

**COMPANY NUMBER: 3394958**

**THE STOWE HOUSE PRESERVATION TRUST**  
**(A Company Limited By Guarantee)**

**REPORT OF THE TRUSTEES AND**  
**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31ST MARCH 2021**

**THE STOWE HOUSE PRESERVATION TRUST**  
**(A Company Limited By Guarantee)**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

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**THE STOWE HOUSE PRESERVATION TRUST**  
**(A Company Limited By Guarantee)**

**ADMINISTRATIVE DETAILS**

Company Number: Incorporated in England & Wales on 30 June 1997  
Company number 3394958

Registered Charity Number: 1066272

Board of Trustees: Andrew W M Fane (Chairman)  
John R C Arkwright  
Richard Broyd  
Jeffrey P Haworth  
Mark A Jackson-Stops \*  
Robert C Morley  
Annabel Westman  
Simon Creedy Smith \*\*  
Julie Brunskill \* \*\*  
David Adshead \*  
Elizabeth de Burgh Sidley\* \*\*  
Mark Herrod (Appointed 7 July 2021) \*

Secretary: Mark A Jackson-Stops

Registered Office and Principal Office: Stowe House  
Stowe  
Buckingham  
MK18 5EH

Independent Auditor: Saffery Champness LLP  
71 Queen Victoria Street  
London EC4V 4BE

Bankers: Barclays Commercial Bank  
Oxford Team  
PO Box 858, Wytham Court  
11 West Way  
Oxford OX2 0XP

Chief Executive Officer: N S Morris

Finance Officer: M Greaves

\* These trustees retire by rotation under the Articles of Association, and being eligible, offer themselves for re-election.

\*\* These trustees are also trustees of Stowe School Limited.

**THE STOWE HOUSE PRESERVATION TRUST**  
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**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

**FINANCIAL STATEMENTS**

The trustees, who are also the directors for the purposes of Company Law, present their annual report and audited consolidated financial statements of The Stowe House Preservation Trust ("SHPT"), a charitable company, and its subsidiary undertaking for the year ended 31 March 2021, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The financial statements comply with the Companies Act 2016, Charities Act 2011, the Memorandum and Articles of Association, and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

**OBJECTIVES AND ACTIVITIES**

**Principal Activities and Objectives**

This annual report details the achievements of the Charity against the objects stated in the Memorandum and Articles of Association as amplified by the Trust's strategic plan 2017-2023. The objects of the Charity are "to protect and preserve for the benefit of the public and the nation Stowe House in the county of Buckingham". The strategic plan sets out the phases in which restoration work are planned while an annual operating plan details specific projects and sets annual targets for income generation and visitor numbers.

Stowe House is one of the finest 18<sup>th</sup> century houses in the world and constitutes the grandest temple in the world-famous landscape gardens. A visitor attraction since the 18<sup>th</sup> century, Stowe House is one of the greatest and most imitated estates in Europe. It is an architectural masterpiece on an immense and palatial scale which has inspired countless artists, architects and poets. The House includes the work of a number of leading 18<sup>th</sup> century designers, notably Sir John Vanbrugh, Robert Adam, James Gibbs, William Kent and Sir John Soane.

**Restoration Plans**

The Stowe House Preservation Plan is responsible for the restoration and presentation to the public of Stowe House, a Grade I listed Ducal Palace which it holds on a long lease from Stowe School, to whom the property is leased back for daily use. Successive restoration projects have enabled more visitors to experience the exceptional architecture while also showcasing the work of conservation professionals. Restoration work often reveals previously unknown details of the House and its history, which are then fully researched and documented for future reference. The Charity is committed to ensuring that the House is a beacon of accessibility, both intellectually and physically, to enable wider and more diverse audiences to appreciate the importance of this and other country houses to the Nation's history and identity. As outlined in the strategic plan, the restoration was originally envisaged in six phases:

- Phase 1 - The North Front and Colonnades
- Phase 2 - The Central Pavilion and South Portico
- Phase 3 - The South Front
- Phase 4 - Nugent House and Power House Yard
- Phase 5 - Stables Courtyard
- Phase 6 - The State Rooms



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Progress to Date: Over time the above phases have become blurred as the works have been undertaken to match funding received. Since 2000, the Charity has spent some £26m on the restoration. The exteriors of the building have been extensively restored and, of the State Rooms making up the interiors for which SHPT is responsible, the Marble Saloon, Library, Music Room, Egyptian Hall and Blue Room had all been completed by 2019 along with the structure and decorative scheme of the North Hall, to which a replica statue of the classical group Laocöon was added in July 2019. Phases 4 and 5 have been completed by the school as part of its development plan. This leaves the Western Suite of State Rooms as the last major project which requires further funding. Plans were drawn up for a project to complete the interiors with the western suite to start in May 2020, but the COVID-19 pandemic necessitated some changes to that plan.

Highlights of the Year: The year to date has been marked by the impact of the Coronavirus pandemic. At the end of the previous financial year, a contract had been agreed for a 5-phase restoration of the three rooms comprising the Western Suite: the Temple Room (formerly the State Drawing Room), the State Dining Room and the Small Dining Room. This contract was structured to deliver the project by discrete work packages moving from room to room, starting with floors and proceeding with walls and ceilings. The closure of Stowe School for the pandemic introduced elements of uncertainty and the need to be able to re-open the School and allow for 'social distancing' led to a decision to focus work in one room at a time, starting with the Temple Room. This enabled the Trust to make use of existing donations and pledges and to honour the contract at a time when many conservation and building companies faced an uncertain future. Research work to support the project was brought forward as was construction of a replica fireplace, while similar work on the dining room was placed temporarily in abeyance. This approach worked well and the contract work was completed in time for the short lived re-opening of the School in January 2021. By the end of March, the replica chimney piece had been installed and the wall covering was hung in time for the return of the School after the Easter break. The works were delivered within budget and to the highest quality.

