

THE ST JAMES'S CONSERVATION TRUST LTD.

England & Wales · Charity number 1079166

Details

Status	Registered
Legal form	Charitable company
Company number	03886503
Registered	2000-01-29
Register	View on the Charity Commission register

Contact

Address	Flat 23 Shackleton Court 2 Maritime Quay London E14 3QF
Phone	07967750422
Email	frank@fjmaccountancy.co.uk
Website	www.stjamestrust.london

Activities

Objects: 1) TO PROMOTE HIGH STANDARDS OF PLANNING AND ARCHITECTURE IN OR AFFECTING THE AREA OF BENEFIT2)TO SECURE THE PRESERVATION, PROTECTION, DEVELOPMENT AND IMPROVEMENT OF FEATURES OF HISTORIC OR PUBLIC INTEREST IN THE AREA OF BENEFIT3) TO EDUCATE THE PUBLIC IN THE GEOGRAPHY, HISTORY, NATURAL HISTORY AND ARCHITECTURE OF THE AREA OF BENEFIT(AREA OF BENEFIT BEING THAT AREA BOUNDED ON THE NORTH BY PICCADILLY, ON THE SOUTH BY THE MALL, ON THE EAST BY THE EASTERN SIDE OF LOWER REGENT STREET, WATERLOO PLACE & CARLTON HOUSE TERRACE AND ON THE WEST BY QUEEN'S WALK, GREEN PARK IN THE WEST END OF LONDON)

Activities: In the charity's area of benefit - to promote high standards of planning and architecture; to secure the preservation, protection, development and improvement of features of historic or public interest; to maintain the character of the area, with its social fabric, collection of ancient shops and gentlemen's clubs; to educate the public in the geography, history and architecture of the area.

Classification

- **How:** Provides Advocacy/advice/information, Sponsors Or Undertakes Research
- **What:** Environment/conservation/heritage
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** SEE OBJECTS
- City Of Westminster

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£99,940	£117,842	-	-
2024-12-31	£56,165	£33,407	-	-
2023-12-31	£107,104	£96,238	-	-
2022-12-31	£19,878	£28,115	-	-
2021-12-31	£14,415	£31,288	-	-
2020-12-31	£121,179	£46,994	-	-

Trustees

Name	Role	Appointed
Andrew Michael Love	Chair	
Clio Antrony Georgiadis		2024-06-05
JEREMY VAUGHAN		
MR NICK TURNER		2012-07-04
VIRGINIA CHICHESTER		2012-09-13
Vice Admiral Sir Timothy James Hamilton Laurence KCVO, CB		2023-06-07

THE ST JAMES'S CONSERVATION TRUST LTD.

England & Wales - Charity number 1079166

Accounts

Registered charity number
1079166

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03886503

The St James's Conservation Trust Ltd
(A charitable company limited by guarantee)

Trustees' Report and Financial Statements

for the year ended 31 December 2024

The St James's Conservation Trust Ltd
Report and Financial Statements
Contents

	Page
Report of the trustees	1-8
Legal and administrative information	9
Independent Examiner's report	10
Statement of financial activities	11
Balance sheet	12
Statement of cash flows	23
Notes forming part of the financial statements	14-17

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2024**

The Trustees present their report together with the independently examined financial statements of the charity for the year ended 31 December 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charities Act 2011, the Companies Act 2006, and 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).

Objects and activities

The St James's Conservation Trust works closely with the City of Westminster and English Heritage to bring attention to specific, locally relevant planning and design issues that will impact the extraordinary area of St James's.

St James's has one of the country's highest densities of listed buildings of historic or architectural importance. It is one of the most interesting, eclectic areas of London and includes the ancient Palace and the historic 17th century St. James's grid. However, the area is witnessing a period of great change. The Trust, being a local, expert resource, plays a crucial role in monitoring and giving guidance regarding the preservation and development of such an architecturally important area and trying to prevent some of the damage that has been done in the past from being repeated.

In resisting inappropriate new development proposals, the Trust always looks to initiate practical discussions with major landowners such as the Crown Estate as well as any independent developers and architects.

The area of benefit is a specified area in St James's, London. In 2008, the Charity Commission consented to the slight extension of the charity's Area of Benefit eastwards to include the east side of Lower Regent Street (formally renamed in 2014: Regent Street, St James's). The charity's area now more faithfully follows the boundaries of historic St James's.

The charity considers, with the help of advisers, planning and licensing applications relevant to the area and responds to these where this is considered appropriate. It also produces architectural studies, amenity surveys and a reformatted Newsletter in the form of a 16 page "Review of the Year", also posted on the Trust's website: www.stjamestrust.org.uk

The Trustees confirm they have complied with the duty in Section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission.

Achievements and performance

Planning and architecture

The charity's main purpose is to promote high standards of planning and architecture and education about the historic St James's core area.

During 2024, there were approximately 100 Planning, highways and licensing applications reviewed and monitored by the Trust's advisors and Trustees for potential responses, including some controversial proposals, for which the Trust was consulted in advance by developer and project teams, including:

- No. 1 St. James's Square: consultations to meet objections from the Trust for the proposed re-purposed former BP HQ Building, with height increases, new façade treatment on retained structural frame and significantly larger external rooftop terraces outdoor space.

The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2024

- The Ritz Hotel continuing extension improvements, supported by the Trust, and in progress to help in the hotel's viability, quality and the realisation of Caesar Ritz's original symmetrical massing and craftsmanship.
- 103 – 105 Jermyn Street (identified as a negative quality by the City Council Conservation Area Audit, approved by the Trust) planning proposals, supported by the Trust for transformed contemporary façades (and increased height) and interior improvements, from the existing low quality 1970s brickwork.
- 81 Jermyn Street – The 1960s Cavendish Hotel has made plans for future improvements inside and at ground level exterior façade improvements and access, which are supported by the Trust.
- Piccadilly has seen an increased number of façade retention and improvement applications and developments in progress of historic buildings including "The site of the [former] Egyptian House" supported by the Trust.
- 10 Spring Gardens: delayed by the completion of Admiralty Arch improvement delays and sensitive security cordon measures. The proposed adaptations, (former British Council offices) are generally supported by the Trust, including major retrofitting of the existing offices of the existing 1970s building and improved accessibility and a new entrance arcade. A new food and beverage ground floor use and alfresco dining as part of an improved piazza area adjacent the Mall has change for the proposed Irish Embassy Administration office parts of the office repurposed. This is supported by the Trust as an amendment.
- 64- 65 St James's Street: new proposed improvements and rooftop extension, terrace and new balconies – all of concern to the Trust and neighbouring properties. Objections were submitted and the City Council planning officers succeeded in securing a revised application with limited height increase.
- 50 St James's Street remains incomplete at the time of writing, much delayed although with pressure from the Trust, externally completed with Listed façade cleaning completed, although ground floor windows remain boarded. The owner/developer has not opened or finished the interior works at time of writing
- Norfolk House, a very large site in St James's Square and Charles II Street, demolitions completed and major constructions continuing with the two key replacement replica brick façades completed. The interior of the site is not welcomed in style and scale by the residents' adjacent views.
- Pall Mall continues to have new and refurbished developments along the north side and applications for adaptations of commercial, some that also have frontages to the Southeast corner of St James's Square, and which have been successfully integrated, and had been generally supported by the Trust. Licensing and planning use changes for Cigar Retail have been negotiated to stricter limits after objections by the Trust and 22 St. James's Square adjacent residents' association.
- The Trust commissioned audit report, launched in 2022, on the height increases and rooftop terraces in St. James's, which makes recommendations and guidance to control inappropriate designs. Many applications have been made since, and some height increases proposed have taken notice of the Trust's concern, notably in the inclusion of rooftop terrace Management Plans. It has continued to express concerns over the quality and management of rooftops and any external terraces/balconies, which may overlook adjacent residential or sensitive commercial or culturally significant properties and cause noise and disturbance at night.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2024**

- Signs, flags and flagpole proposals continue on commercial premises in St James's Street have increased, and the Trust has successfully objected to these in several locations, where they breach City Council and Trust policies and principles.

Public realm improvements, promoted, inappropriate or supported by the Trust include:

- Advance consultations with the Trust have been disappointing on a number of important actions by the introduction of shared bay e-Scooter and e-Bike hires by Department of Transport, Transport for London and City Council's highways and planning departments. A special Trust report and objections to all the St. James's sites was not acknowledged for bays and their continuing customer abuse of the private operations, under-resourced agreement regulations and City Council enforcement. The Royal Parks have also consulted on changes in vehicle traffic management times on The Mall, which the Trust feels are also negative for local residents. The Royal Parks have also prepared new policies of standards for all types of bikes for road improved safety measures.
- Businesses in the area which rely on service and deliveries, ease of public transport, taxis and other private vehicles and measures, that can increase congestion and access problems continue to concern. The Trust has continued to consult with the existing 3 Ward Councillors and the new Labour City Council administration on these matters.
- Related to public realm cost saving and reduced carbon use strategy, The City of Westminster Highways and Street Lighting prepared and approved in July 2020 a new street lighting masterplan which aimed to replace over 300 historic gas light sources with electric LED sources and replacement lanterns across the Borough. The Trust's continuing campaign, with others in Westminster, objecting to the gas lighting change, has been partially successful and the City Council modified the strategy, retaining a few examples of the historic gas lighting in the area.
- The Trust's own, previously English Heritage (Historic England) and City Council supported project idea, as yet, unfunded, for siting near the new St James's Palace setting of a recreated ornamental 1880s gas light column, lost after WWI.
- St James's Church and Churchyard improvements have now been granted planning approvals and remain a priority for the area, subject to funding and viability, including the repairs and improvements, including restoring a south door of the Sir Christopher Wren original, but lost door. The Trust and The Crown Estate support the aim of improvements for the viable scheme of mixed uses for the community and new revenue for maintenance and management. Fundraising will hopefully be able to implement the project in phases for 2023-25.
- The St James's Square Trust, restored and improved gardens' railings, lighting and security, (supported by the St James's Conservation Trust who negotiated a £12,000 reduction in Westminster City Council's proposed charges for parking suspensions to facilitate the works).
- Regrettably, consultations and comments on the rapid-charging electric vehicle infrastructure at the St. James's Square West gateway were not acknowledged, making the site cluttered and reducing pedestrian movement space. Similar concerns and comments have been made to Transport for London in partnership with the City of Westminster for a six-month trial of e-Scooter hire parking bays in St. James's (subsequently trials and temporary traffic orders have been extended, without modifications and solutions needed, until November 2023 and continuing (together with possible power changes in June 2024 for e-Bikes). Two original trial sites in St. James's Street had been identified, and each was considered inappropriate practically and visually: due to the slope of the sites, the settings of Listed buildings and the proposed additional street clutter of signs and bollards/carriageway road paint markings. Unfortunately, the Trust's comments in advance were not acknowledged, although the issues of negative impacts raised have all occurred as expected and the comments will again be put forward as part of final reviews of the experiments proposed now in the period 2024 – 2030.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2024**

Key licensing issues for continuing consideration by the Trust:

- The Trust continues to object to tables and chairs areas, when potentially a negative impact on residential or commercial amenity arises, on the narrow streets, with narrow footways of the area, as well as main roads where poor air quality and noise pollution are negative factors. Limited successes have been made on most new proposed and unacceptable sites, although reduced numbers of tables and chairs and high-quality management conditions have been successful.
- The nightclub Aura, which the Trust together with The Metropolitan Police and The City of Westminster was successful in forcing the closure of, due to criminal activity and poor management several years ago. The Trust has opposed the St. James's Street "The Mistress of Mayfair" (north end) and the former Avenue Restaurant: "Piraña" (south end) as "vibe dining" use, without success at a Licensing Hearing. The Trust is concerned and monitors these reuses, both of which is not felt to be safe locations in the historic street with residents reporting disturbances due to extended hours to 3.30am.
- The Trust continues to monitor premises of nightclub character and past SEV applications. The Sexual Entertainment Venue ("Shadow" applications) licenses are a continuing concern.

