

THE COLTSTAPLE TRUST

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023**

**J P Thornton & Co Limited
Chartered Accountants
The Old Dairy
Adstockfields
Adstock
Buckingham
MK18 2JE**

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Year ended 31st March 2023

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LEGAL AND ADMINISTRATIVE INFORMATION

Trustees:	Matthew Oakeshott (Chairman) Prof Pippa Oakeshott Lord Stoneham of Droxford Mrs Elaine Colville Joseph Oakeshott Leonard Ernest Baker
Principal Office:	15 Queen Anne's Gate London SW1H 9BU United Kingdom
Charity Number:	1085500
Bankers:	Svenska Handelsbanken AB (pub) 5 th Floor 13 Charles II Street London SW1Y 4QU
Stockbrokers:	Rathbone Brothers Plc George House 50 George Square Glasgow G2 1EH
Property Valuers:	Fleurets 20-22 Bedford Road London WC1R 4EB
Auditors:	Martin and Company Audit Limited 25 St Thomas Street Winchester SO23 9HJ
Accountants:	J P Thornton & Co Limited The Old Dairy Adstockfields Adstock Buckingham MK18 2JE

REPORT OF THE TRUSTEES

For the year ended 31st March 2023

The Trustees are pleased to present their report together with the financial statements of the charity for the year ended 31st March 2023.

Legal and administrative information set out on the information page forms part of this report. The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the Charity's Trust Deed, the Charities Act 2011 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 published in October 2019.

Objectives and Activities

The Trust was established under a Trust Deed dated 26th February 2001. The objective of the Trust is to provide relief to persons in need, poverty or distress in Third World countries and relief to persons who are homeless or in housing need in the UK or any other part of the world. The Charity aims to meet the running costs of its grant making objectives from investment income and rents received from the properties. The Trustees meet annually to review the strategy and performance of the Charity and to set the level of grants to be awarded.

Public Benefit

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 and have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning future activities and setting the donations policy for the year. The benefit that arises is the provision of funding to organisations that promote the above objectives.

Achievements and Performance

Grants amounting to £850,000 were made to 4 institutions in the year (2022: £750,000). The grants awarded are detailed in the notes to the financial statements.

Financial Review

The Trustees received £955,841 in investment income in the current year (2022: £912,093), including rents from investment properties of £205,673 (2022: £198,001). Net incoming resources amounted to £105,635. Total funds at 31st March 2023 were £15,323,071 (2022: £17,022,621).

Investment Policy

The trustees' investment policy is to maximise long term total return, taking income and capital gains together without undue risk. During the year to 31st March 2023 the total return on the charity's investment portfolio was -4.2% compared with 2.9% for the FTSE All Share Index. Net investment and rental income totalled £955,841 compared with £912,093, an increase of 4.8% over the previous year. The Retail Price Index rose by 13.5% over the year to 31st March 2023 and the CPI by 10.1%.

(Continued...)

REPORT OF THE TRUSTEES (Continued)

For the year ended 31st March 2023

Risk Management

The Trustees have carried out a review of the charity's activities and the risks to which it is exposed and confirm that controls are in place to mitigate those risks.

The main risk to the Charity concerns the investments held. The Trustees have mitigated this risk by engaging Rathbone Brothers Plc to manage the investments and monitor the portfolio and financial risks to the Charity. The Trustees review the valuation of investments and the income stream generated. The Trustees have also engaged Workman LLP to manage the investment properties.

Reserves Policy

It is the intention of the Trustees to sustain the unrestricted funds at a level which will provide sufficient funds to continue the level of grants paid to that in previous years and to cover the Charity's management and administration costs.

Structure, Governance and Management

The charity is unincorporated and its powers are set out in its Trust Deed.

The Trustees of the charity are listed on the information page. New Trustees may be appointed by the existing Trustees. The Trust Deed provides for a minimum of 3 and a maximum of 9 Trustees. Mr Oakeshott and Professor Oakeshott are entitled to hold office for life. Other Trustees are appointed for 5 year terms which are renewable. Induction and training for Trustees is provided where relevant.

The Trustees meet at least once a year to discuss and implement policy. Decisions are made by a simple majority of votes cast at a meeting of the Trustees.