Meanwhile, the opportunity was taken to carry out limited works to the dining room floor, allowing the underlying structure to be checked and minor repairs to be carried out before a temporary but hard wearing laminate floor was laid. This work package significantly reduced risk in future works to the floor and will also have reduced the length of time for which the dining room will need to be taken out of use for those works. Similar work was carried out to the west lobby corridor, again helping to de-risk future planned work. Plans were then developed for work to the State Dining Room that could be delivered within existing funds while minimising disruption to the School; the solution negotiated with the contractor was to focus on conservation work to the painted ceiling that could be delivered from a 'crash deck' scaffolding structure, allowing limited dining underneath. Work began on 6 January 2021 with a detailed inspection and condition survey of the ceiling and, by the end of the financial year, was running to plan for completion at the end of June. An incremental approach was taken to add back in to the project elements of work that were initially removed to ensure affordability. Thus, additional conservation work to the lower levels and enhanced lighting were included once the affordability of the main works package was ensured.

Future Plans: Completion of the State Drawing Room and ceiling of the State Dining Room leaves the conservation of walls and joinery and replacement of the floor in the State Dining Room from the original plans. The small dining room may now be deferred until later while fundraising efforts focus on the main room. Funding has been 'ring fenced' for the replica chimney pieces to meet a donor's wish and work will be scheduled as soon as a viable package of conservation work is affordable. The wall coverings simulating tapestries and replicas of the chimney pieces that were sold in 1920 will be procured as 'client supply' items again to reduce cost.

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**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

A small amount of work was carried out on uncovering the painted decorative scheme on the east stairs funded by a television documentary production company that was keen to include the work in a programme charting the restoration of Stowe House. This has led to the uncovering of a second niche containing a female figure and a large amount of decoration representing foliage and fruit.

Application of Resources: In order to progress restoration work at such a critical time, trustees agreed to a further £173,000 from the maintenance earmark being used to guarantee continuity of work. This decision was taken following an assessment of the risks and was conditional on the reserve being maintained above £100,000. Throughout the restoration work, this condition was closely monitored and met while the Trust retained a further £100,000 balance available for other eventualities. Rebuilding the maintenance earmark will be a priority in the strategic plan as normal trading resumes and income generation recovers. The target for period to 2023 has been adjusted to £325,000 with a target of £400,000 by 2024. A full review of maintenance tasks has been completed and work will be carried out according to priority with the aim of retaining the balance for unforeseen eventualities.

Visitor Experience: Lengthy and persistent closures of the House necessitated by government restrictions severely reduced the number of visitors, with only limited and very restricted opportunities for opening over the summer of 2020 and in October. However, a grant from the DCMS Culture Recovery Fund enabled staff salaries to be paid for trial opening periods where possible, while others not involved in visitor management remained furloughed. The grant also funded refurbishment of the Visitor Welcome Centre (reception) and the installation of 'COVID safe' measures as well as an enhanced refreshment facility, catering to the needs of visitors to Stowe Gardens while house visits were not possible. Enhancements to the website and a 360 degree virtual tour of the House were also created, with the aim of maintaining awareness of the House and publicising restoration work in near real time. When regulations allowed visiting, tours of the works to show conservation in action were arranged for the public, which raised some income.

Community Outreach: Community Outreach was replaced by social media activity and the virtual tour of the House, but plans are underway for outreach events over the summer of 2021. Several 'virtual talks' were delivered to diverse audiences.

Archive and Research: The archivist was able to continue working throughout the pandemic using funding from The Hall Bequest Trust.

Public Benefit: The Trust has due regard to the Charity Commission's guidance on public benefit and allows visitors from all over the world to enjoy access to Stowe House, a building of immense grandeur and beauty, whose international importance is well established. The number of visitors viewing the House during the year through the purchase of tickets or public program activities was 1,525 (2020: 12,976). There was no income from commercial events in 2021 (2020: 7,796 visitors contributed income through commercial events).

Events: The turnover of the trading subsidiary, Stowe House Enterprises Ltd, decreased to £93,592 (2020: £194,233) because of the pandemic. There will be no donation in 2021 due to the loss made during the year (2020: NIL).

Volunteer Staff: Volunteers were particularly hard hit by the pandemic as they were unable to come to the site although virtual events were held to keep them informed of progress and, when regulations permitted, many attended tours of the works and arranged their own events in the gardens to keep in touch.

Partnership: The National Trust closed the gardens early in the pandemic and then re-opened. Cooperation with the Visitor Experience team at the National Trust was good throughout and communications with the visiting public ensured an awareness of the visitor offer at the House.

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**Fundraising:** Fundraising activities and compliance are included in reports to trustees' meetings. Compliance of fundraising activities continues to be overseen by the Chief Executive Officer to ensure regulatory compliance with the Charities Act 2011 and the Charities (Protection and Social Investment) Act 2016, the Data Protection Act 1998 and the General Data Protection Regulations 2018 in order to protect the public. We have received no complaints during the year.

Donations raised by the Trust were £725,480 (2020: £184,377).

**FUTURE PLANS**

The main objectives for the forthcoming year are to:

- Re-plan the restoration of the western suite and initiate work as soon as funding allows.
- Rebuild the maintenance earmark to agreed targets.
- Commission a replica of the Marine Venus statue for the State Music Room.
- Find source statues to be copied as representations of the roman busts in North Hall.
- Continue to raise funds for completion of the western suite.
- Continue to populate the collections management system.
- Continue to work with the National Trust to widen access to all archival records held on site.
- Further develop digital resources for presentation of the House through the website and social media.

**FINANCIAL REVIEW AND RESULTS FOR THE YEAR**

**Financial Results**

The net income for the year was £506,990 (2020: net expenditure £80,549). The increase is a result of increased donations as well as grants received. The grant received during the year was from The Linbury Trust. Other income includes the Furlough scheme and a Culture Recovery Fund Grant. Operating expenditure was slightly lower than last year.

Further restoration work was carried out and £1,171,326 was capitalised during the year (2020: £332,433).

The accounts are prepared on an accruals basis and, as required, the restoration work is capitalised and will therefore be reflected in the Statement of Financial Activities (SOFA) over the period of its useful economic life by way of depreciation charges.

**Reserves Policy**

At 31 March 2021 the total unrestricted funds were £2,232,198 (2020: £2,216,457) and the restricted funds were £20,040,929 (2020: £19,549,880).