The Trust has continued to commission Peter Heath, the now independent consultancy, Architect and Town Planner Advisor, for Special Projects Services, he provided for 25 years by his Civic Design Partnership and after leaving AtkinsRéalis.

The Westminster City Council's "City Plan" progress:

This much shorter new replacement document, guiding planning policies for development across the Borough was about to have final formal adoption when the Covid-19 crisis arose and was followed by the change in the Council's Control at the last local election which has been reviewing a wide range of new issues, including improvements to consultation procedures, enforcement, equality and diversity matters and the planning and related policies.

Key City Council policies are continuing and new policies that the Trust finds generally supportable still include improving air quality, economic growth in the right places and district wide public realm improvements. Policies which restore the quantity of small office accommodation, which had been declining across the Borough in total, due to national planning policies favouring conversion to housing, remain a concern of the Trust, which has generally sustained the area's small office accommodation, but has not yet restored a balance of adequate choice and quantity of residential accommodation. These land use mixtures may all be reviewed in national, strategic, and local planning policies following the shift to homeworking for many office workers. Conversion and poor maintenance of conversion to office or commercial accommodation remains one of the most significant risks to important Listed buildings, originally built as grand single-family houses in the area. The Trust has continued to support English Heritage (now Historic England) in recommending, with examples, that the important historic buildings (if residential) are best restored to their original uses (most recently still in progress: such as 1 Carlton House Terrace), for long term care.

St James's Neighbourhood Plan progress:

The much-delayed draft plan by the first planning consultants, first completed in 2019 and has been revised and updated in 2021-22/23. The process has still been subject to inadequate funding but final consulting stages towards referendum and adoption (now earliest Autumn 2024/2025) as a statutory policy document. The limited funds of the Neighbourhood Forum and resources of its members (all voluntary) have been a delaying issue in commissioning consultants, needed for stakeholder consultation and report stages. The Chairman and Steering Group of the Neighbourhood Forum has secured renewal of the area's designation with the City Council, due to the delays in progress since establishment in 2015. New funding from local landowners, stakeholders and businesses as well as local Ward funding applications continue in progress.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2024**

Public highway paving, street lighting and street clutter:

Public realm projects where paving is improved have generally been related to development sites. They have mainly been undertaken in partnership by the City Council's planning and highways teams with private sector interests including landowners, businesses, local organisations and the Trust and other charitable foundations' donations and grants. The main areas of improvement planned or promoted by the Trust are for 2024-26. HOLBA and The Crown Estate continue to aim for improvements of road safety measures, quality paving, linking up parts of "The Green Park [Underground Station] Gateway", Piccadilly, Arlington Street, Bennet Street, Regent Street, St. James's, Waterloo Place the East side of St James's Street, St James's Palace island settings with further improvements, St James's Square outer footways/five road junctions, revised approaches to siting of electric vehicle charging points/product designs for safety and minimising street clutter with all opportunities to replace poor quality paving with natural stone. Sadly, Norfolk House developers' frontages have installed concrete flagstones where York Stone should have been specified by planning and highways conditions the Trust has always promoted in guidance for restoring traditional quality.

Law and order and public demonstrations, marches, vagrancy, and amenity issues:

The Trust's Study: Events and Activities had highlighted the scale and many of the issues arising, which during the 2020-21 pandemic had been largely halted. Ceremonial State events in 2022/23/24 and future potential protest marches may mean vigilance will still be needed to ensure no negative impact on the historic character and residential amenity of the area. Action to control and enforce safety on St. James's Streets and at Waterloo Place which had been abused by Boy Racers supercars and motorbikes, has been relatively successful by the coordination of Traffic Police and the City Council with "audio camera" surveillance and enforcement. Filming and sport related (London Marathon) and celebrations (London Pride) through St James's includes road closures, litter and some vandalism and damage. The Trust, however, supports well organised and well managed events (including a restart of the St. James's Square Fundraising Garden Party (2023) and for every 2 years, that lead to increased appreciation of the area, together with the forthcoming 300th anniversary of the 1725/26 Act for St. James's Square). Westminster and the West End area of the Borough has continued to have very high levels, relative to other boroughs/cities, for antisocial behaviour/begging/homeless/rough sleepers (which reduced during the pandemic lockdowns due to Government actions) and petty crime, pickpocketing/handbag theft etc. on street incidents and violence. Of the central Westminster area, St James's has been relatively safer on these types of crimes.

Financial review

The charity received grants and donations totalling £51,175 during the year (2023: £18,100). Donations were received from 34 donors (2023: 15 donors). Gift Aid recoverable on donations received in the year was £2,750 (2023: £Nil).

Expenditure on charitable activities totalled £32,473 for the year (2023: £34,090).

In addition to the above, in 2023 £87,035 of income was raised from the biennial Summer Garden Party, with £62,148 of related expenditure, resulting in a surplus from the Party of £24,887.

In total, the charity generated net income for the year of £22,758 (2023 £10,866) and carried forward reserves at 31 December 2024 of £174,498 (2023: £151,740).

Principal funding sources

The charity relies on grants and donations from individuals, commercial organisations and other Trusts. A full list of grants and donations received is given in Note 2 to the accounts.

The charity appeals to its supporters for funds by means of letters, its receptions (at no cost to the charity) and (since 2012) the yearly "Review of the Year" newsletters.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2024**

Investment policy

The charity's Memorandum of Association does not confer any specific rights or restrictions on us as trustees in respect of investing its funds. The funds received by the charity during the year under review were not sufficient to justify separate investment, other than to be placed on deposit with the charity's bankers.

Reserves policy

The Trustees have agreed to maintain a reserve of at least six months' worth of expenditure, which equates to approximately £17,000. At 31 December 2024, the charity held free, unrestricted reserves of £174,498.

Future plans

The charity continued in 2024 to carry out its tasks as outlined in its charitable purposes, particularly in the promoting of high standards of planning and architecture and education of the heritage in, or affecting, the area of benefit. In addition, the charity is involved in many continuing initiatives for enhancing the amenity of the residents, visitors, and workers in the area. These are:

- St James's Church and Churchyard improvements: The Trust continues to support plans with new and replacement buildings and landscapes to provide more accessible, better connections and viable new facilities and revenue for the maintenance and future of the historic site and features.
- St James's Square: further improvements proposed originally for the five street junctions; improved safety and outer perimeter parking arrangements, which may be funded as part of the controversial No. 1 St. James's Square development, if consented.
- Arlington Street and Bennet Street improvements: with funding via HOLBA's promotion these streets could be improved in phases, following the very large, high quality Ritz Extension works, progressing on site with the support of The St. James's Conservation Trust.
- Further improvements at Waterloo Place (possible further traffic management and reduced parking, in place of widened footways etc.) and St James's Palace Island (gas light restoration, possible biodiversity improvements and planting), and maintenance and management are all desirable and planned with City Council and landowner partnership agreements and funding, yet to be confirmed.
- Public realm integrated security high design quality measures (for regular Guard Change) in Marlborough Road (a new gate system, replacing unsightly temporary measures) with public realm improvement have been completed in 2024 in phases, as part of the Royal Parks safety cordons. Further sites on The Mall, Great George Street and Spring Gardens were all completed in 2024 in time for the complex State Ceremonials. The more attractive permanent solutions replace temporary, unattractive and inefficient measures, with locally improved paving and public realm.
- Piccadilly South side: improvements, particularly with integrated high quality permanent footway widening along frontage of St James's Church and opposite Burlington House, may be reconsidered as part of The HOLBA Piccadilly proposals, in partnership with The Crown Estate (principal landowner and developer), following award-winning works at the BAFTA building, Piccadilly South side and future works on a new building at the corner of Swallow Place.
- Bond Street: integrated improvements with junctions to St James's Street and Jermyn Street were not possible in the budget for Bond Street and may be reconsidered as part of any new HOLBA Piccadilly project and as traffic management systems are re-evaluated.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2024**

- St James's Street: completion of phased improvements to paving in natural stone and local footway widening and junction improvements, to link up parts on the East and West sides, will require new partnership funding from businesses and landowners on the West side in future years, with the possibility of some funding from controversial developments on the west side.

Structure, governance and management arrangements

Governing document

The organisation is a charitable company (hereafter referred to as "the charity"), established on 30 November 1999 and registered as a charity on 29 January 2000. The charity was established under a Memorandum, and Articles of Association, which established the objects and powers of the charity and under which it is governed.

The charitable company is registered in England, is limited by guarantee, and has no share capital. The liability of members is limited to £1 per member in the event of a winding up.

Management and governance arrangements

The directors of the charitable company are its trustees for the purpose of charity law and throughout this report are collectively referred to as the Trustees.

The Articles of Association provide for a minimum of three trustees and no maximum. The charity currently has a complement of sixteen trustees. Trustees are elected at the annual general meeting of the charity (following recommendation by the incumbent trustees) and interim vacancies may be filled by the trustees to hold office until the following annual general meeting.

Trustees are recommended for election on the basis of their extensive knowledge of the charity's area of benefit. New trustees receive a thorough briefing about the objectives and achievements of the charity.

Partner organisations

The Crown Estate. The area occupied by The Crown Estate's St James's Estate has increased to approximately half the land area and bounded within the charity's "Area of Benefit" and subject to change, for example by property acquisitions. The Crown Estate has already invested over £500 million in the enhancement of its buildings (mainly in Jermyn Street and St James's Market areas which will continue in further phase Southward) and public realm at Jermyn Street/St James's Street and the Palace forecourt areas) in St James's and a symbiosis exists between the two organisations, particularly related to the quality of architecture in new and refurbished redevelopment of buildings, streets and spaces.

St James's Square Trust. This private organisation, created by the 18th century Act of Parliament (300th anniversary approaching in 2025/26) is responsible, via annual funding from the principal frontager interests, for the maintenance and management of the St James's Square Gardens and boundary railings, up to the back edge of the City of Westminster's public highway. The St James's Conservation Trust has regular contact with the St James's Square Trust on matters of mutual interest and support, including, the three Fundraising Garden Parties in the Square (and hosted in summer 2023) the restoration and improvement of boundary railings and security matters for the garden square.