The Trustees must use the income and may use the capital of the Trust for promoting the charitable purpose. The Trustees have agreed that each year, in addition to distributing substantially all the Trust's income, they will distribute any real capital growth in the Trust's investments. Capital growth is measured as any excess over the increase in the retail price index.

Future Plans

The Charity's objectives are to ensure funds are available for grants to be made to eligible organisations. It is envisaged that funding requirements will remain the same.

The Trustees do not envisage any material change to the operation of the Charity in the long-term and the investments will continue to be managed on a similar basis as they are now. Since the year end the Trustees have decided to sell the Charity's investment properties.

By order of the Trustees:



MATTHEW OAKESHOTT

15 Jan 2024

Date

**TRUSTEES' RESPONSIBILITIES IN RELATION TO
THE FINANCIAL STATEMENTS**

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standard (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2016 and the provisions of the trust deed. 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.

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

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE COLTSTAPLE TRUST

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Opinion

We have audited the financial statements of The Coltstaple Trust (the 'charity') for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the statement of the charity's affairs as at 31 March 2021, and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for Opinion

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

Conclusions Relating to Going Concern

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

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

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

Other Information

The Trustees are responsible for the other information. The other information comprises the information included in the Trustees' Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

(Continued)

**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES
OF THE COLTSTAPLE TRUST (Continued)**

Page 7(a)

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to Report by Exception

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

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

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibilities for the audit of the financial statements

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

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

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

(Continued)

**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES
OF THE COLTSTAPLE TRUST (Continued)**

Page 7(b)

We obtained an understanding of the legal and regulatory framework applicable to the charity via discussions with the trustees and our previous knowledge of the charity. This identified that the most significant laws and regulations relate to the form and content of the financial statements such as the Charities Act 2011, the Charities SORP (FRS 102) and Financial Reporting Standard 102. The charity complies with these laws and regulations by using appropriately qualified professionals to prepare the financial statements.

As part of our planning process we assessed susceptibility of the charity's financial statements to material misstatements, including how fraud might occur by making an assessment of the key risks. The key risks identified in respect of The Coltstaple Trust are revenue recognition and eligibility of charitable giving. The trustees confirmed no actual, suspected or alleged cases of fraud.

Based on this assessment we designed our audit procedures to address these key risk areas with an emphasis on testing the income and gains on the investments, the income on investment property and the charitable donations made.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Martin and Company Audit Limited
Chartered Accountants and Statutory Auditors
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
25 St Thomas Street
Winchester
Hampshire
SO23 9HJ

19th January 2024
Date

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31st March 2023

	Note	Unrestricted Fund	Endowment Fund	2023 Total Funds £	2022 Total Funds £
		£	£	£	£
INCOME AND ENDOWMENTS FROM					
Investments	3	955,841	-	955,841	912,093
Other Income	4	-	-	-	-
Total		<u>£ 955,841</u>	<u>-</u>	<u>£ 955,841</u>	<u>£ 912,093</u>
EXPENDITURE ON					
Charitable activities	5	<u>850,206</u>	<u>-</u>	<u>850,206</u>	<u>750,206</u>
Total		<u>£ 850,206</u>	<u>£ -</u>	<u>£ 850,206</u>	<u>£ 750,206</u>
Net Income		105,635	-	105,635	161,887
Net gains/(losses) on investments	15	-	(1,805,185)	(1,805,185)	1,719,958
Net movement in funds		105,635	(1,805,185)	(1,699,550)	1,881,845
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>1,013,090</u>	<u>16,009,531</u>	<u>17,022,621</u>	<u>15,140,776</u>
Total funds carried forward		<u>£ 1,118,725</u>	<u>£ 14,204,346</u>	<u>£ 15,323,071</u>	<u>£ 17,022,621</u>