Part of the unrestricted funds is set aside as a designated fund to reflect the extent to which unrestricted donations have been committed to complement restricted grants and restricted donations, for expenditure on specific restoration work which is capitalised on the balance sheet. The designated fund was £1,706,029 (2020: £1,533,956) and the general unrestricted fund was £526,169 (2020: £682,501).

At the year-end, £100,000 of the general unrestricted fund has been earmarked to cover future maintenance and repair of completed restoration work. The remaining balance of the general unrestricted fund is there to be utilised for the continued operation of the charity including the support of restoration projects and the purchase of artefacts. Looking forward, trustees have agreed to support a specific restoration project using the earmark of up to £400,000.

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Trustees consider £1.1 million to be a sufficient level of general unrestricted funds for the continued operation of the charity including maintenance once the House has been fully restored. As a result of the pandemic this target, which was set for 2023 in the strategic plan, has been delayed and will be reviewed and reset as conditions allow.

**Investment Policy and Objectives**

Until the Trust establishes sufficient funds for investment in financial instruments, the day to day management of cash surpluses is the responsibility of the Chief Executive Officer.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Constitution**

The Charity is constituted as a company limited by guarantee and is governed by its Memorandum and Articles of Association upon incorporation on 30 June 1997 as amended by special resolution on 22 September 1999. The charity was registered on 26 November 1997.

**Governance**

The Charity's activities are controlled and governed by the trustees who meet regularly throughout the year. All members are trustees. Trustees' appointments are confirmed in Annual General Meetings. New trustees are recruited based on skills and experience needed to cover the full range of the Charity's responsibility and appointed by the trustees. The number of trustees connected with Stowe School is not to exceed one third of the total number of trustees.

The trustees are responsible for the overall management and control of the Trust and meet formally four times a year to receive reports from the Chief Executive who is responsible for implementing their policies and coordinating the work of the Project Management Teams and professional advisers and, through them, the appointed contractors.

The Trust has a wholly owned trading subsidiary, Stowe House Enterprises Limited (SHEL), which donates all its profits to the Trust. As a result of the pandemic, SHEL made a small loss for the year.

**Key Management Personnel Remuneration**

All trustees give their time freely and no trustee remuneration was paid in the year. Details of trustee expenses and related party transactions are disclosed in the accounts.

Trustees are required to disclose all relevant interests in accordance with our policy and withdraw from decisions where a conflict of interest arises.

Key management personnel is considered to be the charity's Chief Executive. Their pay is reviewed annually and is subject to performance and market forces.

**Training of Trustees**

New trustees are encouraged to take part in an induction into the workings of the Charity through a visit programme, discussion and an introductory pack. Trustees also have access to ongoing training and a portal gives access to a discrete area of the website housing significant documents and records for their information.

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**FOR THE YEAR ENDED 31ST MARCH 2021**

**Lease Arrangements**

Stowe House is leased to The Stowe House Preservation Trust with a coterminous leaseback to Stowe School Ltd for 99 years effective from 1 January 2000. The arrangements were confirmed under Charity Order 0149530D dated 10 November 1999. The cost of the acquisition of the lease was nil. An open market valuation could not be determined and there is an extensive repairing obligation. The trustees therefore included the acquisition at cost.

**Risk Management**

Trustees have examined the principal areas of the Trust's operations and considered the major risks that may arise in the categories of: projects, catastrophe, finance, compliance, visitor experience, operational, archive and reputational. Each category is sub divided into specific risks which consider its effect, probability, impact, mitigation and is allocated an owner. These risks are recorded in a register which is updated by the Chief Executive Officer and reviewed by the trustees annually.

The key risks identified by the trustees are:

- Catastrophe e.g. fire.
  - Mitigation – Regular review of fire risk management which includes a salvage plan.
- Restoration project funding.
  - Mitigation – Phasing and scale down of works in line with funding.
- Asbestos.
  - Mitigation – Managed in accordance with procedures and recorded on an asbestos register.
- Sourcing of restoration materials.
  - Mitigation – Ensure ethical sourcing and allow lead time for timely procurement.
- Pandemics.
  - Mitigation – Temporary closure of the Visitor Experience and rescheduling of works.

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**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

**Statement of Trustees' Responsibilities**

The trustees (who are also directors of The Stowe House Preservation Trust for the purpose of company law) are responsible for preparing a trustees' annual report (incorporating the directors' report) and 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 the affairs of the charity and the group and of the incoming resources and application of resources, including the income and expenditure, of the charitable group for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS102);
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

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

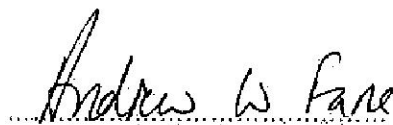
In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the UK governing the preparation and dissemination of the financial statements may differ from legislation in other jurisdictions.

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Approved by the trustees and signed on its behalf by:



Dated: 13/10/21

Mr. Andrew W M Fane  
For and on behalf of the Board of Trustees



**THE STOWE HOUSE PRESERVATION TRUST**  
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**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE STOWE HOUSE  
PRESERVATION TRUST**

**Opinion**

We have audited the financial statements of The Stowe House Preservation Trust (the 'parent charitable company') and its subsidiary (the 'group') for the year ended 31 March 2021 which comprise the Consolidated Statement of Financial Activities, Consolidated and Charity Balance Sheet, Consolidated Statement of Cash Flows and notes to the financial statements, including 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 affairs of the group and the parent charitable company as at 31 March 2021 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 Companies Act 2006.

**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 group and the parent 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 group or the parent 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 annual 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.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact.

We have nothing to report in this regard.

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**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE STOWE HOUSE  
PRESERVATION TRUST**

**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' Annual Report which includes the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Annual Report which includes the Directors' Report has been prepared in accordance with applicable legal requirements.

**Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the group and the parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 require us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent charitable company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and to take advantage of the small companies exemption in preparing the Trustees' Annual Report and the Strategic Report.

**Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities set out on page 7, the trustees (who are also the directors of the parent 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 the 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 the 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 the parent 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 auditors under the Companies Act 2006 and report in accordance with regulations made under that Act.

Our objectives are to obtain reasonable assurance about whether the group and parent 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.