The Mayfair and St James's Residents' Association, The Heart of London Business Alliance, The Jermyn Street Association, The Westminster (Amenity) Society, the local police and The City of Westminster, remain amongst the many other key partners for The St James's Conservation Trust in achieving progress in meeting its Charitable Objectives in protecting and enhancing historic St James's.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2024**

Trustees' responsibilities in relation to the financial statements

Charity law requires the trustees to prepare financial statements for each financial period which show a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- observe the methods and principles of the Charities' SORP, Accounting and Reporting by Charities;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departure disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the charity will continue on that basis.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity 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 charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Small company provisions

This report has been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies' regime.

This report was approved by the board of trustees on 3 September 2025 and signed on its behalf.



A M Love
Director and Trustee

The St James's Conservation Trust Ltd
Legal and Administrative Information

Charity name: The St James's Conservation Trust Ltd
Charity registration number: 1079166
Company registration number: 03886503
Contact address: C/o FJM Accountancy
23 Shackleton Court
2 Maritime Quay
London
E14 3QF

President

The Earl of Snowdon

Patrons

Lady Olga Maitland
John C Beveridge QC
Baroness Hooper CMG

Directors and Trustees

A M Love FCA (Chair)
V Chichester (Deputy Chair)
N J Turner
J Vaughan
A C Hobhouse
C H Whittall
D K Nadar

Directors and Trustees (continued)

R F H Sharpley MA FRICS
M L Borthwick
M P J Low
M W E Wade CBE
C M Fenwick MBE
G W S Ashton
C A Georgiadis (appointed 5 June 2024)

Registered Office

23 Shackleton Court
2 Maritime Quay
London
E14 3QF

Company Secretary

FJM Accountancy Limited

Planning Consultants

Peter Heath RIBA MRTPI
Civic Design Partnership Limited
Dove Barn
The Street
Blo Norton
Diss
Norfolk
IP22 2JB

Independent Examiner

Frank J McDowell FMAAT
FJM Accountancy Limited
23 Shackleton Court
2 Maritime Quay
London
E14 3QF

Bankers

Coutts & Co
440 Strand
London
WC2R 0QS

Independent examiner's report to the trustees of The St James's Conservation Trust charitable company (the Company)

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2024.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
- 2 the accounts do not accord with those records; or
- 3 the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- 4 the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Frank J McDowell FMAAT
FJM Accountancy Limited
23 Shackleton Court
2 Maritime Quay
London
E14 3QF

Date: 3 September 2025

The St James's Conservation Trust Ltd
Statement of Financial Activities
(incorporating Income and Expenditure Account)
for the year ended 31 December 2024

	Notes	2024 General funds £	2023 General funds £
Income			
Grants and donations	2	53,925	18,100
Fundraising	3	-	87,035
Investment income		2,240	1,969
Total income		<u>56,165</u>	<u>107,104</u>
Expenditure			
Cost of generating funds	3	934	62,148
Expenditure on charitable activities			
Preservation of the built environment	4	32,473	34,090
Total expenditure		<u>33,407</u>	<u>96,238</u>
Net income for the year	5	22,758	10,866
Reconciliation of funds:			
Fund balances at 1 January 2024		151,740	140,874
Fund balances at 31 December 2024	11	<u>174,498</u>	<u>151,740</u>

The statement of financial activities includes all gains or losses for the year. All income and expenditure derives from continuing activities.

The St James's Conservation Trust Ltd
Registered Number: 03886503
Balance Sheet
as at 31 December 2024

	Notes	<u>2024</u> £	<u>2023</u> £
Current assets			
Debtors	8	3,157	439
Cash at bank and in hand		190,448	165,359
		<u>193,605</u>	<u>165,798</u>
Creditors: amounts falling due within one year			
	9	<u>19,107</u>	<u>14,058</u>
Net current assets		174,498	151,740
Net assets	10	<u>174,498</u>	<u>151,740</u>
The funds of the charity:			
	11		
Unrestricted income funds		174,498	151,740
Total funds		<u>174,498</u>	<u>151,740</u>

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006 and that members have not required the company to obtain an audit in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 3 September 2025.



A M Love
 Director and Trustee

The St James's Conservation Trust Ltd
Statement of Cash Flows
for the year ended 31 December 2024

	2024	2023
	£	£
Net cash used in operating activities:		
Net movement in funds	22,758	10,866
Increase in debtors	(2,718)	-
Increase/(decrease) in creditors	5,049	(19,002)
Change in cash and cash equivalents in the year	<u>25,089</u>	<u>(8,136)</u>
Cash and cash equivalents brought forward	165,359	173,495
Cash and cash equivalents carried forward	<u>190,448</u>	<u>165,359</u>

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2024

1 Accounting policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the previous year.

Basis of accounting

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and the Companies Act 2006.

Fund accounting

Restricted grants and donations are available for the charity's use only in accordance with the terms under which, and for the purposes which, the funds were donated to the charity.

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Income recognition

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Grants and donations are included in full in the statement of financial activities when receivable.

Legacies are accounted for as income either upon receipt or where the receipt of the legacy is probable.

Investment income is included when receivable.

Expenditure recognition

Expenditure is recognised on an accrual basis as a liability is incurred. Where expenditure includes VAT which can only be partially recovered, the irrecoverable VAT is reported as part of the expenditure to which it relates.

Costs of generating funds comprise the costs associated with attracting voluntary income.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examination fees and costs linked to the strategic management of the charity.

All costs are allocated between the expenditure categories of the statement of financial activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis e.g. estimated usage, as set out in Note 5.

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2024

2 Grants and donations received

	2024	2023
	General	General
	funds	funds
	£	£
Appian Capital Advisory LLP	10,000	-
Beacon Rock Limited	10,000	-
Donations from film and TV production companies	5,325	3,250
Ritz Hotel	5,000	5,000
CMF Charitable Trust	3,000	-
Gift Aid	2,750	-
Army & Navy Club	2,000	-
Royal Automobile Club	2,000	-
Reform Club	1,200	1,200
Artemis Investment Management	1,000	1,000
Boodles	1,000	1,000
The St James's Square Trust	1,000	1,000
A M Love	1,000	-
Dukes Hotel	1,000	-
Sladmore Gallery Limited	1,000	-
Stonehage Fleming	1,000	-
The Amjad & Suha Bseisu Foundation	1,000	-
Turf Club	1,000	-
Brooks's Club	750	-
East India Club	600	-
Emma Willis Limited	500	-
Royal Ocean Racing Club	500	-
The Stafford Hotel	500	-
Drapers Charitable Fund	400	200
Martyn Gregory	200	200
Others	200	-
Fortnum & Mason	-	5,000
Lenore England	-	250
	<hr/>	<hr/>
	53,925	18,100

3 Fundraising

	2024	2023
	£	£
Income - biennial summer garden party		
Sponsorship	-	48,075
Ticket sales	-	35,065
Other party income	-	3,895
	<hr/>	<hr/>
Total income	-	87,035
Costs	-	62,148
	<hr/>	<hr/>
Surplus	-	24,887
	<hr/>	<hr/>
Other fundraising costs	934	-

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2024

4 Resources expended	Basis of allocation	Preservation of built environment and character £	Governance £	2024 Total £	2023 Total £
Costs directly allocated to activities					
Legal and professional fees	Direct	22,944	444	23,388	27,444
Support costs allocated to activities					
Website maintenance and hosting	Usage	935	-	935	438
Other expenses	Usage	69	1,602	1,671	565
Accountancy fees	Usage	3,150	600	3,750	3,600
Secretarial services	Usage	2,438	291	2,729	2,043
Total resources expended		29,536	2,937	32,473	34,090

5 Net income for the year

This is stated after charging:	2024 £	2023 £
Independent examination fees	600	600

6 Trustee remuneration and expenses

No trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year or the preceding year.

The charity considers its key management personnel comprise the trustees. The total employment benefits of the key management personnel were therefore £Nil (2023: £Nil).

The Trust has no staff.

Two trustees made donations to the charity in the year totalling £4,000 (2023: Nil).

7 Taxation

As a registered charity, The St James's Conservation Trust Ltd is exempt from tax on income and gains falling within Part 11 of the Corporation Tax Act 2010 to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

The charity is registered for Gift Aid with HM Revenue & Customs under reference number XR49084.

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2024

8 Debtors	2024	2023
	£	£
Gift Aid recoverable	2,750	-
Prepaid expenses	407	439
	<u>3,157</u>	<u>439</u>
9 Creditors: amounts falling due within one year	2024	2023
	£	£
Grants payable	12,500	12,500
Accrued expenses	6,607	1,558
	<u>19,107</u>	<u>14,058</u>
10 Analysis of net assets between funds	2024	2023
	General funds	General funds
	£	£
Current assets	193,605	165,798
Current liabilities	(19,107)	(14,058)
	<u>174,498</u>	<u>151,740</u>
11 Movement in funds	2024	2023
	General funds	General funds
	£	£
At 1 January	151,740	140,874
Income	56,165	107,104
Expenditure	(33,407)	(96,238)
At 31 December	<u>174,498</u>	<u>151,740</u>

THE ST JAMES'S CONSERVATION TRUST LTD.

England & Wales - Charity number 1079166

Accounts

Registered charity number
1079166

Registered company number
03886503

The St James's Conservation Trust Ltd
(A charitable company limited by guarantee)

Trustees' Report and Financial Statements

for the year ended 31 December 2023

**The St James's Conservation Trust Ltd
Report and Financial Statements
Contents**

Page

Report of the trustees	1-8
Legal and administrative information	9
Independent Examiner's report	10
Statement of financial activities	11
Balance sheet	12
Statement of cash flows	23
Notes forming part of the financial statements	14-17

The St James's Conservation Trust Ltd Trustees' Report for the year ended 31 December 2023

The Trustees present their report together with the independently examined financial statements of the charity for the year ended 31 December 2023.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charities Act 2011, the Companies Act 2006, and 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).

Objects and activities

The St James's Conservation Trust works closely with the City of Westminster and English Heritage to bring attention to specific, locally relevant planning and design issues that will impact the extraordinary area of St James's.

St James's has one of the country's highest densities of listed buildings of historic or architectural importance. It is one of the most interesting, eclectic areas of London and includes the ancient Palace and the historic 17th century St. James's grid. However, the area is witnessing a period of great change. The Trust, being a local, expert resource, plays a crucial role in monitoring and giving guidance regarding the preservation and development of such an architecturally important area and trying to prevent some of the damage that has been done in the past from being repeated.

In resisting inappropriate new development proposals, the Trust always looks to initiate practical discussions with major landowners such as the Crown Estate as well as any independent developers and architects.

The area of benefit is a specified area in St James's, London. In 2008, the Charity Commission consented to the slight extension of the charity's Area of Benefit eastwards to include the east side of Lower Regent Street (formally renamed in 2014: Regent Street, St James's). The charity's area now more faithfully follows the boundaries of historic St James's.

The charity considers, with the help of advisers, planning and licensing applications relevant to the area and responds to these where this is considered appropriate. It also produces architectural studies, amenity surveys and a reformatted Newsletter in the form of a 16 page "Review of the Year", also posted on the Trust's website: www.stjamestrust.org.uk

The Trustees confirm they have complied with the duty in Section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission.

Achievements and performance

Planning and architecture

The charity's main purpose is to promote high standards of planning and architecture and education about the historic St James's core area.

