

# THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND

England & Wales · Charity number 1092012

## Details

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**Other names** CPRE KENT, PROTECT KENT

**Status** Registered

**Legal form** Charitable company

**Company number** [04335730](#)

**Registered** 2002-05-14

**Register** [View on the Charity Commission register](#)

## Contact

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**Website** [www.cprekent.org.uk](http://www.cprekent.org.uk)

## Activities

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**Objects:** THE OBJECTS FOR WHICH THE BRANCH IS ESTABLISHED (THE "OBJECTS") ARE TO PROMOTE AND ENCOURAGE FOR THE BENEFIT OF THE PUBLIC THE IMPROVEMENT AND PROTECTION OF THE ENGLISH COUNTRYSIDE AND IN PARTICULAR THAT OF KENT AND ITS TOWNS AND VILLAGES AND THE BETTER DEVELOPMENT OF THE RURAL ENVIRONMENT.

**Activities:** CPRE Kent, the countryside charity, exists to promote the beauty, tranquillity and diversity of rural England by encouraging the sustainable use of land and other natural resources in town and country.

## Classification

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- **How:** Provides Services, Provides Advocacy/advice/information
- **What:** Environment/conservation/heritage
- **Who:** The General Public/mankind

## Geography

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- **Area of benefit:** KENT
- Kent
- Medway

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-03-31	£232,486	£317,142	-	-
2024-03-31	£252,009	£317,899	-	-
2023-03-31	£201,254	£290,089	-	-
2022-03-31	£193,120	£312,054	-	-
2021-03-31	£180,785	£273,854	-	-

## Trustees

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Name	Role	Appointed
BENEDICT ROBERT KIRKWIN MOORHEAD DL		2023-11-10
Christine Evelyn Cary Drury		2022-11-04
Graham Horner		2022-11-04
MANUELO LUIGI LORENZO		2023-11-10
Nigel Britten		2021-11-19
Paul Buckley		2022-11-04
Rt Hon Damian Howard Green		2024-10-25

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

England & Wales - Charity number 1092012

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# Accounts

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Charity Registration No: 1092012  
Company Registration No. 04335730 (England and Wales)

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**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
(A COMPANY LIMITED BY GUARANTEE)**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
LEGAL AND ADMINISTRATIVE INFORMATION**

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Patron	Sir Robert Worcester KBE
President	Jonathan Tennant
Vice Presidents	Amanda Cottrell OBE DL Richard King R A Knox-Johnston
Trustees	Ben Moorhead DL (Chairman) Michael Moore (Treasurer) Rt Hon Damian Green (appointed 25 October 2024) Manuelo Lorenzo Nigel Britten Paul Buckley Christine Drury Graham Horner Val Loseby Rod Muir Julian Glenister (resigned 19 <sup>th</sup> August 2024)
Company Secretary	Michael Moore FCA
Branch Director	Dr Hilary Newport (retired November 2024) Andrea Griffiths (from November 2024)
Charity number	1092012
Company number	4335730
Operational address & Registered office	Queen's Head House Ashford Road Charing Kent TN27 0AD

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
LEGAL AND ADMINISTRATIVE INFORMATION**

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**ADVISERS**

<b>Auditors</b>	Kreston Reeves LLP 37 St Margaret's Street Canterbury Kent CT1 2TU
<b>Bankers</b>	CAF Bank Ltd 25 King's Hill Avenue King's Hill West Malling Kent ME19 4JQ
<b>Investment Managers</b>	Evelyn Partners No.1 Bishops Wharf Walnut Tree Close Guildford, Surrey GU1 4R
<b>Legal Advisers</b>	Richard Buxton Solicitors Office A, Dale's Brewery Gwydir St Cambridge CB1 2LJ

# THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND

## TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2025

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The Financial Statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the Charity's governing document, the Companies Act 2006, 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 (effective 1 January 2019).

### **Constitution**

The Kent Branch of CPRE was founded in 1929. The company was incorporated on 6<sup>th</sup> December 2001 and became a registered charity on 14 May 2002. Activities within the company commenced on 11 October 2002. The Kent Branch of the Campaign to Protect Rural England is a company limited by guarantee and is governed by a Memorandum and Articles of Association dated 6 December 2001 and amended on 4<sup>th</sup> November 2022. The company also operates under the name CPRE Kent, the Countryside Charity.

### **Recruitment and appointment of Trustees**

The Directors of the Company are also Charity Trustees for the purpose of Charity Law, and under the Company's Articles are known as members of the Executive Committee (hereafter referred to as "the Board"). The Board includes *ex officio* the Chairman, Vice Chairmen and Treasurer of the Charity. All members of the Board are elected annually at the AGM. As of March 2024, the charity has 10 active District Committees (more often now referred to as Groups). Each of the District Groups and the two specialist committees (Environment and Historic Buildings) may nominate a member and up to three additional members may be co-opted by the Board during the year. Nomination for election must be made not less than 28 clear days prior to the AGM. The requirement for 28 days' prior notice enables members voting at the AGM to have had time to evaluate the candidates.

No member of the Board may serve for more than five years continuously except the Chairman, Vice Chairman and Treasurer whose *ex officio* role may continue for up to five years after previous service as a Board member. Board members are eligible to serve again after standing down for one year.

### **Trustees' training and induction**

New Trustees are expected to spend time familiarising themselves with the full range of managerial and administrative work that needs to be carried out by the Company. Trustees are also encouraged to attend the meetings of district and specialist committees outside their normal areas of experience to broaden their understanding of the wider activities of the Branch. Involvement with CPRE's wider and national activities is encouraged and is facilitated by induction days organised by CPRE's national office, workshop events and conferences. Other training is arranged as needed.

### **Objectives and activities for public benefit**

The objects for which the Charity is established are to promote and encourage for the benefit of the public the improvement and protection of the English Countryside and, specifically, that of Kent and its towns and villages, and the better development of the rural environment.

The principal work of the Charity is to influence planning policy and planning decisions for the promotion and protection of the countryside of Kent and beyond. We achieve this by monitoring and commenting on planning applications, local plans and planning policy, and by engaging with decision makers and the public to raise awareness and to grow membership and other support.

We provide advice and support to individuals and community organisations on planning policy and process, and specialist input on individual schemes where possible. We encourage participation in the planning process and provide media and campaigning support to those local campaigns that are aligned with our organisational priorities and policies.

The Charity also works to inform decision-makers and the public about the effects of climate change and exploitation of natural resources, particularly as they affect the Kent countryside, and the need for sustainability, the impact of people's actions and the choices that can be made.

CPRE Kent works under the umbrella of the national CPRE movement and is one of the independent charities based in counties or regions which, along with the national charity, make up the CPRE movement. National CPRE sets policy on relevant matters in consultation with the CPRE network and administers the management of membership and subscriptions. Increasingly it also provides support in membership recruiting and in volunteer management and induction.

The trustees confirm that they have referred to the guidance contained at the Charity Commissioner's general guidance on public benefit when reviewing the charity's objectives.

### **Organisation Structure**

The Charity employs a chief executive, known as the Branch Director, who was, during 2024/2025 period assisted by a General Manager, two specialist Planners (one part-time) and a communications and PR Manager (part time).

The staff team as of 31<sup>st</sup> March 2025 were:

Andrea Griffiths – Director (from November 2024 following Dr Hilary Newport's retirement)

Vicky Ellis – General Manager

Richard Thompson – Planner

Julie Davies – Planner

David Mairs – Communications and PR Manager

The Charity is governed by the Board, supported by a structure of committees. Additional working groups are set up as required.

### **Achievements and performance**

#### **General planning**

The National Planning Policy Framework (NPPF) remains the key factor which underpins a great deal of our campaigning. The NPPF stipulates that local authorities must have an up-to-date Local Plan that identifies and allocates sufficient land to deliver houses according to a centrally derived target. It was introduced in 2012 and has been revised several times since then, with a major update having been published on 12<sup>th</sup> December 2024.

With the updates to the NPPF came increased targets and local authorities that cannot report successful delivery against these high housing targets or that cannot demonstrate a five-year housing land supply, are subject to speculative applications for major developments on sites that have never been tested for sustainability through the Local Plan-making process.

Additional proposals to change the planning system still further continue to be a regular feature of the political landscape with policy changes being made into 2025 and pending. Many of these bills (such as the Planning and Infrastructure Bill – introduced to parliament on 11<sup>th</sup> March 2025) have the potential to endanger the countryside by relaxing planning and environmental law and to also threaten the security of designated areas of land and the flora and fauna it supports.

The whole CPRE movement is working together and campaigned to temper the worst of these proposed changes. Our campaigning work has been constant, and we continue to provide the experience that supports national CPRE's campaigning on these important policy areas.

CPRE – now at the forefront of a Planning Coalition of environmental NGOs – is still leading the calls for a planning system that:

- Respects local democracy and community engagement
- Secures affordable housing and developer contributions
- Addresses climate change and sustainable development
- Protects biodiversity and supports nature's recovery
- Respects beauty and heritage
- Supports health and wellbeing and access to natural green space

CPRE county branches such as Kent are ideally placed to actively participate in 'parish to parliament' campaigns such as these and this continues to be a significant part of our work. Improved networks of communication between national and local CPRE planners have contributed immeasurably to our

combined efforts to steer planning policy towards a course that better reflects environmental balance rather than profit.

### **National Policy/Local Plans**

CPRE Kent continues to respond to consultations on national policy individually and as part of a national *OneCPRE* response. Consultations which have been responded to in the 24/25 period include those on:

- **Planning and Infrastructure Bill.** Specifically, in March 2025, CPRE Kent submitted comments on the PIB and, for the national team, drafted a detailed response regarding the issues of the proposed weakening of planning committees, as outlined within the PIB. We will continue to work with National regarding our concerns around the PIB as it makes it was through the parliamentary process.
- **Land Use Framework.** Beginning in March 2025, together with several of our volunteers in our Environment Committee, CPRE Kent began drafting a response to the consultation on the Land Use Framework, highlighting the importance of Best and Most Versatile (BMV) and how this should be sacrosanct, together with calling for an update to Agricultural Land Classification, among other things.

As well as national policy, CPRE Kent continues to respond during the consultation process for Local Plans. The Local Plans are essential for strategic planning and ensuring sustainable development and the protection of the countryside at this stage is arguably our most important role.

Over the course of the year, up to March 2025, district and specialist committee members have worked alongside CPRE Kent staff to participate and comment on 12 separate Local Plan consultations.

Our work on such local consultations is arguably the most important aspect of the work that we do, but also the least visible. We will continue to engage with such consultations and to support and encourage local communities and parish councils to engage effectively as well.

### **Planning Applications**

#### **Housing Developments**

Some of the major applications that we have focused on during this 24/25 year include:

- **Highsted Park.** Ongoing but, in 24/25, CPRE Kent have supported the Rule 6 parties in the 'called in' decision on this 8,400 home application on countryside near Sittingbourne. CPRE Kent have submitted further comments on this development and are due to speak at the hearing.

- **Winterbourne:** We strongly objected to the proposed 1,815 dwellings and additional infrastructure at Winterbourne, near Dunkirk in Canterbury District in July 2024. Comments were numerous and included the impact on ancient woodland and biodiversity, conflicts with the neighbourhood plan, the proposal not being plan led and its unsustainable location. Decision is pending due to a Highways holding request on the project.
- **Wainscott:** CPRE Kent submitted comments to object to the development of 800 homes plus additional infrastructure at this Wainscott site in Medway. We objected due the use of best and most versatile farmland and that the development is not in the local plan and in an unsustainable location. Comments were submitted in Feb 2025.
- **Monkton:** We submitted comments objecting to this planning application for 31 dwellings in Monkton in Thanet as the application was not plan led and the development proposed for an area of best and most versatile farmland which would have an adverse effect on the local highways infrastructure.
- **Kingsdown:** Comments were submitted in Feb 2025 to object to the proposal for 70 dwellings plus infrastructure in Kingsdown, Dover. Comments were made due to the location within the National Landscape.

**Additional:**

Additional proposals for new major settlements are at various stages across the whole county. Sites at Lenham and Lidsing are now in Maidstone's adopted local plan, and sites such as Pedham Place (Sevenoaks), Hoo St Werburgh, and Faversham (where the applicant has applied for permission to build 2,500 homes on high quality farmland) are causing concern across the county.

**Other Commercial Developments**

- **Betteshanger**  
CPRE Kent continue to work closely with the Friends of Betteshanger group around the objections to this development. The focus now is on ensuring that all planning conditions granted and all legal obligations, especially those relating to the park's ecology, are fully complied with.
- **London Resort**  
On 29 March 2022, plans were officially withdrawn for the London Resort (a proposed theme park on the Swanscombe peninsula). CPRE Kent and many other local groups have been challenging this proposal due to the rich biodiversity and habitats in the area. In March 2023 London Resort Company Holdings (LRCH) went into administration. Costs for the substantial campaign efforts have been promised back to CPRE Kent and others, but, due to the company going into administration, no payment has so far been made.

- **Oast Park:** CPRE Kent are of course, not anti- sports facilities. We did however respond to object to this application for new artificial grass football pitches and other redevelopment of this site, which is incredibly biodiverse. Comments were submitted in March 2025 around the issue of artificial grass and the loss of biodiversity which will result from this development.

## Major Infrastructure Developments

### Lower Thames Crossing

The first application of this scheme was withdrawn in 2020 following concerns raised by the Planning Inspectorate over inadequate consultation and traffic modelling. The current application was submitted in October 2022 under the Nationally Significant Infrastructure Scheme rules and underwent examination in summer 2023. We stood alongside other objectors maintaining our position that the proposals will cause significant environmental harm, increase harmful carbon emissions, and do little to alleviate congestion at the existing Dartford crossing. The project was given consent in March 2025. CPRE Kent will continue to liaise with the Thames Crossing Action Group and others in our objection to the scheme.

### Energy Infrastructure

- **Sea Link:** Due to the considerable harm which will be caused to the landscape and the biodiversity on site, including the bird migratory routes, we had submitted detailed responses to all key stages of National Grid's pre-submission consultation on this proposed 2GW high-voltage direct current (HVDC) electricity connection linking Pegwell Bay in Kent to the Suffolk coast, with a convertor station proposed to be located within the Minster Marshes. This included a formal targeted consultation (8 July–11 August 2024) and a pre-submission consultation (22 November 2024–12 January 2025).
- **South Kent Energy Park:** This 500MW Solar Farm is proposed on some 1,500 acres of land around Old Romney. It is, so far, the largest solar farm yet proposed for Kent and will take up swathes of land either side of the A259. CPRE Kent strongly objected to the schemes due to the obvious heritage impacts, loss of best and most versatile agricultural land, light and noise pollution and the impact on wildlife.
- **Stonestreet Green Solar:** We have made objections to this development for a 99.9MW solar farm on land near Aldington near Ashford. Examination hearings opened in November 2024 and we attended several of the examination hearing sessions. Written statements were submitted in December 2024, together with responses to the written examination questions in January 2025. Another round of hearings started on 24 February.
- **Britton Court Farm Solar Farm (Canterbury):** Objection submitted for the erection and operation of a solar farm with battery energy storage and associated infrastructure. CPRE Kent objected due to the proposals impact on the public rights of way network, the impact on

biodiversity and the loss of best and most versatile farmland. Comments were submitted in Feb 2025.

- **Rodmersham:** CPRE Kent objected to the application for a solar farm on land at Pitstock Farm, Rodmersham in Swale due to the plans potential impact on wildlife and biodiversity, on the local public rights of way and the loss of best and most versatile farmland. Comments submitted in Nov 2024.
- **Ash levels:** We submitted comments to object to this solar farm application on farmland near Deal in Dover District, due to its negative impact on biodiversity, its landscape and heritage impacts, together with the loss of best and most versatile farmland. Comments were submitted in Feb 2025.

## **Other Campaign Themes**

### **Climate Crisis**

We have worked alongside the wider CPRE network in developing an overarching strategy on the climate crisis that underpins the rest of CPRE's policy positions in all other key areas. Many planning decisions are still being made which are at odds with the government's commitment to net zero carbon, and this will continue to be a major theme in our campaigning work. Taking action on climate change shouldn't and doesn't have to come at the expense of our countryside. We want the government to ensure that the movement to greener renewable energy (solar developments for example) doesn't endanger our most beautiful and tranquil landscapes or reduce our best farmland.

### **Air Quality**

The impact of major development and the concomitant increase in road-based traffic on other areas already suffering from poor air quality, is becoming increasingly important in planning decisions. This is particularly the case in the light of recent court judgements requiring UK Government to meet its legal obligations to improve air quality. CPRE Kent continue to flag air quality in our responses to planning applications.

### **Water**

We maintain our campaign position that serious measures must be taken to manage the consequences of increased water consumption as the result of a rising population. We argue for efficiency in water use, action to address leakages, more water recycling and the consideration of transfers between water company areas to create a functioning water grid.

The increased runoff of phosphate and nitrate pollutants into the river as the result of wastewater from housing and other development in the area is affecting the water quality of the nationally and internationally protected Stodmarsh Site, important for a range of aquatic habitats and the wildlife that depend upon them. Many developments remain on hold until

developers can demonstrate there will be no increase in pollutants entering the Stour catchment. Some have invested in alternative on and off site treatment and mitigation facilities or are planning to purchase nutrients credits.

Further to this however, in March 2024 CPRE Kent submitted comments to the Environment Agency about a Proposal to Discharge effluent into the River Beult system, rather than the Stour catchment (due to the limitations around the Stodmarsh Nutrient Neutrality issue). We have argued that environmental vandalism of one river system over another is not mitigation and a better solution to the sewage from the Chilmington Green development is required.

### **Biodiversity**

Biodiversity Net Gain requirements became mandatory in February 2024. This means that developers are legally required to demonstrate a 10% improvement in biodiversity, either on site or elsewhere. This is a positive step forward but while it remains in its infancy there is some uncertainty over whether planning departments and regulators are adequately resourced to monitor or enforce these requirements. For now, CPRE Kent analyse the BNG proposals as part of planning applications to ensure they are adequate. We also continue to respond to planning applications via analysis of protected species on site and by checking the methodology used for surveying is correct and sufficient.

The recent Planning and Infrastructure Bill, introduced in March 2025, poses serious threats to our flora and fauna via the reduction of environmental laws and changes to the Habitat Regulation. CPRE Kent will continue to liaise with National CPRE and other NGOs in responding to this bill as it moves through parliament.

### **Litter and Waste**

CPRE Kent campaigns against and often comments on fly tipping, litter and waste. Working with the local District Group and others, we are involved in the Hoads Wood Campaign where preparations for the cleanup of the 30,000 tonnes of illegally dumped waste finally began in March 2024. CPRE Kent will continue to monitor and share information about this important clean up and hope to work with others in the future to restore the woodland.

### **District and Specialist Group activity**

Wherever they have the capacity to do so, our district and specialist committees have continued with their core activities of reviewing and commenting on relevant planning applications. Our Planners have assisted the committees in submitting representations on Local Plan documents (see above for details of the year's activity) and with the joint input of specialist planning skills and local knowledge of the District Committee members we have been able to submit very effective responses to consultations and engage positively in the development of local plans. The Committees continue to engage positively with the officers and elected members of their councils.

### **Media and publicity**

We remain a significant contributor to broadcast and print media, both within Kent and beyond. We have provided interviews for local radio and TV channels on various subjects and we have continued to grow our presence on social media (Facebook, Twitter and Bluesky) and maintain a well-used website. At the beginning of 2025 we also started a monthly E-newsletter for members and supporters which has been well received. We are particularly keen to engage with younger potential members and supporters, and we are extending our 'reach' through these media considerably.

### **Links with outside bodies**

We have continued to increase the strength of our links with many organisations, in particular the Kent Association of Local Councils (KALC), the Kent Downs and High Weald National Landscape Units (formerly AONB units), Weald of Kent Preservation Society, the Kent School of Architecture and Planning and the Kent Planning Network for Nature. We have also continued to strengthen our links with other CPRE County Branches around the country, especially with Sussex and Surrey branches over matters such as aviation (the potential expansion of Gatwick) and light pollution, with Oxfordshire on the water supply issues, and Essex over the Lower Thames Crossing. We have also continued to address numerous groups on various aspects of CPRE's work, including Parish Councils, many of which are CPRE members, as well as local amenity and other organisations such as local environment groups, Rotary clubs etc. We have also participated at planning inquiries in support of Parish Councils and local community groups.

Collaborative working has been a significant theme throughout this period, with greatly strengthened links with other organisations improving our joint ability to campaign effectively. Organisations with whom we have strengthened our links include Kent Wildlife Trust, Buglife, RSPB, Natural England and local campaign groups, particularly over the Betteshanger and Lower Thames Crossing campaigns. We have also submitted a funding bid for funds to run a large hedgerow planting project and, if successful with the bid, we will be working with the Kent Countryside Partnership teams across Kent in the delivery of that project.

Through our General Manager Vicky Ellis, who is also a qualified ecologist, and via the new Director, Andrea Griffiths (who was involved via her previous position), CPRE Kent has been heavily involved in the Making Space for Nature partnership, led by Kent County Council, which was launched in October 2023. The Partnership will steer the creation of a Local Nature Recovery Strategy (LNRS) for Kent and Medway, which is a statutory requirement of the Environment Act 2021. The consultation process for the Kent and Medway LNRS started in Jan 2025 and closed mid-March 2025.

### **Plans for future periods**

The workload presented by consultations, local plan development and major infrastructure issues have continued unabated, and we have no reason to expect this to change. Most likely the influx of speculative planning applications and large-scale infrastructure projects is likely to increase. We will

continue to manage and use our resources to champion the Kent countryside: promoting its outstanding beauty, supporting thriving rural communities, and ensuring that the countryside is properly considered and given adequate weight in planning decisions.

We will continue to work with other CPRE branches and national CPRE to provide evidence to Government of how planning works in reality; to press for existing planning permissions to be built rather than land banked and for a more workable approach to housing numbers that takes proper account of constraints and genuine local housing needs and does not constantly undermine Local Authorities' plan making processes.

Increasingly we are working as part of the 'One CPRE' network which has significantly enhanced our collective effectiveness in these strands of lobbying. The upcoming work includes (among other things) the Planning and Infrastructure Bill, which is causing significant worry, namely around the suggested changes to how planning applications will be considered in future, with less local influence and around the Nature Recovery Fund elements which CPRE, along with many other NGOs, have serious concerns over. In its current form this looks set to seriously undermine environmental and protected species law.

We aspire to work in collaboration with other CPRE county branches to draft guidelines which can be used 'on the ground' to assist with responding to the many solar farm applications which are pending. CPRE Kent, along with National CPRE, welcome the move to renewable energy but we want the government to ensure that this movement doesn't jeopardise our most beautiful and tranquil landscapes or reduce the quantity and quality of our food producing fields and biodiversity.

We will continue to work with as many local groups and parishes as our resources allow, to help them engage in challenging planning situations, and we will continue to make representations on local plans, although to balance competing demands this will not be on all stages of every plan.

Communications will continue to be an essential part of our campaigning – our twice-yearly print magazine Kent Countryside Voice continues, and we also frequently update our website with our campaigning activities. We also engage through social media via Twitter, Facebook and Bluesky. At the beginning of 2025 we also started a monthly E-newsletter for members and supporters which has been well received. The wide range of situations and issues considered by our District Groups means that our part-time Communications team member will always have a lot to do, and the Branch Director and other team members will quite often have reason to be on local TV or radio.

Our future depends on good organisation, teamwork and the good management of our financial resources – both day to day financial governance by our Honorary Treasurer and our General Manager, and on good oversight by trustees, and our management and finance and investment committees. Our

future also depends on our supporters - our members, donors, volunteers and those who follow us on social media.

In 2026, National CPRE will celebrate its centenary, and plans are already under way for a series of events and publications to celebrate and raise the profile of the organisation and its work. CPRE Kent have agreed to be part of those celebrations. CPRE Kent's own centenary year will be 2029, and we will use the lessons learned from the national CPRE celebrations to further cement our position as the largest county branch of CPRE.

**Turnden:** Following the application for homes on the High Weald National Landscape being 'called in' and the previous objection overturned, permission was granted for our Judicial Review. The case was heard since the last financial year, on 18<sup>th</sup> and 19<sup>th</sup> June 2025 but there was a substantial amount of back-office work undertaken in the 24/25 period in bringing forward this JR.

The case was disappointingly dismissed from court on 20<sup>th</sup> June 2025. We remain very disappointed by the outcome but it has confirmed that a recent New Forest judgment sets the test that authorities must now use when considering the enhanced duty and so we are pleased some level of clarity has been achieved. However, we still believe that this stronger duty was not clearly followed in the Secretary of State's decision at Turnden. Although harm to the landscape was recognised, we do not believe there was adequate explanation of how this harm could be effectively reduced or compensated. Despite this, it has been decided (based mainly on weighing the ongoing costs against the low chance of success), not to appeal.

### **Investment policy and review**

The majority of the Charity's investments are professionally managed by Evelyn Partners and this is subject to periodic review. The Finance and Investment committee set certain benchmarks to be achieved by the investment managers to obtain a mix of income and capital growth in order to enable the Charity to fund its core activities and maintain its capital. When the Finance and Investment Committee met in April 2025 it was decided to maintain our growth benchmark to CPI +2% with an emphasis on income.

We also have property which at 31st March 2025 was represented by Queen's Head House and its tenanted flat, and a rental property in Maidstone. Queens Head House was revalued by Lambert and Foster as at 31st March 2025 at a figure of £425,000.

