>(30,167)</u>	<u>(27,487)</u>
NET CURRENT ASSETS		339,245	695,569	319,969	679,429
TOTAL ASSETS LESS CURRENT LIABILITIES		3,646,189	4,366,469	3,635,190	4,016,408
FUNDS	18/19				
Unrestricted funds		3,693,285	3,800,856	3,672,089	3,782,795
Restricted income funds		71,436	111,849	71,436	111,883
Expendable endowment fund		<u>181,467</u>	<u>121,730</u>	<u>181,467</u>	<u>121,730</u>
TOTAL FUNDS		3,946,188	4,034,435	3,924,992	4,016,408

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

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

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

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

As permitted by s408 Companies Act 2006, the charitable company has not presented its own income and expenditure statement and related notes. The charitable company's deficit for the year was £91,414 (2023: deficit of £60,294)

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

The financial statements were approved and authorised for issue by the Trustees on 10/1/25 and signed on their behalf by:



Alan Cox
Chairman, Director and Trustee
The Copped Hall Trust, Company number 034288219

The Copped Hall Trust
(Including Copped Hall Enterprises Limited)



CONSOLIDATED CASHFLOW STATEMENT

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

Notes to the cash flow statement

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

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 2019)', the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The financial statements have been prepared under the historical cost convention except for listed investments which are accounted for at fair value through the Income and Expenditure Account, and stated in pounds sterling. Monetary amounts in these financial statements are rounded to the nearest whole pound.

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

Basis of consolidation

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

Going concern

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

Income

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

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

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Capitalisation policy

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

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

Tangible fixed assets

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

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

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

Investments

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

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

Stocks

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

Debtors

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

Cash at bank and in hand

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

The Copped Hall Trust
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1. ACCOUNTING POLICIES (cont'd)

Financial Instruments

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

Basic financial assets

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

Basic financial liabilities

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

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

Creditors

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

Taxation

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

Fund accounting

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

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

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

Judgements and key sources of estimation uncertainty

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

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

2. INDIVIDUAL STATEMENT OF FINANCIAL ACTIVITIES

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

3. DONATIONS AND LEGACIES

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

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

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

The Copped Hall Trust
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4. INCOME FROM CHARITABLE ACTIVITIES

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

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

5. INCOME FROM OTHER TRADING ACTIVITIES

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

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

6. OTHER INCOME

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

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

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7. COST OF RAISING FUNDS

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

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

8. CHARITABLE ACTIVITIES COSTS

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

The Copped Hall Trust
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8. CHARITABLE ACTIVITIES COSTS (continued)

	2023			
	Unrestricted funds £	Restricted income funds £	Expendable endowment fund £	Total funds £
Maintenance and restoration				
Small works to the mansion	195,981	554	-	196,535
Garden maintenance and restoration	65,883	13,663	-	79,546
	261,864	14,217	-	276,081
Provision of educational and cultural events				
Schools	43	-	-	43
Public events costs	11,336	-	-	11,336
Costs of tours, lectures, courses etc	2,000	-	-	2,000
	13,379	-	-	13,379
Support costs				
Insurance	9,685	348	-	10,033
Utilities and services	8,197	-	-	8,197
Printing, postage, advertising and promotion	9,894	117	-	10,011
Housekeeping and sundries	5,126	525	-	5,651
Bank and similar charges	980	28	-	1,008
Audit	10,101	-	-	10,101
Accounting software and services	8,223	-	-	8,223
Legal and professional fees	25,671	175	-	25,846
Equipment	16,519	335	-	16,854
	94,396	1,528	-	95,924
Depreciation	78,004	-	-	78,004
	447,543	15,745	-	463,288

9. NET INCOME/ (EXPENDITURE)

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

10. TRUSTEES' REMUNERATION AND BENEFITS

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

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

11. TANGIBLE FIXED ASSETS

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

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11. TANGIBLE FIXED ASSETS (continued)

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

12. FIXED ASSET INVESTMENTS

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

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

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

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

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

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13. SUBSIDIARY UNDERTAKING - COPPED HALL ENTERPRISES LIMITED

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

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

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

14. STOCKS

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

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

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

16. CASH AT BANK AND IN HAND

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

17. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

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

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

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

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

- a) At 31 December 2024 the Trust accounted for 54 Restricted funds. Restricted (and designated) funds are now analysed according to the nature of the projects they finance and restricted funds are summarised above according to their purpose. The Board designates funds where restricted funds for projects it has approved do not exist or where they are insufficient.
- b) Funds restricted to the restoration of buildings are applicable to the restoration of the Georgian and Victorian parts of the Copped Hall mansion or the grounds. Funds for the restoration of buildings are often restricted to the restoration of particular components of the mansion, such as staircases, the lift, windows, doors, hearths or brickwork or to specific parts of the buildings, such as the Wintergarden, the Lightwell or the Orchard Houses in the Walled Garden.
- c) Funds restricted to the restoration and maintenance of the gardens are applicable to the Walled Garden, including its walls, the Long Garden and the Standing Remain.
- d) There are two funds restricted to the acquisition of artefacts - the American Quest fund, which is for the acquisition of artefacts relating to Copped Hall which have been taken to the United States, and the Acquisition fund, which is for the acquisition of other artefacts relating to Copped Hall. The acquisition fund contains both donations and half of the proceeds from the Trust's 100 Club lottery, the other half being available for cash prizes and included under other purposes.
- e) The funds restricted to utilitarian or temporary works are for works intended not to restore Copped Hall but to make it more secure, safer and a better experience for visitors. Funds for utilitarian acquisitions are applicable to expenditure on equipment for the gardens or the refreshments area.
- f) The fund restricted to services for leaseholders arises from the grant of 999-year leases of apartments in the ancillary buildings. Under the terms of the leases, the Trust has covenanted to provide services, funded by a service charge payable by the lessees.

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19. ANALYSIS OF GROUP'S NET ASSETS BY FUND

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

At 31 December 2023					
	Fixed assets	Investments	Cash	Other net current assets	Net assets
	£	£	£	£	£
EXPENDABLE ENDOWMENT FUND					
Favre family bequest and donation	-	121,730	-	-	121,730
	-	121,730	-	-	121,730
RESTRICTED INCOME FUNDS for -					
Restoration of buildings	-	-	64,164	337	64,501
Gardens	-	-	3,539	-	3,539
Acquisition of artefacts	-	-	23,656	133	23,789
Utilitarian acquisitions	-	-	8,550	-	8,550
Services for leaseholders	-	-	8,079	(8,079)	-
Other purposes	-	-	11,504	-	11,504
	-	-	119,492	(7,609)	111,883
UNRESTRICTED FUNDS					
Designated funds	-	-	502,165	(3,510)	498,645
General fund	3,215,149	-	78,962	(10,062)	3,284,049
Copped Hall Enterprises Limited	2,000	-	13,696	2,466	18,162
TOTAL FUNDS	3,217,149	121,730	714,305	(18,715)	4,034,469

20. CAPITAL COMMITMENTS

Contracted for but not provided in these financial statements

	2024	2023
	£	£
Wintergarden stonework	-	8,337
Toilets and brickwork	-	1,500
Electrical installations	-	2,340
TOTAL	-	12,177

21. RELATED PARTY DISCLOSURES

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

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

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

Opinion

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

In our opinion, the financial statements:

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

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

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

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

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

Auditor's responsibilities for the audit of the financial statements

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

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

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

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

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

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

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

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

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

Chartered Accountants
Statutory Auditors

Date: 24 September 2025

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.