During 2023, there were approximately 100 Planning, highways and licensing applications reviewed and monitored by the Trust's advisors and Trustees for potential responses, including some controversial proposals, for which the Trust was consulted in advance by developer and project teams, including:

- No. 1 St. James's Square: proposed re-purposed former BP HQ Building, with height increases, new façade treatment on retained structural frame and significantly larger external rooftop terraces outdoor space.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2023**

- The Ritz Hotel extension improvements, supported by the Trust, and in progress to help in the hotel's viability, quality and the realisation of Caesar Ritz's original symmetrical massing and craftsmanship.
- 103 – 105 Jermyn Street (identified as a negative quality by the City Council Conservation Area Audit, approved by the Trust) is planning proposals for transformed contemporary façades (and increased height) and interior improvements, from the existing low quality 1970s brickwork.
- 81 Jermyn Street – The 1960s Cavendish Hotel has made plans for future improvements inside and at ground level exterior façade improvements and access, which will be supported by the Trust.
- Piccadilly has seen an increased number of façade retention and improvement applications and developments in progress of historic buildings including "The site of the [former] Egyptian House".
- 10 Spring Gardens: delayed by the completion of Admiralty Arch improvement delays and sensitive security cordon measures. The proposed adaptations, (former British Council offices) are generally supported by the Trust, including major retrofitting of the existing offices of the existing 1970s building and improved accessibility and a new entrance arcade, new food and beverage ground floor use and alfresco dining as part of an improved piazza area adjacent the Mall.

64- 65 St James's Street: new proposed improvements and rooftop extension, terrace and new balconies – all of concern to the Trust and neighbouring properties. Objections were submitted and the City Council planning officers succeeded in securing a revised application with no height increase.

- 50 St James's Street remains incomplete at the time of writing, much delayed although with pressure from the Trust, externally completed with Listed façade cleaning completed, although ground level is still boarded.
- Norfolk House, a very large site in St James's Square and Charles II Street, demolitions completed and major constructions continuing with the two key replacement replica brick façades completed.
- Pall Mall continues to have new and refurbished developments along the north side and applications for adaptations of commercial, some that also have frontages to the Southeast corner of St James's Square, and which have been successfully integrated, and had been generally supported by the Trust.
- The Trust commissioned audit report, launched in 2022, on the height increases and rooftop terraces in St. James's, which makes recommendations and guidance to control inappropriate designs. Many applications have been made since and some height increases proposed have taken notice of the Trust's concern, notably in the inclusion of rooftop terrace Management Plans. It has continued to express concerns over the quality and management of rooftops and any external terraces/balconies, which may overlook adjacent residential or sensitive commercial or culturally significant properties and cause noise and disturbance at night.
- Signs, flags and flagpole proposals on commercial premises in St James's Street have increased, and the Trust has successfully objected to these in several locations, where they breach City Council and Trust policies and principles.

Public realm improvements, promoted, inappropriate or supported by the Trust include:

- Advance consultations with the Trust have been disappointing on a number of important actions by the introduction of shared bay e-Scooter and e-Bike hires by Department of Transport, Transport for London and City Council's highways and planning departments. A special Trust report and objections to all the St. James's sites was not acknowledged for bays and their

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2023**

continuing customer abuse of the private operations, under-resourced agreement regulations and City Council enforcement. The Royal Parks have also consulted on changes in traffic management times on The Mall, which the Trust feels are also negative for local residents and

- businesses in the area which rely on service and deliveries, ease of public transport, taxis and other private vehicles and these measures, that can increase congestion and access problems. The Trust has continued to consult with the existing Ward Councillors and the new Labour City Council administration on these matters.
- Related to public realm cost saving and reduced carbon use strategy, The City of Westminster Highways and Street Lighting prepared and approved in July 2020 a new street lighting masterplan which aimed to replace over 300 historic gas light sources with electric LED sources and replacement lanterns across the Borough. The Trust's continuing campaign, with others in Westminster, objecting to the gas lighting change, has been partially successful and the City Council modified the strategy, retaining a few examples of the historic gas lighting in the area. Related to these conflicting proposals are the Trust's own, previously English Heritage (Historic England) and City Council supported project idea, as yet, unfunded, for the new St James's Palace setting of a recreated ornamental 1880s gas light column, lost after WWI.
- St James's Church and Churchyard improvements have now been granted planning approvals and remain a priority for the area, subject to funding and viability, including the repairs and improvements. The Trust and The Crown Estate support the aim of improvements for the viable scheme of mixed uses for the community and new revenue for maintenance and management. Fundraising will hopefully be able to implement the project in phases for 2023-24.
- The St James's Square Trust, restored and improved gardens' railings, lighting and security, (supported by the St James's Conservation Trust who negotiated a £12,000 reduction in Westminster City Council's proposed charges for parking suspensions to facilitate the works).

Regrettably, consultations and comments on the rapid-charging electric vehicle infrastructure at the St. James's Square West gateway were not acknowledged, making the site cluttered and reducing pedestrian movement space. Similar concerns and comments have been made to Transport for London in partnership with the City of Westminster for a six-month trial of e-Scooter hire parking bays in St. James's (subsequently trials and temporary traffic orders have been extended, without modifications and solutions needed, until November 2023 and now May 2024 and together with possible power changes in June 2024 for e-Bikes). Two original trial sites in St. James's Street had been identified, and each was considered inappropriate practically and visually: due to the slope of the sites, the settings of Listed buildings and the proposed additional street clutter of signs and bollards/carriageway road paint markings. , Unfortunately, the Trust's comments in advance were not acknowledged, although the issues of negative impacts raised have all occurred as expected and the comments will again be put forward as part of final reviews of the experiments proposed now in the period 2024 – 2030.

Key licensing issues for continuing consideration by the Trust:

- The Trust continues to object to tables and chairs areas, when potentially a negative impact on residential or commercial amenity arises, on the narrow streets, with narrow footways of the area, as well as main roads where poor air quality and noise pollution are negative factors. Limited successes have been made on most new proposed and unacceptable sites, although reduced numbers of tables and chairs and high-quality management conditions have been successful.
- The nightclub Aura, which the Trust together with The Metropolitan Police and The City of Westminster was successful in forcing the closure of, due to criminal activity and poor management several years ago. The Trust has been opposing without success, its reuse which is not felt to be a safe location and use as a nightclub with extended hours planned to 3.30am.
- The Trust continues to monitor premises of nightclub character and past SEV applications. The Sexual Entertainment Venue ("Shadow" applications) licenses are a continuing concern.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2023**

- The Avenue Restaurant on St. James's Street at Byron House adjacent to two most important historic shops: Lobbs (hand-made footwear) and Locks (hand-made hats) has closed and plans to have License Application approvals for reopening and renaming.

Trust commissioned new study was launched in December 2022 for the Trust website online access in 2023: An Audit of Rooftop Increases and Terraces. (Special Projects Services by Atkins):

The audit study, commissioned in 2021, completed in Autumn 2022, is available to all and valuable for key stakeholders.

The Westminster City Council's "City Plan" progress:

This much shorter new replacement document, guiding planning policies for development across the Borough was about to have final formal adoption when the Covid-19 crisis arose and was followed by the change in the Council's Control at the last local election which has been reviewing a wide range of new issues, including improvements to consultation procedures, enforcement, equality and diversity matters and the planning and related policies.

Key City Council policies are continuing and new policies that the Trust finds generally supportable still include: improving air quality, economic growth in the right places and district wide public realm improvements. Policies which restore the quantity of small office accommodation, which had been declining across the Borough in total, due to national planning policies favouring conversion to housing, remain a concern of the Trust, which has generally sustained the area's small office accommodation, but has not yet restored a balance of adequate choice and quantity of residential accommodation. These land use mixtures may all be reviewed in national, strategic, and local planning policies following the shift to homeworking for many office workers. Conversion and poor maintenance of conversion to office or commercial accommodation remains one of the most significant risks to important Listed buildings, originally built as grand single-family houses in the area. The Trust has continued to support English Heritage (now Historic England) in recommending, with examples, that the important historic buildings (if residential) are best restored to their original uses (most recently still in progress: such as 1 Carlton House Terrace), for long term care.

St James's Neighbourhood Plan progress:

The much-delayed draft plan by the first planning consultants, Gerald Eve was first completed in 2019 and has been revised and updated in 2021-22/23. The process has still been subject to inadequate funding but final consulting stages towards referendum and adoption (now earliest Autumn 2024) as a statutory policy document. The limited funds of the Neighbourhood Forum and resources of its members (all voluntary) have been a delaying issue in commissioning consultants, needed for stakeholder consultation and report stages. The Chairman and Steering Group of the Neighbourhood Forum has secured renewal of the area's designation with the City Council, due to the delays in progress since establishment in 2015. New funding from local landowners, stakeholders and businesses as well as local Ward funding applications continue in progress.

Public highway paving, street lighting and street clutter:

Public realm projects where paving is improved have generally been related to development sites. They have mainly been undertaken in partnership by the City Council's planning and highways teams with private sector interests including landowners, businesses, local organisations and the Trust and other charitable foundations' donations and grants. The main areas of improvement planned or promoted by the Trust are for 2022/23/24. HOLBA and The Crown Estate continue to aim for improvements of road safety measures, quality paving, linking up parts of "The Green Park [Underground Station] Gateway", Piccadilly, Arlington Street, Bennet Street, Regent Street, St. James's, Waterloo Place the East side of St James's Street, St James's Palace island settings with further improvements, St James's Square outer footways/five road junctions, revised approaches to siting of electric vehicle charging points/product designs for safety and minimising street clutter with all opportunities to replace poor quality paving with natural stone. Sadly, Norfolk House developers' frontages have installed concrete

**The St James’s Conservation Trust Ltd
Trustees’ Report
for the year ended 31 December 2023**

flagstones where York Stone should have been specified by planning and highways conditions the Trust has always promoted in guidance for restoring traditional quality.

Law and order and public demonstrations, marches, vagrancy, and amenity issues:

The Trust’s Study: Events and Activities had highlighted the scale and many of the issues arising, which during the 2020-21 pandemic had been largely halted. Ceremonial State events in 2022/23 and future potential protest marches may mean vigilance will still be needed to ensure no negative impact on the historic character and residential amenity of the area. Action to control and enforce safety on St. James’s Streets and at Waterloo Place which had been abused by Boy Racers supercars and motor-bikes, has been relatively successful by the coordination of Traffic Police and the City Council with “audio camera” surveillance and enforcement. Filming and sport related (London Marathon) and celebrations (London Pride) through St James’s includes road closures, litter and some vandalism and damage. The Trust, however, supports well organised and well managed events (including a restart of the St. James’s Square Fundraising Garden Party (2023), that lead to increased appreciation of the area, , together with the forthcoming 300th anniversary of the 1725/26 Act for St. James’s Square). Westminster and the West End area of the Borough has continued to have very high levels, relative to other boroughs/cities, for antisocial behaviour/begging/homeless/rough sleepers (which reduced during the pandemic lockdowns due to Government actions) and petty crime, pickpocketing/handbag theft etc. on street incidents and violence. Of the central Westminster area, St James’s has been relatively safer on these types of crimes.

Financial review

The charity received grants and donations totalling £18,100 during the year (2022: £19,600).