### **Financial review**

The net deficit for the year before investment gains and losses was £84,656 (deficit £65,890 in 2024). This sum includes £6,689 (2024 £38,885) of restricted net income. The global stock markets have again risen in 2024/25 and with potential reduction in UK interest rates, the UK markets continued to recover. There are though many uncertainties with the wars in the Middle East and Ukraine as well as the

potential tariffs imposed by the US president, which could give rise again to volatile markets. Our investment portfolio during 2024/25 showed a net realized and unrealized gain for the year of £159,031 (2024 gain £314,261). This includes the gain on the flat at Queens Head House of £20,000. Full details of the financial position for the year can be found on page 20. This year we have again made capital transfers of £50,000 from the designated fund and this sum continues to be drawn in cash from the investment portfolio. The trustees are conscious that to safeguard the long-term future of the charity all its activities are planned to achieve campaigning objectives without depleting the long-term value of the charity's designated fund. To fund the charity's cash flow, we are now making withdrawals of Capital from the Investment portfolio and these withdrawals can increase if the Trustees consider this necessary to maintain our activities

### **Membership**

CPRE Kent remains one of the strongest branches within the CPRE Network, although recruiting new members is still challenging against a national pattern of declining membership. Our normal programme of attendance at events and country shows is spearheaded by the General Manager and a strong team of volunteers who undertake the process of raising the Branch's profile and encouraging new members to join. Additional events, including CPRE Kent's first *Countryside Day* and a Woodland and Wildlife Walk for members, are also being planned by the new Director and an additional evening event has been added to the already busy events schedule. Volunteers are always welcome to help staff the CPRE Kent stands at such events.

### **Reserves policy**

It is the long-term aim to maintain a level of liquid reserves which will be approximately sufficient for six months' budgeted expenditure. Funds if required can be withdrawn from the investment portfolio at short notice (around 1 week).

As at the year end the Charity held total reserves of £6,145,201 of which £83,817 was held in unrestricted free reserves. The Charity has five restricted funds at the end of the year with a year-end balance of £50,707. The Charity is currently holding free reserves equivalent to approximately four months' overhead expenditure, but the Charity continues to withdraw cash funds every month from the designated endowment fund.

The Trustees review reserves policy annually, at the time when the budget is approved. Should it prove necessary to supplement the reserves (to reflect heightened levels of activity, for example) this will be done by calling down further funds from the Designated Fund.

### **Risk management**

A risk management strategy has been prepared and is under regular review by the Board. It highlights the major areas of risk to which the Charity is exposed and identifies the appropriate control in the

authorisation of expenditure and to ensure the health and safety of staff, volunteers and visitors. The strategy is updated quarterly in consultation with the Board.

Potential difficulty in the future recruitment and retention of effective Trustees and key staff is one of the key risks the Charity faces. The decline in membership numbers is also a key risk. CPRE Kent is running an active branch events program. Membership engagement at national level continues through an active programme of campaigns and appeals. For the first time, a trial in the use of professional membership recruiters took place in the summer of 2024 but the results were not advantageous. Social media campaigns and face to face via events are likely to bear more fruit.

### **Statement of Trustees' responsibilities**

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and regulations. Company law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards) and applicable law.

Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its net incoming/outgoing resources 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 FRS 102 and the Charities SORP (SORP 2015)
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure the financial statements comply with the Companies Act 2006 and the provisions of the charitable company's constitution. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

jurisdictions. The following statements have been affirmed by each of the Trustees of the charitable company:

- so far as each Trustee is aware, there is no relevant audit information, (that is, information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware; and
- each Trustee has taken all the steps that he/she ought to have taken as a Trustee in order to make himself/herself aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

### **Committees**

The Charity has a structure of committees to organise and oversee its work. For the period ending March 2025, the following committees were active:

- Finance & Investments
- Management (which implements the directions of the Board and monitors progress towards objectives)
- District groups/committees, which scrutinize local planning lists, respond to planning challenges and engage with Local Plan development.
- Specialist topic committees: Environment and Historic Buildings
- Other *ad hoc* committees to address specific topics or tasks are raised as necessary, including a staffing committee which convenes annually to review salaries

The branch additionally holds quarterly meetings of the chairmen of each of these committees.

### **Employees and Volunteers**

Our staff and volunteers continue to build CPRE's long-established reputation for professionalism, expertise and quality. They are the reason for many of our campaign successes. The Board is grateful for the huge amount of work that they do. The work of volunteers in the districts is supported by advice from the branch office.

### **Fundraising Approach and Performance**

CPRE Kent undertakes fundraising activity by inviting donations through our website, Facebook and at events. We invite people to become members of CPRE Kent through our website, social media, at events and by engaging with those members of the public who approach the branch for advice on planning matters. We normally take stands at events in Kent throughout the year including the Kent County Show, ploughing matches and other rural and farming events to raise awareness and engage with the wider public. Our own *Countryside Day* event is currently being planned for later in 2025.

CPRE Kent also benefits from the work of National CPRE which undertakes fundraising activity via direct mail in line with the Fundraising Code of Practice set by the Fundraising Regulator. Our Fundraising Promise is set nationally and is available through a link to our national website.

In addition to standard fundraising as outlined above, in February 2025, CPRE Kent also submitted a funding bid to National CPRE for a hedgerow project. If successful, this fund will cover the expenses of the project but also cover some in-house costs such as running the office and staff time. We will know if this bid was successful later in 2025. Plans are also underway to look for external funding for a new 'Dark Skies' project in the Medway area.

Work has continued throughout the reporting period to ensure that, in line with CPRE's national organisation, the branch remains in compliance with the requirements of the General Data Protection Regulations which came into force in May 2018.

#### **Remuneration Policy**

The pay of all the employees is determined by the Board of Trustees on recommendation of the staffing committee.

The same benefits, including pensions, and terms and conditions apply to the principal officers as all other staff.

#### **Auditor**

Kreston Reeves LLP were re-appointed as the charitable company's auditor during the year.

Approved by the Trustees on 25<sup>th</sup> July 2025



.....  
M J Moore FCA - Company Secretary

### **Opinion**

We have audited the financial statements of The Kent Branch of the Campaign to Protect Rural England (the 'charitable company') for the year ended 31 March 2025 which comprise the Statement of Financial Activities (incorporating an income and expenditure account), the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024 and of the incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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.

### **Conclusion relating to going concern**

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

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

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

### **Other information**

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

We have nothing to report in this regard.

**Opinion on other matters prescribed by the Companies Act 2006**

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

- the information given in the Trustees' Report including the Strategic Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Trustees' Report and the Strategic Report have been prepared in accordance with applicable legal requirements.

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

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

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

- the charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of trustees**

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

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

**Auditors' responsibilities for the audit of the financial statements**

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

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

*Capability of the audit in detecting irregularities, including fraud*

Based on our understanding of the charity and the sector as a whole, and through discussion with the Trustees and other management (as required by auditing standards), we identified that the principal risks of non-compliance with laws and regulations related to health and safety and employment law. We considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities SORP (FRS 102) Second Edition (released October 2019), the Companies Act 2006, taxation and pension legislation. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries and management bias in accounting estimates and judgemental areas of the financial statements. Audit procedures performed by the engagement team included:

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud; and
- Assessment of identified fraud risk factors; and
- Review of expenditure to confirm no evidence of personal benefit; and
- Identifying and assessing the design effectiveness of controls that management has in place to prevent and detect fraud; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and
- Reading minutes of meetings of those charged with governance; and
- Physical inspection of tangible assets susceptible to fraud or irregularity; and
- Review of significant and unusual transactions and evaluation of the underlying financial rationale supporting transactions; and
- Identifying and testing journal entries, in particular any manual entries made at the year end for financial statement preparation.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' Report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the charitable company to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the charitable company audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

#### Use of our report

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

*Kreston Reeves LLP*

**Samantha Rouse FCCA DChA (Senior Statutory Auditor)**

for and on behalf of  
**Kreston Reeves LLP**  
Chartered Accountants  
Statutory Auditor  
Maritime Place, Quayside  
Chatham Maritime, Chatham  
Kent ME4 4QZ

Date: 28<sup>th</sup> August 2025

**STATEMENT OF FINANCIAL ACTIVITIES (Incorporating an Income and Expenditure Account)  
FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	Unrestricted Funds £	Restricted Fund £	Designated Funds £	Total 2025 £	Total 2024 £
<b>Income from</b>						
Donations and Legacies	2	49,054	13,874	-	62,928	93,596
Other trading activities		2,991	-	-	2,991	4,772
Investment income	3	1,378	-	165,189	166,567	153,641
<b>Total Income</b>		<b>53,423</b>	<b>13,874</b>	<b>165,189</b>	<b>232,486</b>	<b>252,009</b>
<b>Expenditure on</b>						
Raising funds	4	1,709	-	23,121	24,830	21,563
Charitable activities	5	289,927	7,185	(4,800)	292,312	296,336
<b>Total Expenditure</b>		<b>291,636</b>	<b>7,185</b>	<b>18,321</b>	<b>317,142</b>	<b>317,899</b>
<b>Net (Expenditure)Income</b>		<b>(238,213)</b>	<b>6,689</b>	<b>146,868</b>	<b>(84,656)</b>	<b>(65,890)</b>
Net gains (loss) on investments		-	-	159,031	159,031	314,261
<b>Net income/(expenditure)</b>		<b>(238,213)</b>	<b>6,689</b>	<b>305,899</b>	<b>74,375</b>	<b>248,371</b>
<b>Transfers between funds</b>		<b>192,068</b>	<b>-</b>	<b>(192,068)</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>		<b>(46,145)</b>	<b>6,689</b>	<b>113,831</b>	<b>74,375</b>	<b>248,371</b>
<b>Reconciliation of funds</b>						
Total funds brought forward		129,962	44,018	5,896,846	6,070,826	5,822,455
<b>Total funds carried forward</b>	16	<b>83,817</b>	<b>50,707</b>	<b>6,010,677</b>	<b>6,145,201</b>	<b>6,070,826</b>

All of the charity's activities are continuing.

There are no gains and losses other than those shown above.



**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2025**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Net cash provided by operating activities (see Note 23)</b>	<u>(251,666)</u>	<u>(208,834)</u>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	164,713	152,343
Bank and other interest received	1,854	1,298
Purchase of tangible fixed assets	(2,757)	(5,784)
<b>Investment movements made by Advisers</b>		
Movement in cash held by Investment advisers	(124,176)	8,982
Sale of investments	3,688,790	691,320
Purchase of investments	<u>(3,498,828)</u>	<u>(618,507)</u>
<b>Net cash from investing activities</b>	<u>229,596</u>	<u>229,652</u>
<b>Net increase (decrease) in cash and Cash equivalents</b>	<u>(22,070)</u>	<u>20,728</u>
<b>Cash and cash equivalents at 1 April 2024</b>	<u>104,214</u>	<u>83,496</u>
<b><i>Cash and cash equivalents at 31 March 2025</i></b>	<u>82,144</u>	<u>104,214</u>
<b>Cash and cash equivalents consists of</b>		
Cash at hand and in bank	82,144	104,214
<b>Cash and cash equivalents at 31st March 2025</b>	<u>82,144</u>	<u>104,214</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

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**1 Accounting policies**

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

**a) General information and basis of preparation**

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements are prepared under the historical cost convention modified to include certain items at fair value.

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

The financial statements have been prepared on a going concern basis. There are no material uncertainties related to events or conditions which would cast doubt on the Charity's ability to continue as a going concern. The Trustees have considered relevant information, including the annual budget, forecast future cash flows and the impact of subsequent events in making their assessment. The Charity's income from investments (dividend income) is likely to increase compared to recent years. The Trustees have again sought advice from their investment advisors on what the income is likely to be and although we continue to look at total return there is an emphasis on income from the investment portfolio, although again in 2024/25 only £50,000 has been transferred from the designated endowment fund further sums have been withdrawn from the Portfolio, the Trustees consider depending on cash flow additional withdrawals may be required in 2025/26. The global stock market have continued to rise in early 2025/26. The charity has substantial capital reserves and so this shouldn't affect the Charity's ability to continue as a going concern.

Based on these assessments and having regard to the resources available to the entity, the Trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and accounts.

The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**b) Income recognition**

Donations are recognised as incoming resources when receivable, except insofar as they are incapable of financial measurement. Subscriptions relates to the amounts received from the CPRE National Office. These are included on a cash basis as members pay at different rates and cover a year from the date the member pays the subscription. The Charity's trustees' opinion is that the cost of calculating any accrual or deferred income outweighs any benefit, and the amount would not be material.

Legacy income is recognised at the earlier of the charity being notified when estate accounts are settled and there is notification of a distribution, or when the legacy is received. On occasion legacies will be notified to the Charity however it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the Charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the Charity's right to receive payment is established.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

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**1 Accounting policies (contd)**

**c) Expenditure recognition**

Expenditure is recognised in the period in which it is incurred. Expenditure includes attributable VAT which cannot be recovered.

Costs of operating funds comprise the costs associated with attracting voluntary income and the costs of the Lottery Club prizes and investment management fees.

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

Support costs include the costs of human resources, IT, finance and governance. Overhead costs include depreciation and office costs.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include audit fees and estimated costs linked to the strategic management of the Charity.

**d) Tangible fixed assets and depreciation**

Tangible fixed assets other than freehold land are stated at cost or valuation less depreciation. Depreciation provided are rates calculated to write off the cost less estimated residual value of each asset over its expended useful life, as follows:

Freehold buildings	2% on cost
Integral building features	10% on cost
Fixtures and fittings	20% on cost
Computer & office equipment	25% on cost

Land and buildings were previously valued using chartered surveyor's valuation as disclosed in note 11.

**e) Pensions**

The pension costs charged in the financial statements represent the contributions payable by the charity to employees' defined contribution pension schemes.

**f) Company Status**

The Charity is a company limited by guarantee. In the event of the Charity being wound up the liability in respect of the guarantee is limited to £1 per member of the Charity. The address of the registered office is given in the Charity information on the Legal & Administrative Information page of these financial statements.

**g) Fund Accounting**

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

The Designated Fund, which is treated like an expendable endowment fund, was created by the Trustees. Investment income arising on the endowment fund and investment management charges are initially allocated to the designated fund, but a transfer is made to the unrestricted fund which represents the income and expenses. Any capital gains or losses arising on the investments form part of this fund.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**
**1 Accounting policies(contd)**
**h) Investments**

Investments are stated at fair value at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluations and disposals throughout the year.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

**i) Stock**

Stock is valued at the lower of cost and net realisable value.

**j) Debtors & creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

**k) Key judgements and sources of estimation uncertainty**

Investment properties are professionally valued based on comparable sales within the local area. This uses the sales on similar local rental properties but there is an inevitable degree of judgement involved in that the investment properties are unique.

**l) Taxation**

The Charity meets the definition of a charitable company for UK corporation tax

2 Income from donations and legacies	Unrestricted	Restricted	Designated	2025	2024
	Funds	Funds	Funds		
	£	£	£	£	£
Membership subscriptions	40,730	-	-	40,730	41,257
Donations	4,988	13,874	-	18,862	49,077
Lottery	3,336	-	-	3,336	3,262
	49,054	13,874	-	62,928	93,596

3 Income from investments	Unrestricted	Restricted	Designated	2025	2024
	Funds	Funds	Funds		
	£	£	£	£	£
Dividends receivable	-	-	75,092	75,092	74,618
Interest on fixed interest bonds	-	-	65,607	65,607	54,539
Other Interest receivable	1,378	-	476	1,854	1,298
Rental income	-	-	24,014	24,014	23,186
	1,378	-	165,189	166,567	153,641

4 Expenditure on raising funds	Unrestricted	Restricted	Designated	2025	2024
	Funds	Funds	Funds		
	£	£	£	£	£
Investment management fees	-	-	14,949	14,949	14,232
Purchases for resale and fund raising costs	759	-	-	759	1,597
Lottery Club prizes	950	-	-	950	1,724
Property rental costs	-	-	8,172	8,172	4,010
	1,709	-	23,121	24,830	21,563

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

5 Expenditure on charitable activities	Unrestricted	Restricted	Designated	2025	2024
	Funds	Fund	Funds		
	£	£	£	£	£
<b>Direct costs</b>					
Staff costs	165,112	-	-	165,112	167,989
Campaigning -Legal costs	-	7,185	-	7,185	4,138
Staff Travelling	1,505	-	-	1,505	934
Contribution to campaigns	2,983	-	-	2,983	2,500
Publicity and printing	635	-	-	635	2,302
Events	1,790	-	-	1,790	1,612
Newsletters	10,673	-	-	10,673	10,787
Volunteering activities	351	-	-	351	230
Subscriptions publications and Donations	1,542	-	-	1,542	1,620
<b>Support costs</b>					
General office staff	51,657	-	-	51,657	54,611
Premises costs	13,723	-	-	13,723	9,938
Staff recruitment and support costs	4,347	-	-	4,347	5,324
Staff training	1,194	-	-	1,194	240
Liability insurance	1,788	-	-	1,788	1,744
Printing, postage and stationery	1,361	-	-	1,361	1,608
Telephone	2,473	-	-	2,473	2,256
Computer, website and equipment maintenance	3,237	-	-	3,237	3,898
Consultancy and professional costs	1,495	-	-	1,495	-
Depreciation and write off	3,653	-	(4,800)	(1,147)	5,283
Sundry expenses	1,945	-	-	1,945	1,221
Governance costs (See note 6)	18,463	-	-	18,463	18,101
	289,927	7,185	(4,800)	292,312	296,336
<b>6 Governance costs</b>				<b>2025</b>	<b>2024</b>
				£	£
Staff costs				7,427	8,301
Auditors' remuneration 2024-25 (note 10)				10,200	9,000
Other costs				836	800
				18,463	18,101

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

**7 Employee information**

The average monthly number of employees and full time equivalent (FTE) during the year was:

	2025 Number	2025 FTE	2024 0	2024 FTE
Charitable activities	5	4	5	4

**Employment costs**

	2025 £	2024 £
Wages and salaries	195,751	202,415
Social security costs	16,377	16,437
Other pension costs	12,068	12,049
	224,196	230,901

**Analysis of Staff Costs**

The number of employees whose total employee benefits excluding pension contributions exceeded £60,000 was

	2025 No	2024 No
£60,000 -£70,000	0	1

**8 Pension costs**

The company operates a contributory pension scheme. This is a defined contribution scheme and contributions are charged in the statement of financial activities as they accrue. The charge for the year was £ 12,068 (2024- £12,049).

**9 Trustees' and key management personnel remuneration and expenses**

None of the Trustees (or any persons connected with them) received any remuneration during the year,(2024 - none) and none were reimbursed travelling or other incidental expenses in the year, (2024 -none)

The total amount of remuneration (including employee benefits in kind) received by key management personnel is £121,806 (2024 £132,805), The Charity considers its key management personnel to comprise the Trustees, Branch Director and General Manager.

**10 Auditor's Remuneration**

The amounts payable to Kreston Reeves

	2025 £	2024 £
Audit of the financial statements	10,200	9,000
	10,200	9,000

Audit fees are shown within governance costs (note 6), non-audit services are shown as part of staff support costs within expenditure on charitable activities (note 5).

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025

11 Tangible fixed assets	Freehold land & buildings £	Computers & office equipment £	Fixtures, & fittings £	Total £
<b>Cost or valuation</b>				
As at 1 April 2024	210,000	25,056	18,061	253,117
Additions	-	1,191	1,566	2,757
Revaluation and disposals	5,000	(2,286)	(5,187)	(2,473)
As at 31 March 2025	215,000	23,961	14,440	253,401
<b>Depreciation</b>				
As at 1 April 2024	4,800	19,076	17,547	41,423
Disposals and Revaluation	(6,000)	(2,286)	(5,072)	(13,358)
Charge for the year	1,200	3,074	464	4,738
As at 31 March 2025	-	19,864	12,939	32,803
<b>Net book values</b>				
As at 31 March 2025	215,000	4,097	1,501	220,598
As at 31 March 2024	205,200	5,980	514	211,694

Tangible Fixed Assets purchase to the value of less than £500 are written off to revenue in year of Purchase

At 31 March 2025 the net book value of freehold land and buildings contained £150,000 of land at cost which is not depreciated.

The offices at Queen's Head House were revalued as at 31st March 2025 by Katie Hurley MRICS FAAV of Lambert and Foster. The entire net book value of Freehold land & buildings represents the fair value of this property. The historic cost equivalent of these assets is £205,000, which is the deemed cost recognised on transition to SORP (FRS 102).

12 Fixed asset investments	2025 £	2024 £
Market value at 1 April 2024	5,236,543	5,055,005
Acquisitions at cost	3,498,828	618,507
Disposal proceeds	(3,688,790)	(691,230)
Change in value in the year:		
Realised	213,367	(22,261)
Unrealised	(79,336)	276,522
Market value at 31 March 2025	5,180,612	5,236,543
Historical cost at 31 March 2025	4,863,206	4,839,802
investments are represented by:		
Fixed interest bonds	1,222,161	1,154,990
Multi asset and Alternative Investment Funds	3,958,451	4,081,553
Total fixed asset investments	5,180,612	5,236,543
Current asset investments: Cash held by Investment Advisers pending re- investment	128,130	3,954
Total value of Portfolio (including current asset investments)	5,308,742	5,240,497

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**
**12 Fixed asset investments (contd)**

Included within the above are the following investments which represent more than 5% of total market value:

<u>Holding</u>	2025	2024
	£	£
714 SSGA SPDR ETFS Eu	306,078	-
12,016 Invesco Markets III PLC Invesco FTSE RAFI US	307,978	-
306877 Thesis Unit Trust, Redwheel UK equity	-	341,247
21,350 CQG Global UCITS ICAV GQG Partners US Equity	-	368,714
	<u>          </u>	<u>          </u>

**13 Freehold Investment Property**

	2025	2024
	£	£
7 Grant Drive Maidstone	340,000	340,000
Flat 1 Queen's Heads House Charing	210,000	190,000
	<u>          </u>	<u>          </u>
	550,000	530,000
	<u>          </u>	<u>          </u>

7 Grant Drive was revalued on the 12th August 2024 by Nicholas A H Rooke BA MSc MRICS of Finns (1985) Ltd.

Flat 1 Queen's Head House was revalued as at 31st March 2025 by Katie Hurley MRICS FAAV of Lambert and Foster. The trustees do not consider the fair value to be materially different between the date of valuation and the balance sheet date.

**14 Debtors**

	2025	2024
	£	£
Tax repayable	1,610	666
Other debtors	75	5,047
Prepayments and accrued income	6,056	10,116
	<u>          </u>	<u>          </u>
	7,741	15,829
	<u>          </u>	<u>          </u>

**15 Creditors: amounts falling due within one year**

	2025	2024
	£	£
Trade creditors	2,259	5,204
Other creditors	1,873	1,955
Accruals	20,519	24,984
Deferred income	970	894
	<u>          </u>	<u>          </u>
	25,621	33,037
	<u>          </u>	<u>          </u>

Deferred income consists of rent received in advance relating to the following accounting year,

	2025	2024
	£	£
Balance brought forward	894	884
Amount recognised in year	(894)	(814)
Amount deferred in year	970	894
Balance carried forward	970	884
	<u>          </u>	<u>          </u>

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025

## 16 Funds

## Statement of Funds - Current Year

	Balance at 01.04.24 £	Income £	Expenditure £	Gains Gains £	Transfers £	Balance at 31.03.25 £
<b>Unrestricted funds</b>	129,962	53,423	(291,636)	-	192,068	83,817
<b>Restricted Funds</b>						
Bettshanger	38,033	3,361	(4,200)	-	-	37,194
Swanscombe	210	-	-	-	-	210
Minster Marshes	3,058	3,318	-	-	-	6,376
Highland Court	2,717	2,695	(2,985)	-	-	2,427
Turnden	-	4,500	-	-	-	4,500
<b>Designated Funds</b>						
Arthur Ivor Read Legacy	5,141,211	165,189	(18,321)	134,031	(330,899)	5,091,211
Fair value reserve	755,435	-	-	20,000	134,031	909,466
Revaluation reserve	200	-	-	5,000	4,800	10,000
	6,070,826	232,486	(317,142)	159,031	-	6,145,201

**Restricted Funds**

The Betteshanger Fund represented monies donated towards legal and Professional costs relating to the planning application, concerning a proposal to build an Hotel and other developments at Betteshanger Country Park..

The Swanscombe Fund represents donations paid to the charity to fight the inappropriate development of Swanscombe peninsula.

The Minster Marshes Fund is a fund created to stop inappropriate development and protect the natural diversity of the marshes.

The Highland court Fund is fund created to challenge the planning application for a winery at Highland Court Farm.

The Turnden Fund is a fund created to Challenge inappropriate development near Cranbrook

**The Designated Funds**

The Arthur Read Legacy Fund was created by the Trustees and represents the current value of the amounts received from the Estate of Arthur Ivor Read (Deceased). The Trustees intend to transfer the investment income from the managed investment funds, plus the sum of £50,000 of capital, to unrestricted funds every year. The Trustees, in 2014, also agreed to transfer the depreciation and any other reduction in value on Queen's Head House to the designated fund from the date of purchase and

The money we have received enables the charity to have a campaign reserve and an investment fund. The investments are managed as if it were an endowment and provide funds for CPRE Kent to deliver its campaigning objectives. We are very grateful for Mr Read's generosity and we will ensure that the money is spent in the way he would have wished.