BALANCE SHEET AT 31ST MARCH 2023

	Note	2023		2022	
		£	£	£	£
FIXED ASSETS					
Investments	9		12,845,815		14,583,475
Property Investments	10		1,910,000		2,069,784
CURRENT ASSETS					
Cash at bank	11	204,400		136,151	
Cash at investment managers	12	381,482		244,192	
Debtors	13	<u>3,728</u>		<u>10,270</u>	
		<u>589,610</u>		<u>390,613</u>	
CURRENT LIABILITIES					
Creditors: Amounts falling due within one year	14	<u>22,354</u>		<u>21,251</u>	
NET CURRENT ASSETS			<u>567,256</u>		<u>369,362</u>
NET ASSETS			<u>£ 15,323,071</u>		<u>£ 17,022,621</u>
THE FUNDS OF THE CHARITY					
CAPITAL FUNDS					
Endowment Funds	15		14,204,346		16,009,531
INCOME FUNDS					
Unrestricted Fund	15		<u>1,118,725</u>		<u>1,013,090</u>
			<u>£ 15,323,071</u>		<u>£ 17,022,621</u>

These financial statements were approved by the Board of Trustees on and signed on its behalf by

15th January 2024



MATTHEW OAKESHOTT



PROF PIPPA OAKESHOTT

The notes on pages 11 to 15 form part of these financial statements

CASH FLOW STATEMENT

For the year ended 31st March 2023

	Note	2023 £	2022 £
Cash generated from operating activities:			
Net cash provided by (used in) operations	16	<u>£ (842,561)</u>	<u>£ (747,560)</u>
Cash flow from other sources:			
Dividends, interest and rents from investments		955,841	912,093
Proceeds from sale of investments		152,511	717,500
		<u>£ 1,108,352</u>	<u>£ 1,629,593</u>
Application of cash:			
Purchase of investments		<u>(60,253)</u>	<u>(807,841)</u>
		<u>£ (60,253)</u>	<u>£ (807,841)</u>
Net increase/(decrease) in cash		205,538	76,092
Cash at bank at beginning of the year		<u>380,344</u>	<u>304,252</u>
Cash at bank at year end		<u>£ 585,882</u>	<u>£ 380,344</u>

NOTES TO THE ACCOUNTS

1. Statutory Information

The Coltstaple Trust is a registered charity. The registered number and principal office address can be found in the Report of the Trustees.

2. Accounting Policies

2.1 Accounting convention

The financial statements of the charity, which is a public benefit entity, 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 UK and Republic of Ireland (FRS 102) issued in October 2019 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1st January 2019. The financial statements have been prepared under the historical cost convention.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1st April 2005 which has since been withdrawn.

The Trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

2.2 Income

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

2.3 Expenditure

Expenditure is recognised as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis, inclusive of any VAT which cannot be recovered.

Expenditure on charitable activities includes all costs incurred in delivering the charity's principal objectives.

2.4 Investments and Investment Gains and Losses

Stocks and shares quoted on the London Stock Exchange are included in the balance sheet at their market value at the year end. The differences between the market value and the original cost of the investment are included in the Statement of Financial Activities.

Profits and losses arising on the disposal of investments are included in the Statement of Financial Activities.

(Continued)

NOTES TO THE ACCOUNTS (Continued)

2.5 Investment Property

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in 'net gains/(losses) on investments' in the SOFA.

2.6 Taxation

The Charity is exempt from Corporation Tax on its charitable activities.

2.7 Fund Accounting

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

Endowment funds are expendable. The Trust Deed allows this fund to be spent as income or retained as capital at the Trustees' discretion. The income arising from this fund is unrestricted.

2.8 Significant Judgement and Estimation

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Estimates and underlying assumptions are reviewed on an ongoing basis.

Where no external valuation is obtained, the fair value of each property investment is considered based on the trustees' assessment of the local and national property market, the current economic market in the sector in which the property tenants operate and the condition of the individual property based on their own experience and knowledge. Where the trustees have obtained a third party valuation, they will take that report into consideration. Based on the assessments, the trustees will decide where the value is materially higher or lower whether a revaluation should be made in the financial statements for that year.

3. Investment Income

	Year ended 31.3.23 £	Year ended 31.3.22 £
Income from investments	741,496	713,296
Bank deposit interest	5,010	59
Rent from investment property	205,673	198,001
Insurance recharge to tenant	14,768	11,184
Property insurance	(9,956)	(10,447)
EPC certificates	(1,150)	-
	<hr/> £955,841	<hr/> £912,093

4. Other income

There was no other income during the year.

5. Charitable Activities

Direct Costs (see note 6) £	Support Costs (see note 7) £	Totals £
£850,000	£206	£850,206

(Continued...)