Expenditure on charitable activities totalled £34,090 for the year (2022: £28,115).

In addition to the above, £87,035 of income was raised from the 2023 Summer Garden Party, with £62,148 of related expenditure, resulting in a surplus from the Party of £24,887.

In total, the charity generated net income for the year of £10,866 (2022 incurred net expenditure of: £8,237) and carried forward reserves at 31 December 2023 of £151,740 (2022: £140,874).

Principal funding sources

The charity relies on grants and donations from individuals, commercial organisations and other Trusts. A full list of grants and donations received is given in Note 2 to the accounts.

In 2023 the charity received its funds from 15 (2022: 16) donors and donations ranged from:

Amount	Number of donors
£100 to under £1,000	9
£1,000 to under £5,000	4
£5,000 to under £10,000	2

The charity appeals to its supporters for funds by means of letters, its receptions (at no cost to the charity) and (since 2012) the yearly “Review of the Year” newsletters.

The St James's Conservation Trust Ltd Trustees' Report for the year ended 31 December 2023

Investment policy

The charity's Memorandum of Association does not confer any specific rights or restrictions on us as trustees in respect of investing its funds. The funds received by the charity during the year under review were not sufficient to justify separate investment, other than to be placed on deposit with the charity's bankers.

Reserves policy

The Trustees have agreed to maintain a reserve of at least six months' worth of expenditure, which equates to approximately £17,000. At 31 December 2023, the charity held free, unrestricted reserves of £151,740.

Future plans

The charity continued in 2023 to carry out its tasks as outlined in its charitable purposes, particularly in the promoting of high standards of planning and architecture and education of the heritage in, or affecting, the area of benefit. In addition, the charity is involved in many continuing initiatives for enhancing the amenity of the residents, visitors, and workers in the area. These are:

- St James's Church and Churchyard improvements: The Trust continues to support plans with new and replacement buildings and landscapes to provide more accessible, better connections and viable new facilities and revenue for the maintenance and future of the historic site and features.
- St James's Square: further improvements proposed originally for the five street junctions; improved safety and outer perimeter parking arrangements, which may be funded as part of the controversial No. 1 St. James's Square development, if consented.
- Arlington Street and Bennet Street improvements: with funding via HOLBA's promotion these streets could be improved in phases, following the very large, high quality Ritz Extension works, finally on site with the support of The St. James's Conservation Trust.
- Further improvements at Waterloo Place (possible further traffic management and reduced parking, in place of widened footways etc.) and St James's Palace Island (gas light restoration, possible biodiversity improvements and planting), and maintenance and management are all desirable and planned with City Council and landowner partnership agreements and funding, yet to be confirmed.
- Public realm integrated security high design quality measures (for regular Guard Change) in Marlborough Road (a new gate system, replacing ugly temporary measures) with public realm improvement completing in 2022/23 in phases, as part of the Royal Parks safety cordons. Further sites on The Mall, Great George Street and Spring Gardens were all completed in 2022 in time for the complex State Ceremonials. The more attractive permanent solutions replace temporary, unattractive and inefficient measures, with locally improved paving and public realm.
- Piccadilly South side: improvements, particularly with integrated high quality permanent footway widening along frontage of St James's Church and opposite Burlington House, may be reconsidered as part of The HOLBA Piccadilly proposals, in partnership with The Crown Estate (principal landowner and developer), following award-winning works at the BAFTA building, Piccadilly South side and future works on a new building at the corner of Swallow Place.
- Bond Street: integrated improvements with junctions to St James's Street and Jermyn Street were not possible in the budget for Bond Street and may be reconsidered as part of any new HOLBA Piccadilly project and as traffic management systems are re-evaluated.

The St James's Conservation Trust Ltd Trustees' Report for the year ended 31 December 2023

- St James's Street: completion of phased improvements to paving in natural stone and local footway widening and junction improvements, to link up parts on the East and West sides, will require new partnership funding from businesses and landowners on the West side in future years, with the possibility of some funding from controversial developments on the west side.

Structure, governance and management arrangements

Governing document

The organisation is a charitable company (hereafter referred to as "the charity"), established on 30 November 1999 and registered as a charity on 29 January 2000. The charity was established under a Memorandum, and Articles of Association, which established the objects and powers of the charity and under which it is governed.

The charitable company is registered in England, is limited by guarantee, and has no share capital. The liability of members is limited to £1 per member in the event of a winding up.

Management and governance arrangements

The directors of the charitable company are its trustees for the purpose of charity law and throughout this report are collectively referred to as the Trustees.

The Articles of Association provide for a minimum of three trustees and no maximum. The charity currently has a complement of fourteen trustees. Trustees are elected at the annual general meeting of the charity (following recommendation by the incumbent trustees) and interim vacancies may be filled by the trustees to hold office until the following annual general meeting.

Trustees are recommended for election on the basis of their extensive knowledge of the charity's area of benefit. New trustees receive a thorough briefing about the objectives and achievements of the charity.

Partner organisations

The Crown Estate. The area occupied by The Crown Estate's St James's Estate has increased to approximately half the land area and bounded within the charity's "Area of Benefit" and subject to change, for example by property acquisitions. The Crown Estate has already invested over £500 million in the enhancement of its buildings (mainly in Jermyn Street and St James's Market areas which will continue in further phase Southward) and public realm at Jermyn Street/St James's Street and the Palace forecourt areas) in St James's and a symbiosis exists between the two organisations, particularly related to the quality of architecture in new and refurbished redevelopment of buildings, streets and spaces.

St James's Square Trust. This private organisation, created by the 18th century Act of Parliament (300th anniversary approaching in 2025/26) is responsible, via annual funding from the principal frontager interests, for the maintenance and management of the St James's Square Gardens and boundary railings, up to the back edge of the City of Westminster's public highway. The St James's Conservation Trust has regular contact with the St James's Square Trust on matters of mutual interest and support, including, the three Fundraising Garden Parties in the Square (and hosted in summer 2023) the restoration and improvement of boundary railings and security matters for the garden square.

The Mayfair and St James's Residents' Association, The Heart of London Business Alliance, The Jermyn Street Association, The Westminster (Amenity) Society, the local police and The City of Westminster, remain amongst the many other key partners for The St James's Conservation Trust in achieving progress in meeting its Charitable Objectives in protecting and enhancing historic St James's.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2023**

Trustees' responsibilities in relation to the financial statements

Charity law requires the trustees to prepare financial statements for each financial period which show a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- observe the methods and principles of the Charities' SORP, Accounting and Reporting by Charities;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departure disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the charity will continue on that basis.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity 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 charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Small company provisions

This report has been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies' regime.

This report was approved by the board of trustees on 4 September 2024 and signed on its behalf.



A M Love
Director and Trustee

The St James's Conservation Trust Ltd
Legal and Administrative Information

Charity name: The St James's Conservation Trust Ltd
Charity registration number: 1079166
Company registration number: 03886503
Contact address: C/o FJM Accountancy
23 Shackleton Court
2 Maritime Quay
London
E14 3QF

President

The Earl of Snowdon

Patrons

Lady Olga Maitland
John C Beveridge QC
Baroness Hooper CMG

Directors and Trustees

A M Love FCA (Chair)
V Chichester (Deputy Chair)
N J Turner
J Vaughan
A C Hobhouse
C H Whittall
D K Nadar
R F H Sharpley MA FRICS

Directors and Trustees (continued)

M L Borthwick
M P J Low
M W E Wade CBE
C M Fenwick MBE
G W S Ashton
Vice Admiral Sir Timothy Laurence (appointed 7 June 2023)
C A Georgiadis (appointed 5 June 2024)
J E Bodie OBE (deceased 30 September 2023)

Registered Office

23 Shackleton Court
2 Maritime Quay
London
E14 3QF

Company Secretary

FJM Accountancy Limited

Planning Consultants (current)

Peter Heath RIBA MRTPI
Civic Design Partnership Limited
Dove Barn
The Street
Blo Norton
Diss
Norfolk
IP22 2JB

Planning Consultants (former)

AtkinsRéalis
3rd Floor, Nova North
11 Bressenden Place
Westminster
London
SW1E 5BY

Independent Examiner

Frank J McDowell FMAAT
FJM Accountancy Limited
23 Shackleton Court
2 Maritime Quay
London
E14 3QF

Bankers

Coutts & Co
440 Strand
London
WC2R 0QS

**Independent examiner's report to the trustees of The St James's Conservation Trust
charitable company (the Company)**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2023.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

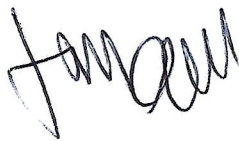
Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
- 2 the accounts do not accord with those records; or
- 3 the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- 4 the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Frank J McDowell FMAAT
FJM Accountancy Limited
23 Shackleton Court
2 Maritime Quay
London
E14 3QF

Date: 5 September 2024



The St James's Conservation Trust Ltd
Statement of Financial Activities
(incorporating Income and Expenditure Account)
for the year ended 31 December 2023

	Notes	2023			2022		
		Restricted funds	General funds	Total funds	Restricted funds	General funds	Total funds
		£	£	£	£	£	£
Income							
Grants and donations	2	-	18,100	18,100	-	19,600	19,600
Fundraising	3	-	87,035	87,035	-	-	-
Investment income		-	1,969	1,969	-	278	278
Total income		-	107,104	107,104	-	19,878	19,878
Expenditure							
Cost of generating funds	3	-	62,148	62,148	-	-	-
Expenditure on charitable activities							
Preservation of the built environment	4	-	34,090	34,090	-	28,115	28,115
Total expenditure		-	96,238	96,238	-	28,115	28,115
Net income/(expenditure) for the year	5	-	10,866	10,866	-	(8,237)	(8,237)
Reconciliation of funds:							
Fund balances at 1 January 2023		-	140,874	140,874	-	149,111	149,111
Fund balances at 31 December 2023		-	151,740	151,740	-	140,874	140,874

The statement of financial activities includes all gains or losses for the year. All income and expenditure derives from continuing activities.

The St James's Conservation Trust Ltd
Registered Number: 03886503
Balance Sheet
as at 31 December 2023

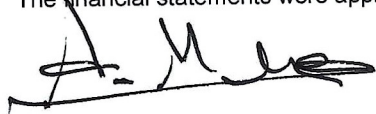
	Notes	<u>2023</u> £	<u>2022</u> £
Current assets			
Debtors	8	439	439
Cash at bank and in hand		165,359	173,495
		<u>165,798</u>	<u>173,934</u>
Creditors: amounts falling due within one year			
	9	<u>14,058</u>	<u>33,060</u>
Net current assets		151,740	140,874
Net assets	10	<u>151,740</u>	<u>140,874</u>
The funds of the charity:			
	11		
Unrestricted income funds		151,740	140,874
Total funds		<u>151,740</u>	<u>140,874</u>

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006 and that members have not required the company to obtain an audit in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 5 September 2024.