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**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE STOWE HOUSE  
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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 specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud are detailed below.

Identifying and assessing risks related to irregularities:

We assessed the susceptibility of the group and parent charitable company's financial statements to material misstatement and how fraud might occur, including through discussions with informed management, discussions within our audit team planning meeting, updating our record of internal controls and ensuring these controls operated as intended. We evaluated possible incentives and opportunities for fraudulent manipulation of the financial statements. We identified laws and regulations that are of significance in the context of the group and parent charitable company by discussions with informed management and updating our understanding of the sectors in which the group and parent charitable company operate.

Laws and regulations of direct significance in the context of the group and parent charitable company include the Companies Act 2006 and guidance issued by the Charity Commission for England and Wales.

Audit response to risks identified:

We considered the extent of compliance with these laws and regulations as part of our audit procedures on the related financial statement items including a review of financial statement disclosures. We reviewed the parent charitable company's records of breaches of laws and regulations, minutes of meetings and correspondence with relevant authorities to identify potential material misstatements arising. We discussed the parent charitable company's policies and procedures for compliance with laws and regulations with members of management responsible for compliance.

During the planning meeting with the audit team, the engagement partner drew attention to the key areas which might involve non-compliance with laws and regulations or fraud. We enquired of management whether they were aware of any instances of non-compliance with laws and regulations or knowledge of any actual, suspected or alleged fraud. We addressed the risk of fraud through management override of controls by testing the appropriateness of journal entries and identifying any significant transactions that were unusual or outside the normal course of business. We assessed whether judgements made in making accounting estimates gave rise to a possible indication of management bias. At the completion stage of the audit, the engagement partner's review included ensuring that the team had approached their work with appropriate professional scepticism and thus the capacity to identify non-compliance with laws and regulations and fraud.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

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INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE STOWE HOUSE  
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**Use of our report**

This report is made solely to the parent charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the parent charitable company's members 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 parent charitable company and the parent charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Liz Hazell (Senior Statutory Auditor)  
for and on behalf of Saffery Champness LLP

Chartered Accountants  
Statutory Auditors

71 Queen Victoria Street  
London  
EC4V 4BE

Date: 3 December 2021

Saffery Champness LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

**THE STOWE HOUSE PRESERVATION TRUST**  
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**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES**  
(including consolidated income and expenditure account)  
**FOR THE YEAR ENDED 31ST MARCH 2021**

	Notes	Unrestricted Funds £	Restricted Funds £	31-Mar 2021 £	31-Mar 2020 £
<b>Incoming resources</b>					
Incoming resources from generated funds					
<i>Donations and legacies</i>		2,427	723,053	725,480	184,377
<i>Income from Charitable activities</i>					
Grants for restoration	2	-	125,000	125,000	140,136
<i>Other trading activities</i>					
Income of trading subsidiary	3	11,491	-	11,491	194,233
Rent receivable		155,162	-	155,162	155,162
Furlough and CRF Income	2	-	123,260	123,260	-
Misc Income		5,103	-	5,103	200
<i>Income from investments - interest receivable</i>		160	-	160	2,781
<b>Total income and endowments</b>		<u>174,343</u>	<u>971,313</u>	<u>1,145,656</u>	<u>676,889</u>
<b>Expenditure</b>					
Expenditure on raising funds					
Cost of trading subsidiary		22,095	82,101	104,196	117,303
Fundraising		-	7,020	7,020	28,262
		<u>22,095</u>	<u>89,121</u>	<u>111,216</u>	<u>145,565</u>
Expenditure on Charitable activities	5	138,839	390,943	529,782	597,391
Other expenditure - taxation		(2,332)	-	(2,332)	14,482
<b>Total expenditure</b>		<u>158,602</u>	<u>480,064</u>	<u>638,666</u>	<u>757,438</u>
<b>Net income/ (expenditure)</b>		<u>15,741</u>	<u>491,249</u>	<u>506,990</u>	<u>(80,549)</u>
<b>Net movement in funds</b>		<u>15,741</u>	<u>491,249</u>	<u>506,990</u>	<u>(80,549)</u>
<b>Reconciliation of funds</b>					
Total funds brought forward		2,216,457	19,549,680	21,766,137	21,846,686
<b>Total funds carried forward</b>		<u>2,232,198</u>	<u>20,040,929</u>	<u>22,273,127</u>	<u>21,766,137</u>

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

All incoming resources expended derive from continuing activities.

The notes on pages 15 to 24 form part of these financial statements.

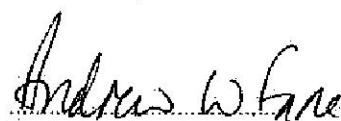
**THE STOWE HOUSE PRESERVATION TRUST**  
(A Company Limited By Guarantee)

**CONSOLIDATED AND CHARITY BALANCE SHEET**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

	Note	Group 2021 £	2020 £	Charity 2021 £	2020 £
<b>Fixed assets</b>					
Heritage assets	7	21,645,104	20,840,545	21,645,104	20,840,545
Investments	8	-	-	2	2
		<u>21,645,104</u>	<u>20,840,545</u>	<u>21,645,106</u>	<u>20,840,547</u>
<b>Current Assets</b>					
Stock		8,837	9,098	-	-
Debtors and prepayments	9	13,595	45,331	24,143	43,273
Cash at bank and in hand		877,886	1,003,136	770,671	910,737
		<u>900,318</u>	<u>1,057,565</u>	<u>794,814</u>	<u>954,010</u>
<b>Current Liabilities</b>					
Amounts falling due within one year	10	272,295	131,973	225,896	97,463
<b>Net current assets</b>		<u>628,023</u>	<u>925,592</u>	<u>568,918</u>	<u>856,547</u>
<b>Total assets less current liabilities</b>		<u>22,273,127</u>	<u>21,766,137</u>	<u>22,214,024</u>	<u>21,697,094</u>
<b>The funds of the charity</b>					
Unrestricted fund: Designated	11	1,706,029	1,533,956	1,706,029	1,533,956
Unrestricted fund: General		467,066	613,458	467,066	613,458
Funds retained within non-charitable subsidiary		59,103	69,043	-	-
		<u>2,232,198</u>	<u>2,216,457</u>	<u>2,173,095</u>	<u>2,147,414</u>
Total unrestricted funds	11	2,232,198	2,216,457	2,173,095	2,147,414
Restricted funds	11	20,040,929	19,549,680	20,040,929	19,549,680
<b>Total Funds</b>		<u>22,273,127</u>	<u>21,766,137</u>	<u>22,214,024</u>	<u>21,697,094</u>

The trustees have prepared group accounts in accordance with section 398 of the Companies Act 2006 and section 138 of the Charities Act 2011. These accounts are prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company. As permitted by s408 Companies Act 2006, the Charity has not presented its own Statement of Financial Activities and related notes. The Charity's net movement in funds for the year was £516,930 (2020 - net loss £54,338).