The fair value reserve represents accumulated unrealised gains on fixed asset investments and investment property. An annual transfer is made to adjust for unrealised gains and losses recognised during the year. This balance remains as part of the Arthur Ivor Read Legacy.

The revaluation reserve represents unrealised gains on tangible fixed assets subsequently recognised using the revaluation model. The balance represents accumulated differences between the latest valuation of assets and the historic cost / deemed cost on transition to FRS 102, less depreciation that is recycled by annual transfers to unrestricted general funds over the life of the assets.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

**17 Funds****Statement of Funds - Prior Year**

	Balance at 01 04 23 £	Income £	Expenditure £	Gains / (losses) £	Transfers £	Balance at 31 03 24 £
<b>Unrestricted funds</b>	183,537	60,781	(298,457)	-	184,101	129,962
<b>Restricted Funds</b>						
Betteshanger	4,963	33,070	-	-	-	38,033
Swanscombe	170	40	-	-	-	210
Minster Marshes	-	3,058	-	-	-	3,058
Highland Court	-	2,717	-	-	-	2,717
<b>Designated Funds</b>						
Arthur Ivor Read Legacy	5,191,211	152,343	(19,442)	314,261	(497,162)	5,141,211
Fair value reserve	441,174	-	-	-	314,261	755,435
Revaluation reserve	1,400	-	-	-	(1,200)	200
	5,822,455	252,009	(317,899)	314,261	-	6,070,826

**18 Analysis of net assets between funds - Current Year**

	Unrestricted funds £	Restricted fund £	Designated funds £	Total 2025 £
Tangible fixed assets	5,598.00	-	215,000	220,598.00
Investment assets	-	-	5,730,612	5,730,612
Current assets	103,840	50,707	65,065	219,612
Creditors: amounts falling due within one year	(25,621)	-	-	(25,621)
	83,817	50,707	6,010,677	6,145,201

**19 Analysis of net assets between funds - Prior Year**

	Unrestricted funds £	Restricted Funds £	Designated funds £	Total 2024 £
Tangible fixed assets	6,494	-	205,200	211,193
Investment assets	75,107	-	5,691,436	5,766,543
Current assets	81,608	44,018	-	125,626
Creditors: amounts falling due within one year	(33,037)	-	-	(33,037)
	130,172	44,018	5,896,636	6,070,325

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**
**20 Contingent assets**

The Charity is an eventual beneficiary from the estate of Norah Lawrence, the entitlement is a one fifth share of the residue. The estate consisted of a property which was subject to a life interest, this property has now been sold and the life tenant has moved into residential care. The proceeds of sale are being used to finance the residential costs and therefore any amount eventually receivable is uncertain and therefore no asset has been quantified and recognised.

**22 Related party transactions**

During the year the Trustees made Cumulative donations to the Charity amounting to £1,000 (2024 £2,000) There were no other related party transactions during the year (2024 £nil)

**23 Reconciliation of net expenditure to net cash flow from operating activities**

	2025 £	2024 £
<b>Net income for the year</b>	74,375	248,371
<b>Adjustments for:</b>		
Depreciation charges and amount recovered on revaluation	(1,147)	5,283
(Gains) loss on Investments	(159,031)	(314,261)
Dividends, interest and rents from investments	(166,567)	(153,641)
(Increase)/Decrease in stock	32	469
Decrease/(Increase) in debtors	8,088	(5,668)
(Decrease)/Increase in creditors	(7,416)	10,613
	<u>(251,666)</u>	<u>(208,834)</u>

**Analysis of changes in net debt**

	2024 Cash flows		31.03.2025
	£	£	£
Cash at bank and in hand	104,214	(22,070)	82,144
Debt			
	<u>104,214</u>	<u>(22,070)</u>	<u>82,144</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

**24 statement of Financial Activities (2024)**

	Unrestricted Fund £	Restricted Funds £	Designated Funds £	Total 2024 £	Total 2023 £
<b>Income from</b>					
Donations and Legacies	54,711	38,885	-	93,596	66,283
Other trading activities	4,772	-	-	4,772	7,476
Investment income	1,298	-	152,343	153,641	127,495
<b>Total Income</b>	<b>60,781</b>	<b>38,885</b>	<b>152,343</b>	<b>252,009</b>	<b>201,254</b>
<b>Expenditure on</b>					
Raising funds	3,321	-	18,242	21,563	21,130
Charitable activities	295,136	-	1,200	296,336	268,959
<b>Total Expenditure</b>	<b>298,457</b>	<b>-</b>	<b>19,442</b>	<b>317,899</b>	<b>290,089</b>
<b>Net (Expenditure)Income</b>	<b>(237,676)</b>	<b>38,885</b>	<b>132,901</b>	<b>(65,890)</b>	<b>(88,835)</b>
Net gains (loss) on investments	-	-	314,261	314,261	(281,869)
<b>Net income/(expenditure)</b>	<b>(237,676)</b>	<b>38,885</b>	<b>447,162</b>	<b>248,371</b>	<b>(370,704)</b>
<b>Transfers between funds</b>	<b>184,101</b>	<b>-</b>	<b>(184,101)</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>	<b>(53,575)</b>	<b>38,885</b>	<b>263,061</b>	<b>248,371</b>	<b>(370,704)</b>
<b>Reconciliation of funds</b>					
Total funds brought forward	183,537	5,133	5,633,785	5,822,455	6,193,159
<b>Total funds carried forward</b>	<b>129,962</b>	<b>44,018</b>	<b>5,896,846</b>	<b>6,070,826</b>	<b>5,822,455</b>

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

England & Wales - Charity number 1092012

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# Accounts

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**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
(A COMPANY LIMITED BY GUARANTEE)**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2024**

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
LEGAL AND ADMINISTRATIVE INFORMATION**

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Patron	Sir Robert Worcester KBE DL
President	Jonathan Tennant DL
Vice Presidents	Amanda Cottrell OBE DL Rt Hon Damian Green Richard King R A Knox-Johnston
Trustees	John Wotton (Chairman until 10 <sup>th</sup> November 2023) Ben Moorhead DL (from 10 <sup>th</sup> November 2023) Michael Moore (Treasurer) Peter Blandon (resigned 10 <sup>th</sup> November 2023) Nigel Britten Paul Buckley Christine Drury Julian Glenister (resigned 19 <sup>th</sup> August 2024) Graham Horner Val Loseby Manuelo Lorenzo (appointed 28 <sup>th</sup> July 2023)
Company Secretary	Michael Moore FCA
Branch Director	Dr Hilary Newport
Charity number	1092012
Company number	4335730
Operational address & Registered office	Queen's Head House Ashford Road Charing Kent TN27 0AD

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
LEGAL AND ADMINISTRATIVE INFORMATION**

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**ADVISERS**

<b>Auditors</b>	Kreston Reeves LLP 37 St Margaret's Street Canterbury Kent CT1 2TU
<b>Bankers</b>	CAF Bank Ltd 25 King's Hill Avenue King's Hill West Malling Kent ME19 4JQ
<b>Investment Managers</b>	Evelyn Partners No.1 Bishops Wharf Walnut Tree Close Guildford, Surrey GU1 4R
<b>Legal Advisers</b>	Richard Buxton Solicitors Office A, Dale's Brewery Gwydir St Cambridge CB1 2LJ

# THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND

## TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2024

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The Financial Statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the Charity's governing document, the Companies Act 2006, 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 (effective 1 January 2019).

### **Constitution**

The Kent Branch of CPRE was founded in 1929. The company was incorporated on 6<sup>th</sup> December 2001 and became a registered charity on 14 May 2002. Activities within the company commenced on 11 October 2002. The Kent Branch of the Campaign to Protect Rural England is a company limited by guarantee and is governed by a Memorandum and Articles of Association dated 6 December 2001 and amended on 4<sup>th</sup> November 2022. The company also operates under the name CPRE Kent, the Countryside Charity.

### **Recruitment and appointment of Trustees**

The Directors of the Company are also Charity Trustees for the purpose of Charity Law, and under the Company's Articles are known as members of the Executive Committee (hereafter referred to as "the Board"). The Board includes *ex officio* the Chairman, Vice Chairmen and Treasurer of the Charity. All members of the Board are elected annually at the AGM. Each of the twelve district groups and the two specialist committees (Environment and Historic Buildings) may nominate a member and up to three additional members may be co-opted by the Board during the year. Nomination for election must be made not less than 28 clear days prior to the AGM. The requirement for 28 days' prior notice enables members voting at the AGM to have had time to evaluate the candidates.

No member of the Board may serve for more than five years continuously except the Chairman, Vice Chairman and Treasurer whose *ex officio* role may continue for up to five years after previous service as a Board member. Board members are eligible to serve again after standing down for one year..

### **Trustees' training and induction**

New Trustees are expected to spend time familiarising themselves with the full range of managerial and administrative work that needs to be carried out by the Company. Trustees are also encouraged to attend the meetings of district and specialist committees outside their normal areas of experience to broaden their understanding of the wider activities of the Branch. Involvement with CPRE's wider and national activities is encouraged and is facilitated by induction days organised by CPRE's national office, workshop events and conferences. Other training is arranged as needed.

### **Objectives and activities for public benefit**

The objects for which the Charity is established are to promote and encourage for the benefit of the public the improvement and protection of the English Countryside and, in particular, that of Kent and its towns and villages, and the better development of the rural environment.

The principal work of the Charity is to influence planning policy and planning decisions for the promotion and protection of the countryside of Kent and beyond. We achieve this by monitoring and commenting on planning applications, local plans and planning policy, and by engaging with decision makers and the public to raise awareness and to grow membership and other support.

We provide advice and support to individuals and community organisations on planning policy and process, and specialist input on individual schemes where possible. We encourage participation in the planning process and provide media and campaigning support to those local campaigns that are aligned with our organisational priorities and policies.

The Charity also works to inform decision-makers and the public on the effects of climate change and exploitation of natural resources, particularly as they affect the Kent countryside, and the need for sustainability, the impact of people's actions and the choices that can be made.

CPRE Kent works under the umbrella of the national CPRE movement and is one of the independent charities based in counties or regions which, along with the national charity, make up the CPRE movement. National CPRE sets policy on relevant matters in consultation with the CPRE network and administers the management of membership and subscriptions. Increasingly it also provides support in membership recruiting and in volunteer management and induction.

The trustees confirm that they have referred to the guidance contained at the Charity Commissioner's general guidance on public benefit when reviewing the charity's objectives.

### **Organisation Structure**

The Charity employs a chief executive, known as the Branch Director, who was, during 2022-23 assisted by a General Manager, two specialist Planners (one part-time) and a communications and PR Manager (part time).

The staff team on 31<sup>st</sup> March 2024 were:

Julie Davies – Planner  
Vicky Ellis – General Manager  
David Mairs – Communications and PR Manager  
Hilary Newport – Director  
Richard Thompson – Planner

The Charity is governed by the Board, supported by a structure of committees. Additional working groups are set up as required.

## **Achievements and performance**

### **General planning**

The National Planning Policy Framework (NPPF) remains the key factor which underpins a great deal of our campaigning. The NPPF stipulates that local authorities must have an up-to-date Local Plan that identifies and allocates sufficient land to deliver houses according to a centrally derived target. It was introduced in 2012 and has been revised several times since then, but its focus is essentially on encouraging local authorities to deliver as many new homes as possible.

As a result, local authorities that cannot report successful delivery against these high housing targets are subject to speculative applications for major developments on sites that have never been tested for sustainability through the Local Plan-making process.

Since 2012 it has become increasingly apparent that the NPPF is not achieving its aims to deliver the numbers of homes wanted by the Government, and nor is it protecting green spaces from unsustainable development.

In 2020, sweeping changes were proposed that promised to 'rip up the planning system' and make it easier for new homes to be delivered, suggesting that local participation in planning decisions should be radically reduced and increasing the range of development that can be undertaken without the need for planning permission. The whole CPRE movement came together and campaigned to temper the worst of these proposed changes, galvanizing support from many backbench politicians who also opposed the changes, and achieving a major climb-down. Our campaigning work has been constant in providing the local evidence and experience that supports national CPRE's campaigning on this important policy area: if we are to protect the countryside effectively, we must have the proper policies in place that enable us to do so.

However, the campaign continues, and multiple proposals to change the planning system still further continue to be a regular feature of the political landscape. Political uncertainty over the outcome of the 2024 election will no doubt affect the planning system.

CPRE – now at the forefront of a Planning Coalition of environmental NGOs – is still leading the calls for a planning system that:

- Respects local democracy and community engagement
- Secures affordable housing and developer contributions
- Addresses climate change and sustainable development
- Protects biodiversity and supports nature's recovery
- Respects beauty and heritage
- Supports health and wellbeing and access to natural green space

CPRE county branches such as Kent are ideally placed to actively participate in 'parish to parliament' campaigns such as these and this continues to be a significant part of our work, and improved networks of communications between national and local CPRE planners have contributed immeasurably to our combined effectiveness in steering planning policy towards a course that better reflects environmental balance rather than profit.

### **Local Plans/National Policy**

Responding to consultations on the various stages in the development of local plans across Kent and Medway remains a core part of our activity, along with consultations in many elements of county-wide and national planning policy. Over the course of the year, district and specialist committee members have worked alongside staff to participate in the following Local Plan consultations and examinations:

- Dover
- Maidstone
- Sevenoaks
- Tunbridge Wells

We also participated in many consultations on local and national policy, such as the Kent Minerals and Waste Local Plan and the national Future Homes and Building Standards.

Our work on such consultations is arguably the most important aspect of the work that we do, but also the least visible. We will continue to engage with such consultations and to support and encourage local communities and parish councils to engage effectively as well.

### **Major Commercial and Housing Developments**

Some of the major applications that we have focused on during this year include these:

#### **London Resort**

London Resort was a proposed major theme park on the Swanscombe peninsula. An application for a Development Consent Order was submitted at the end of 2020, and after many delays and requests for further information, the application was withdrawn the day before the examination was due to begin in March 2022. While we support the principle of brownfield regeneration and the provision of high-quality employment opportunities, this is a site where the brownfield footprint has evolved into an extraordinarily diverse range of habitats which support rare and diverse assemblages of flora and fauna, particularly invertebrates. For this reason, in November 2021, the site was designated as a Site of Special Scientific Interest by Natural England after lengthy consultation. The project, although almost certainly dormant, retains the status of a Nationally Significant Infrastructure Project (NSIP) and, in concert with other NGOs we called on the Secretary of State in July 2023 to revoke its NSIP direction.

#### **Otterpool Park and other Garden Towns**

In March 2019 Folkestone and Hythe District Council unveiled its initial plans for 'Otterpool Park', a Garden Town of up to 10,000 homes to the south of the M20 off J11, over a total area of 615ha which includes 357ha of farmland, purchased by Shepway District Council in late 2015. The site is now allocated for development in the Core Strategy, adopted in March 2022. The application for outline planning permission for the first phase of construction was granted in April 2023. We will continue to engage with councillors and planners to help deliver the most sustainable outcomes for Otterpool Park.

Meanwhile proposals for new major settlements are at various stages across the whole county. Sites at Lenham and Lidsing are now in Maidstone's adopted local plan, and sites such as Pedham Place (Sevenoaks), Hoo St Werburgh, Highstead Valley (Swale) and Faversham (where the Duchy of Cornwall has applied for permission to build 2,500 homes on high quality farmland) are causing concern across the county.

#### **Betteshanger**

We have been working with Friends of Betteshanger, the RSPB and Kent Wildlife Trust to protect a rewilded colliery site that is an uplifting example of how nature can recover from the depredations of industry but is now threatened by development. The former spoil tip of Betteshanger colliery was established as a country park some 20 years ago and now hosts an extraordinary array of wildlife, some of which is nationally rare or in rapid decline. Water voles, turtle doves and slow worms are just some of the species to make Betteshanger Country Park their home. In 2019 the site was sold to a company that now wants to build a surfing lagoon and luxury hotel and spa.

The scheme, if executed, would destroy priority habitat, wildlife mitigation sites and the second largest colony of lizard orchids in the country. Dover District Council has resolved to grant permission but, at the time of writing, has not yet issued that permission. We continue to work in coalition with local communities and other NGOs to fundraise and seek legal advice to challenge the resolution.

## **Major Infrastructure**

### **Lower Thames Crossing**

The first application to build the Lower Thames Crossing east of Gravesend was withdrawn by Highways England (now National Highways) in 2020 following concerns raised by the Planning Inspectorate over inadequate consultation and traffic modelling. The current application was submitted in October 2022 under the Nationally Significant Infrastructure Scheme rules and underwent examination in summer 2023. We stand alongside other objectors maintaining our position that the proposals will cause significant environmental harm, increase harmful carbon emissions, and do little to alleviate congestion at the existing Dartford crossings. The decision to determine the Development Consent Order was due to have been made in June 2024, but was delayed to October 2024 following the announcement of the General Election on 4<sup>th</sup> July.

### **Energy Infrastructure**

Renewable energy continues, rightly, to be a vitally important national and international policy priority. However we contend that the infrastructure associated with renewables must be appropriately sited, and we actively support the national CPRE campaign to site solar panels on the built environment, rather than on agricultural land.

Sea link is a National Grid proposal to connect energy generated by offshore windfarms to the existing grid. The proposed project will see a converter station 100m high covering 15 acres, in a site that is uncommonly rich in wildlife.

The Cleve Hill solar park was granted a Development Consent Order by the Secretary of State at the end of May 2020. It now falls to Swale Borough Council to determine the various other elements of the development, including the controversial Battery Energy Storage System. SBC refused permission in March 2024 on the grounds of safety, and the applicant is expected to appeal the decision,

Meanwhile a further major infrastructure project is awaited for a solar farm near Aldington, Ashford.

## **Other Campaign Themes**

### **Climate Crisis**

We have worked alongside the wider CPRE network in developing an overarching strategy on the climate crisis that underpins the rest of CPRE's policy positions in all other key areas. Many planning decisions are still being made which are at odds with the government's commitment to net zero carbon, and this will continue to be a major theme in our campaigning work.

### **Air Quality**

The impact of major development, and concomitant increase in road-based traffic, on other areas already suffering from poor air quality is becoming increasingly important in planning decisions. This is particularly the case in the light of recent court judgements requiring UK Government to meet its legal obligations to improve air quality.

### **Water**

We have continued our engagement with the consultation processes for the water supply companies' Water Resource Management Plans. The south east remains an area of severe water stress, and Kent is home to chalk streams which are in declining condition due to over-abstraction from chalk aquifers and to receiving the outfall from sewage treatment plants. We maintain our campaign position that serious measures must be taken to manage the consequences of increased water consumption as the result of a rising population. We argue for efficiency in water use, action to address leakage, more water recycling and the consideration of transfers between water company areas to create a functioning water grid.

The increased runoff of phosphate and nitrate pollutants into the river as the result of wastewater from housing and other development in the area is affecting the water quality of the nationally and internationally protected Stodmarsh Site, important for a range of aquatic habitats and the wildlife that depend upon them. Many developments in parts of Ashford, Canterbury, Dover, Folkestone & Hythe and Maidstone districts remain on hold until developers can demonstrate there will be no increase in pollutants entering the Stour catchment.

### **Biodiversity**

Biodiversity Net Gain requirements became mandatory in February 2024. This means that developers are legally required to demonstrate a 10% improvement in biodiversity or habitat, either on site or elsewhere. This is a positive step forward but while it remains in its infancy there is some uncertainty over whether planning departments and regulators are adequately resourced to monitor or enforce these requirements.

### **District and Specialist Group activity**

Our district and specialist committees have continued with their core activities of reviewing and commenting on relevant planning applications, either suggesting how the proposals could be improved or objecting to them because of the effect they would have on the environment. Our Planners have assisted the committees in submitting representations on Local Plan documents (see above for details of the year's activity) and with the joint input of specialist planning skills and local knowledge of the District Committee members we have been able to submit very effective responses to consultations and engage positively in the development of local plans. The Committees continue to engage positively with the officers and elected members of their councils.

### **Media and publicity**

We remain a significant contributor to broadcast and print media, both within Kent and beyond. We have provided interviews for local radio and TV channels on subjects such as planning for housing, aviation, litter and waste management and major infrastructure projects. We have also continued to grow our presence on social media (Facebook and Twitter) and maintain a well-used website. We are particularly keen to engage with younger potential members and supporters and we are extending our 'reach' through these media considerably.

### **Links with outside bodies**

We have continued to increase the strength of our links with many organisations, in particular Natural England, the Kent Association of Local Councils, the Kent Downs and High Weald AONB units, WKPS and the Kent School of Architecture and Planning. We have undertaken virtual and in-person planning training sessions for parish councillors, jointly organised with KALC. We have also continued to strengthen our links with other CPRE County Branches around the country, especially with Sussex and Surrey branches over matters such as aviation (especially on the potential expansion of Gatwick) and light pollution, with Oxfordshire on the water supply issues, and Essex over the Lower Thames Crossing. We have also continued to address numerous groups on various aspects of CPRE's work, including Parish Councils, many of which are CPRE members, as well as local amenity and other organisations such as local environment groups, Rotary clubs etc. We have also participated at planning inquiries in support of Parish Councils and local community groups.

Collaborative working has been a significant theme throughout this period, with greatly strengthened links with other organisations strengthening our joint ability to campaign effectively. Organisations with whom we have strengthened our links include Kent Wildlife Trust, Buglife, RSPB, Natural England and local campaign groups, particularly over the Betteshanger and Lower Thames Crossing campaigns.

Through our General Manager Vicky Ellis, who is also a qualified ecologist, CPRE Kent has been heavily involved in the Making Space for Nature partnership, led by Kent County Council, which was launched in October 2023. The Partnership will steer the creation of a Local Nature Recovery Strategy (LNRS) for Kent and Medway, which is a statutory requirement of the Environment Act 2021. This is a

significant step toward environmental improvement in the planning system, as local plans will have to have regard to LNRs in future.

### **Plans for future periods**

Following the restrictions on office attendance necessary during the height of the Covid-19, staff, trustees and volunteers have become more used to flexible working, at home as well as in the office. Hybrid meetings (with some people attending in person in the Charing office and some online) have become commonplace, saving on both travel time and fuel emissions, and this is a trend that looks set to continue.

While the ways of working of our staff and volunteers have changed significantly, the workload presented by consultations, local plan development and major infrastructure issues has continued unabated, and we have no reason to expect this to change. We will continue to manage and use our resources to champion the Kent countryside: promoting its outstanding beauty, supporting thriving rural communities, and ensuring that the countryside is properly considered and given adequate weight in planning decisions.

We will continue to work with other CPRE branches and national CPRE to provide evidence to Government of how planning works in reality; to press for existing planning permissions to be built rather than land-banked and for a more workable approach to housing numbers that takes proper account of constraints and genuine local housing needs and does not constantly undermine Local Authorities' plan making processes. Increasingly we are working as part of the 'One CPRE' network which has significantly enhanced our collective effectiveness in these strands of lobbying.

We will continue to work with as many local groups and parishes as our resources allow to help them engage with challenging planning situations, and we will continue to make representations on local plans, although to balance competing demands this will not be on all stages of every plan.

Communications will continue to be an essential part of our campaigning – our twice-yearly print magazine Kent Countryside Voice continues, and we also frequently update our website with our campaigns activity. We also engage through the social media of Twitter and Facebook. More than ever we are using our social media channels to highlight the importance to our communities of access to the natural world, green spaces and biodiversity. We will maintain our strong relationship with local and national media. The wide range of situations and issues considered by our District Committees means that our part time Communications staff team member will always have a lot to do, and the Branch Director and other team members will quite often have reason to be on local TV or radio.

Our future depends on good organisation, teamwork and the good management of our financial resources – both day to day financial governance by our Honorary Treasurer and our General Manager, and on good oversight by trustees, and our management and finance and investment committees.

Our future also depends on our supporters - our members, donors, volunteers and those who follow us on social media. We will aim to engage with all our supporter audiences in the right way into the future to ensure support for what we do and the resources to do it.

In 2026, national CPRE will celebrate its centenary and plans are already under way for a series of events and publications to celebrate and raise the profile of the organisation and its work. CPRE Kent will no doubt be part of those celebrations. CPRE Kent's own centenary year will be 2029, and we will use the lessons learned from the national CPRE celebrations to further cement our position as the largest county branch of CPRE.

### **Investment policy and review**

The majority of the Charity's investments are professionally managed by Evelyn Partners and this is subject to periodic review. The Finance and Investment committee set certain benchmarks to be achieved by the investment managers to obtain a mix of income and capital growth in order to enable the Charity to fund its core activities and maintain its capital. When the Finance and Investment

Committee met in January 2024 it was decided, to maintain our growth benchmark to CPI +2%. but allow our new Investment manager to put an emphasis on more income.

We also have property which at 31<sup>st</sup> March 2024 was represented by Queen's Head House and its tenanted flat, and a rental property in Maidstone which was revalued on the 12<sup>th</sup> August 2024 at a figure of £340,000.