A M Love
 Director and Trustee

The St James's Conservation Trust Ltd
Statement of Cash Flows
for the year ended 31 December 2023

	2023	2022
	£	£
Net cash used in operating activities:		
Net movement in funds	10,866	(8,237)
(Decrease)/increase in creditors	(19,002)	1,292
Change in cash and cash equivalents in the year	<u>(8,136)</u>	<u>(6,945)</u>
Cash and cash equivalents brought forward	173,495	180,440
Cash and cash equivalents carried forward	<u><u>165,359</u></u>	<u><u>173,495</u></u>

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2023

1 Accounting policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the previous year.

Basis of accounting

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and the Companies Act 2006.

Fund accounting

Restricted grants and donations are available for the charity's use only in accordance with the terms under which, and for the purposes which, the funds were donated to the charity.

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Income recognition

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Grants and donations are included in full in the statement of financial activities when receivable.

Legacies are accounted for as income either upon receipt or where the receipt of the legacy is probable.

Investment income is included when receivable.

Expenditure recognition

Expenditure is recognised on an accrual basis as a liability is incurred. Where expenditure includes VAT which can only be partially recovered, the irrecoverable VAT is reported as part of the expenditure to which it relates.

Costs of generating funds comprise the costs associated with attracting voluntary income.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examination fees and costs linked to the strategic management of the charity.

All costs are allocated between the expenditure categories of the statement of financial activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis e.g. estimated usage, as set out in Note 5.

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2023

2 Grants and donations received

	2023	2022
	General funds	General funds
	£	£
Fortnum & Mason	5,000	5,000
Ritz Hotel	5,000	5,000
Donations from film and TV production companies	3,250	2,750
Reform Club	1,200	1,200
Artemis Investment Management	1,000	1,000
The St James's Square Trust	1,000	1,000
Boodles	1,000	-
Lenore England	250	-
Drapers Charitable Fund	200	200
Martyn Gregory	200	200
Royal Automobile Club	-	2,000
Turf Club	-	1,000
Johnny van Haeften Limited	-	250
	18,100	19,600

3 Fundraising - annual summer garden party

	2023	2022
	£	£
Income		
Sponsorship	48,075	-
Ticket sales	35,065	-
Other party income	3,895	-
	87,035	-
Costs	62,148	-
	24,887	-

4 Resources expended

	Basis of allocation	Preservation of built environment and character	Governance	2023 Total	2022 Total
		£	£	£	£
Costs directly allocated to activities					
Legal and professional fees	Direct	27,000	444	27,444	22,169
Support costs allocated to activities					
Website maintenance and hosting	Usage	438	-	438	492
Other expenses	Usage	49	516	565	48
Accountancy fees	Usage	3,000	600	3,600	3,600
Secretarial services	Usage	1,746	297	2,043	1,806
Total resources expended		32,233	1,857	34,090	28,115

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2023

5 Net income/(expenditure) for the year

	2023	2022
	£	£
This is stated after charging:		
Independent examination fees	600	600

6 Trustee remuneration and expenses

No trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year or the preceding year.

The charity considers its key management personnel comprise the trustees. The total employment benefits of the key management personnel were therefore £Nil (2022: £Nil).

The Trust has no staff.

No trustees made donations to the charity in the year (2022: Nil).

7 Taxation

As a registered charity, The St James's Conservation Trust Ltd is exempt from tax on income and gains falling within Part 11 of the Corporation Tax Act 2010 to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

The charity is registered for Gift Aid with HM Revenue & Customs under reference number XR49084.

8 Debtors

	2023	2022
	£	£
Prepaid expenses	439	439

9 Creditors: amounts falling due within one year

	2023	2022
	£	£
Grants payable	12,500	27,500
Accrued expenses	1,558	5,560
	<u>14,058</u>	<u>33,060</u>

10 Analysis of net assets between funds

	2023	2022
	General funds	General funds
	£	£
Current assets	165,798	173,934
Current liabilities	(14,058)	(33,060)
	<u>151,740</u>	<u>140,874</u>

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2023

10 Movement in funds

	2023	2022
	General	General
	funds	funds
	£	£
At 1 January	140,874	149,111
Income	107,104	19,878
Expenditure	(96,238)	(28,115)
At 31 December	<u>151,740</u>	<u>140,874</u>

THE ST JAMES'S CONSERVATION TRUST LTD.

England & Wales - Charity number 1079166

Accounts

Registered charity number
1079166

Registered company number
03886503

The St James's Conservation Trust Ltd
(A charitable company limited by guarantee)

Trustees' Report and Financial Statements

for the year ended 31 December 2020

The St James's Conservation Trust Ltd
Report and Financial Statements
Contents

	Page
Report of the trustees	1-8
Legal and administrative information	9
Independent Examiner's report	10
Statement of financial activities	11
Balance sheet	12
Statement of cash flows	13
Notes forming part of the financial statements	14-17

The St James's Conservation Trust Ltd

Trustees' Report

for the year ended 31 December 2020

The Trustees present their report together with the independently examined financial statements of the charity for the year ended 31 December 2020.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charities Act 2011, the Companies Act 2006, and 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 January 2019).

Objects and activities

The charity's objects are:

1. to promote high standards of planning and architecture in or affecting the area of benefit;
2. to secure the preservation, protection, development and improvement of features of historic or public interest in benefit;
3. to maintain the character and atmosphere of the area of benefit, with its social fabric, collection of ancient shops and gentlemen's clubs; and
4. to educate the public in the geography, history, natural history and architecture of the area of benefit.

The area of benefit is a specified area in St James's, London. In 2008, the Charity Commission consented to the slight extension of the charity's Area of Benefit eastwards to include the east side of Lower Regent Street (formally renamed in 2014: Regent Street, St James's). The charity's area now more faithfully follows the boundaries of historic St James's.

The charity considers, with the help of advisers, planning and licensing applications relevant to the area and responds to these where this is considered appropriate. It also produces architectural studies, amenity surveys and a reformatted Newsletter in the form of a 16 page "Review of the Year", also posted on the Trust's upgraded website: www.stjamestrust.org.uk

The Trustees confirm they have complied with the duty in Section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission.

Achievements and performance

Planning and architecture

The charity's main purpose is to promote high standards of planning and architecture and education about the historic St James's core area. In 2020 the Covid-19 crisis has had a very significant impact in many ways, although the Trust has continued to function with homeworking and digital means as well as the regular quarterly Trustee meetings, via virtual technology.

There has been some reduction in the levels of minor planning applications but still a couple of significant building and many emergency highways temporary changes for footway widening for social distancing and licensing applications, as part of the City of Westminster's business relaxations to enable the periods of outdoor food and beverage operations. All these normal and unusual matters (and applications still amount to approx. 100 in the year), have been monitored by the Trust advisor and Trustees for potential responses. However, there have also been very substantial individual site blocks proposals, for which the Trust has benefited from consultations in advance of proposed 2021 planning applications by (virtual) private developer and project teams including:

The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2020

- 180 Piccadilly proposed complete replacement of 1960s unattractive buildings (French Railways House/Dunhill etc. a previous similar application in 2007 was opposed by the Trust), with mixed office and ground floor retail in a new building with 3 facades facing Jermyn Street, Duke Street, St James (facing opposite Fortnum & Mason) as well as Piccadilly. The Trust has concerns on the height and bulk increases and the monolithic scale impact on the important corner with Jermyn Street.
- 10 Spring Gardens proposed adaptations, (former British Council Offices) are generally supported by the Trust, including major retrofitting of the existing offices of the existing 1970s building and improved accessibility and a new entrance arcade, new food and beverage ground floor use and alfresco dining as part of an improved piazza area adjacent the Mall.
- 64 St James's Street new proposed improvements (in 2018 were withdrawn, following consultations), have again included aspects of interior restoration of historic former club St James's Street frontage building (supported by the Trust) and rooftop extension and retrofitting the already bulky 1990s buildings on Little St James's Street frontages (of concern to the Trust).
- The long-term masterplan development proposals for future new build and adaptations phases, at St James's Market and New Zealand House and Grade I Listed Royal Opera Arcade adaptations, by the Crown Estate are supported by the Trust and on the edge of the Trust's Area of interest, but still has required scrutiny.
- 50 St James's Street remains incomplete at the time of writing, much delayed although with pressure from the Trust, externally completed with Listed façade cleaning completed and scaffolding removed, although ground level still hoarded.
- Norfolk House, in St James's Square and Charles II Street, demolitions completed. For local Pall Mall residents, this is a controversial development with issues of overlooking from courtyard/terraces of the commercial office uses, although retaining high quality external street facades.
- Pall Mall continues with a variety of developers and a range of infill of new facades, restoration, and adaptations of commercial and residential mixed-use buildings, some that also have frontages to St James's Square and have been generally supported by the Trust.
- The Carlton Club, rear elevation upgrades and various shopfront, flags, signs and IT roof top masts and other air-conditioning plant are still a regular feature of applications to assess. The Trust expresses concerns on the quality and management of any external terrace, which may overlook adjacent residential properties and cause noise and disturbance at night. Signs, Flags and Flagpole proposals on commercial premises in St James's Street have increased, and the Trust objects to these.

Public Realm Improvements, promoted or supported by the Trust include:

- Emergency, initially temporary public realm measures by the City Council, in partnership with The Crown Estate and Heart of London Business Alliance (HOLBA B.I.D.) included a series of barriers in carriageways, notably Regent Street and Piccadilly, which aimed at widened space for pedestrians and cyclists. The proposals have also been promoted by the City Council as interim higher quality temporary measures and also possible long-term regeneration benefit measures as the pandemic crisis is checked. However, businesses in the area rely on service and deliveries, ease of public transport, taxis and other private vehicles and these measures have brought about congestion and access problems. The Trust has asked for a re-think of these measures and the withdrawing of the City Council's requirements on local businesses to contribute to funding. Likewise, the Trust believes that the extension of Congestion Charging into the evening and at weekends has been detrimental to the area, and has led to fewer visitors.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2020**

- Related to public realm cost saving and reduced carbon use strategy, The City of Westminster Highways and Street Lighting prepared and approved in July 2020 a new street lighting masterplan which aimed to replace over 300 historic gas light sources with electric LED sources and replacement lanterns across the borough. The Trust has started a campaign, objecting to the lack of consultation and the products proposed, which will have a negative impact on the historic character of these attractive street furniture elements and lighting sources across the St James's (and Mayfair) Special Policy Area, and that authentic repair and restoration is essential for all listed equipment. The Trust took the initiative in seeking support from the Royal Household representatives at St James's Palace, via a virtual consultation, where these concerns are also being put to the City Council. Related to these conflicting proposals are the Trust's own, previously English Heritage and City Council supported project idea for the new St James's Palace setting of a recreated ornamental 1880s gas light column, lost after WWI.
- St James's Church and Churchyard improvements remain a priority for the area, subject to funding and viability, including the repairs and improvements to the increasingly at risk, old brickwork Jermyn Street wall and mature tree alignments. The Trust and The Crown Estate support the aim of improvements for a viable scheme of mixed uses for the community and new revenue for maintenance and management. A revised plan and fundraising initiative are in progress for 2020/21.
- The St James's Square Trust, restored and improved gardens' railings, lighting and security, (supported by the St James's Conservation Trust who negotiated a £12,000 reduction in Westminster City Council's proposed charges for parking suspensions to facilitate the works), was completed after start January 2020 in Summer 2020. This was also achieved with support by the Trusts in lobbying Westminster Highways to permit safe socially distanced working by the contractors.