Approved by the Board of Trustees and signed on its behalf by:

  
Mr Andrew W M Fane

Dated: 13/10/21

Company Number : 3394958

The notes on pages 15 to 24 form part of these financial statements.

**THE STOWE HOUSE PRESERVATION TRUST**  
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**CONSOLIDATED STATEMENT OF CASH FLOW**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

	Notes	2021 £	2020 £
<b>Cash flows from operating activities:</b>			
<b>Net cash provided for operating activities</b>	17	<u>1,045,916</u>	<u>205,262</u>
<b>Cash flows from investing activities:</b>			
Deposit interest received		160	2,781
Payments to restore heritage assets		(1,171,326)	(332,433)
<b>Net cash provided used in investing activities</b>		<u>(1,171,166)</u>	<u>(329,652)</u>
<b>Change in cash and cash equivalents in the reporting period</b>		(125,250)	(124,390)
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>1,003,136</u>	<u>1,127,526</u>
<b>Cash and cash equivalents at the end of the reporting period</b>		<u>877,886</u>	<u>1,003,136</u>

The trust has taken advantage of the exemption conferred by s408 Companies Act 2006 not to prepare an individual Statement of Cash Flow.



**THE STOWE HOUSE PRESERVATION TRUST**  
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**NOTES TO THE CONSOLIDATED ACCOUNTS**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

**Accounting policies**

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

**Basis of preparation**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) – (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Charities Act 2011 and the Companies Act 2006.

The Stowe House Preservation 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 note.

There are no material uncertainties about the Trust's ability to continue as a going concern. Whilst the pandemic has necessitated operational changes, the charity receives a regular rental income which will enable continuing activity for the foreseeable future. The charity will only undergo restoration projects following an affordability review. The trading subsidiary has been closed since the lockdown with small numbers of visitors returning in the summer of 2021. The trading subsidiary is expected to return to profitability in 2022.

The presentation currency is £ sterling.

**Group Financial Statements**

These financial statements consolidate the results of the charity and its wholly-owned subsidiary Stowe House Enterprises Limited (SHEL) on a line by line basis. The summarised income statement and statement of financial position of SHEL are given in note 3.

**Fund accounting**

The charity's general fund consists of funds which the charity may use for its purpose at its discretion. Trustees recognise that part of the unrestricted funds comprise voluntary sector income that has been utilised as partnership funding in the restoration work fixed assets. They have therefore created a designated fund to recognise this. The charity's restricted funds are those where the donor has imposed restrictions on the use of the funds.

**Income recognition**

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

Donations and voluntary income are recorded as incoming resources on a receivable basis. Income tax recoverable on covenanted giving and Gift Aid donations is accounted for in the year of receipt of the associated income on an accruals basis.

Grants receivable are credited to the Statement of Financial Activities (SOFA) in the year for which they are receivable, to the extent that the costs to which the grant relates are incurred. Where grants are received for future periods these are carried forward as deferred income. The grants are for the restoration costs of Stowe House which are capitalised. The grants are held in a restricted fund which will be amortised in line with the depreciation of the restoration costs.

Income from bank deposits and from the leasing of property are included in the SOFA in the year in which they are receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

In accordance with the Charities SORP (FRS 102), the general volunteer time is not recognised. Please refer to the Trustee Report for more information about their contribution.

**THE STOWE HOUSE PRESERVATION TRUST**  
**(A Company Limited By Guarantee)**

**NOTES TO THE CONSOLIDATED ACCOUNTS**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

**Accounting policies continued**

**Expenditure recognition**

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 settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is included on an accruals basis, and includes non-recoverable VAT where applicable. Costs have been directly attributed to one of the functional categories of resources expended in the SOFA as follows:

Cost of generating funds includes the Subsidiary's trading costs.

Expenditure on Charitable activities includes the costs of depreciating the restoration work capitalised, their associated support costs and governance costs.

**Taxation**

The tax amount represents the tax currently payable/reclaimable, based on the profit/loss for the year of SHEL. The gift aid payment from SHEL is now recognised at the earlier of the legal obligation or the cash payment.

**Heritage assets**

The restoration costs of Stowe House are capitalised as appropriate and written off over a period of expected useful life of 75 years from completion of the project. The "Medici" Lions are amortised over 50 years, display costs for the Welcome Centre and Interpretation Centre are depreciated over 15 years and furniture and equipment costs for the Welcome Centre and Interpretation Centre are depreciated over 5 years.

No depreciation is provided until the particular section of a phase of the restoration phase is complete.

**Impairment Reviews**

Impairment reviews are undertaken on an annual basis and expenditure on repairs is accounted for when incurred.

**Financial Instruments**

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

**Stock**

Stock includes books, souvenirs and food and is valued at the lower of cost and estimated selling price less costs to sell. Provision is made for obsolete, slow moving or defective items where appropriate. When stocks are sold, the carrying amount of stock is recognised as an expense in the period in which the related revenue is recognised.

**Debtors**

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

**Cash at bank and in hand**

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

**Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

**THE STOWE HOUSE PRESERVATION TRUST**  
(A Company Limited By Guarantee)

**NOTES TO THE CONSOLIDATED ACCOUNTS**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

**Accounting policies continued**

**Operating Leases**

Assets held under operating leases are not capitalised. The costs associated with hire rental are charged directly to income as they arise.