### **Financial review**

The net deficit for the year before investment gains and losses was £65,890 (deficit £88,835 in 2023). This sum includes £38,885 of restricted income. The global stock markets have risen in 2023/24 and with falling inflation and potential reduction in UK interest rates, the UK markets have continued to recover. There are though many uncertainties following the UK General election, the French election and the US presidential election later in the year which could give rise again to volatile markets. Our investment portfolio during 203/24 showed a net realised and unrealised gain for the year of £314,261 (2023 loss £281,869). This includes the gain on 7 Grant Drive. Full details of the financial position for the year can be found on page 16. This year we have again made the capital transfer of £50,000 from the designated fund and this sum continues to be drawn in cash from the investment portfolio. The trustees are conscious that in order to safeguard the long-term future of the charity all its activities are planned to achieve campaigning objectives without depleting the long-term value of the charity's designated fund. In order to fund the charity's cash flow, we are now making withdrawals of Capital from the Investment portfolio and these withdrawals can increase if the Trustees consider this necessary to maintain our activities

### **Membership**

CPRE Kent remains one of the strongest branches within the CPRE Network, although recruiting new members is still challenging against a national pattern of declining membership. Our normal programme of attendance at events and country shows is spearheaded by the General Manager and a strong team of volunteers, undertaking the process of raising the Branch's profile and encouraging new members to join. Volunteers are always welcome to help staff the CPRE Kent stand at such events.

### **Reserves policy**

It is the long-term aim to maintain a level of liquid reserves which will be approximately sufficient for six months budgeted expenditure. Funds if required can be withdrawn from the investment portfolio at short notice.

As at the year end the Charity held total reserves of £6,070,826 of which £129,962 was held in unrestricted free reserves. The Charity has four restricted funds at the end of the year with a year-end balance of £44,018. The Charity is currently holding free reserves equivalent to approximately 5 months' overhead expenditure, but the Charity continues to withdraw cash funds every month from the designated endowment fund.

The Trustees review reserves policy annually, at the time when the budget is approved. Should it prove necessary to supplement the reserves (to reflect heightened levels of activity, for example) this will be done by calling down further funds from the Designated Fund.

### **Risk management**

A risk management strategy has been prepared and is under regular review by the Board. It highlights the major areas of risk to which the Charity is exposed and identifies the appropriate control in the authorisation of expenditure and to ensure the health and safety of staff, volunteers and visitors. The strategy is updated quarterly in consultation with the Board.

The Charity considers a decline in membership numbers as a key risk. CPRE Kent is running an active branch events program. Membership engagement at national level continues through an active programme of campaigns and appeals. For the first time, we will be trialling the use of professional membership recruiters in the summer of 2024 and hope to see a strong return on investment.

Potential difficulty in the future recruitment and retention of effective Trustees and key staff is also considered to be one of the key risks the Charity faces. We are now using an online platform provided by national CPRE to broaden our reach to potential volunteers and new trustees. The Charity carries out regular reviews of recruitment and retention. The Charity also reviews and updates job specifications when looking to recruit key staff.

### **Statement of Trustees' responsibilities**

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and regulations. Company law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards) and applicable law.

Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its net incoming/outgoing resources 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 FRS 102 and the Charities SORP (SORP 2015)
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure the financial statements comply with the Companies Act 2006 and the provisions of the charitable company's constitution. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions. The following statements have been affirmed by each of the Trustees of the charitable company:

- so far as each Trustee is aware, there is no relevant audit information, (that is, information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware; and
- each Trustee has taken all the steps that he/she ought to have taken as a Trustee in order to make himself/herself aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

### **Committees**

The Charity has a structure of committees to organise and oversee its work. As at 31<sup>st</sup> March 2022 the following committees were active:

- Finance & Investments
- Management (which implements the directions of the Board and monitors progress towards objectives)
- District committees which scrutinise local planning lists, respond to planning challenges and engage with Local Plan development
- Specialist topic committees: Environment and Historic Buildings
- Other *ad hoc* committees to address specific topics or tasks are raised as necessary, including a staffing committee which convenes annually to review salaries

The branch additionally holds quarterly meetings of the chairmen of each of these committees.

### **Employees and Volunteers**

Our staff and volunteers continue to build CPRE's long-established reputation for professionalism, expertise and quality. They are the reason for many of our campaign successes. The Board is grateful for the huge amount of work that they do. The work of volunteers in the districts is supported by advice from the branch office.

### **Fundraising Approach and Performance**

CPRE Kent undertakes fundraising activity by inviting donations through our website, Facebook and at events. We invite people to become members of CPRE Kent through our website, social media, at events and by engaging with those members of the public who approach the branch for advice on planning matters. We normally take stands at events in Kent throughout the year including the Kent County Show, ploughing matches and other rural and farming events to raise awareness and engage with the wider public.

Preparation for these events includes careful briefing to those involved on the day so that all contacts with potential members are polite, engaging and interesting, that no one feels pressurised to support our work, all data protection rules are adhered to, and all involved feel well briefed. Through our website and printed newsletters, we also invite people to consider CPRE Kent when making their wills.

CPRE Kent also benefits from the work of National CPRE which undertakes fundraising activity via direct mail in line with the Fundraising Code of Practice set by the Fundraising Regulator. Our Fundraising Promise is set nationally and is available through a link to our national website.

Work has continued throughout the reporting period to ensure that, in line with CPRE's national organisation, the branch remains in compliance with the requirements of the General Data Protection Regulations which came into force in May 2018.

### **Remuneration Policy**

The pay of all the employees is determined by the Board of Trustees on recommendation of the staffing committee.

The same benefits, including pensions, and terms and conditions apply to the principal officers as all other staff.

### **Auditor**

Kreston Reeves LLP were appointed as the charitable company's auditor during the year.

Approved by the Trustees on 14<sup>th</sup> October 2024



.....  
M J Moore FCA - Company Secretary

## Opinion

We have audited the financial statements of The Kent Branch of the Campaign to Protect Rural England (the 'charitable company') for the year ended 31 March 2024 which comprise the Statement of Financial Activities (incorporating an income and expenditure account), the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024 and of the incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

## Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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.

## Conclusion relating to going concern

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

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

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

## Other information

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

We have nothing to report in this regard.

**Opinion on other matters prescribed by the Companies Act 2006**

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

- the information given in the Trustees' Report including the Strategic Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Trustees' Report and the Strategic Report have been prepared in accordance with applicable legal requirements.

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

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

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

- the charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of trustees**

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

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

**Auditors' responsibilities for the audit of the financial statements**

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

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

*Capability of the audit in detecting irregularities, including fraud*

Based on our understanding of the charity and the sector as a whole, and through discussion with the Trustees and other management (as required by auditing standards), we identified that the principal risks of non-compliance with laws and regulations related to health and safety and employment law. We considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities SORP (FRS 102) Second Edition (released October 2019), the Companies Act 2006, taxation and pension legislation. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries and management bias in accounting estimates and judgemental areas of the financial statements. Audit procedures performed by the engagement team included:

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud; and
- Assessment of identified fraud risk factors; and
- Review of expenditure to confirm no evidence of personal benefit; and
- Identifying and assessing the design effectiveness of controls that management has in place to prevent and detect fraud; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and
- Reading minutes of meetings of those charged with governance; and
- Physical inspection of tangible assets susceptible to fraud or irregularity; and
- Review of significant and unusual transactions and evaluation of the underlying financial rationale supporting transactions; and
- Identifying and testing journal entries, in particular any manual entries made at the year end for financial statement preparation.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' Report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the charitable company to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the charitable company audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

#### Use of our report

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



**Samantha Rouse FCCA DChA (Senior Statutory Auditor)**

for and on behalf of  
**Kreston Reeves LLP**  
Chartered Accountants  
Statutory Auditor  
Montague Place, Quayside  
Chatham Maritime, Chatham  
Kent ME4 4QU

Date: 15 October 2024

**STATEMENT OF FINANCIAL ACTIVITIES (Incorporating an Income and Expenditure Account)  
FOR THE YEAR ENDED 31 MARCH 2024**

	Notes	Unrestricted Funds £	Restricted Fund £	Designated Funds £	Total 2024 £	Total 2023 £
<b>Income from</b>						
Donations and Legacies	2	54,711	38,885	-	93,596	66,283
Other trading activities		4,772	-	-	4,772	7,476
Investment income	3	1,298	-	152,343	153,641	127,495
<b>Total Income</b>		<b>60,781</b>	<b>38,885</b>	<b>152,343</b>	<b>252,009</b>	<b>201,254</b>
<b>Expenditure on</b>						
Raising funds	4	3,321	-	18,242	21,563	21,130
Charitable activities	5	295,136	-	1,200	296,336	268,959
<b>Total Expenditure</b>		<b>298,457</b>	<b>-</b>	<b>19,442</b>	<b>317,899</b>	<b>290,089</b>
<b>Net (Expenditure)Income</b>		<b>(237,676)</b>	<b>38,885</b>	<b>132,901</b>	<b>(65,890)</b>	<b>(88,835)</b>
Net gains (loss) on investments		-	-	314,261	314,261	(281,869)
<b>Net income/(expenditure)</b>		<b>(237,676)</b>	<b>38,885</b>	<b>447,162</b>	<b>248,371</b>	<b>(370,704)</b>
<b>Transfers between funds</b>		<b>184,101</b>	<b>-</b>	<b>(184,101)</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>		<b>(53,575)</b>	<b>38,885</b>	<b>263,061</b>	<b>248,371</b>	<b>(370,704)</b>
<b>Reconciliation of funds</b>						
Total funds brought forward		183,537	5,133	5,633,785	5,822,455	6,193,159
<b>Total funds carried forward</b>	16	<b>129,962</b>	<b>44,018</b>	<b>5,896,846</b>	<b>6,070,826</b>	<b>5,822,455</b>

All of the charity's activities are continuing.

There are no gains and losses other than those shown above.

BALANCE SHEET  
AS AT 31 MARCH 2024

	Notes	£	2024 £	£	2023 £
<b>Fixed Assets</b>					
Tangible assets	11		211,694		211,193
Fixed asset investments	12	5,236,543		5,055,005	
Freehold Investment Property	13	530,000	5,766,543	470,000	5,525,005
			<u>5,978,237</u>		<u>5,736,198</u>
	<i>Total fixed assets</i>				
<b>Current Assets</b>					
Stocks		1,629		2,098	
Debtors	14	15,829		10,161	
Investments	12	3,954		12,936	
Cash at bank and in hand		104,214		83,486	
			<u>125,626</u>	<u>108,681</u>	
	<i>Total current assets</i>				
<b>Creditors: Amounts falling due within one year</b>	15	(33,037)		(22,424)	
	<i>Net current assets</i>		<u>92,589</u>		<u>86,257</u>
	<b>Net assets</b>		<u>6,070,826</u>		<u>5,822,455</u>
<b>Charity Funds</b>					
Designated Funds	16		5,896,846		5,633,785
Restricted Fund	16		44,018		5,133
Unrestricted funds	16		129,962		183,537
			<u>6,070,826</u>		<u>5,822,455</u>
	<i>Total charity funds</i>	18			

These financial statements were approved and authorised for issue by the Board of Trustees on

14th October 2024 and signed on their behalf by:



Michael J Moore FCA (Treasurer)



Benedict Moorhead (Chairman)

The notes on pages 17 to 28 form part of these accounts.

Company Registration No. 04335730

**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2024**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<b>Net cash provided by operating activities (see Note 23)</b>	<b><u>(208,834)</u></b>	<b><u>(220,197)</u></b>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	152,343	126,997
Bank and other interest received	1,298	498
Purchase of tangible fixed assets	(5,784)	(1,747)
<b>Investment movements made by Advisers</b>		
Movement in cash held by Investment advisers	8,982	5,188
Sale of investments	691,230	2,390,406
Purchase of investments	<u>(618,507)</u>	<u>(2,304,170)</u>
<b>Net cash from investing activities</b>	<b><u>229,562</u></b>	<b><u>217,172</u></b>
<b>Net increase (decrease) in cash and Cash equivalents</b>	<b><u>20,728</u></b>	<b><u>(3,025)</u></b>
<b>Cash and cash equivalents at 1 April 2023</b>	<b><u>83,486</u></b>	<b><u>86,511</u></b>
<b>Cash and cash equivalents at 31 March 2024</b>	<b><u>104,214</u></b>	<b><u>83,486</u></b>
<b>Cash and cash equivalents consists of</b>		
Cash at hand and in bank	104,214	83,486
<b>Cash and cash equivalents at 31st March 2024</b>	<b><u>104,214</u></b>	<b><u>83,486</u></b>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

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**1 Accounting policies**

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

**a) General information and basis of preparation**

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements are prepared under the historical cost convention modified to include certain items at fair value.

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

The financial statements have been prepared on a going concern basis. There are no material uncertainties related to events or conditions which would cast doubt on the Charity's ability to continue as a going concern. The Trustees have considered relevant information, including the annual budget, forecast future cash flows and the impact of subsequent events in making their assessment. The Charity's income from investments (dividend income) is likely to continue to be lower than that in years gone past. The Trustees have again sought advice from their investment advisors on what the income is likely to be and are now looking at total return on the investment portfolio, although again in 2023/24 only £50,000 has been transferred from the designated endowment fund further sums have been withdrawn from the Portfolio, the Trustees consider depending on cash flow additional withdrawals may be required in 2024/25. The global stock market have risen in early 2024 but with a General Election having recently taken place some fluctuations in the UK stock market can be expected. The charity has substantial capital reserves and so this shouldn't affect the Charity's ability to continue as a going concern.

Based on these assessments and having regard to the resources available to the entity, the Trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and accounts.

The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**b) Income recognition**

Donations are recognised as incoming resources when receivable, except insofar as they are incapable of financial measurement. Subscriptions relates to the amounts received from the CPRE National Office. These are included on a cash basis as members pay at different rates and cover a year from the date the member pays the subscription. The Charity's trustees' opinion is that the cost of calculating any accrual or deferred income outweighs any benefit, and the amount would not be material.

Legacy income is recognised at the earlier of the charity being notified when estate accounts are settled and there is notification of a distribution, or when the legacy is received. On occasion legacies will be notified to the Charity however it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the Charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the Charity's right to receive payment is established.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

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**1 Accounting policies (contd)**

**c) Expenditure recognition**

Expenditure is recognised in the period in which it is incurred. Expenditure includes attributable VAT which cannot be recovered.

Costs of operating funds comprise the costs associated with attracting voluntary income and the costs of the Lottery Club prizes and investment management fees.

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

Support costs include the costs of human resources, IT, finance and governance. Overhead costs include depreciation and office costs.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include audit fees and estimated costs linked to the strategic management of the Charity.

**d) Tangible fixed assets and depreciation**

Tangible fixed assets other than freehold land are stated at cost or valuation less depreciation. Depreciation provided are rates calculated to write off the cost less estimated residual value of each asset over its expended useful life, as follows:

Freehold buildings	2% on cost
Integral building features	10% on cost
Fixtures and fittings	20% on cost
Computer & office equipment	25% on cost

Land and buildings were previously valued using chartered surveyor's valuation as disclosed in note 11.

**e) Pensions**

The pension costs charged in the financial statements represent the contributions payable by the charity to employees' defined contribution pension schemes.

**f) Company Status**

The Charity is a company limited by guarantee. In the event of the Charity being wound up the liability in respect of the guarantee is limited to £1 per member of the Charity. The address of the registered office is given in the Charity information on the Legal & Administrative Information page of these financial statements.

**g) Fund Accounting**

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

The Designated Fund, which is treated like an expendable endowment fund, was created by the Trustees. Investment income arising on the endowment fund and investment management charges are initially allocated to the designated fund, but a transfer is made to the unrestricted fund which represents the income and expenses. Any capital gains or losses arising on the investments form part of this fund.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**
**1 Accounting policies(contd)**
**h) Investments**

Investments are stated at fair value at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluations and disposals throughout the year.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

**i) Stock**

Stock is valued at the lower of cost and net realisable value.

**j) Debtors & creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

**k) Key judgements and sources of estimation uncertainty**

Investment properties are professionally valued based on comparable sales within the local area. This uses the sales on similar local rental properties but there is an inevitable degree of judgement involved in that the investment properties are unique.

**l) Taxation**

The Charity meets the definition of a charitable company for UK corporation tax

2 Income from donations and legacies	Unrestricted Funds	Restricted Funds	Designated Funds	2024	2023
	£	£	£	£	£
Membership subscriptions	41,257	-	-	41,257	39,947
Donations	10,192	38,885	-	49,077	21,978
Lottery	3,262	-	-	3,262	4,358
	54,711	38,885	-	93,596	66,283

3 Income from investments	Unrestricted Funds	Restricted Funds	Designated Funds	2024	2023
	£	£	£	£	£
Dividends receivable	-	-	74,618	74,618	75,164
Interest on fixed interest bonds	-	-	54,539	54,539	29,228
Other Interest receivable	1,298	-	-	1,298	498
Rental income	-	-	23,186	23,186	22,605
	1,298	-	152,343	153,641	127,495

4 Expenditure on raising funds	Unrestricted Funds	Restricted Funds	Designated Funds	2024	2023
	£	£	£	£	£
Investment management fees	-	-	14,232	14,232	14,464
Purchases for resale and fund raising costs	1,597	-	-	1,597	1,049
Lottery Club prizes	1,724	-	-	1,724	1,590
Property rental costs	-	-	4,010	4,010	4,027
	3,321	-	18,242	21,563	21,130

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

5 Expenditure on charitable activities	Unrestricted	Restricted	Designated	2024	2023
	Funds	Fund	Funds		
	£	£	£	£	£
<b>Direct costs</b>					
Staff costs	167,989	-	-	167,989	150,841
Campaigning -Legal costs	4,138	-	-	4,138	-
Staff Travelling	934	-	-	934	1,015
Contribution to campaigns	2,500	-	-	2,500	(2,000)
Publicity and printing	2,302	-	-	2,302	-
Events	1,612	-	-	1,612	2,078
Newsletters	10,787	-	-	10,787	10,294
Volunteering activities	230	-	-	230	401
Subscriptions publications and Donations	1,620	-	-	1,620	1,407
<b>Support costs</b>					
General office staff	54,611	-	-	54,611	60,322
Premises costs	9,938	-	-	9,938	12,431
Staff recruitment and support costs	5,324	-	-	5,324	2,867
Staff training	240	-	-	240	231
Liability insurance	1,744	-	-	1,744	1,743
Printing, postage and stationery	1,608	-	-	1,608	976
Telephone	2,256	-	-	2,256	2,508
Computer, website and equipment maintenance	3,898	-	-	3,898	3,655
Consultancy and professional costs	-	-	-	-	-
Depreciation and write off	4,083	-	1,200	5,283	4,870
Sundry expenses	1,221	-	-	1,221	1,012
Governance costs (See note 6)	18,101	-	-	18,101	14,308
	295,136	-	1,200	296,336	268,959
<b>6 Governance costs</b>				<b>2024</b>	<b>2023</b>
				£	£
Staff costs				8,301	8,013
Auditors' remuneration 2023/24 (note 10)				9,000	6,480
Auditors' remuneration 2021/22 under(over) provision previous year				-	(960)
Other costs				800	775
				18,101	14,308

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**
**7 Employee information**

The average monthly number of employees and full time equivalent (FTE) during the year was:

	2024 Number	2024 FTE	2023 Number	2023 FTE
Charitable activities	5	4	5	4

**Employment costs**

	2024 £	2023 £
Wages and salaries	202,415	191,707
Social security costs	16,437	16,041
Other pension costs	12,049	11,428
	<u>230,901</u>	<u>219,176</u>

**Analysis of Staff Costs**

The number of employees whose total employee benefits excluding pension contributions exceeded £60,000 was

	2024 No	2023 No
£60,000 -£70,000	1	1

**8 Pension costs**

The company operates a contributory pension scheme. This is a defined contribution scheme and contributions are charged in the statement of financial activities as they accrue. The charge for the year was £ 12,049 (2023- £11,428).

**9 Trustees' and key management personnel remuneration and expenses**

None of the Trustees (or any persons connected with them) received any remuneration during the year,(2023 - none) and none were reimbursed travelling or other incidental expenses in the year, (2023 -none)

The total amount of remuneration (including employee benefits in kind) received by key management personnel is £132,805 (2023 £126,062), The Charity considers its key management personnel to comprise the Trustees, Branch Director and General Manager.

**10 Auditor's Remuneration**

The amounts payable to Kreston Reeves

	2024 £	2023 £
Audit of the financial statements	<u>9,000</u>	<u>6,480</u>
	<u>9,000</u>	<u>6,480</u>

Audit fees are shown within governance costs (note 6), non-audit services are shown as part of staff support costs within expenditure on charitable activities (note 5).

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

11 Tangible fixed assets	Freehold land & buildings £	Computers & office equipment £	Fixtures, & fittings £	Total £
<b>Cost or valuation</b>				
As at 1 April 2023	210,000	19,734	18,061	247,795
Additions	-	5,784	-	5,784
Disposals	-	(462)	-	(462)
<b>As at 31 March 2024</b>	<b>210,000</b>	<b>25,056</b>	<b>18,061</b>	<b>253,117</b>
<b>Depreciation</b>				
As at 1 April 2023	3,600	15,692	17,310	36,602
Disposals	-	(462)	-	(462)
Charge for the year	1,200	3,846	237	5,283
<b>As at 31 March 2024</b>	<b>4,800</b>	<b>19,076</b>	<b>17,547</b>	<b>41,423</b>
<b>Net book values</b>				
As at 31 March 2024	205,200	5,980	514	211,694
As at 31 March 2023	206,400	4,042	751	211,193

Tangible Fixed Assets purchase to the value of less than £500 are written off to revenue in year of Purchase

At 31 March 2024 the net book value of freehold land and buildings contained £150,000 of land at cost which is not depreciated.

The offices at Queen's Head House were revalued as at 31st March 2020 by Katie Hurley MRICS FAAV of Lambert and Foster. The entire net book value of Freehold land & buildings represents the fair value of this property. The historic cost equivalent of these assets is £205,000, which is the deemed cost recognised on transition to SORP (FRS 102).

12 Fixed asset investments	2024 £	2023 £
Market value at 1 April 2023	5,055,005	5,423,110
Acquisitions at cost	618,507	2,304,170
Disposal proceeds	(691,230)	(2,390,407)
Change in value in the year:		
Realised	(22,261)	157,195
Unrealised	276,522	(439,063)
<b>Market value at 31 March 2024</b>	<b>5,236,543</b>	<b>5,055,005</b>
<b>Historical cost at 31 March 2024</b>	<b>4,839,802</b>	<b>4,934,786</b>
<b>Investments are represented by:</b>		
Fixed interest bonds	1,154,990	932,722
Multi asset and Alternative Investment Funds	4,081,553	4,122,283
<b>Total fixed asset investments</b>	<b>5,236,543</b>	<b>5,055,005</b>
Current asset investments: Cash held by Investment Advisers pending re- investment	3,954	12,936
<b>Total value of Portfolio (including current asset investments)</b>	<b>5,240,497</b>	<b>5,067,941</b>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**
**12 Fixed asset investments (contd)**

Included within the above are the following investments which represent more than 5% of total market value:

<u>Holding</u>	<b>2024</b>	<b>2023</b>
	£	£
74,966 LF Ruffer Investment Funds Total Returns	-	278,678
306877 Thesis Unit Trust, Redwheel UK equity	341,247	345,732
21,350 CQG Global UCITS ICAV GQG Partners US Equity	368,714	253,638
	<u>368,714</u>	<u>253,638</u>

**13 Freehold Investment Property**

	<b>2024</b>	<b>2023</b>
	£	£
7 Grant Drive Maidstone	340,000	280,000
Flat 1 Queen's Heads House Charing	190,000	190,000
	<u>530,000</u>	<u>470,000</u>

7 Grant Drive was revalued on the 12th August 2024 by Nicholas A H Rooke BA MSc MRICS of Finns (1985) Ltd.

Flat 1 Queen's Head House was revalued as at 31st March 2020 by Katie Hurley MRICS FAAV of Lambert and Foster. The trustees do not consider the fair value to be materially different between the date of valuation and the balance sheet date.

**14 Debtors**

	<b>2024</b>	<b>2023</b>
	£	£
Tax repayable	666	2,717
Other debtors	5,047	1,552
Prepayments and accrued income	10,116	5,892
	<u>15,829</u>	<u>10,161</u>

**15 Creditors: amounts falling due within one year**

	<b>2024</b>	<b>2023</b>
	£	£
Trade creditors	5,204	25
Other creditors	1,955	530
Accruals	24,984	20,985
Deferred income	894	884
	<u>33,037</u>	<u>22,424</u>

Deferred income consists of rent received in advance relating to the following accounting year,

	<b>2024</b>	<b>2023</b>
	£	£
Balance brought forward	884	814
Amount recognised in year	(814)	(814)
Amount deferred in year	894	884
Balance carried forward	<u>894</u>	<u>884</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**
**16 Funds**
**Statement of Funds - Current Year**

	Balance at 01.04.23 £	Income £	Expenditure £	Gains (losses) £	Transfers £	Balance at 31.03.24 £
<b>Unrestricted funds</b>	183,537	60,781	(298,457)	-	184,101	129,962
<b>Restricted Funds</b>						
Bettshanger	4,963	33,070	-	-	-	38,033
Swanscombe	170	40	-	-	-	210
Minster Marshes	-	3,058	-	-	-	3,058
Highland Court	-	2,717	-	-	-	2,717
<b>Designated Funds</b>						
Arthur Ivor Read Legacy	5,191,211	152,343	(19,442)	314,261	(497,162)	5,141,211
Fair value reserve	441,174	-	-	-	314,261	755,435
Revaluation reserve	1,400	-	-	-	(1,200)	200
	<b>5,822,455</b>	<b>252,009</b>	<b>(317,899)</b>	<b>314,261</b>	<b>-</b>	<b>6,070,826</b>

**Restricted Funds**

The Betteshanger Fund represented monies donated towards legal and Professional costs relating to the planning application, concerning a proposal to build an Hotel and other developments at Betteshanger Country Park..