NOTES TO THE ACCOUNTS (Continued)

6. Direct costs of Charitable Activities

	Year ended 31.3.23 £	Year ended 31.3.22 £
Grants made:		
Oxfam	550,000	500,000
St Mungo's	100,000	100,000
Emmaus UK	50,000	25,000
Shelter	150,000	125,000
	<u>£850,000</u>	<u>£750,000</u>

7. Support Costs

	Year ended 31.3.23 £	Year ended 31.3.22 £
Management:		
Bank charges and nominee fees	206	206
	<u>£206</u>	<u>£206</u>

The sum of £ 3,840 has been paid by Lord Oakeshott on behalf of the Trustees in respect of the audit for 2023 and £6,900 in respect of accountancy services provided in the year (2022: £3,840 was paid by Lord Oakeshott for the audit and £6,900 in respect of accountancy services).

8. Staff Costs and Trustees' Remuneration

The Trustees received no remuneration or reimbursed expenses in the years ended 31st March 2023 or 31st March 2022. There are no employees so consequently no staff costs have been incurred.

9. Fixed Asset Investments

	2023 £	2022 £
Fair value at 1 st April 2022	14,583,475	12,773,175
Addition	60,253	807,841
Disposals at carrying value	(147,364)	(456,125)
Revaluations in the year	(1,650,549)	1,458,584
Fair value at 31 st March 2023	<u>£12,845,815</u>	<u>£14,583,475</u>

The values at 31st March 2023 are in accordance with a valuation by Rathbone Brothers Plc.

The historical book cost of investments held at 31st March 2023 was £15,029,107.

(Continued...)

NOTES TO THE ACCOUNTS (Continued)

10. Property Investments

	2023	2022
	£	£
Valuation at beginning of year	2,069,784	2,069,784
Investment in year	-	-
Disposals in year	-	-
Revaluation gain(losses) in year	(159,784)	-
	<u>£1,910,000</u>	<u>£2,069,784</u>

Investment property has been revalued to show the values provided by professional property valuers since the year end.

	2023	2022
	£	£
11. Cash at Bank		
Workman LLP	26,791	19,578
Handelsbanken account	177,609	116,573
	<u>£204,400</u>	<u>£136,151</u>

12. Cash at Investment Managers

Monies held by Investment Manager on deposit:		
Cash	<u>£381,482</u>	<u>£244,192</u>

13. Debtors

Insurance paid in advance	-	6,959
VAT paid in advance	3,443	3,311
Bank interest	285	-
	<u>£3,728</u>	<u>£10,270</u>

14. Creditors: Amounts Falling due within One Year

Insurance from tenant in advance	9,347	8,859
HM Revenue & Customs - VAT	10,010	12,392
Royal & Sun Alliance insurance	2,997	-
	<u>£22,354</u>	<u>£21,251</u>

(Continued...)

NOTES TO THE ACCOUNTS (Continued)

15. Fund	Unrestricted Fund £	Endowment Fund £	Total Funds £
Balance at 1 st April 2022	1,013,090	16,009,531	17,022,621
Surplus/(Deficit) of income for year	105,635	-	105,635
Revaluation/(devaluation) during the year	-	(1,805,185)	(1,805,185)
Balance at 31 st March 2023	<u>£1,118,725</u>	<u>£14,204,346</u>	<u>£15,323,071</u>

Unrestricted funds of the charity may be applied for any charitable purpose at the discretion of the Trustees.

The expendable endowment and additions thereto are to be invested and the income used for any charitable purpose at the discretion of the Trustees. The expendable endowment may also be spent at the absolute discretion of the Trustees.

16. Reconciliation of net income/(expenditure) to net cash flow from Operating Activities

	2023 £	2022 £
Net income/(expenditure) (as per Statement of Financial Activities)	105,635	161,887
Adjustments for:		
Dividends, interest, rent from investment	(955,841)	(912,093)
(Increase)/decrease in debtors	6,542	696
Increase/(decrease) in creditors	1,103	3,850
Net cash provided by/(used in) Operating Activities	<u>£(842,561)</u>	<u>£(745,660)</u>

17. Contingent Liabilities

There were no outstanding contingent liabilities or grant commitments as at the balance sheet date.