**Significant judgements and estimates**

In the application of the Charity'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.

The trustees considered key judgement and estimates to be depreciation and impairment. See note 7 for further details.

**1) Legal status of the Trust**

The Trust is a company limited by guarantee, incorporated in England and Wales and has no share capital. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity. Its Registered Office and principal place of business is Stowe House, Stowe, Buckingham.

**2) Incoming Resources**

Grants	2021	2020
	£	£
Country Houses Foundation	-	16,000
The Linbury Trust	125,000	5,576
World Monument Fund	-	43,560
Income Deferred in previous years (released)	-	75,000
Total grant income from Charitable activities	<u>125,000</u>	<u>140,136</u>

The grants are receivable under an agreed programme of restoration and funded accordingly to claimed and funded approved expenditure. In addition to the above, Covid recovery grants totalling £123,260 were received in the year. These were Furlough grants of £59,360 and Culture Recovery Grant of £63,900. Furlough grants were received by Stowe School, who operate the payroll, and were claimed by them on the behalf of the charity.

**3) Net income from trading activity of subsidiary**

The charity has a wholly owned subsidiary, Stowe House Enterprises Ltd (SHEL), a company incorporated in England and Wales with a registration number of 3634573. The registered address is Stowe House, Stowe, Buckingham MK18 5EH. The Company carries out the trading and commercial activity from Stowe House within the overall restriction of activities being commensurate with its status. The purpose is to raise money for donation to the charity, however the Trust acknowledges they will not receive a donation in 2021 as a result of the trading loss of the subsidiary. A summary of its financial position is given below:

Income Statement of SHEL for the year ended 31 March 2021	2021	2020
	£	£
Turnover	93,592	194,238
Cost of sales	(103,562)	(115,502)
Gross (loss)/profit	(9,970)	78,731
Other operating income: Interest receivable & similar	11	(2,664)
	(9,959)	76,067
Administrative expenses	(2,313)	158
Charitable donation to SHPT	-	-
(Loss)/profit on ordinary activities before taxation	(12,272)	76,225
Taxation	2,332	(14,482)
Retained (loss)/profit for the period	<u>(9,940)</u>	<u>61,743</u>

Turnover comprises of £11,491 trading income, Culture Recovery Grant of £57,576 and Furlough Income of £24,525.



**THE STOWE HOUSE PRESERVATION TRUST**  
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**NOTES TO THE CONSOLIDATED ACCOUNTS**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

Summarised Statement of Financial Position of SHEL at 31 March 2021	2021	2020
	£	£
Current assets	121,648	113,614
Creditors: Amounts falling due within one year	(62,543)	(44,569)
Net assets	<u>59,105</u>	<u>69,045</u>
Share capital	2	2
Reserves	<u>59,103</u>	<u>69,043</u>
	<u>59,105</u>	<u>69,045</u>

**4) Staff costs**

No employees were paid in excess of £60,000 per annum.

Total Staff Costs were:	2021	2020
	£	£
Salaries	143,613	149,753
Social security costs	11,672	12,247
Pension costs	<u>10,416</u>	<u>10,313</u>
	<u>165,701</u>	<u>172,313</u>

The provision for short term compensated absences at 31 March 2021 was £9,243 (2020: £9,103) and the total paid to key management personnel was £25,772 (2020: £24,694).

Staff are auto-enrolled in the Stowe School Standard Life Group Personal Pension Scheme. This scheme is a defined contribution scheme.

Ave. Headcount	<u>8</u>	<u>9.3</u>
FTE	<u>5.6</u>	<u>5.1</u>

not including officials who provide services on a voluntary basis.

The trustees have not been remunerated during the year. Expenses and subsistence to the value of £236 (2020: £630) has been reimbursed to 1 (2020: 3) trustee.

**5) Charitable activities**

	2021	2020
	£	£
Charitable expenditure comprises:		
Depreciation of completed phases of the restoration	366,767	398,009
Support costs	152,815	188,402
Governance costs	<u>10,200</u>	<u>10,980</u>
	<u>529,782</u>	<u>597,391</u>
Support costs includes:		
Salaries - permanent staff	109,210	110,015
Other project costs	4,049	18,430
Maintenance costs	26,734	38,912
Administration costs	<u>12,822</u>	<u>21,045</u>
	<u>152,815</u>	<u>188,402</u>

**6) Net income/(expenditure) for the year is stated after charging:**

	2021	2020
	£	£
Depreciation	366,767	398,009
Auditor Remuneration - all audit services	<u>10,200</u>	<u>10,980</u>

**THE STOWE HOUSE PRESERVATION TRUST**  
(A Company Limited By Guarantee)

**NOTES TO THE CONSOLIDATED ACCOUNTS**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

**7) Heritage assets**

	Restoration Phase 1	Restoration Phase 2	Restoration Phase 3	Restoration Phase 6	TOTAL
Cost	£	£	£	£	£
As at 1 April 2020	6,238,663	7,149,760	11,710,682	-	25,099,105
Reclassification	-	-	(241,329)	241,329	-
Restoration work done in the year	-	-	(21,741)	1,193,067	1,171,326
Disposal	-	-	-	-	-
As at 31 March 2021	6,238,663	7,149,760	11,447,612	1,434,396	26,270,431
<b>Depreciation</b>					
As at 1 April 2020	1,455,309	1,391,808	1,411,443	-	4,258,560
Charge for the year	83,181	95,331	188,255	-	366,767
Disposal	-	-	-	-	-
As at 31 March 2021	1,538,490	1,487,139	1,599,698	-	4,625,327
<b>Net Book Value</b>					
As at 31 March 2021	4,700,173	5,662,621	9,847,914	1,434,396	21,645,104
As at 31 March 2020	4,783,354	5,757,952	10,299,239	-	20,840,545

Restoration Phase 1: the North Front and Colonnades

Restoration Phase 2: the Central Pavilion and South Portico including the Marble Saloon

Restoration Phase 3: the South Front including Statuary and the State Rooms, Interpretation Centre and Welcome Centre

Restoration Phase 6: the Western Suite State Rooms

The heritage assets consist of Stowe House at leasehold cost and the costs of restoration works. Further details of the restoration work on Heritage Assets undertaken during the year is contained in the Trustees' Report.