The Swanscombe Fund represents donations paid to the charity to fight the inappropriate development of Swanscombe peninsular.

The Minster Marshes fund is a fund created to stop inappropriate development and protect the natural diversity of the marshes.

The Highland court fund is fund created to challenge the planning application for a winery at Highland Court Farm.

**The Designated Funds**

The Arthur Read Legacy Fund was created by the Trustees and represents the current value of the amounts received from the Estate of Arthur Ivor Read (Deceased). The Trustees intend to transfer the investment income from the managed investment funds, plus the sum of £50,000 of capital, to unrestricted funds every year. The Trustees, in 2014, also agreed to transfer the depreciation and any other reduction in value on Queen's Head House to the designated fund from the date of purchase and annually thereafter.

The money we have received enables the charity to have a campaign reserve and an investment fund. The investments are managed as if it were an endowment and provide funds for CPRE Kent to deliver its campaigning objectives. We are very grateful for Mr Read's generosity and we will ensure that the money is spent in the way he would have wished.

The fair value reserve represents accumulated unrealised gains on fixed asset investments and investment property. An annual transfer is made to adjust for unrealised gains and losses recognised during the year. This balance remains as part of the Arthur Ivor Read Legacy.

The revaluation reserve represents unrealised gains on tangible fixed assets subsequently recognised using the revaluation model. The balance represents accumulated differences between the latest valuation of assets and the historic cost / deemed cost on transition to FRS 102, less depreciation that is recycled by annual transfers to unrestricted general funds over the life of the assets.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**
**17 Funds****Statement of Funds - Prior Year**

	Balance at 01 04 22 £	Income £	Expenditure £	Gains / (losses) £	Transfers £	Balance at 31 03 23 £
<b>Unrestricted funds</b>	226,135	69,294	(270,398)	-	158,506	183,537
<b>Restricted Funds</b>						
Betteshanger	-	4,963	-	-	-	4,963
Swanscombe	170	-	-	-	-	170
<b>Designated Funds</b>						
Arthur Ivor Read Legacy	5,241,211	126,997	(19,691)	(281,869)	124,563	5,191,211
Fair value reserve	723,043	-	-	-	(281,869)	441,174
Revaluation reserve	2,600	-	-	-	(1,200)	1,400
	6,193,159	201,254	(290,089)	(281,869)	-	5,822,455

**18 Analysis of net assets between funds - Current Year**

	Unrestricted funds £	Restricted fund £	Designated funds £	Total 2024 £
Tangible fixed assets	6,494	-	205,200	211,694
Investment assets	75,107	-	5,691,436	5,766,543
Current assets	81,608	44,018	-	125,626
Creditors: amounts falling due within one year	(33,037)	-	-	(33,037)
	130,172	44,018	5,896,846	6,070,826

**19 Analysis of net assets between funds - Prior Year**

	Unrestricted funds £	Restricted Funds £	Designated funds £	Total 2022 £
Tangible fixed assets	4,793	-	206,400	211,193
Investment assets	110,556	-	5,414,449	5,525,005
Current assets	90,612	5,133	12,936	108,681
Creditors: amounts falling due within one year	(22,424)	-	-	(22,424)
	183,537	5,133	5,633,785	5,822,455

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

**20 Contingent assets**

The Charity is an eventual beneficiary from the estate of Norah Lawrence, the entitlement is a one fifth share of the residue. The estate consisted of a property which was subject to a life interest, this property has now been sold and the life tenant has moved into residential care. The proceeds of sale are being used to finance the residential costs and therefore any amount eventually receivable is uncertain and therefore no asset has been quantified and recognised.

**22 Related party transactions**

During the year the Trustees made Cumulative donations to the Charity amounting to £2,000 (2023 £100) There were no other related party transactions during the year (2023 £nil)

**23 Reconciliation of net expenditure to net cash flow from operating activities**

	2024 £	2023 £
<i>Net income for the year</i>	248,371	(370,704)
<b>Adjustments for:</b>		
Depreciation charges	5,283	4,870
(Gains) loss on Investments	(314,261)	281,869
Dividends, interest and rents from investments	(153,641)	(127,495)
(Increase)/Decrease in stock	469	445
Decrease/(Increase) in debtors	(5,668)	3,978
(Decrease)Increase in creditors	10,613	(13,160)
	(208,834)	(220,197)

**Analysis of changes in net debt**

	31 03 23	Cash flows	31 03 24
	£	£	£
Cash at bank and in hand	83,486	20,728	104,214
Debt	83,486	20,728	104,214

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

**24 statement of Financial Activities (2023)**

	Unrestricted Fund £	Restricted Funds £	Designated Funds £	Total 2023 £	Total 2022 £
<b>Income from</b>					
Donations and Legacies	61,320	4,963	-	66,283	61,174
Other trading activities	7,476	-	-	7,476	3,497
Insurance claim -wall	-	-	-	-	3,426
Investment income	498	-	126,997	127,495	125,023
<b>Total Income</b>	69,294	4,963	126,997	201,254	193,120
<b>Expenditure on</b>					
Raising funds	2,639	-	18,491	21,130	21,709
Charitable activities	267,759	-	1,200	268,959	290,345
<b>Total Expenditure</b>	270,398	-	19,691	290,089	312,054
<b>Net (Expenditure)Income</b>	(201,104)	4,963	107,306	(88,835)	(118,934)
Net (loss) gain on investments	-	-	(281,869)	(281,869)	232,176
<b>Net income/(expenditure)</b>	(201,104)	4,963	(174,563)	(370,704)	113,242
<b>Transfers between funds</b>	158,506	-	(158,506)	-	-
<b>Net movement in funds</b>	(42,598)	4,963	(333,069)	(370,704)	113,242
<b>Reconciliation of funds</b>					
Total funds brought forward	226,135	170	5,966,854	6,193,159	6,079,917
<b>Total funds carried forward</b>	183,537	5,133	5,633,785	5,822,455	6,193,159

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

England & Wales - Charity number 1092012

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# Accounts

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**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
(A COMPANY LIMITED BY GUARANTEE)**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2023**

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
LEGAL AND ADMINISTRATIVE INFORMATION**

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Patron	Sir Robert Worcester KBE DL
President	Graham Clarke (resigned April 2022)
Vice Presidents	Amanda Cottrell OBE DL Tracey Crouch CBE MP Rt Hon Damian Green MP Richard King R A Knox-Johnston
Trustees	John Wotton (Chairman) Michael Moore (Treasurer) Peter Blandon Margaret Borland (resigned 28 <sup>th</sup> October) Nigel Britten Paul Buckley Christine Drury Julian Glenister Graham Horner Val Loseby David Morrish (died 26 <sup>th</sup> March) Henny Shotter (resigned 15 <sup>th</sup> Jan)
Company Secretary	Michael Moore FCA
Branch Director	Dr Hilary Newport
Charity number	1092012
Company number	4335730
Operational address & Registered office	Queen's Head House Ashford Road Charing Kent TN27 0AD

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
LEGAL AND ADMINISTRATIVE INFORMATION**

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**ADVISERS**

**Auditors**

Kreston Reeves LLP  
37 St Margaret's Street  
Canterbury  
Kent CT1 2TU

**Bankers**

CAF Bank Ltd  
25 King's Hill Avenue  
King's Hill  
West Malling  
Kent ME19 4JQ

**Investment Managers**

Evelyn Partners  
(Formerly Smith & Williamson Investment Management)  
No.1 Bishops Wharf  
Walnut Tree Close  
Guildford, Surrey GU1 4R

**Legal Advisers**

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**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2022**

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The Financial Statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the Charity's governing document, the Companies Act 2006, 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 (effective 1 January 2019).

**Constitution**

The Kent Branch of CPRE was founded in 1929. The company was incorporated on 6<sup>th</sup> December 2001 and became a registered charity on 14 May 2002. Activities within the company commenced on 11 October 2002. The Kent Branch of the Campaign to Protect Rural England is a company limited by guarantee and is governed by a Memorandum and Articles of Association dated 6 December 2001 and amended on 4<sup>th</sup> November 2022. The company also operates under the name CPRE Kent, the Countryside Charity.

**Recruitment and appointment of Trustees**

The Directors of the Company are also Charity Trustees for the purpose of Charity Law, and under the Company's Articles are known as members of the Executive Committee (hereafter referred to as "the Board"). The Board includes *ex officio* the Chairman, Vice Chairmen and Treasurer of the Charity. All members of the Board are elected annually at the AGM. Each of the twelve district committees and the two specialist committees (Environment and Historic Buildings) may nominate a member and up to three additional members may be co-opted by the Board during the year. Nomination for election must be made not less than 28 clear days prior to the AGM. The requirement for 28 days prior notice enables members voting at the AGM to have had time to evaluate the candidates.

No member of the Board may serve for more than five years continuously except the Chairman, Vice Chairman and Treasurer whose *ex officio* role may continue for up to five years after previous service as a Board member. Board members are eligible to serve again after standing down for one year.

**Trustees' training and induction**

New Trustees are expected to spend time familiarising themselves with the full range of managerial and administrative work that needs to be carried out by the Company. Trustees are also encouraged to attend the meetings of district and specialist committees outside their normal areas of experience to broaden their understanding of the wider activities of the Branch. Involvement with CPRE's wider and national activities is encouraged and is facilitated by induction days at CPRE's national office, workshop events and conferences. Other training is arranged as needed.

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**Objectives and activities for public benefit**

The objects for which the Charity is established are to promote and encourage for the benefit of the public the improvement and protection of the English Countryside and, in particular, that of Kent and its towns and villages, and the better development of the rural environment.

The principal work of the Charity is to influence planning policy and planning decisions for the promotion and protection of the countryside of Kent and beyond. We achieve this by monitoring and commenting on planning applications, local plans and planning policy, and by engaging with decision makers and the public to raise awareness and to grow membership and other support.

We provide advice and support to individuals and community organisations on planning policy and process, and specialist input on individual schemes where possible. We encourage participation in the planning process and provide media and campaigning support to those local campaigns that are aligned with our organisational priorities and policies.

The Charity also works to inform decision-makers and the public on the effects of climate change and exploitation of natural resources, particularly as they affect the Kent countryside, and the need for sustainability, the impact of people's actions and the choices that can be made.

CPRE Kent works under the umbrella of the national CPRE movement and is one of the independent charities based in counties or regions which, along with the national charity, make up the CPRE movement. National CPRE sets policy on relevant matters in consultation with the CPRE network and administers the management of membership and subscriptions. Increasingly it also provides support in membership recruiting and in volunteer management and induction.

The trustees confirm that they have referred to the guidance contained at the Charity Commissioner's general guidance on public benefit when reviewing the charity's objectives.

**Organisation Structure**

The Charity employs a chief executive, known as the Branch Director, who was, during 2022-23 assisted by a General Manager, two specialist Planners (one part-time) and a communications and PR Manager (part time).

The staff team on 31<sup>st</sup> March 2023 were:

Julie Davies – Planner  
Vicky Ellis – General Manager  
David Mairs – Communications and PR Manager  
Hilary Newport – Branch Director  
Richard Thompson – Planner

The Charity is governed by the Board, supported by a structure of committees. Additional working groups are set up as required.

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**Achievements and performance****General planning**

The National Planning Policy Framework (NPPF) remains the key factor which underpins a great deal of our campaigning. The NPPF stipulates that local authorities must have an up-to-date Local Plan that identifies and allocates sufficient land to deliver houses according to a centrally derived target. It was introduced in 2012 and has been revised several times since then, but its focus is essentially on encouraging local authorities to deliver as many new homes as possible.

As a result, local authorities that cannot report successful delivery against these high housing targets are subject to speculative applications for major developments on sites that have never been tested for sustainability through the Local Plan-making process.

Since 2012 it has become increasingly apparent that the NPPF is not achieving its aims to deliver the numbers of homes wanted by the Government, and nor does it protect green spaces from unsustainable development.

In 2020, sweeping changes were proposed that promised to 'rip up the planning system' and make it easier for new homes to be delivered, suggesting that local participation in planning decisions should be radically reduced and increasing the range of development that can be undertaken without the need for planning permission. The whole CPRE movement came together and campaigned to temper the worst of these proposed changes, galvanizing support from many backbench politicians who also opposed the changes, and achieving a major climb-down. Our campaigning work has been constant in providing the local evidence and experience that supports national CPRE's campaigning on this important policy area: if we are to protect the countryside effectively we must have the proper policies in place that enable us to do so.

However, the campaign continues, and while the recently proposed Levelling Up and Regeneration Bill contains improvements, CPRE – now at the forefront of a Planning Coalition of environmental NGOs – is still leading the calls for a planning system that:

- Respects local democracy and community engagement
- Secures affordable housing and developer contributions
- Addresses climate change and sustainable development
- Protects biodiversity and supports nature's recovery
- Respects beauty and heritage
- Supports health and wellbeing and access to natural green space

CPRE county branches such as Kent are ideally placed to actively participate in 'parish to parliament' campaigns such as these and this continues to be a significant part of our work.

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**Local Plans/National Policy**

Responding to consultations on the various stages in the development of local plans across Kent and Medway remains a core part of our activity, along with consultations in many elements of county-wide and national planning policy. Over the course of the year, district and specialist committee members have worked alongside staff to participate in the following Local Plan consultations and Local Plan examinations:

- Canterbury
- Dartford
- Dover
- Maidstone
- Medway
- Sevenoaks
- Tonbridge & Malling
- Tunbridge Wells

We also participated in many consultations on local and national policy.

Our work on such consultations is arguably the most important aspect of the work that we do, but also the least visible. We will continue to engage with such consultations and to support and encourage local communities and parish councils to engage effectively as well.

**Major Commercial and Housing Developments**

Some of the major applications that we have focused on during this year include these:

**London Resort**

London Resort is a proposed major theme park on the Swanscombe peninsula. An application for a Development Consent Order was submitted at the end of 2020, and after many delays and requests for further information, the application was withdrawn the day before the examination was due to begin in March 2022. While we support the principle of brownfield regeneration and the provision of high-quality employment opportunities, this is a site where the brownfield footprint has evolved into an extraordinarily diverse range of habitats which support rare and diverse assemblages of flora and fauna, particularly invertebrates. For this reason, in November 2021, the site was designated as a Site of Special Scientific Interest by Natural England after lengthy consultation. The project promoters remain committed to re-submitting a revised application but to date nothing has been made public.

**Otterpool Park and other Garden Towns**

In March 2019 Folkestone and Hythe District Council unveiled its initial plans for 'Otterpool Park', a Garden Town of up to 10,000 homes to the south of the M20 off J11, over a total area of 615ha which includes 357ha of farmland, purchased by Shepway District Council in late 2015. The site is now allocated for development in the Core Strategy, adopted in March 2022. The application for outline planning permission for the first phase of construction was granted in April 2023. We will continue to engage with councillors and planners to help deliver the most sustainable outcomes for Otterpool Park.

Meanwhile Maidstone Borough Council's emerging Local Plan now contains allocations for two very large garden settlements at Lidsing and Lenham Heath. We have consistently objected to both allocations, as they are poorly-located and exceed the housing requirements for the borough. We have made similar objections to a proposed garden town site in the Green Belt at Tudeley in Tunbridge Wells.

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**Turnden, Cranbrook**

We supported a request by Natural England to call in an application by Berkeley Homes for a major housing development in the High Weald AONB, outside Cranbrook, which the Planning Committee of Tunbridge Wells Borough Council had resolved to grant. After the application was called-in for decision by the Secretary of State, we appeared at the 18-day online inquiry in autumn 2021, working closely with members of the local community, who contributed generously to the costs we incurred. The Inspector recommended approval of the scheme, but unexpectedly the Secretary of State refused permission on April 6<sup>th</sup> 2023, causing considerable outcry in the development industry.

**Betteshanger**

We have been working with Friends of Betteshanger, the RSPB and Kent Wildlife Trust to protect a rewilded colliery site that is an uplifting example of how nature can recover from the depredations of industry but is now threatened by development. The former spoil tip of Betteshanger colliery was established as a country park some 20 years ago and now hosts an extraordinary array of wildlife, some of which is nationally rare or in rapid decline. Water voles, turtle doves, slow worms and lizard orchids are just some of the species to make Betteshanger Country Park their home. In 2019 the site was sold to a company that now wants to build a surfing lagoon and luxury hotel and spa there.

The scheme, if permitted, would destroy priority habitat, wildlife mitigation sites and the second largest colony of lizard orchids in the country.

**Major Infrastructure****Lower Thames Crossing**

The first application to build the Lower Thames Crossing east of Gravesend was withdrawn by Highways England (now National Highways) in 2020 following concerns raised by the Planning Inspectorate over inadequate consultation and traffic modelling. The current application was submitted in October 2022 under the Nationally Significant Infrastructure Scheme rules, and will go to examination in summer 2023. We stand alongside other objectors maintaining our position that the proposals will cause significant environmental harm, increase harmful carbon emissions, and do little to alleviate congestion at the existing Dartford crossings.

**Energy Infrastructure**

The examination of the Cleve Hill Solar Park Development Consent Order application began in May 2019. Despite the clear and urgent need for low-carbon energy, we opposed this development on the grounds of its unacceptable impacts on biodiversity and landscape. Permission was finally granted at the end of May 2020, and our role now is to work alongside the developers to ensure the negative impacts of the development can be kept to a minimum.

Meanwhile major applications for solar installations on agricultural land are once again proliferating around the county. Kent has a disproportionate number of solar installations: the county currently has 40 operational solar farms, with another 41 permitted and awaiting construction. By contrast, Surrey has just four operational solar farms and a further three awaiting construction.

**Other Campaign Themes****Climate Crisis**

We have worked alongside the wider CPRE network in developing an overarching strategy on the climate crisis that underpins the rest of CPRE's policy positions in all other key areas. Many planning decisions are still being made which are at odds with the government's commitment to net zero carbon, and this will continue to be a major theme in our campaigning work.

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**Air Quality**

The impact of major development, and concomitant increase in road-based traffic, on other areas already suffering from poor air quality is becoming increasingly important in planning decisions. This is particularly the case in the light of recent court judgements requiring UK Government to meet its legal obligations to improve air quality.

**Water**

We have continued our engagement with the consultation processes for the water supply companies' Water Resource Management Plans. The south east remains an area of severe water stress, and Kent is home to chalk streams which are in declining condition due to over-abstraction from chalk aquifers and to receiving the outfall from sewage treatment plants. We maintain our campaign position that serious measures must be taken to manage the consequences of increased water consumption as the result of a rising population. We argue for efficiency in water use, less leakage, more water recycling and the consideration of transfers between water company areas to create a functioning water grid. At the time of writing, we still await the resolution of the moratorium on development imposed by Natural England in the catchment area of the River Stour. The increased runoff of phosphate and nitrate pollutants into the river as the result of wastewater from housing and other development in the area is affecting the water quality of the nationally and internationally-protected Stodmarsh Site, important for a range of aquatic habitats and the wildlife that depend upon them. Many developments in parts of Ashford, Canterbury, Dover, Folkestone & Hythe and Maidstone districts remain on hold until developers can demonstrate there will be no increase in pollutants entering the Stour catchment.

**District Committees and Specialist Group activity**

Our district and specialist committees have continued with their core activities of reviewing and commenting on relevant planning applications, either suggesting how the proposals could be improved or objecting to them because of the effect they would have on the environment. Our Planners have assisted the committees in submitting representations on Local Plan documents (see above for details of the year's activity) and with the joint input of specialist planning skills and local knowledge of the District Committee members we have been able to submit very effective responses to consultations and engage positively in the development of local plans. The Committees continue to engage positively with the officers and elected members of their councils.

**Media and publicity**

We remain a significant contributor to broadcast and print media, both within Kent and beyond. We have provided interviews for local radio and TV channels on subjects such as planning for housing, aviation, litter and waste management and major infrastructure projects. We have also continued to grow our presence on social media (Facebook and Twitter) and maintain a well-used website. We are particularly keen to engage with younger potential members and supporters and we are extending our 'reach' through these media considerably.

**Links with outside bodies**

We have continued to increase the strength of our links with many organisations, in particular Natural England, the Kent Association of Local Councils, the Kent Downs and High Weald AONB units, WKPS and the Kent School of Architecture and Planning. We have undertaken virtual and in-person planning training sessions for parish councillors, jointly organised with KALC. We have also continued to strengthen our links with other CPRE County Branches around the country, especially with Sussex and Surrey branches over matters such as aviation (especially on the potential expansion of Gatwick) and light pollution, with Oxfordshire on the water supply issues, and Essex over the Lower Thames Crossing. We have also continued to address numerous groups on various aspects of CPRE's work, including Parish Councils, many of which are CPRE members, as well as local amenity and other

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organisations such as local environment groups, Rotary clubs etc. We have also participated at planning inquiries in support of Parish Councils and local community groups.

Collaborative working has been a significant theme throughout this period, with greatly strengthened links with other organisations strengthening our joint ability to campaign effectively. Organisations with whom we have strengthened our links include Kent Wildlife Trust, Buglife, RSPB, Natural England and local campaign groups, particularly over the London Resort and Lower Thames Crossing campaigns.

**Plans for future periods**

Following the restrictions on office attendance necessary during the height of the Covid-19, staff, trustees and volunteers have become more used to flexible working, at home as well as in the office. Hybrid meetings (with some people attending in person in the Charing office and some online) have become commonplace, saving on both travel time and fuel emissions, and this is a trend that looks set to continue.

While the ways of working of our staff and volunteers have changed significantly, the workload presented by consultations, local plan development and major infrastructure issues has continued unabated, and we have no reason to expect this to change. We will continue to manage and use our resources to champion the Kent countryside: promoting its outstanding beauty, supporting thriving rural communities, and ensuring that the countryside is properly considered and given adequate weight in planning decisions.

The forward plan we first adopted in 2020-21, which better enables us to target our resources where we can have greatest impact, has continued its constant evolution. We produce campaign material and useful leaflets which allow us to present positive principles for planning and good development.

We will continue to work with other CPRE branches and national CPRE to provide evidence to Government of how planning works in reality; to press for existing planning permissions to be built rather than land banked and for a more workable approach to housing numbers that takes proper account of constraints and genuine local housing needs and does not constantly undermine Local Authorities' plan making processes. Increasingly we are working as part of the 'One CPRE' network which has significantly enhanced our collective effectiveness in these strands of lobbying.

We will continue to work with as many local groups and parishes as our resources allow to help them engage with challenging planning situations, and we will continue to make representations on local plans, although to balance competing demands this will not be on all stages of every plan.

Communications will continue to be an essential part of our campaigning – our twice-yearly print magazine Kent Countryside Voice continues, and we also frequently update our website with our campaigns activity. We also engage through the social media of Twitter and Facebook. More than ever we are using our social media channels to highlight the importance to our communities of access to the natural world, green spaces and biodiversity. We will maintain our strong relationship with local and national media. The wide range of situations and issues considered by our District Committees means that our part time Communications staff team member will always have a lot to do, and the Branch Director will quite often have reason to be on local TV or radio.

Our future depends on good organisation, teamwork and the good management of our financial resources – both day to day financial governance by our Honorary Treasurer and our General Manager, and on good oversight by trustees, and our management and finance and investment committees.

Our future also depends on our supporters - our members, donors, volunteers and those who follow us on social media. We will aim to engage with all our supporter audiences in the right way into the future to ensure support for what we do and the resources to do it.

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**Investment policy and review**

The majority of the Charity's investments are professionally managed by Evelyn Partners. The Finance and Investment committee set certain benchmarks to be achieved by the investment managers to obtain a mix of income and capital growth in order to enable the Charity to fund its core activities and maintain its capital. When the Finance and Investment Committee met in April 2023 it was decided due to the stagnation in global markets to reduce our growth benchmark to CPI +2% from CPI +4%.

We also have property which at 31st March 2023 was represented by Queen's Head House and its tenanted flat, and a rental property in Maidstone.

**Financial review**

The net deficit for the year before investment gains and losses was £88,835 (deficit £118,934 in 2022). The global stock markets continue to be volatile, the UK markets recovered in early 2023 but with inflation and interest rate pressures, have fallen back considerably in the 2<sup>nd</sup> quarter of 2023. Our investment portfolio during 2022/23 gave up all its gains of the previous year and showed a net realised and unrealised loss for the year of £281,869 (2022 gain £232,176). Full details of the financial position for the year can be found on page 16. This year we have again made the capital transfer of £50,000 from the designated fund and this sum continues to be drawn in cash from the investment portfolio. The trustees are conscious that in order to safeguard the long-term future of the charity all its activities are planned to achieve campaigning objectives without depleting the long-term value of the charity's designated fund. In order to fund the charity's cash flow, we are now making withdrawals of Capital from the Investment portfolio and these withdrawals can increase if the Trustees consider this necessary to maintain our activities

**Membership**

CPRE Kent remains one of the strongest branches within the CPRE Network, although recruiting new members is still challenging against a national pattern of declining membership. Our normal programme of attendance at events and country shows is spearheaded by the General Manager and a strong team of volunteers, undertaking the process of raising the Branch's profile and encouraging new members to join. Volunteers are always welcome to help staff the CPRE Kent stand at such events.

**Reserves policy**

It is the long-term aim to maintain a level of liquid reserves which will be approximately sufficient for one year's budgeted expenditure.