Key Licensing issues for continuing consideration by the Trust:

- The Trust has supported the emergency City Council business support and in particular Licensing measures, making it quicker and easier for socially distanced, temporary sites of alfresco dining as a business response to the Covid-19 negative impact. The Trust has in normal times, regularly objected to tables and chairs areas, when potentially a negative impact on residential or commercial amenity, on the narrow streets, with narrow footways of the area, as well as main roads where poor air quality and noise pollution are negative factors. Limited successes have been made on most new proposed and unacceptable sites, although reduced numbers of tables and chairs and high-quality management conditions have been successful.
- The Trust continues to monitor premises of nightclub character and past SEV applications. The Sexual Entertainment Venue ("Shadow" applications) licenses are a continuing concern, at The Mason's Yard, former Directors' Club site, where the management has been in close consultation in recent years with the Trust in maintaining late hours responsibly and quality management by the operator leaseholder. The latest annual renewal of the SEV license has created a new concern that the proposed change in manager may not be as cooperative as the freeholder and the Trust has previously experienced.

Trust commissioned two new studies: Statues and Memorials Audit and Update Study of the proposed Victorian Gas Light recreation (Special Projects Services by Atkins):

These studies, commissioned in 2019/2020, were completed and presented by December 2020 to the Trustees and then with Ward Councillors. Other continuing key stakeholder consultations on completed studies and communication via the Trust's annual print and digital: 2020 Newsletter (Review of the Year) is available and when agreed placed on the Trust's website:

- The Victorian Gas Light recreation comprised further details including options for siting, utilities and trial hole background information and design and budget updates on the proposals with specialist gas lighting historic business "Sugg Lighting".

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2020**

- The Statues and Memorial Audit is a Trust response to increasing activist campaigns including "Black Lives Matter" and anticolonialism actions and information mainly via websites and at Bristol and other locations by damage to existing controversial statues. The Trust study identifies 58 sites in the historic area, with a small proportion that may be at risk from actions by demonstrators on these complex historical issues and may result in vandalism. The key findings of the audit highlight that the City Council and other owners of statues and memorials could help offset misinformation by better means of education and on site information about the historical importance of sites and personalities, many of which are Listed Grade II some Grade I and unlisted. Consultations on this controversial issue and the study have so far been limited one-to-one discussions with the Ward and other key City Council Councillors. Monitoring and review of progress on the Trust recommendations is still required by the City of Westminster and other local interest including the Heart of London Business Alliance and local landowners and business interests and organisations.

The Westminster City Council's new "City Plan" progress:

This much shorter new replacement document, guiding planning policies for development across the borough was about to have final formal adoption when the Covid-19 crisis arose. Some emergency and regeneration issues will no doubt be required when the pandemic is back under control. St James's may have lost as many as 10 occupiers of premises in historic Jermyn Street alone in 2020 and pubs/bars/cafes/restaurants, hotels, cultural assets, theatres and galleries in the area and non-essential commercial retail and office premises will all need to have regeneration plans to recover or be lost to other uses and with retail, online purchasing increasing in future. The sizeable, established historic Subscription Membership Clubs have largely been able to survive so far by the loyalty of their memberships continuing funds, even during lockdown of the premises.

Other key City Council policies the Trust finds generally supportable still include: improving air quality, economic growth in the right places and district wide public realm improvements. Policies which restore the quantity of small office accommodation, which had been declining across the borough in total, due to national planning policies favouring conversion to housing, remain a concern of the Trust, which has generally sustained the area's small office accommodation, but has not yet restored a balance of adequate choice and quantity of residential accommodation. These land use mixtures may all be reviewed in National, Strategic, and local Planning Policies following the shift to homeworking for many office workers. Conversion and poor maintenance of conversion to office or commercial accommodation remains one of the most significant risks to important Listed Buildings, originally built as grand single-family houses in the area. The Trust has continued to support English Heritage (now Historic England) in recommending, with examples, that the important historic buildings (if residential) are best restored to their original uses (most recently in progress: such as 1 Carlton House Terrace), for long term care.

St James's Neighbourhood Plan Progress:

The much-delayed draft plan by planning consultants, Gerald Eve has been completed in 2019. The changes in all aspects of formal planning in the area arising from the pandemic and likely emphasis on commercial regeneration will mean the draft will need significant revision again in 2021. The process has still been subject to inadequate funding for further consulting stages towards referendum and adoption (now earliest 2022) as a statutory policy document. The limited funds of the Neighbourhood Forum and resources of its members (all voluntary) have been a delaying issue in commissioning consultants, the latest, needed for stakeholder consultation and report stages. The Chairman and Steering Group of the Neighbourhood Forum has secured renewal of the area's designation with the City Council, due to the delays in progress since established 2015.

Public Highway Paving, Street Lighting and street clutter:

Public realm projects where paving is improved have generally been related to development sites. They have mainly been undertaken in partnership by the City Council's planning and highways teams with private sector interests including landowners, businesses, local organisations and the Trust and other charitable foundations donations and grants. The main areas of improvement planned or promoted by the Trust for 2020 have been delayed by the pandemic. The aim for improvements had been and

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2020**

continues to include, campaigning for retention of historic gas lighting and restoration, linking up parts of the east side of St James's Street, Arlington Street/Bennet Street, Waterloo Place/St James's Palace islands settings further improvements, St James's Square outer footways/5 road junctions, revised approaches to siting of electric vehicle charging points/product designs for safety and minimising street clutter with all opportunities to replace poor quality paving with natural stone.

Law and Order and public demonstrations, marches, vagrancy, and amenity issues:

The Trust's Study: Events and Activities, had highlighted the scale and many of the issues arising, which during the 2020 pandemic have been largely halted. Ceremonial and potential protest marches are likely again, post Covid-19 and vigilance will still be needed to ensure no negative impact on the historic character and residential amenity of the area. Filming and sport related (London Marathon) and celebrations (London Pride) through St James's includes road closures, litter and some vandalism and damage. The Trust, however, supports well organised and well managed events that lead to increased visitors to the area. Westminster and the West End area of the borough has continuing very high statistics, relative to other boroughs/cities, for antisocial behaviour/begging/homeless/rough sleepers (which reduced during the pandemic lockdowns due to Government actions) and petty crime, pick pocketing/handbag theft etc. on street incidents and violence. Of the central Westminster Area, St James's has been relatively safer on these types of crime and reduced during the pandemic, which may return when the crisis is diminished.

Financial review

The charity received grants and donations totalling £21,100 during the year (2019 £44,500). In December 2020, the charity was also notified of a legacy of £100,000 from a former donor. Receipt of the legacy is expected in the Spring of 2021.

Expenditure totalled £46,994 for the year (2019: £71,558) with £37,993 spent on charitable activities (2019: £71,558). Fundraising expenditure amounted to £9,001, which was incurred on the aborted summer garden party (2019 £Nil).

The charity generated net income for the year of £74,185 (2019, net expenditure: £26,854) and carried forward reserves at 31 December 2020 of £165,984 (2019: £91,799).

Principal funding sources

The charity relies on grants and donations from individuals, commercial organisations and other Trusts. A full list of grants and donations received is given in Note 2 to the accounts.

In 2020 the charity received its funds from 16 (2019: 27) donors and donations ranged from:

Amount	Number of donors
£100 to under £1,000	6
£1,000 to under £5,000	9
£5,000 and over	1

The charity appeals to its supporters for funds by means of letters, its receptions (at no cost to the charity) and (since 2012) the yearly "Review of the Year" newsletters. The Trust's planned Summer Garden Party in St James's Square for 2020 had to be cancelled due to Coronavirus.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2020**

Investment policy

The charity's Memorandum of Association does not confer any specific rights or restrictions on us as trustees in respect of investing its funds. The funds received by the charity during the year under review were not sufficient to justify separate investment, other than to be placed on deposit with the charity's bankers.

Reserves policy

The Trustees have agreed to maintain a reserve of at least six months' worth of expenditure, which equates to approximately £20,000. At 31 December 2020, the charity held free, unrestricted reserves of £165,984.

Future plans

The charity continued in 2020 to carry out its tasks as outlined in its charitable purposes, particularly in the promoting of high standards of planning and architecture and education of the heritage in, or affecting, the area of benefit. In addition, the charity is involved in many continuing initiatives for enhancing the amenity of the residents, visitors, and workers in the area. These are:

- St James's Church and Churchyard improvements the Trust continues to support plans, still require funding partners to meet the project aims including repairs and restorations, failing boundary wall and possible tree replacements where damage to Listed Buildings and settings occurring, new and replacement buildings and landscapes to provide more accessible, better connections and viable new facilities and revenue for the maintenance and future of the historic site and features.
- St James's Square - further improvements proposed originally for the five street junctions improved safety and outer perimeter parking arrangements.
- Arlington Street and Bennet Street improvements - following developments remain generally poor as one of the gateways into St James's from the west and Mayfair. Some developers have not met the standards for their private forecourts and adjacent public highway footways for reinstatement to quality specifications.
- Further improvements at Waterloo Place (possible further traffic management and reduced parking, in place of widened footways etc.) and St James's Palace island (Gas light restoration, possible biodiversity improvements and planting), and maintenance and management are all desirable and planned with City Council and landowner partnership agreements and funding, yet to be confirmed.
- Public realm integrated security measures (for regular Guard Change) in Marlborough Road (a new gate system) with public realm improvement is now planned for 2021, with implementation in phases. The more attractive permanent solutions will replace temporary and inefficient measures, with locally improved paving and public realm.
- Piccadilly south side - improvements, particularly with integrated high quality permanent footway widening along frontage of St James's Church and opposite Burlington House, may be reconsidered as part of The Crown estate (principal landowner and developer), following planned works at the BAFTA building, Piccadilly south side and future works on a new building at the corner of Swallow Place.
- Bond Street - integrated improvements with junctions to St James's Street and Jermyn Street were not possible in the budget for Bond Street and may be reconsidered as part of any new Piccadilly project and as traffic management systems are re-evaluated.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2020**

- St James's Street - completion of phased improvements to paving in natural stone and local footway widening and junction improvements, to link up parts on the east and west sides, will require new partnership funding from businesses and landowners on the west side in future years, currently not developing major projects.

Structure, governance and management arrangements

Governing document

The organisation is a charitable company (hereafter referred to as "the charity"), established on 30 November 1999 and registered as a charity on 29 January 2000. The charity was established under a Memorandum, and Articles of Association, which established the objects and powers of the charity and under which it is governed.

The charitable company is registered in England, is limited by guarantee, and has no share capital. The liability of members is limited to £1 per member in the event of a winding up.

Management and governance arrangements

The directors of the charitable company are its trustees for the purpose of charity law and throughout this report are collectively referred to as the Trustees.

The Articles of Association provide for a minimum of three trustees and no maximum. The charity currently has a complement of fourteen trustees. Trustees are elected at the annual general meeting of the charity (following recommendation by the incumbent trustees) and interim vacancies may be filled by the trustees to hold office until the following annual general meeting.

Trustees are recommended for election on the basis of their extensive knowledge of the charity's area of benefit. New trustees receive a thorough briefing about the objectives and achievements of the charity.