No depreciation is provided until the completion of the relevant section of the phase of the restoration project. Thereafter depreciation is provided to amortise the improvement expenditure over the estimated life of the asset, as set out in the accounting policy.

An impairment review has been undertaken for the year 2021 and the Trustees consider that no impairment adjustment is necessary.

Heritage assets acquired during each of the last 5 accounting periods are as follows:

	Heritage Assets £
Year to 31 March 2017	131,730
Year to 31 March 2018	108,196
Year to 31 March 2019	514,050
Year to 31 March 2020	332,433
Year to 31 March 2021	1,171,326

Stowe House is leased to The Stowe House Preservation Trust with a coterminous leaseback to Stowe School Ltd for 99 years effective from 1 January 2000. The arrangements were confirmed under Charity Order 0149530D dated 10 November 1999. The cost of the acquisition of the lease was nil. An open market valuation could not be determined and there is an extensive repairing obligation. The trustees therefore included the acquisition at cost.

**THE STOWE HOUSE PRESERVATION TRUST**  
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**NOTES TO THE CONSOLIDATED ACCOUNTS**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

**Chattels**

Under an agreement dated 31 December 1999, the chattels present in Stowe House at the time of the grant of the lease have also been loaned to the Charity under a 25 year agreement also at nil cost and effective from 1 January 2000. These are Stowe School Limited's, Hall Bequest's and Fortesque Trust's chattels, essentially paintings, busts and other artefacts on display in Stowe House.

**8) Fixed asset investments**

	2021 Unlisted £	2020 Unlisted £
<b>Net book values:</b>		
As at 31 March 2021	2	2
	<u>2</u>	<u>2</u>
As at 31 March 2020	2	2
	<u>2</u>	<u>2</u>

As at the balance sheet date the Company held the following investments in subsidiary undertakings:

<u>Subsidiary</u>	<u>Holding</u>	<u>Nature of business</u>	<u>Country of incorporation</u>
Stowe House Enterprises Ltd	100% ordinary £1 shares	Fund raising for Stowe House	England & Wales

**9) Debtors**

	2021		2020	
	Group	Charity	Group	Charity
	£	£	£	£
Due from Group company	-	6,036	-	7,595
Trade debtors	1,037	1,000	8,062	-
Prepayments and Accrued Income	10,226	17,107	4,843	789
Grants receivable	-	-	16,000	16,000
VAT recoverable	-	-	5,602	8,065
Taxation recoverable	2,332	-	10,824	10,824
	<u>13,595</u>	<u>24,143</u>	<u>45,331</u>	<u>43,273</u>

**10) Creditors: Amounts falling due within one year**

	2021		2020	
	Group	Charity	Group	Charity
	£	£	£	£
Accrued expenditure	33,635	9,219	59,143	50,579
Deferred income	38,791	38,791	787	-
Other creditors	183,774	162,749	41,299	33,645
Corporation Tax and VAT payable	6,852	9,077	14,482	-
Building work retention	-	-	7,159	7,159
Provision for unpaid holiday pay	9,243	6,061	9,103	6,080
	<u>272,295</u>	<u>225,896</u>	<u>131,973</u>	<u>97,463</u>

The movement in deferred income relates to the prepaid rent £38,791.

**THE STOWE HOUSE PRESERVATION TRUST**  
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**NOTES TO THE CONSOLIDATED ACCOUNTS**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

<b>11) Total funds</b>	<u>Designated Unrestricted Fund</u> £	<u>General Unrestricted Fund</u> £	<u>Restricted Funds</u> £	<u>Total</u> £
As at 1 April 2020	1,533,956	682,501	19,549,680	21,766,137
Incoming resources	-	174,343	971,313	1,145,656
Resources expended and taxation	-	(158,602)	(480,064)	(638,666)
Transfers	172,073	(172,073)	-	-
<b>As at 31 March 2021</b>	<u>1,706,029</u>	<u>526,169</u>	<u>20,040,929</u>	<u>22,273,127</u>
As at 1 April 2019	1,454,447	752,081	19,640,158	21,846,686
Incoming resources	-	360,384	316,505	676,889
Resources expended and taxation	-	(350,455)	(406,983)	(757,438)
Transfers	79,509	(79,509)	-	-
<b>As at 31 March 2020</b>	<u>1,533,956</u>	<u>682,501</u>	<u>19,549,680</u>	<u>21,766,137</u>
<b>Represented by:</b>		<u>Unrestricted Funds</u> £	<u>Restricted Funds</u> £	<u>Total</u> £
Tangible fixed assets		1,706,029	19,939,075	21,645,104
Current assets		627,410	272,908	900,318
Current liabilities		(101,241)	(171,054)	(272,295)
<b>Total net assets - 2021</b>		<u>2,232,198</u>	<u>20,040,929</u>	<u>22,273,127</u>
Tangible fixed assets		1,533,956	19,306,589	20,840,545
Current assets		770,541	287,024	1,057,565
Current liabilities		(88,040)	(43,933)	(131,973)
<b>Total net assets - 2020</b>		<u>2,216,457</u>	<u>19,549,680</u>	<u>21,766,137</u>

The restricted funds comprise funds for the restoration of Stowe House.

Trustees agreed in 2004 to create a designated unrestricted fund from the general unrestricted fund reflecting the extent to which unrestricted donations have been committed to support the restricted grants and restricted donations for expenditure on restoration work. As these funds have been expended on the creation of fixed assets, trustees do not feel that it is useful to describe them as general unrestricted funds. The transfer from the general unrestricted fund in year was £172,073 to the designated unrestricted fund (2020: transfer from general unrestricted fund £79,509).