As at the year end the Charity held total reserves of £5,822,455 of which £183,537 was held in unrestricted free reserves. The Charity has two restricted funds at the end of the year with a year-end balance of £5,133. The Charity is currently holding free reserves equivalent to approximately 7 months' overhead expenditure but the Charity continues to withdraw cash funds every month from the designated endowment fund.

The Trustees review reserves policy annually, at the time when the budget is approved. Should it prove necessary to supplement the reserves (to reflect heightened levels of activity, for example) this will be done by calling down further funds from the Designated Fund.

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**Risk management**

A risk management strategy has been prepared and is under regular review by the Board. It highlights the major areas of risk to which the Charity is exposed and identifies the appropriate control in the authorisation of expenditure and to ensure the health and safety of staff, volunteers and visitors. The strategy is updated quarterly in consultation with the Board.

The Charity considers a decline in membership numbers as a key risk. CPRE Kent is running an active branch events program. Membership engagement at national level continues through an active programme of campaigns and appeals.

Potential difficulties in the future recruitment and retention of effective Trustees and key staff is also considered to be one of the key risks the Charity faces. We are now using an online platform provided by national CPRE to broaden our reach to potential volunteers and new trustees. The Charity carries out regular reviews of recruitment and retention. The Charity also reviews and updates job specifications when looking to recruit key staff.

**Statement of Trustees' responsibilities**

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and regulations. Company law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards) and applicable law.

Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its net incoming/outgoing resources 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 FRS 102 and the Charities SORP (SORP 2015)
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure the financial statements comply with the Companies Act 2006 and the provisions of the charitable company's constitution. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions. The following statements have been affirmed by each of the Trustees of the charitable company:

- so far as each Trustee is aware, there is no relevant audit information, (that is, information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware; and
- each Trustee has taken all the steps that he/she ought to have taken as a Trustee in order to make himself/herself aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

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### Committees

The Charity has a structure of committees to organise and oversee its work. As at 31<sup>st</sup> March 2023, the following committees were active:

- Finance & Investments
- Management (which implements the directions of the Board and monitors progress towards objectives)
- District committees which scrutinise local planning lists, respond to planning challenges and engage with Local Plan development
- Specialist topic committees: Environment and Historic Buildings
- Other *ad hoc* committees to address specific topics or tasks are raised as necessary, including a staffing committee which convenes annually to review salaries

The branch additionally holds quarterly meetings of the chairmen of each of these committees.

### Employees and Volunteers

Our staff and volunteers continue to build CPRE's long-established reputation for professionalism, expertise and quality. They are the reason for many of our campaign successes. The Board is grateful for the huge amount of work that they do. The work of volunteers in the districts is supported by advice from the branch office.

### Fundraising Approach and Performance

CPRE Kent undertakes fundraising activity by inviting donations through our website, Facebook and at events. We invite people to become members of CPRE Kent through our website, social media, at events and by engaging with those members of the public who approach the branch for advice on planning matters. We normally take stands at events in Kent throughout the year including the Kent County Show, ploughing matches and other rural and farming events to raise awareness and engage with the wider public.

Preparation for these events includes careful briefing to those involved on the day so that all contacts with potential members are polite, engaging and interesting, that no one feels pressurised to support our work, all data protection rules are adhered to, and all involved feel well briefed. Through our website and printed newsletters, we also invite people to consider CPRE Kent when making their wills.

CPRE Kent also benefits from the work of National CPRE which undertakes fundraising activity via direct mail in line with the Fundraising Code of Practice set by the Fundraising Regulator. Our Fundraising Promise is set nationally and is available through a link to our national website.

Work has continued throughout the reporting period to ensure that, in line with CPRE's national organisation, the branch remains in compliance with the requirements of the General Data Protection Regulations which came into force in May 2018.

### Remuneration Policy

The pay of all the employees is determined by the Board of Trustees on recommendation of the staffing committee.

The same benefits, including pensions, and terms and conditions apply to the principal officers as all other staff.

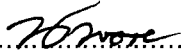
### Auditor

Kreston Reeves LLP were appointed as the charitable company's auditor during the year`.

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Approved by the Trustees on 28<sup>th</sup> July 2023

  
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M J Moore FCA - Company secretary

**Opinion**

We have audited the financial statements of The Kent Branch of the Campaign to Protect Rural England (the 'charitable company') for the year ended 31 March 2023 which comprise the Statement of Financial Activities (incorporating an income and expenditure account), the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023 and of the incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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.

**Conclusion relating to going concern**

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

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

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

**Other information**

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

We have nothing to report in this regard.

**Opinion on other matters prescribed by the Companies Act 2006**

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

- the information given in the Trustees' Report including the Strategic Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Trustees' Report and the Strategic Report have been prepared in accordance with applicable legal requirements.

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

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

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

- the charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of trustees**

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

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

**Auditors' responsibilities for the audit of the financial statements**

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

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

*Capability of the audit in detecting irregularities, including fraud*

Based on our understanding of the charity and the sector as a whole, and through discussion with the Trustees and other management (as required by auditing standards), we identified that the principal risks of non-compliance with laws and regulations related to health and safety and employment law. We considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities SORP (FRS 102) Second Edition (released October 2019), the Companies Act 2006, taxation and pension legislation. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries and management bias in accounting estimates and judgemental areas of the financial statements. Audit procedures performed by the engagement team included:

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud; and
- Assessment of identified fraud risk factors; and
- Review of expenditure to confirm no evidence of personal benefit; and
- Identifying and assessing the design effectiveness of controls that management has in place to prevent and detect fraud; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and
- Reading minutes of meetings of those charged with governance; and
- Physical inspection of tangible assets susceptible to fraud or irregularity; and
- Review of significant and unusual transactions and evaluation of the underlying financial rationale supporting transactions; and
- Identifying and testing journal entries, in particular any manual entries made at the year end for financial statement preparation.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' Report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the charitable company to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the charitable company audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

#### Use of our report

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



**S Robinson BA FCA FCIE DChA (Senior Statutory Auditor)**

for and on behalf of  
**Kreston Reeves LLP**  
Chartered Accountants  
Statutory Auditor  
Montague Place, Quayside  
Chatham Maritime, Chatham  
Kent ME4 4QU

Date: 11 October 2023

**STATEMENT OF FINANCIAL ACTIVITIES (Incorporating an Income and Expenditure Account)  
FOR THE YEAR ENDED 31 MARCH 2023**

	Notes	Unrestricted Funds £	Restricted Fund £	Designated Funds £	Total 2023 £	Total 2022 £
<b>Income from</b>						
Donations and Legacies	2	61,320	4,963	-	66,283	61,174
Other trading activities		7,476	-	-	7,476	3,497
Insurance claim -wall		-	-	-	-	3,426
Investment income	3	498	-	126,997	127,495	125,023
<b>Total Income</b>		<b>69,294</b>	<b>4,963</b>	<b>126,997</b>	<b>201,254</b>	<b>193,120</b>
<b>Expenditure on</b>						
Raising funds	4	2,639	-	18,491	21,130	21,709
Charitable activities	5	267,759	-	1,200	268,959	290,345
<b>Total Expenditure</b>		<b>270,398</b>	<b>-</b>	<b>19,691</b>	<b>290,089</b>	<b>312,054</b>
<b>Net (Expenditure)Income</b>		<b>(201,104)</b>	<b>4,963</b>	<b>107,306</b>	<b>(88,835)</b>	<b>(118,934)</b>
Net gains on investments		-	-	(281,869)	(281,869)	232,176
<b>Net income/(expenditure)</b>		<b>(201,104)</b>	<b>4,963</b>	<b>(174,563)</b>	<b>(370,704)</b>	<b>113,242</b>
<b>Transfers between funds</b>		<b>158,506</b>	<b>-</b>	<b>(158,506)</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>		<b>(42,598)</b>	<b>4,963</b>	<b>(333,069)</b>	<b>(370,704)</b>	<b>113,242</b>
<b>Reconciliation of funds</b>						
Total funds brought forward		226,135	170	5,966,854	6,193,159	6,079,917
<b>Total funds carried forward</b>	16	<b>183,537</b>	<b>5,133</b>	<b>5,633,785</b>	<b>5,822,455</b>	<b>6,193,159</b>


All of the charity's activities are continuing.

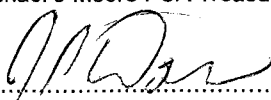
There are no gains and losses other than those shown above.

**BALANCE SHEET  
AS AT 31 MARCH 2023**

	Notes	£	2023 £	£	2022 £
<b>Fixed Assets</b>					
Tangible assets	11		211,193		214,316
Fixed asset investments	12	5,055,005		5,423,110	
Freehold Investment Property	13	470,000	5,525,005	470,000	5,893,110
			<u>5,736,198</u>		<u>6,107,426</u>
<b>Current Assets</b>					
Stocks		2,098		2,543	
Debtors	14	10,161		14,139	
Investments	12	12,936		18,124	
Cash at bank and in hand		83,486		86,511	
			<u>108,681</u>	<u>121,317</u>	
<b>Creditors: Amounts falling due within one year</b>					
	15	(22,424)		(35,584)	
			<u>86,257</u>	<u>85,733</u>	
			<u>5,822,455</u>	<u>6,193,159</u>	
<b>Charity Funds</b>					
Designated Funds	16		5,633,785		5,966,854
Restricted Fund	16		5,133		170
Unrestricted funds	16		183,537		226,135
			<u>5,822,455</u>		<u>6,193,159</u>

These financial statements were approved and authorised for issue by the Board of Trustees on 28th July 2023 and signed on their behalf by:

  
.....  
Michael J Moore FCA Treasurer

  
.....  
John Wotton (Chairman)

The notes on pages 19 to 30 form part of these accounts.

Company Registration No. 04335730

**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2023**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Net cash provided by operating activities (see Note 22)</b>	<u>(220,197)</u>	<u>(238,674)</u>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	126,997	124,978
Bank and other interest received	498	45
Purchase of tangible fixed assets	(1,747)	(5,850)
<b>Investment movements made by Advisers</b>		
Movement in cash held by Investment advisers	5,188	32,109
Sale of investments	2,390,406	648,801
Purchase of investments	<u>(2,304,170)</u>	<u>(579,128)</u>
<b>Net cash from investing activities</b>	<u>217,172</u>	<u>220,955</u>
<b>Net (decrease) in cash and Cash equivalents</b>	<u>(3,025)</u>	<u>(17,719)</u>
<b>Cash and cash equivalents at 1 April 2022</b>	<u>86,511</u>	<u>104,230</u>
<b>Cash and cash equivalents at 31 March 2023</b>	<u>83,486</u>	<u>86,511</u>
<b>Cash and cash equivalents consists of</b>		
Cash at hand and in bank	<u>83,486</u>	<u>86,511</u>
<b>Cash and cash equivalents at 31st March 2023</b>	<u>83,486</u>	<u>86,511</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023****1 Accounting policies**

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

**a) General information and basis of preparation**

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements are prepared under the historical cost convention modified to include certain items at fair value.

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

The financial statements have been prepared on a going concern basis. There are no material uncertainties related to events or conditions which would cast doubt on the Charity's ability to continue as a going concern. The Trustees have considered relevant information, including the annual budget, forecast future cash flows and the impact of subsequent events in making their assessment. The Charity's income from investments (dividend income) is likely to continue to be lower than that in years gone past. The Trustees have again sought advice from their investment advisors on what the income is likely to be and are now looking at total return on the investment portfolio, although again in 2022/23 only £50,000 has been transferred from the designated endowment fund further sums have been withdrawn from the Portfolio, the Trustees consider depending on cash flow additional withdrawals may be required in 2023/24. The global stock markets continue to be volatile with the war in Ukraine and potential global recession. The Trustees do expect the other revenue streams to be considerably below pre-pandemic levels, the charity has substantial capital reserves and so this shouldn't affect the Charity's ability to continue as a going concern.

Based on these assessments and having regard to the resources available to the entity, the Trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and accounts.

The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**b) Income recognition**

Donations are recognised as incoming resources when receivable, except insofar as they are incapable of financial measurement. Subscriptions relates to the amounts received from the CPRE National Office. These are included on a cash basis as members pay at different rates and cover a year from the date the member pays the subscription. The Charity's trustees' opinion is that the cost of calculating any accrual or deferred income outweighs any benefit, and the amount would not be material.

Legacy income is recognised at the earlier of the charity being notified when estate accounts are settled and there is notification of a distribution, or when the legacy is received. On occasion legacies will be notified to the Charity however it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the Charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the Charity's right to receive payment is established.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

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**1 Accounting policies (contd)**

**c) Expenditure recognition**

Expenditure is recognised in the period in which it is incurred. Expenditure includes attributable VAT which cannot be recovered.

Costs of operating funds comprise the costs associated with attracting voluntary income and the costs of the Lottery Club prizes and investment management fees.

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

Support costs include the costs of human resources, IT, finance and governance. Overhead costs include depreciation and office costs.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include audit fees and estimated costs linked to the strategic management of the Charity.

**d) Tangible fixed assets and depreciation**

Tangible fixed assets other than freehold land are stated at cost or valuation less depreciation. Depreciation provided are rates calculated to write off the cost less estimated residual value of each asset over its expended useful life, as follows:

Freehold buildings	2% on cost
Integral building features	10% on cost
Fixtures and fittings	20% on cost
Computer & office equipment	25% on cost

Land and buildings were previously valued using chartered surveyor's valuation as disclosed in note 11.

**e) Pensions**

The pension costs charged in the financial statements represent the contributions payable by the charity to employees' defined contribution pension schemes.

**f) Company Status**

The Charity is a company limited by guarantee. In the event of the Charity being wound up the liability in respect of the guarantee is limited to £1 per member of the Charity. The address of the registered office is given in the Charity information on the Legal & Administrative Information page of these financial statements.

**g) Fund Accounting**

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

The Designated Fund, which is treated like an expendable endowment fund, was created by the Trustees. Investment income arising on the endowment fund and investment management charges are initially allocated to the designated fund, but a transfer is made to the unrestricted fund which represents the income and expenses. Any capital gains or losses arising on the investments form part of this fund.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**
**1 Accounting policies(contd)**
**h) Investments**

Investments are stated at fair value at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluations and disposals throughout the year.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

**i) Stock**

Stock is valued at the lower of cost and net realisable value.

**j) Debtors & creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

**k) Key judgements and sources of estimation uncertainty**

Investment properties are professionally valued based on comparable sales within the local area. This uses the sales on similar local rental properties but there is an inevitable degree of judgement involved in that the investment properties are unique.

**l) Taxation**

The Charity meets the definition of a charitable company for UK corporation tax

2 Income from donations and legacies	Unrestricted	Restricted	Designated		
	Funds	Funds	Funds	2023	2022
	£	£	£	£	£
Membership subscriptions	39,947	-	-	39,947	42,385
Donations	17,015	4,963	-	21,978	11,953
Grant	-	-	-	-	2,500
Legacies	-	-	-	-	190
Lottery	4,358	-	-	4,358	4,126
	61,320	4,963	-	66,283	61,154

3 Income from investments	Unrestricted	Restricted	Designated		
	Funds	Funds	Funds	2023	2022
	£	£	£	£	£
Dividends receivable	-	-	75,164	75,164	73,253
Interest on fixed interest bonds	-	-	29,228	29,228	29,615
Other Interest receivable	498	-	-	498	45
Rental income	-	-	22,605	22,605	22,110
	498	-	126,997	127,495	125,023

4 Expenditure on raising funds	Unrestricted	Restricted	Designated		
	Funds	Funds	Funds	2023	2022
	£	£	£	£	£
Investment management fees	-	-	14,464	14,464	14,332
Purchases for resale and fund raising costs	1,049	-	-	1,049	1,561
Lottery Club prizes	1,590	-	-	1,590	1,500
Property rental costs	-	-	4,027	4,027	4,316
	2,639	-	18,491	21,130	21,709

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

5 Expenditure on charitable activities	Unrestricted	Restricted	Designated	2023	2022
	Funds	Fund	Funds		
	£	£	£	£	£
<b>Direct costs</b>					
Staff costs	150,841	-	-	150,841	162,180
Campaigning -Legal costs	-	-	-	-	1,633
Staff Travelling	1,015	-	-	1,015	449
Contribution to campaigns	(2,000)	-	-	(2,000)	8,904
Publicity and printing	-	-	-	-	-
Events	2,078	-	-	2,078	759
Newsletters	10,294	-	-	10,294	9,417
Volunteering activities	401	-	-	401	829
Subscriptions publications and Donations	1,407	-	-	1,407	1,440
<b>Support costs</b>					
General office staff	60,322	-	-	60,322	55,242
Premises costs	12,431	-	-	12,431	16,647
Staff recruitment and support costs	2,867	-	-	2,867	1,890
Staff training	231	-	-	231	1,497
Liability insurance	1,743	-	-	1,743	1,606
Printing, postage and stationery	976	-	-	976	1,450
Telephone	2,508	-	-	2,508	2,533
Computer, website and equipment maintenance	3,655	-	-	3,655	3,618
Consultancy and professional costs	-	-	-	-	-
Depreciation and write off	3,670	-	1,200	4,870	4,014
Sundry expenses	1,012	-	-	1,012	945
Governance costs (See note 6)	14,308	-	-	14,308	15,292
	267,759	-	1,200	268,959	290,345
<b>6 Governance costs</b>				<b>2023</b>	<b>2022</b>
				£	£
Staff costs				8,013	7,581
Auditors' remuneration 2021/22 (note 10)				6,480	4,800
Auditors' remuneration 2021/22 under(over) provision previous year				(960)	2,115
Other costs				775	796
				14,308	15,292

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**7 Employee information**

The average monthly number of employees and full time equivalent (FTE) during the year was:

	<b>2023 Number</b>	<b>2023 FTE</b>	<b>2022 Number</b>	<b>2022 FTE</b>
Charitable activities	5	4	5	4

**Employment costs**

	<b>2023 £</b>	<b>2022 £</b>
Wages and salaries	191,707	197,510
Social security costs	16,041	15,731
Other pension costs	11,428	11,762
	219,176	225,003

**Analysis of Staff Costs**

The number of employees whose total employee benefits excluding pension contributions exceeded £60,000 was

	<b>2023 No</b>	<b>2022 No</b>
£60,000 -£70,000	1	1

**8 Pension costs**

The company operates a contributory pension scheme. This is a defined contribution scheme and contributions are charged in the statement of financial activities as they accrue. The charge for the year was £ 11,428 (2022 - £11,762).

**9 Trustees' and key management personnel remuneration and expenses**

None of the Trustees (or any persons connected with them) received any remuneration during the year,(2022 - none) and none were reimbursed travelling or other incidental expenses in the year, (2022 -none)

The total amount of remuneration (including employee benefits in kind) received by key management personnel is £126,062 (2022: £116,940), The Charity considers its key management personnel to comprise the Trustees, Branch Director and General Manager.

**10 Auditor's Remuneration**

The amounts payable to Kreston Reeves

	<b>2023 £</b>	<b>2022 £</b>
Audit of the financial statements	6,480	4,800
	6,480	4,800

Audit fees are shown within governance costs (note 6), non-audit services are shown as part of staff support costs within expenditure on charitable activities (note 5).

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

11 Tangible fixed assets	Freehold land & buildings £	Computers & office equipment £	Fixtures, & fittings £	Total £
<b>Cost or valuation</b>				
As at 1 April 2022	210,000	19,724	17,561	247,285
Additions	-	1,247	500	1,747
Disposals	-	(1,237)	-	(1,237)
As at 31 March 2023	210,000	19,734	18,061	247,795
<b>Depreciation</b>				
As at 1 April 2022	2,400	13,496	17,073	32,969
Disposals	-	(309)	-	(309)
Charge for the year	1,200	2,505	237	3,942
As at 31 March 2023	3,600	15,692	17,310	36,602
<b>Net book values</b>				
As at 31 March 2023	206,400	4,042	751	211,193
As at 31 March 2022	207,600	6,228	488	214,316

Tangible Fixed Assets purchase to the value of less than £500 are written off to revenue in year of Purchase

At 31 March 2023 the net book value of freehold land and buildings contained £150,000 of land at cost which is not depreciated.

The offices at Queen's Head House were revalued as at 31st March 2020 by Katie Hurley MRICS FAAV of Lambert and Foster. The entire net book value of Freehold land & buildings represents the fair value of this property. The historic cost equivalent of these assets is £205,000, which is the deemed cost recognised on transition to SORP (FRS 102).

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

12 Fixed asset investments	2023 £	2022 £
Market value at 1 April 2022	5,423,110	5,260,607
Acquisitions at cost	2,304,170	579,128
Disposal proceeds	(2,390,407)	(648,801)
Change in value in the year:		
Realised	157,195	100,390
Unrealised	(439,063)	131,786
Market value at 31 March 2023	5,055,005	5,423,110
Historical cost at 31 March 2023	4,934,786	4,864,228
Investments are represented by:		
Fixed interest bonds	932,722	898,955
Multi asset and Alternative Investment Funds	4,122,283	4,524,155
Total fixed asset investments	5,055,005	5,423,110
Current asset investments: Cash held by Investment Advisers pending re- investment	12,936	18,124
Total value of Portfolio (including current asset investments)	5,067,941	5,441,234

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

Included within the above are the following investments which represent more than 5% of total market value:

<u>Holding</u>	2023 £	2022 £
74,966 LF Ruffer Investment Funds Total Returns	278,678	-
4,823 Amundi Physical Metals F	-	284,123
331,478 Thesis Unit Trust Management T M Redv	345,732	-
21,350 CQG Global UCITS ICAV GQG Partners US Equity	253,638	-

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

<b>13 Freehold Investment Property</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
7 Grant Drive Maidstone	280,000	280,000
Flat 1 Queen's Heads House Charing	190,000	190,000
	<u>470,000</u>	<u>470,000</u>

7 Grant Drive was revalued on the 31st May 2019 by Nicolas A H Rooke BA MSc MRICS of Finns (1985) Ltd. The trustees do not consider the fair value to be materially different between the date of valuation and the balance sheet date.

Flat 1 Queen's Head House was revalued as at 31st March 2020 by Katie Hurley MRICS FAAV of Lambert and Foster. The trustees do not consider the fair value to be materially different between the date of valuation and the balance sheet date.

<b>14 Debtors</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Tax repayable	2,717	883
Other debtors	1,552	3,063
Prepayments and accrued income	5,892	10,193
	<u>10,161</u>	<u>14,139</u>

<b>15 Creditors: amounts falling due within one year</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Trade creditors	25	5,154
Other creditors	530	3,927
Accruals	20,985	20,135
Taxation	-	5,554
Deferred income	884	814
	<u>22,424</u>	<u>35,584</u>

Deferred income consists of rent received in advance relating to the following accounting year,

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Balance brought forward	814	814
Amount recognised in year	(814)	(814)
Amount deferred in year	884	814
Balance carried forward	<u>884</u>	<u>814</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**16 Funds**

**Statement of Funds - Current Year**

	Balance at 01.04.22 £	Income £	Expenditure £	Gains / (losses) £	Transfers £	Balance at 31.03.23 £
<b>Unrestricted funds</b>	226,135	69,294	(270,398)	-	158,506	183,537
<b>Restricted Fund</b>						
Bettshanger Fund	-	4,963	-	-	-	4,963
Swanscombe Fund	170	-	-	-	-	170
<b>Designated Funds</b>						
Arthur Ivor Read Legacy	5,241,211	126,997	(19,691)	(281,869)	124,563	5,191,211
Fair value reserve	723,043				(281,869)	441,174
Revaluation reserve	2,600		-		(1,200)	1,400
	6,193,159	201,254	(290,089)	(281,869)	-	5,822,455

**Restricted Funds**

The Betteshanger Fund represented monies donated towards legal and Professional costs relating to the planning application, concerning a proposal to build an Hotel and other developments at Betteshanger Country Park..

The Swanscombe Fund represents donations paid to the charity to fight the development of Swanscombe peninsula for a Theme park

**The Designated Funds**

The Arthur Read Legacy Fund was created by the Trustees and represents the current value of the amounts received from the Estate of Arthur Ivor Read (Deceased). The Trustees intend to transfer the investment income from the managed investment funds, plus the sum of £50,000 of capital, to unrestricted funds every year. The Trustees, in 2014, also agreed to transfer the depreciation and any other reduction in value on Queen's Head House to the designated fund from the date of purchase and annually thereafter.

The money we have received enables the charity to have a campaign reserve and an investment fund. The investments are managed as if it were an endowment and provide funds for CPRE Kent to deliver its campaigning objectives. We are very grateful for Mr Read's generosity and we will ensure that the money is spent in the way he would have wished.

The fair value reserve represents accumulated unrealised gains on fixed asset investments and investment property. An annual transfer is made to adjust for unrealised gains and losses recognised during the year. This balance remains as part of the Arthur Ivor Read Legacy.