Partner organisations

The Crown Estate. The area occupied by The Crown Estate's St James's Estate has increased to approximately half the land area and bounded within the charity's "Area of Benefit" and subject to change, for example by property acquisitions. The Crown Estate has invested over £500 million in the enhancement of its buildings (mainly in Jermyn Street and St James's Market areas) and public realm at Jermyn Street/St James's Street and the Palace forecourt areas) in St James's and a symbiosis exists between the two organisations, particularly related to the quality of architecture in new and refurbished redevelopment of buildings, streets and spaces.

St James's Square Trust. This private organisation, created by an 18th century Act of Parliament is responsible, via annual funding from the principal frontager interests, for the maintenance and management of the St James's Square Gardens and boundary railings, up to the back edge of the City of Westminster's public highway. The St James's Conservation Trust has regular contact with the St James's Square Trust on matters of mutual interest and support, including the completed first phases of the improvement strategy for the Square's public highway improvements, with high quality stone paving, cycle hire docking station and cycle stands. There has also been continuing cooperation on the restoration and improvement of boundary railings and security matters for the garden square. By agreement with the Square Trust, the St James's Conservation Trust was granted consent for a Summer Garden Party fundraising event in the Square in 2020 (three have been held successfully to 2019) for raising funds for both Trusts. This unfortunately had to be cancelled as a result of ongoing restrictions in response to the Covid-19 pandemic.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2020**

The Mayfair and St James's Residents' Association, The Heart of London Business Alliance, The Jermyn Street Association, The Westminster (Amenity) Society, the local police and The City of Westminster, remain amongst the many other key partners for The St James's Conservation Trust in achieving progress in meeting its Charitable Objectives in protecting and enhancing historic St James's.

Trustees' responsibilities in relation to the financial statements

Charity law requires the trustees to prepare financial statements for each financial period which show a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- observe the methods and principles of the Charities' SORP, Accounting and Reporting by Charities;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departure disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the charity will continue on that basis.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity 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 charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Small company provisions

This report has been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies' regime.

This report was approved by the board of trustees on 22 April 2021 and signed on its behalf.



J Vaughan
Director and Financial Trustee

**The St James's Conservation Trust Ltd
Legal and Administrative Information**

Reference and administrative information

Charity name: The St James's Conservation Trust Ltd
Charity registration number: 1079166
Company registration number: 03886503
Contact address
C/o FJM Accountancy
23 Shackleton Court
2 Maritime Quay
London
E14 3QF

President

The Earl of Snowdon

Patrons

Lady Olga Maitland
John C Beveridge QC
Baroness Hooper CMG

Directors and Trustees

A M Love FCA (Chair)
V Chichester (Deputy Chair)
N J Turner
J Vaughan
A C Hobhouse
C H Whittall
J E Bodie OBE

Directors and Trustees (continued)

D K Nadar
R F H Sharpley MA FRICS
M L Borthwick
M P J Low
M W E Wade CBE
C M Fenwick
G W S Ashton

Registered Office

23 Shackleton Court
2 Maritime Quay
London
E14 3QF

Company Secretary

FJM Accountancy Limited

Independent Examiner

Frank J McDowell FMAAT
FJM Accountancy Limited
23 Shackleton Court
2 Maritime Quay
London
E14 3QF

Planning Consultants

Peter Heath RIBA MRTPI
Atkins Limited
3rd Floor, Nova North
11 Bressenden Place
Westminster
London
SW1E 5BY

Bankers

Adam & Company plc
6 Adelaide Street
London
WC2N 4HZ

Independent examiner's report to the trustees of The St James's Conservation Trust charitable company (the Company)

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2020.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

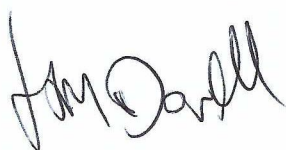
Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
- 2 the accounts do not accord with those records; or
- 3 the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- 4 the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Frank J McDowell FMAAT
FJM Accountancy Limited
23 Shackleton Court
2 Maritime Quay
London
E14 3QF

Date: 01-MAY-2021

The St James's Conservation Trust Ltd
Statement of Financial Activities
(incorporating Income and Expenditure Account)
for the year ended 31 December 2020

	Notes	2020			2019		
		Restricted funds £	General funds £	Total funds £	Restricted funds £	General funds £	Total funds £
Income							
Grants and donations	2	-	21,100	21,100	-	44,500	44,500
Legacies	3	-	100,000	100,000	-	-	-
Investment income		-	79	79	-	204	204
Total income		-	121,179	121,179	-	44,704	44,704
Expenditure							
Costs of raising funds	4	-	9,001	9,001	-	-	-
Expenditure on charitable activities							
Preservation of the built environment	5	-	37,993	37,993	-	71,558	71,558
Total expenditure		-	46,994	46,994	-	71,558	71,558
Net income/(expenditure) for the year	7	-	74,185	74,185	-	(26,854)	(26,854)
Reconciliation of funds:							
Fund balances at 1 January 2020		-	91,799	91,799	-	118,653	118,653
Fund balances at 31 December 2020		-	165,984	165,984	-	91,799	91,799

The statement of financial activities includes all gains or losses for the year. All income and expenditure derives from continuing activities.

The St James's Conservation Trust Ltd
Registered Number: 03886503
Balance Sheet
as at 31 December 2020

	Notes	<u>2020</u> £	<u>2019</u> £
Current assets			
Debtors	10	100,439	4,069
Cash at bank and in hand		107,228	129,407
		<u>207,667</u>	<u>133,476</u>
Creditors: amounts falling due within one year			
	11	<u>41,683</u>	<u>41,677</u>
Net current assets		165,984	91,799
Net assets		<u>165,984</u>	<u>91,799</u>
The funds of the charity:			
Unrestricted income funds	13	165,984	91,799
Total funds		<u>165,984</u>	<u>91,799</u>

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006 and that members have not required the company to obtain an audit in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 22 April 2021.

J Vaughan
 Director and Financial Trustee

The St James's Conservation Trust Ltd
Statement of Cash Flows
for the year ended 31 December 2020

	2020	2019
	£	£
Net cash used in operating activities:		
Net movement in funds	74,185	(26,854)
Increase in debtors	(96,370)	(1,130)
Increase in creditors	6	19,599
Change in cash and cash equivalents in the year	<u>(22,179)</u>	<u>(8,385)</u>
Cash and cash equivalents brought forward	129,407	137,792
Cash and cash equivalents carried forward	<u>107,228</u>	<u>129,407</u>

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2020

1 Accounting policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the previous year.

Basis of accounting

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) (effective 1 January 2019), the Charities Act 2011 and the Companies Act 2006.

Fund accounting

Restricted grants and donations are available for the charity's use only in accordance with the terms under which, and for the purposes which, the funds were donated to the charity.

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Income recognition

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Grants and donations are included in full in the statement of financial activities when receivable.

Legacies are accounted for as income either upon receipt or where the receipt of the legacy is probable.

Investment income is included when receivable.

Expenditure recognition

Expenditure is recognised on an accrual basis as a liability is incurred. Where expenditure includes VAT which can only be partially recovered, the irrecoverable VAT is reported as part of the expenditure to which it relates.

Costs of generating funds comprise the costs associated with attracting voluntary income.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examination fees and costs linked to the strategic management of the charity.

All costs are allocated between the expenditure categories of the statement of financial activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis e.g. estimated usage, as set out in Note 5.

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2020

2 Grants and donations received	2020	2019
	General	General
	funds	funds
	£	£
Fortnum & Mason	5,000	5,000
Rothschild Foundation	4,000	4,000
The Stafford Hotel	2,500	-
Donations from film & TV production companies	1,300	3,825
Reform Club	1,200	1,200
White's Club	1,200	1,000
Army & Navy Club	1,000	2,000
Artemis Investment Management	1,000	1,000
Kenneth Fok	1,000	1,000
Royal Automobile Club	1,000	1,000
The St James's Square Trust	1,000	1,000
East India Club	500	-
Martyn Gregory	200	200
Wartski	200	-
Colin Clark	-	10,000
Berry Bros & Rudd	-	3,000
Lloyd Dorfman	-	3,000
Gift Aid	-	2,625
Smedvig Eindom Aslokkevein	-	2,000
Sladmore Gallery	-	1,000
Turf Club	-	1,000
Brooks's Club	-	500
The Hintze Family Charitable Foundation	-	100
Dr Charles Goodson-Wickes	-	50
	<u>21,100</u>	<u>44,500</u>
3 Legacy	2020	2019
	£	£
Estate of Colin Clark - as notified on 23 December 2020	<u>100,000</u>	<u>-</u>
4 Fundraising - summer garden party - aborted	2020	2019
	£	£
Income		
Sponsorship	-	-
Ticket sales	-	-
Total income	<u>-</u>	<u>-</u>
Costs	9,001	-
Deficit	<u>(9,001)</u>	<u>-</u>

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2020

5 Resources expended

	Basis of allocation	Preservation of built environment and character	Governance	2020 Total	2019 Total
		£	£	£	£
Costs directly allocated to activities					
Grants payable (Note 5)	Direct	-	-	-	37,500
Legal and professional fees	Direct	31,656	-	31,656	21,297
Support costs allocated to activities					
Printing, postage and stationery	Usage	-	-	-	5,192
Website	Usage	438	-	438	438
IT costs	Usage	-	-	-	156
Bank charges	Usage	-	-	-	15
Other expenses	Usage	48	-	48	48
Accountancy fees	Usage	3,000	600	3,600	3,600
Secretarial services	Usage	2,026	225	2,251	3,312
Total resources expended		37,168	825	37,993	71,558

6 Grants paid and payable

	2020	2019
	£	£
St James's Neighbourhood Forum	-	37,500

7 Net income/(expenditure) for the year

This is stated after charging:	2020	2019
	£	£
Independent examination fees	600	600

8 Trustee remuneration and expenses

No trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year or the preceding year.

The charity considers its key management personnel comprise the trustees. The total employment benefits of the key management personnel were therefore £Nil (2019: £Nil).

The Trust has no staff.

No trustees made donations to the charity in the year (2019: Nil).

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2020

9 Taxation

As a registered charity, The St James's Conservation Trust Ltd is exempt from tax on income and gains falling within Part 11 of the Corporation Tax Act 2010 to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

The charity is registered for Gift Aid with HM Revenue & Customs under reference number XR49084.

10 Debtors	2020	2019
	£	£
Legacies receivable	100,000	-
Gift Aid tax recoverable	-	2,625
Prepaid expenses	439	1,427
Accrued income	-	17
	<u>100,439</u>	<u>4,069</u>

11 Creditors: amounts falling due within one year	2020	2019
	£	£
Grants payable	37,500	37,500
Accrued expenses	4,183	4,177
	<u>41,683</u>	<u>41,677</u>

12 Analysis of net assets between funds	2020	2019
	General funds	General funds
	£	£
Current assets	207,667	133,476
Current liabilities	(41,683)	(41,677)
	<u>165,984</u>	<u>91,799</u>

13 Movement in funds	2020	2019
	General funds	General funds
	£	£
At 1 January	91,799	118,653
Income	121,179	44,704
Expenditure	(46,994)	(71,558)
At 31 December	<u>165,984</u>	<u>91,799</u>