**THE STOWE HOUSE PRESERVATION TRUST**  
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**NOTES TO THE CONSOLIDATED ACCOUNTS**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

**12) Capital Commitments**

Capital commitments as at 31 March 2021 are estimated to be £438,889 (2020: £172,490) in respect of the Western Suite phases of the restoration programme and the Marine Venus statue. Commitments are payable as follows:-

	2021	2020
	£	£
In less than one year	401,925	93,331
In one to two years	36,964	79,159
	<u>438,889</u>	<u>172,490</u>

Movement during the year:-

	£
Capital commitments at 1 April 2020	172,490
Commitments fulfilled in year	(1,185,759)
New commitments	1,452,158
Capital commitments at 31 March 2021	<u>438,889</u>

**13) Operating Leases**

***Commitments relating to operating leases: Equipment***

	2021	2020
	£	£
Less than 1 year	555	2,079
Between 2 and 5 years	-	555
Greater than 5 years	-	-
	<u>555</u>	<u>2,634</u>

During the year £2,079 (2020: £2,083) was spent on operating leases.

***Income relating to operating leases: Property***

The house has been leased from Stowe School Ltd, with a coterminous leaseback to Stowe School Ltd for 99 years, effective from 1 January 2000 (no break clauses). The arrangements were confirmed under Charity Order 0149530D dated 10 November 1999.

The lease charge represents the rent income from Stowe School Ltd for the School's occupation of Stowe House. The lease charge is reviewed every five years (next review 2023); the income for the year is £155,162 (2020: £155,162).

The total minimum lease amounts receivable remaining on this lease are £7.8 million, over the remaining 78 years.

**14) Contingent Liability**

Trustees are not aware of any contingent liabilities.

**15) Other Commitments**

Trustees agreed in July 2011 to offer support to The Hall Bequest Fund, in the form of advancing a loan, up to a maximum of £25,000, to be repaid within three months. Any loan would have to be for a specific purpose, i.e. to purchase artefacts relevant to the history of the House. This offer is still in place but has not been used in year.

**THE STOWE HOUSE PRESERVATION TRUST**  
(A Company Limited By Guarantee)

**NOTES TO THE CONSOLIDATED ACCOUNTS**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

**16) Custodian Trusteeship**

The Trust holds a small number of historical artefacts which are owned by either corporations, private individuals or the National Trust. These historical artefacts are used to enhance the visitor experience and interpretation of Stowe House in line with our charitable objectives. All these items are covered by insurance and are high priority in the salvage plan as well as being listed separately on the collections management database.

**17) Notes to consolidated cash flow statement**

Reconciliation of net income/(expenditure) to net cash flow

	2021 £	2020 £
Net movement in funds for the year:		
Net income/(expenditure) for the reporting period	506,990	(80,549)
Adjustment for:		
Deduct Interest received	(160)	(2,781)
Depreciation charges	366,767	398,009
Decrease in stock	261	2,140
Decrease in debtors	31,736	1,673
Increase/(Decrease) in creditors	140,322	(113,230)
<b>Net cash provided for operating activities</b>	<u><u>1,045,916</u></u>	<u><u>205,262</u></u>

**18) Related party transactions**

Stowe School Ltd (SSL), a charity with three trustees in common, holds the underlease on Stowe House and granted the leasehold interest to The Stowe House Preservation Trust (SHPT) out of its freehold interest. The lease has arrangements for the payment of market rent by SSL. SSL recharged costs to SHPT totalling £87,207 (2020: £114,564), and SHPT has received rent of £155,162 (2020: £155,162), with a net balance due to SSL at 31st March 2021 of £29,211 (2020: £9,955).

Stowe Enterprises Ltd (SEL) is a trading subsidiary of SSL and assists in the arrangements of commercial activities with Stowe House Enterprises Ltd (SHEL), the charity's subsidiary. Profits from these ventures are shared. SHEL has trading transactions with SEL amounting to sales of £5,750 (2020: £93,770) and purchases of £0 (2020: £89), with a net balance owed by SEL to SHEL at 31 March 2021 of £0 (2020: £7,707).

Stowe House Enterprises Ltd (SHEL) is the trading arm of The Stowe House Preservation Trust. At the balance sheet date SHPT owed £288 to SHEL (2020: SHEL owed SHPT £7,595).

Certain trustees are trustees in both SHPT and SSL. The composition and control of the boards of trustees however remain independent of each other. All transactions between the related charities were on an arms length basis.

There were donations from trustees in the year totalling £390,000 (2020: nil).

**THE STOWE HOUSE PRESERVATION TRUST**  
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**NOTES TO THE CONSOLIDATED ACCOUNTS**  
**FOR THE YEAR ENDED 31ST MARCH 2021**

**19) Analysis of Changes in Net Debt**

	£
Cash at bank 1 April 2020	1,003,136
Cash outflow	(125,250)
Cash at bank 31 March 2021	<u>877,886</u>

**20) Consolidated Statement of Financial Activities including income and expenditure account - prior year**

	Unrestricted Fund £	Restricted Funds £	31-Mar 2020 £
<b>Incoming resources</b>			
Incoming resources from generated funds			
<i>Donations and legacies</i>	8,008	176,369	184,377
<i>Income from Charitable activities</i>			
Grants for restoration	-	140,136	140,136
<i>Other trading activities</i>			
Income of trading subsidiary	194,233	-	194,233
Rent receivable	155,162	-	155,162
Misc Income	200	-	200
<i>Income from Investments - interest receivable</i>	2,781	-	2,781
<b>Total income and endowments</b>	<u>360,384</u>	<u>316,505</u>	<u>676,889</u>
<b>Resources expended</b>			
Expenditure on raising funds			
Cost of trading subsidiary	117,303	-	117,303
Fundraising	-	28,262	28,262
	<u>117,303</u>	<u>28,262</u>	<u>145,565</u>
Expenditure on Charitable activities	218,670	378,721	597,391
Other Expenditure - taxation	14,482	-	14,482
	<u>350,455</u>	<u>406,983</u>	<u>757,438</u>
<b>Total resources expended</b>	<u>350,455</u>	<u>406,983</u>	<u>757,438</u>
<b>Net income/(expenditure)</b>	<u>9,929</u>	<u>(90,478)</u>	<u>(80,549)</u>
<b>Net movement in funds</b>	9,929	(90,478)	-80,548
<b>Reconciliation of funds</b>			
Total funds brought forward	2,206,528	19,640,158	21,846,686
<b>Total funds carried forward</b>	<u>2,216,457</u>	<u>19,549,680</u>	<u>21,766,137</u>