The revaluation reserve represents unrealised gains on tangible fixed assets subsequently recognised using the revaluation model. The balance represents accumulated differences between the latest valuation of assets and the historic cost / deemed cost on transition to FRS 102, less depreciation that is recycled by annual transfers to unrestricted general funds over the life of the assets.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**17 Funds**

**Statement of Funds - Prior Year**

	Balance at 01 04 21 £	Income £	Expenditure £	Gains / (losses) £	Transfers £	Balance at 31 03 22 £
<b>Unrestricted funds</b>	293,110	57,991	(280,403)	-	155,437	226,135
<b>Restricted Fund</b>						
Tumden Fund	929	6,555	(8,377)	-	893	-
Swanscombe		170	-		-	170
<b>Designated Funds</b>						
Arthur Ivor Read Legacy	5,291,211	124,978	(19,848)	232,176	(387,306)	5,241,211
Fair value reserve	490,867	-	-	-	232,176	723,043
Revaluation reserve	3,800	-	-	-	(1,200)	2,600
	6,079,917	189,694	(308,628)	232,176	-	6,193,159

**18 Analysis of net assets between  
funds - Current Year**

	Unrestricted funds £	Restricted fund £	Designated funds £	Total 2023 £
Tangible fixed assets	4,793	-	206,400	211,193
Investment assets	110,556	-	5,414,449	5,525,005
Current assets	90,612	5,133	12,936	108,681
Creditors: amounts falling due within one year	(22,424)	-	-	(22,424)
	183,537	5,133	5,633,785	5,822,455

**19 Analysis of net assets between  
funds - Prior Year**

	Unrestricted funds £	Restricted Funds £	Designated funds £	Total 2022 £
Tangible fixed assets	6,716	-	207,600	214,316
Investment assets	151,980	-	5,741,130	5,893,110
Current assets	103,023	170	18,124	121,317
Creditors: amounts falling due within one year	(35,584)	-	-	(35,584)
	226,135	170	5,966,854	6,193,159

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**20 Contingent assets**

The Charity is an eventual beneficiary from the estate of Norah Lawrence, the entitlement is a one fifth share of the residue. The estate consisted of a property which was subject to a life interest, this property has now been sold and the life tenant has moved into residential care. The proceeds of sale are being used to finance the residential costs and therefore any amount eventually receivable is uncertain and therefore no asset has been quantified and recognised.

**21 Related party transactions**

During the year the Trustees made Cumulative donations to the Charity amounting to £100 (2022: £500) There were no other related party transactions during the year (2022: £nil).

**22 Reconciliation of net expenditure to net cash flow from operating activities**

	2023 £	2022 £
<b>Net income for the year</b>	(370,704)	113,242
<b>Adjustments for:</b>		
Depreciation charges	4,870	4,014
(Gains) on Investments	281,869	(232,176)
Dividends, interest and rents from investments	(127,495)	(125,023)
(Increase)/Decrease in stock	445	(615)
Decrease/(Increase) in debtors	3,978	(166)
(Decrease)/Increase in creditors	(13,160)	2,050
	(220,197)	(238,674)

**Analysis of changes in net debt**

	31 03 22 £	Cash flows £	31 03 23 £
Cash at bank and in hand	86,511	(3,025)	83,486
Debt	-	-	-
	<u>86,511</u>	<u>(3,025)</u>	<u>83,486</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**24 Comparative statement of Financial Activities (2022)**

	Unrestricted Fund £	Restricted Funds £	Designated Funds £	Total 2022 £
<b>Income from</b>				
Donations and Legacies	54,496	6,678	-	61,174
Other trading activities	3,450	47	-	3,497
Insurance claim -wall	3,426	-	-	3,426
Investment income	45	-	124,978	125,023
<b>Total Income</b>	<b>61,417</b>	<b>6,725</b>	<b>124,978</b>	<b>193,120</b>
<b>Expenditure on</b>				
Raising funds	3,038	23	18,648	21,709
Charitable activities	280,791	8,354	1,200	290,345
<b>Total Expenditure</b>	<b>283,829</b>	<b>8,377</b>	<b>19,848</b>	<b>312,054</b>
<b>Net (Expenditure)Income</b>	<b>(222,412)</b>	<b>(1,652)</b>	<b>105,130</b>	<b>(118,934)</b>
Net gains on investments	-	-	232,176	232,176
<b>Net income/(expenditure)</b>	<b>(222,412)</b>	<b>(1,652)</b>	<b>337,306</b>	<b>113,242</b>
<b>Transfers between funds</b>	<b>155,437</b>	<b>893</b>	<b>(156,330)</b>	<b>-</b>
<b>Net movement in funds</b>	<b>(66,975)</b>	<b>(759)</b>	<b>180,976</b>	<b>113,242</b>
<b>Reconciliation of funds</b>				
Total funds brought forward	293,110	929	5,785,878	6,079,917
<b>Total funds carried forward</b>	<b>226,135</b>	<b>170</b>	<b>5,966,854</b>	<b>6,193,159</b>

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

England & Wales - Charity number 1092012

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# Accounts

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**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
(A COMPANY LIMITED BY GUARANTEE)**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2022**

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
LEGAL AND ADMINISTRATIVE INFORMATION**

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Patron	Sir Robert Worcester KBE DL
President	Graham Clarke (resigned April 2022)
Vice Presidents	Amanda Cottrell OBE DL Tracey Crouch CBE MP Christine Drury Rt Hon Damian Green MP R A Knox-Johnston Val Loseby
Trustees	John Wotton (Chairman) Julian Glenister (Treasurer until November 19 <sup>th</sup> ) Michael Moore (Treasurer from November 19 <sup>th</sup> ) Peter Blandon Margaret Borland Nigel Britten Richard King David Morrish Henry Shotter David Wood
Company Secretary	Michael Moore FCA
Branch Director	Dr Hilary Newport
Charity number	1092012
Company number	4335730
Operational address & Registered office	Queen's Head House Ashford Road Charing Kent TN27 0AD

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
LEGAL AND ADMINISTRATIVE INFORMATION**

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ADVISERS

Auditors	Kreston Reeves LLP 37 St Margaret's Street Canterbury Kent CT1 2TU
Bankers	CAF Bank Ltd 25 King's Hill Avenue King's Hill West Malling Kent ME19 4JQ
Investment Managers	Evelyn Partners (Formerly Smith & Williamson Investment Management) No.1 Bishops Wharf Walnut Tree Close Guildford, Surrey GU1 4R
Legal Advisers	Richard Buxton Solicitors Office A, Dale's Brewery Gwydir St Cambridge CB1 2LJ

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2022**

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**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2022**

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The Financial Statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the Charity's governing document, the Companies Act 2006, 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 (effective 1 January 2019).

**Constitution**

The Kent Branch of CPRE was founded in 1929. The company was incorporated on 6<sup>th</sup> December 2001 and became a registered charity on 14 May 2002. Activities within the company did not commence until 11 October 2002. The Kent Branch of the Campaign to Protect Rural England is a company limited by guarantee and is governed by a Memorandum and Articles of Association dated 6 December 2001. The company also operates under the name CPRE Kent, the Countryside Charity.

**Recruitment and appointment of Trustees**

The Directors of the Company are also Charity Trustees for the purpose of Charity Law, and under the Company's Articles are known as members of the Board. The Board includes *ex officio* the Chairman, Vice Chairmen and Treasurer of the Charity who are elected annually at the AGM, together with up to five members who are also elected annually after prior nomination. Each of the twelve district committees and the three specialist committees (Environment, Transport and Historic Buildings) may also nominate a member, in which case nomination must be made not less than 28 clear days prior to the AGM. The requirement for 28 days prior notice enables members voting at the AGM to have had time to evaluate the candidates.

There is also provision for three additional members to be co-opted by the Board during the year. No member may serve for more than five years continuously except the Chairman, Vice Chairman and Treasurer whose *ex officio* role may continue after previous service as members. Members are eligible to serve again after standing down for one year.

**Trustees' training and induction**

New Trustees are expected to spend time familiarising themselves with the full range of managerial and administrative work that needs to be carried out by the Company. Trustees are also encouraged to attend the meetings of district and specialist committees outside their normal areas of experience to broaden their understanding of the wider activities of the Branch. Involvement with CPRE's wider and national activities is encouraged and is facilitated by induction days at CPRE's national office, workshop events and conferences. Other training is arranged as needed.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2022**

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**Objectives and activities for public benefit**

The objects for which the Charity is established are to promote and encourage for the benefit of the public the improvement and protection of the English Countryside and, in particular, that of Kent and its towns and villages, and the better development of the rural environment.

The principal work of the Charity is to influence planning policy and planning decisions for the promotion and protection of the countryside of Kent and beyond. We achieve this by monitoring and commenting on planning applications, local plans and planning policy, and by engaging with decision makers and the public to raise awareness and grow membership and other support.

We provide advice and support to individuals and community organisations on planning policy and process, and specialist input on individual schemes where possible. We encourage participation in the planning process and provide media and campaigning support to those local campaigns that are aligned with our organisational priorities and policies.

The Charity also works to inform decision-makers and the public on the effects of climate change and exploitation of natural resources, particularly as they affect the Kent countryside, and the need for sustainability, the impact of people's actions and the choices that can be made.

CPRE Kent works under the umbrella of the national CPRE organisation and is one of the independent charities based in counties or regions which, along with the national organisation, make up the CPRE network. National CPRE sets policy on relevant matters in consultation with the CPRE network and administers the management of membership and subscriptions. Increasingly it also provides support in membership recruiting and in volunteer management and induction.

The trustees confirm that they have referred to the guidance contained at the Charity Commissioner's general guidance on public benefit when reviewing the charity's objectives.

**Organisation Structure**

The Charity employs a chief executive, known as the Branch Director, who was, during 2021-22 assisted by a General Manager, three specialist Planners (two part-time) and a communications and PR Manager (part time).

The staff team on 31<sup>st</sup> March 2022 were:

Paul Buckley – Senior Planner (retired on 31<sup>st</sup> March 2022)

Julie Davies – Planner

Vicky Ellis – General Manager

David Mairs – Communications and PR Manager

Hilary Newport – Branch Director

Richard Thompson – Planner

The Charity is governed by a Board, supported by a structure of committees. Additional working groups are set up as required.

## TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022

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### Achievements and performance

#### General planning

The National Planning Policy Framework (NPPF) remains the key factor which underpins a great deal of our campaigning. The NPPF stipulates that:

- Local Planning Authorities (LPAs) must demonstrate that they have specific deliverable sites sufficient to provide five years' worth of housing against their objectively assessed housing requirements, plus an additional buffer of 5%; this must be increased to a 20% buffer where there has been significant under delivery over the previous three years.
- There is 'a presumption in favour of sustainable development' which means that proposals which accord with an up-to-date development plan should be approved without delay. If there are no relevant development plan policies, or the policies are deemed to be out of date, or the delivery of housing has been substantially below the housing requirement for the previous three years, planning permission should generally be granted.

Not all Local Planning Authorities (LPAs) in Kent can demonstrate that their Local Plan is fully compliant with the NPPF, and as a result speculative applications for major developments on sites which have never been tested through a local plan-making process continue to come forward. Increasingly we are seeing 'planning by appeal', when such speculative applications are refused by an LPA (usually for very good reasons) and the promoter exercises their right to appeal that decision before a Planning Inspector.

Meanwhile our experience across most of the county is that even where local plans exist, the standard method for determining objectively assessed need is leading to local plans containing housing delivery targets which are undeliverably high. This compounds the problem of LPAs being unable to demonstrate the supply of enough land to meet those targets and leads inevitably to planning decisions that permit development that, on all other criteria, are less suitable and less sustainable. As we reported last year, recent proposed amendments to the NPPF look likely to exacerbate the imbalance between housing targets and delivery still further and put more countryside needlessly at risk of inappropriate development. More recent government turmoil, however, makes accurate predictions on the future of the planning system even more difficult.

We reported last year on the significant contribution we, alongside other branches, made to the national CPRE consultation response to the sweeping changes proposed to the planning system originally proposed in the 2020 white paper 'Planning for the Future', which prompted a major and continuing campaign for a planning system. We are pleased to be able to report that the worst of the impacts originally proposed have been tempered, with confirmation that the problematic algorithm that would focus major increases in housebuilding in the southern counties abandoned, and the problematic 'zoning' proposals that would confer outline planning permission across many designated areas with no local democratic accountability, have been dropped in what is currently proposed. However, the campaign continues, and while the recently proposed Levelling Up and Regeneration Bill contains improvements, CPRE – now at the forefront of a Planning Coalition of environmental NGOs – is still leading the calls for a planning system that:

- Respects local democracy and community engagement
- Secures affordable housing and developer contributions
- Addresses climate change and sustainable development
- Protects biodiversity and supports nature's recovery
- Respects beauty and heritage
- Supports health and wellbeing and access to natural green space

## TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022

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### Local Plans/National Policy

Responding to consultations on the various stages in the development of local plans across Kent and Medway remains a core part of our activity, along with consultations in many elements of county-wide and national planning policy. Over the course of the year, district and specialist committee members have worked alongside staff to participate in the following Local Plan consultations and Local Plan examinations:

- Dover
- Swale
- Dartford
- Thanet
- Tunbridge Wells
- Canterbury
- Maidstone

We also participated in consultations on local and national policy, including:

- National Infrastructure Planning Reform Programme
- Review of Energy National Policy Statements
- Water Resources South East emerging regional plan
- JNCC Stakeholder Consultation on the Wildlife and Countryside Act
- Defra's consultation on the Biodiversity Net Gain consultations
- Natural England's consultation on formally designating the Swanscombe Peninsula SSSI

### Major Commercial and Housing Developments

Some of the major applications that we have focused on during this year include these:

#### London Resort

London Resort is a proposed major theme park on the Swanscombe peninsula. An application for a Development Consent Order was submitted at the end of 2020, and after many delays and requests for further information the Examination of the proposals was due to start in March 2022. The application was withdrawn the day before the examination was due to begin. While we support the principle of brownfield regeneration and the provision of high-quality employment opportunities, this is a site where the brownfield footprint has evolved into an extraordinarily diverse range of habitats which support rare and diverse assemblages of flora and fauna, particularly invertebrates. For this reason, the site was designated as a Site of Special Scientific Interest by Natural England after lengthy consultation. The project promoters have committed to re-submitting a revised application but to date nothing has been made public.

#### Otterpool Park

In March 2019 Folkestone and Hythe District Council unveiled its initial plans for 'Otterpool Park', a Garden Town of up to 10,000 homes to the south of the M20 off J11, over a total area of 615ha which includes 357ha of farmland, purchased by Shepway District Council in late 2015. The site is now allocated for development in the Core Strategy, adopted in March 2022. The application for outline planning permission for the first phase of construction was submitted at the end of March 2022.

#### Lenham Heath

Maidstone Borough Council has published a masterplan detailing its proposals to build a 5,000-home garden village outside Lenham. We are working alongside the local campaigners who are objecting on the grounds of environmental damage and the lack of meaningful consultation about the proposals. The current draft Maidstone Local Plan includes this allocation and another (2,000 homes) at Lidsing near Walderslade.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2022**

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**Turnden, Cranbrook**

We supported a request by Natural England to call in an application by Berkeley Homes for a major housing development in the High Weald AONB, outside Cranbrook, which the Planning Committee of Tunbridge Wells Borough Council had resolved to grant. After the application was called-in for decision by the Secretary of State, we appeared at the 18-day online inquiry in autumn 2021, working closely with members of the local community, who contributed generously to the costs we incurred. The Secretary of State's decision is awaited.

**Major Infrastructure****Lower Thames Crossing**

The first application to build the Lower Thames Crossing east of Gravesend was withdrawn by Highways England (now National Highways) in 2020 following concerns raised by the Planning Inspectorate over inadequate consultation and traffic modelling. Further consultations on minor modifications have taken place, and a further application is awaited. Meanwhile we and other objectors maintain our objections that the proposals will cause significant environmental harm, increase harmful carbon emissions, and do little to alleviate congestion at the existing Dartford crossings.

**Energy Infrastructure**

The examination of the Cleve Hill Solar Park Development Consent Order application began in May 2019. Despite the clear and urgent need for low-carbon energy, we opposed this development on the grounds of its unacceptable impacts on biodiversity and landscape. Permission was finally granted at the end of May 2020, and our role now is to work alongside the developers to ensure the negative impacts of the development can be kept to a minimum.

Meanwhile major applications for solar installations on agricultural land are once again proliferating around the county.,

**Other Campaign Themes****Climate Crisis**

We worked alongside the wider CPRE network in developing an overarching strategy on the climate crisis that underpins the rest of CPRE's policy positions in all other key areas. Many planning decisions are still being made which are at odds with the government's commitment to net zero carbon, and this will continue to be a major theme in our campaigning work.

**Air Quality**

The impact of major development, and concomitant increase in road-based traffic, on other areas already suffering from poor air quality is becoming increasingly important in planning decisions. This is particularly the case in the light of recent court judgements requiring UK Government to meet its legal obligations to improve air quality.

**Water**

We have continued our engagement with the consultation processes for the water supply companies' Water Resource Management Plans. The south east remains an area of severe water stress, and Kent is home to chalk streams which are in declining condition due to over-abstraction from chalk aquifers and due to receiving the outfall from sewage treatment plants. We maintain our campaign position that serious measures must be taken to manage the consequences of increased water consumption as the result of a rising population. We argue for efficiency in water use, less leakage, more water recycling

## **TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022**

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and the consideration of transfers between water company areas to create a functioning water grid. At the time of writing, we still await the resolution of the moratorium on development imposed by Natural England in the catchment area of the River Stour. The increased runoff of phosphate and nitrate pollutants into the river as the result of wastewater from housing and other development in the area is affecting the water quality of the nationally and internationally-protected Stodmarsh Site, important for a range of aquatic habitats and the wildlife that depend upon them. Developments in parts of Ashford, Canterbury, Dover, Folkestone & Hythe and Maidstone districts are on hold until developers can demonstrate there will be no increase in pollutants entering the Stour catchment.

### **District Committees and Specialist Group activity**

Our district and specialist committees have continued with their core activities of reviewing and commenting on relevant planning applications, either suggesting how the proposals could be improved or objecting to them because of the effect they would have on the environment. Our Planners have assisted the committees in submitting representations on Local Plan documents (see above for details of the year's activity) and with the joint input of specialist planning skills and local knowledge of the District Committee members we have been able to submit very effective responses to consultations and engage positively in the development of local plans. The Committees continue to engage positively with the officers and elected members of their councils.

### **Media and publicity**

We remain a significant contributor to broadcast and print media, both within Kent and beyond. We have provided interviews for local radio and TV channels on subjects such as planning for housing, aviation, litter and waste management and major infrastructure projects. We have also continued to grow our presence on social media (Facebook and Twitter) and maintain a well-used website. We are particularly keen to engage with younger potential members and supporters and we are extending our 'reach' through these media considerably.

### **Links with outside bodies**

We have continued to increase the strength of our links with many organisations, in particular Natural England, the Kent Association of Local Councils, the Kent Downs and High Weald AONB units, WKPS and the Kent School of Architecture. We have undertaken virtual planning training sessions for parish councillors, jointly organised with KALC. We have also continued to strengthen our links with other CPRE County Branches around the country, especially with Sussex and Surrey branches over matters such as aviation (especially on the potential expansion of Gatwick) and light pollution, with Oxfordshire on the water supply issues, and Essex over the Lower Thames Crossing. We have also continued to address numerous groups on various aspects of the organisation's work, including Parish Councils, many of which are CPRE members, as well as local amenity and other organisations such as local environment groups, Rotary clubs etc. We have also participated at planning inquiries in support of Parish Councils and local community groups.

Collaborative working has been a significant theme throughout this period, with greatly strengthened links with other organisations strengthening our joint ability to campaign effectively. Organisations with whom we have strengthened our links include Kent Wildlife Trust, Buglife, RSPB, Natural England and local campaign groups, particularly over the London Resort campaign.

### **Plans for future periods**

This reporting year, like the last one, has been marked by the restrictions necessary for Covid-19 safety. Having become accustomed to home working and remote meetings, we installed new video conferencing facilities at our office. During the year, meetings in person resumed and the staff moved to flexible working, partly from home and partly in the office. We successfully held a hybrid AGM streamed over the internet in 2021.

## **TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022**

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While the ways of working of our staff and volunteers have changed significantly, the workload presented by consultations, local plan development and major infrastructure issues has continued unabated, and we have no reason to expect this to change. We will continue to manage and use our resources to champion the Kent countryside: promoting its outstanding beauty, supporting thriving rural communities, and ensuring that the countryside is properly considered and given adequate weight in planning decisions.

The forward plan we adopted in 2020-21, which better enables us to target our resources where we can have greatest impact, has continued to evolve. In the first instance, we are producing campaign material which allows us to present positive principles for planning and good development.

We will continue to work with other CPRE branches and national CPRE to provide evidence to Government of how planning works in reality; to press for existing planning permissions to be built rather than land banked or renegotiated; and for a more workable approach to housing numbers that takes proper account of constraints and does not constantly undermine Local Authorities' plan making processes. Increasingly we are working as part of the 'One CPRE' network which has significantly enhanced our collective effectiveness in these strands of lobbying.

We will continue to work with as many local groups and parishes as our resources allow to help them engage with challenging planning situations, and we will continue to make representations on local plans, although to balance competing demands this will not be on all stages of every plan.

We will continue to focus our work and decide priorities with a campaign plan and update our approach to campaign planning and review our organisation of committees and working groups to reflect the needs of the organisation and availability of resources. We will continue to use the organisation structure to enable staff and volunteers to work together as a CPRE Kent team, whether focused on specific applications within a local authority administrative district boundary or addressing Kent-wide and national topics.

Communications will continue to be an essential part of our campaigning – our twice-yearly print magazine Kent Countryside Voice continues, and we also frequently update our website with our campaigns activity. We also engage through the social media Twitter and Facebook. More than ever we are using our social media channels to highlight the importance to our communities of access to the natural world, green spaces and biodiversity. We will maintain our strong relationship with local and national media. The wide range of situations and issues considered by our District Committees means that our part time Communications staff team member will always have a lot to do, and the Branch Director will quite often have reason to be on local TV or radio.

Our future depends on good organisation, teamwork and the good management of our financial resources – both day to day financial governance by our Honorary Treasurer and our General Manager, and on good oversight by trustees, and our management and finance and investment committees.

Our future also depends on our supporters - our members, donors, volunteers and those who follow us on social media. We will aim to engage with all our supporter audiences in the right way into the future to ensure support for what we do and the resources to do it.

### **Investment policy and review**

Stock markets recovered well in 2021 but the uncertainty continues regarding the war in the Ukraine as well as the concerns that inflation is spiraling out of control

The majority of the Charity's investments are professionally managed by Smith & Williamson, who have recently changed their name to Evelyn Partners. The Finance and Investment committee set certain benchmarks to be achieved by the investment managers to obtain a mix of income and capital growth in order to enable the Charity to fund its core activities and maintain its capital.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2022**

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We also have property which at 31st March 2022 was represented by Queen's Head House and its tenanted flat, and a rental property in Maidstone.

**Financial review**

The net deficit for the year before investment gains and losses was £118,934 (deficit £93,069 in 20/21). The global stock markets continued to recover during 2021 but have declined during 2022 we are though pleased to report our investment portfolio was showing a net realised and unrealised gain for the year of £232,176 (2021 gain £873,260). Full details of the financial position for the year can be found on page 16. This year we have again made the capital transfer of £50,000 from the designated fund and this sum continues to be drawn in cash from the investment portfolio. The trustees are conscious that in order to safeguard the long-term future of the charity all its activities are planned to achieve campaigning objectives without depleting the long-term value of the charity's designated fund. In order to fund the charity's cash flow, we are now making withdrawals of Capital from the Investment portfolio and these withdrawals can increase if the Trustees consider this necessary to maintain our activities

**Membership**

CPRE Kent remains one of the strongest branches within the CPRE Network, although recruiting new members is still challenging against a national pattern of declining membership. Our normal programme of attendance at events and country shows, spearheaded by the General Manager and a strong team of volunteers, has begun to grow again after the cancellations of 2020. Recruiting events began to take place again, on a smaller scale, in 2021, once again undertaking the process of raising the Branch's profile and encouraging new members to join. Volunteers are always welcome to help staff the CPRE Kent stand at such events.

**Reserves policy**

Stock markets recovered well in 2021 but the uncertainty continues regarding the war in the Ukraine as well as the concerns that inflation is spiraling out of control.

It is the long-term aim to maintain a level of liquid reserves which will be approximately sufficient for one year's budgeted expenditure.

As at the year end the Charity held total reserves of £6,193,159, of which £226,135 was held in unrestricted free reserves. The Charity has one restricted fund at the end of the year with a year-end balance of £170. The Charity is currently holding free reserves equivalent to approximately 9 months' overhead expenditure.

The Trustees review reserves policy annually, at the time when the budget is approved. Should it prove necessary to supplement the reserves (to reflect heightened levels of activity, for example) this will be done by calling down further funds from the Designated Fund.

**Risk management**

A risk management strategy has been prepared and is under regular review by the Board. It highlights the major areas of risk to which the Charity is exposed and identifies the appropriate control in the authorisation of expenditure and to ensure the health and safety of staff, volunteers and visitors. The strategy is updated quarterly in consultation with the Board.

The Charity considers a decline in membership numbers as a key risk. CPRE Kent is running an active branch events program. Membership recruitment at national level continues through an active programme of campaigns and appeals.

## TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022

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Potential difficulties in future recruitment and retention of effective Trustees and key staff is also considered to be one of the key risks the Charity faces. We are now using an online platform provided by national CPRE to broaden our reach to potential volunteers and new trustees. The Charity carries out regular reviews of recruitment and retention. The Charity also reviews and updates job specifications when looking to recruit key staff.

### Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and regulations. Company law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards) and applicable law.

Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its net incoming/outgoing resources 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 FRS 102 and the Charities SORP (SORP 2015)
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure the financial statements comply with the Companies Act 2006 and the provisions of the charitable company's constitution. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions. The following statements have been affirmed by each of the Trustees of the charitable company:

- so far as each Trustee is aware, there is no relevant audit information, (that is, information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware; and
- each Trustee has taken all the steps that he/she ought to have taken as a Trustee in order to make himself/herself aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

### Committees

The Charity has a structure of committees to organise and oversee its work. As at 31<sup>st</sup> March 2019 the following committees were active:

- Finance & Investments
- Management (which implements the directions of the Board and monitors progress towards objectives)
- District committees which scrutinise local planning lists, respond to planning challenges and engage with Local Plan development
- Specialist topic committees: Environment, Historic Buildings, and Transport

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2022**

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- Other *ad hoc* committees to address specific topics or tasks are raised as necessary, including a staffing committee which convenes annually to review salaries

The branch additionally holds quarterly meetings of the chairmen of each of these committees.

**Employees and Volunteers**

Our staff and volunteers continue to build CPRE's long-established reputation for professionalism, expertise and quality. They are the reason for many of our campaigning successes. The Board is grateful for the huge amount of work that they do. The work of volunteers in the districts is supported by advice from the branch office.

**Fundraising Approach and Performance**

CPRE Kent undertakes fundraising activity by inviting donations through our website, Facebook and at events. We invite people to become members of CPRE Kent through our website, social media, at events and by engaging with those members of the public who approach the branch for advice on planning matters. We normally take stands at events in Kent throughout the year including the Kent County Show, ploughing matches and other rural and farming events, and although during the summer of 2020 these activities were largely cancelled the programme of events began to pick up in 2021.

Preparation for these events includes careful briefing to those involved on the day so that all contacts with potential members are polite, engaging and interesting, that no one feels pressurised to support our work, all data protection rules are adhered to, and all involved feel well briefed. Through our website and printed newsletters, we also invite people to consider CPRE Kent when making their wills.

CPRE Kent also benefits from the work of National CPRE which undertakes fundraising activity via direct mail in line with the Fundraising Code of Practice set by the Fundraising Regulator. Our Fundraising Promise is set nationally and is available through a link to our national website.

Work has continued throughout the reporting period to ensure that, in line with CPRE's national organisation, the branch remains in compliance with the requirements of the General Data Protection Regulations which came into force in May 2018.

**Remuneration Policy**

The pay of all the employees is determined by the Board of Trustees on recommendation of the staffing committee.

The same benefits, including pensions, and terms and conditions apply to the principal officers as all other staff.

**Auditor**

Kreston Reeves LLP were appointed as the charitable company's auditor during the year`.

Approved by the Trustees on 22<sup>nd</sup> July 2022

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M J Moore FCA - Company secretary

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS  
OF THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

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**Opinion**

We have audited the financial statements of The Kent Branch of the Campaign to Protect Rural England (the 'charitable company') for the year ended 31 March 2022 which comprise the Statement of Financial Activities (incorporating an income and expenditure account), the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of the incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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.

**Conclusion relating to going concern**

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

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

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

**Other information**

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

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS  
OF THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

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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.

**Opinion on other matters prescribed by the Companies Act 2006**

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

- the information given in the Trustees' Report including the Strategic Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Trustees' Report and the Strategic Report have been prepared in accordance with applicable legal requirements.

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

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

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

- the charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of trustees**

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

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

**Auditors' responsibilities for the audit of the financial statements**

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS  
OF THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

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respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

*Capability of the audit in detecting irregularities, including fraud*

Based on our understanding of the charity and the sector as a whole, and through discussion with the Trustees and other management (as required by auditing standards), we identified that the principal risks of non-compliance with laws and regulations related to health and safety and employment law. We considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities SORP (FRS 102) Second Edition (released October 2019), the Companies Act 2006, taxation and pension legislation. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries and management bias in accounting estimates and judgemental areas of the financial statements. Audit procedures performed by the engagement team included:

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud; and
- Assessment of identified fraud risk factors; and
- Review of expenditure to confirm no evidence of personal benefit; and
- Identifying and assessing the design effectiveness of controls that management has in place to prevent and detect fraud; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and
- Reading minutes of meetings of those charged with governance; and
- Physical inspection of tangible assets susceptible to fraud or irregularity; and
- Review of significant and unusual transactions and evaluation of the underlying financial rationale supporting transactions; and
- Identifying and testing journal entries, in particular any manual entries made at the year end for financial statement preparation.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS  
OF THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

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resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' Report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the charitable company to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the charitable company audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Use of our report**

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

**S M Robinson BA FCA FCIE DChA MCMI (Senior Statutory Auditor)**

for and on behalf of

**Kreston Reeves LLP**

Chartered Accountants

Statutory Auditor

Chatham Maritime

Date:

**STATEMENT OF FINANCIAL ACTIVITIES (Incorporating an Income and Expenditure Account)  
FOR THE YEAR ENDED 31 MARCH 2022**

	Notes	Unrestricted Funds £	Restricted Fund £	Designated Funds £	Total 2022 £	Total 2021 £
<b>Income from</b>						
Donations and Legacies	2	54,496	6,678	-	61,174	64,086
Other trading activities		3,450	47	-	3,497	1,256
Insurance claim -wall		3,426	-	-	3,426	-
Investment income	3	45	-	124,978	125,023	115,443
<b>Total Income</b>		61,417	6,725	124,978	193,120	180,785
<b>Expenditure on</b>						
Raising funds	4	3,038	23	18,648	21,709	19,960
Charitable activities	5	280,791	8,354	1,200	290,345	253,894
<b>Total Expenditure</b>		283,829	8,377	19,848	312,054	273,854
<b>Net (Expenditure)Income</b>		(222,412)	(1,652)	105,130	(118,934)	(93,069)
Net gains on investments		-	-	232,176	232,176	873,260
<b>Net income/(expenditure)</b>		(222,412)	(1,652)	337,306	113,242	780,191
<b>Transfers between funds</b>		155,437	893	(156,330)	-	-
<b>Net movement in funds</b>		(66,975)	(759)	180,976	113,242	780,191
<b>Reconciliation of funds</b>						
Total funds brought forward		293,110	929	5,785,878	6,079,917	5,299,726
<b>Total funds carried forward</b>	16	226,135	170	5,966,854	6,193,159	6,079,917

All of the charity's activities are continuing.

There are no gains and losses other than those shown above.

**BALANCE SHEET  
AS AT 31 MARCH 2022**

	Notes	£	2022 £	£	2021 £
<b>Fixed Assets</b>					
Tangible assets	11		214,316		212,480
Fixed asset investments	12	5,423,110		5,260,607	
Freehold Investment Property	13	470,000	5,893,110	470,000	5,730,607
			<u>6,107,426</u>	<u>470,000</u>	<u>5,943,087</u>
	<i>Total fixed assets</i>				
<b>Current Assets</b>					
Stocks		2,543		1,928	
Debtors	14	14,139		13,973	
Investments	12	18,124		50,233	
Cash at bank and in hand		86,511		104,230	
			<u>86,511</u>	<u>104,230</u>	
	<i>Total current assets</i>	121,317		170,364	
<b>Creditors: Amounts falling due within one year</b>					
	15	(35,584)		(33,534)	
	<i>Net current assets</i>		<u>85,733</u>	<u>136,830</u>	
	<b>Net assets</b>		<u>6,193,159</u>	<u>6,079,917</u>	
<b>Charity Funds</b>					
Designated Funds	16		5,966,854		5,785,878
Restricted Fund	16		170		929
Unrestricted funds	16		226,135		293,110
			<u>226,135</u>		<u>293,110</u>
	<i>Total charity funds</i>	18	<u>6,193,159</u>		<u>6,079,917</u>

These financial statements were approved and authorised for issue by the Board of Trustees on

22nd July 2022 and signed on their behalf by:

.....  
Michael J Moore FCA Treasurer

.....  
John Wotton (Chairman)

The notes on pages 15 to 25 form part of these accounts.

**Company Registration No. 04335730**

**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2022**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Net cash provided by operating activities (see Note 22)</b>	<u>(238,674)</u>	<u>(190,420)</u>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	124,978	115,191
Bank and other interest received	45	252
Purchase of tangible fixed assets	(5,850)	(4,282)
<b>Investment movements made by Advisers</b>		
Movement in cash held by Investment advisers	32,109	435,535
Sale of investments	648,801	1,502,045
Purchase of investments	<u>(579,128)</u>	<u>(1,942,278)</u>
<b>Net cash from investing activities</b>	<u>220,955</u>	<u>106,463</u>
<b>Net (decrease) in cash and Cash equivalents</b>	<u>(17,719)</u>	<u>(83,957)</u>
<b>Cash and cash equivalents at 1 April 2021</b>	<u>104,230</u>	<u>188,187</u>
<b><i>Cash and cash equivalents at 31 March 2022</i></b>	<u>86,511</u>	<u>104,230</u>
<b>Cash and cash equivalents consists of</b>		
Cash at hand and in bank	86,511	104,230
<b>Cash and cash equivalents at 31st March 2022</b>	<u>86,511</u>	<u>104,230</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

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**1 Accounting policies**

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

**a) General information and basis of preparation**

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements are prepared under the historical cost convention modified to include certain items at fair value.

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

The financial statements have been prepared on a going concern basis. There are no material uncertainties related to events or conditions which would cast doubt on the Charity's ability to continue as a going concern. The Trustees have considered relevant information, including the annual budget, forecast future cash flows and the impact of subsequent events in making their assessment. The Trustees have noted that the COVID-19 pandemic has caused a substantial decline in the Charity's investment income but the Charity's operations have continued although fundraising at agricultural shows and other events have been restricted during 2021/22. The Charity's income from investments (dividend income) is likely to continue to be reduced for the year ahead and the Trustees have again sought advice from their investment advisors on what the income is likely to be and are now looking at total return on the investment portfolio, although in 2021/22 only £50,000 has been withdrawn from the Portfolio the Trustees consider depending on cash flow additional withdrawals may be required. The global stock markets recovered well in 2021 but unfortunately with the war in Ukraine and potential global recession market have declined in 2022. The Trustees do expect the revenue streams to be considerably below pre-pandemic levels, the charity has substantial capital reserves and so this shouldn't affect the Charity's ability to continue as a going concern.

Based on these assessments and having regard to the resources available to the entity, the Trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and accounts.

The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**b) Income recognition**

Donations are recognised as incoming resources when receivable, except insofar as they are incapable of financial measurement. Subscriptions relates to the amounts received from the CPRE National Office. These are included on a cash basis as members pay at different rates and cover a year from the date the member pays the subscription. The Charity's trustees' opinion is that the cost of calculating any accrual or deferred income outweighs any benefit, and the amount would not be material.

Legacy income is recognised at the earlier of the charity being notified when estate accounts are settled and there is notification of a distribution, or when the legacy is received. On occasion legacies will be notified to the Charity however it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the Charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the Charity's right to receive payment is established.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

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**1 Accounting policies (contd)**

**c) Expenditure recognition**

Expenditure is recognised in the period in which it is incurred. Expenditure includes attributable VAT which cannot be recovered.

Costs of operating funds comprise the costs associated with attracting voluntary income and the costs of the Lottery Club prizes and investment management fees.

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

Support costs include the costs of human resources, IT, finance and governance. Overhead costs include depreciation and office costs.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include audit fees and estimated costs linked to the strategic management of the Charity.

**d) Tangible fixed assets and depreciation**

Tangible fixed assets other than freehold land are stated at cost or valuation less depreciation. Depreciation provided are rates calculated to write off the cost less estimated residual value of each asset over its expended useful life, as follows:

Freehold buildings	2% on cost
Integral building features	10% on cost
Fixtures and fittings	20% on cost
Computer & office equipment	25% on cost

Land and buildings were previously valued using chartered surveyor's valuation as disclosed in note 11.

**e) Pensions**

The pension costs charged in the financial statements represent the contributions payable by the charity to employees' defined contribution pension schemes.

**f) Company Status**

The Charity is a company limited by guarantee. In the event of the Charity being wound up the liability in respect of the guarantee is limited to £1 per member of the Charity. The address of the registered office is given in the Charity information on the Legal & Administrative Information page of these financial statements.

**g) Fund Accounting**

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

The Designated Fund, which is treated like an expendable endowment fund, was created by the Trustees. Investment income arising on the endowment fund and investment management charges are initially allocated to the designated fund, but a transfer is made to the unrestricted fund which represents the income and expenses. Any capital gains or losses arising on the investments form part of this fund.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**
**1 Accounting policies(contd)**
**h) Investments**

Investments are stated at fair value at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluations and disposals throughout the year.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

**i) Stock**

Stock is valued at the lower of cost and net realisable value.

**j) Debtors & creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

**k) Key judgements and sources of estimation uncertainty**

Investment properties are professionally valued based on comparable sales within the local area. This uses the sales on similar local rental properties but there is an inevitable degree of judgement involved in that the investment properties are unique.

**l) Taxation**

The Charity meets the definition of a charitable company for UK corporation tax

2 Income from donations and legacies	Unrestricted	Restricted	Designated	2022	2021
	Funds	Funds	Funds		
	£	£	£	£	£
Membership subscriptions	42,385	-	-	42,385	43,469
Donations	7,775	4,178	-	11,953	10,991
Grant	-	2,500	-	2,500	341
Legacies	190	-	-	190	5,018
Lottery	4,146	-	-	4,146	4,267
	54,496	6,678	-	61,174	64,086

3 Income from investments	Unrestricted	Restricted	Designated	2022	2021
	Funds	Funds	Funds		
	£	£	£	£	£
Dividends receivable	-	-	73,253	73,253	61,868
Interest on fixed interest bonds	-	-	29,615	29,615	31,045
Other Interest receivable	45	-	-	45	420
Rental income	-	-	22,110	22,110	22,110
	45	-	124,978	125,023	115,443

4 Expenditure on raising funds	Unrestricted	Restricted	Designated	2022	2021
	Funds	Funds	Funds		
	£	£	£	£	£
Investment management fees	-	-	14,332	14,332	14,130
Purchases for resale and fund raising costs	1,538	23	-	1,561	90
Lottery Club prizes	1,500	-	-	1,500	1,620
Property rental costs	-	-	4,316	4,316	4,120
	3,038	23	18,648	21,709	19,960

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

5 Expenditure on charitable activities	Unrestricted Funds £	Restricted Fund £	Designated Funds £	2022 £	2021 £
<b>Direct costs</b>					
Staff costs	162,180	-	-	162,180	125,299
Campaigning -Legal costs	1,633	-	-	1,633	2,400
Staff Travelling	449	-	-	449	298
Contribution to campaigns	672	8,232	-	8,904	7,000
Publicity and printing	-	-	-	-	30
Events	759	-	-	759	287
Newsletters	9,417	-	-	9,417	9,050
Volunteering activities	829	-	-	829	-
Subscriptions publications and Donations	1,440	-	-	1,440	1,377
<b>Support costs</b>					
General office staff	55,242	-	-	55,242	54,740
Premises costs	16,647	-	-	16,647	10,222
Staff recruitment and support costs	1,890	-	-	1,890	2,310
Staff training	1,497	-	-	1,497	132
Liability insurance	1,606	-	-	1,606	1,872
Printing, postage and stationery	1,450	-	-	1,450	3,137
Telephone	2,533	-	-	2,533	2,394
Computer, website and equipment maintenance	3,618	-	-	3,618	8,384
Consultancy and professional costs	-	-	-	-	6,190
Depreciation	2,814	-	1,200	4,014	2,606
Sundry expenses	823	122	-	945	2,109
Governance costs (See note 6)	15,292	-	-	15,292	14,057
	280,791	8,354	1,200	290,345	253,894

6 Governance costs	2022 £	2021 £
Staff costs	7,581	7,697
Auditors' remuneration 2021/22 (note 10)	4,800	6,360
Auditors' remuneration 2021/22 under provision previous year	2,115	-
Other costs	796	-
	15,292	14,057

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**
**7 Employee information**

The average monthly number of employees and full time equivalent (FTE) during the year was:

	2022 Number	2022 FTE	2021 Number	2021 FTE
Charitable activities	6	4	5	4

**Employment costs**

	2022 £	2021 £
Wages and salaries	197,510	165,683
Social security costs	15,731	12,198
Other pension costs	11,762	9,855
	225,003	187,736

**Analysis of Staff Costs**

The number of employees whose total employee benefits excluding pension contributions exceeded £60,000 was

	2022 No	2021 No
£60,000 -£70,000	1	1

**8 Pension costs**

The company operates a contributory pension scheme. This is a defined contribution scheme and contributions are charged in the statement of financial activities as they accrue. The charge for the year was £ 11,762 (2021 - £9,855).

**9 Trustees' and key management personnel remuneration and expenses**

None of the Trustees (or any persons connected with them) received any remuneration during the year, (2021 - none) and none were reimbursed travelling or other incidental expenses in the year, (2021 -none)

The total amount of remuneration (including employee benefits in kind) received by key management personnel is £116,940 (2021: £113,064), The Charity considers its key management personnel to comprise the Trustees, Branch Director and General Manager.

**10 Auditor's Remuneration**

The amounts payable to Kreston Reeves (2021 MHA MacIntyre Hudson)

	2022 £	2021 £
Audit of the financial statements	4,800	6,360
	4,800	6,360

Audit fees are shown within governance costs (note 6), non-audit services are shown as part of staff support costs within expenditure on charitable activities (note 5).

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

11 Tangible fixed assets	Freehold land & buildings £	Computers & office equipment £	Fixtures, & fittings £	Total £
<b>Cost or valuation</b>				
As at 1 April 2021	210,000	15,924	17,973	243,897
Additions	-	5,312	538	5,850
Disposals	-	(1,512)	(950)	(2,462)
As at 31 March 2022	210,000	19,724	17,561	247,285
<b>Depreciation</b>				
As at 1 April 2021	1,200	12,506	17,711	31,417
Disposals		(1,512)	(950)	(2,462)
Charge for the year	1,200	2,502	312	4,014
As at 31 March 2022	2,400	13,496	17,073	32,969
<b>Net book values</b>				
As at 31 March 2022	207,600	6,228	488	214,316
As at 31 March 2021	208,800	3,418	262	212,480

At 31 March 2022 the net book value of freehold land and buildings contained £150,000 of land at cost which is not depreciated.

The offices at Queen's Head House were revalued as at 31st March 2020 by Katie Hurley MRICS FAAV of Lambert and Foster. The entire net book value of Freehold land & buildings represents the fair value of this property. The historic cost equivalent of these assets is £205,000, which is the deemed cost recognised on transition to SORP (FRS 102).

12 Fixed asset investments	2022 £	2021 £
Market value at 1 April 2021	5,260,607	3,947,114
Acquisitions at cost	579,128	1,942,278
Disposal proceeds	(648,801)	(1,502,045)
Change in value in the year:		
Realised	100,390	102,877
Unrealised	131,786	770,383
Market value at 31 March 2022	5,423,110	5,260,607
Historical cost at 31 March 2022	4,864,228	4,833,511
Investments are represented by:		
Fixed interest bonds	898,955	932,494
Multi asset and Alternative Investment Funds	4,524,155	4,328,113
Total fixed asset investments	5,423,110	5,260,607
Current asset investments: Cash held by Investment Advisers pending re- investment	18,124	50,233
Total value of Portfolio (including current asset investments)	5,441,234	5,310,840

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**
**12 Fixed asset investments (contd)**

Included within the above are the following investments which represent more than 5% of total market value:

<u>Holding</u>	<b>2022</b>	<b>2021</b>
	£	£
185,848.00	-	265,763
4823	284,123	-
Henderson Strategic Bond I Inc		
Amundi Physical Metals PLC		

**13 Freehold Investment Property**

	<b>2022</b>	<b>2021</b>
	£	£
7 Grant Drive Maidstone	280,000	280,000
Flat 1 Queen's Heads House Charing	190,000	190,000
	<u>470,000</u>	<u>470,000</u>

7 Grant Drive was revalued on the 31st May 2019 by Nicolas A H Rooke BA MSc MRICS of Finns (1985) Ltd. The trustees do not consider the fair value to be materially different between the date of valuation and the balance sheet date.

Flat 1 Queen's Head House was revalued as at 31st March 2020 by Katie Hurley MRICS FAAV of Lambert and Foster. The trustees do not consider the fair value to be materially different between the date of valuation and the balance sheet date.

**14 Debtors**

	<b>2022</b>	<b>2021</b>
	£	£
Tax repayable	883	618
Other debtors	3,063	645
Prepayments and accrued income	10,193	12,710
	<u>14,139</u>	<u>13,973</u>

**15 Creditors: amounts falling due within one year**

	<b>2022</b>	<b>2021</b>
	£	£
Trade creditors	5,154	6,684
Other creditors	3,927	3,431
Accruals	20,135	17,482
Taxation	5,554	5,123
Deferred income	814	814
	<u>35,584</u>	<u>33,534</u>

Deferred income consists of rent received in advance relating to the following accounting year,

	<b>2022</b>	<b>2021</b>
	£	£
Balance brought forward	814	1017
Amount recognised in year	(814)	(1,017)
Amount deferred in year	814	814
Balance carried forward	<u>814</u>	<u>814.00</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

**16 Funds**

**Statement of Funds - Current Year**

	Balance at 01 04 21 £	Income £	Expenditure £	Gains / (losses) £	Transfers £	Balance at 31 03 22 £
<b>Unrestricted funds</b>	293,110	57,991	(280,403)	-	155,437	226,135
<b>Restricted Fund</b>						
Turnden Fund	929	6,555	(8,377)	-	893	-
Swanscombe Fund	-	170	-	-	-	170
<b>Designated Funds</b>						
Arthur Ivor Read Legacy	5,291,211	124,978	(19,848)	232,176	(387,306)	5,241,211
Fair value reserve	490,867	-	-	-	232,176	723,043
Revaluation reserve	3,800	-	-	-	(1,200)	2,600
	6,079,917	189,694	(308,628)	232,176	-	6,193,159

**Restricted Funds**

The Turnden Fund represented monies donated towards legal and Professional costs relating to the planning application, concerning a proposal to build in an Area of Outstanding Natural Beauty in the High Weald, less costs paid to date.

The Swanscombe Fund represents donations paid to the charity to fight the development of Swanscombe peninsula for a Theme

**The Designated Funds**

The Arthur Ivor Read Legacy Fund was created by the Trustees and represents the current value of the amounts received from the Estate of Arthur Ivor Read (Deceased). The Trustees intend to transfer the investment income from the managed investment funds, plus the sum of £50,000 of capital, to unrestricted funds every year. The Trustees, in 2014, also agreed to transfer the depreciation and any other reduction in value on Queen's Head House to the designated fund from the date of purchase and annually thereafter.

The money we have received enables the charity to have a campaign reserve and an investment fund. The investments are managed as if it were an endowment and provide funds for CPRE Kent to deliver its campaigning objectives. We are very grateful for Mr Read's generosity and we will ensure that the money is spent in the way he would have wished.

The fair value reserve represents accumulated unrealised gains on fixed asset investments and investment property. An annual transfer is made to adjust for unrealised gains and losses recognised during the year. This balance remains as part of the Arthur Ivor Read Legacy.

The revaluation reserve represents unrealised gains on tangible fixed assets subsequently recognised using the revaluation model. The balance represents accumulated differences between the latest valuation of assets and the historic cost / deemed cost on transition to FRS 102, less depreciation that is recycled by annual transfers to unrestricted general funds over the life of the assets.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

**17 Funds**

**Statement of Funds - Prior Year**

	Balance at 01 04 20 £	Income £	Expenditure £	Gains / (losses) £	Transfers £	Balance at 31 03 21 £
<b>Unrestricted funds</b>	335,908	62,182	(251,921)	-	146,941	293,110
<b>Restricted Fund</b>						
Turnden Fund	-	3,412	(2,483)	-	-	929
<b>Designated Funds</b>						
Arthur Ivor Read Legacy	4,958,818	115,191	(19,450)	873,260	(636,608)	5,291,211
Fair value reserve	-	-	-	-	490,867	490,867
Revaluation reserve	5,000	-	-	-	(1,200)	3,800
	5,299,726	180,785	(273,854)	873,260	-	6,079,917

**18 Analysis of net assets between  
funds - Current Year**

	Unrestricted funds £	Restricted fund £	Designated funds £	Total 2022 £
Tangible fixed assets	6,716	-	207,600	214,316
Investment assets	151,980	-	5,741,130	5,893,110
Current assets	103,023	170	18,124	121,317
Creditors: amounts falling due within one year	(35,584)	-	-	(35,584)
	226,135	170	5,966,854	6,193,159

**19 Analysis of net assets between  
funds - Prior Year**

	Unrestricted funds £	Restricted Funds £	Designated funds £	Total 2021 £
Tangible fixed assets	3,680	-	208,800	212,480
Investment assets	153,529	-	5,577,078	5,730,607
Current assets	169,435	929	-	170,364
Creditors: amounts falling due within one year	(33,534)	-	-	(33,534)
	293,110	929	5,785,878	6,079,917

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**
**20 Contingent assets**

The Charity is an eventual beneficiary from the estate of Norah Lawrence, the entitlement is a one fifth share of the residue. The estate consisted of a property which was subject to a life interest, this property has now been sold and the life tenant has moved into residential care. The proceeds of sale are being used to finance the residential costs and therefore any amount eventually receivable is uncertain and therefore no asset has been quantified and recognised.

**21 Related party transactions**

There were no related party transactions during the year (2021: £nil).and no balances outstanding relating to earlier years (2021:£nil)

**22 Reconciliation of net expenditure to net cash flow from operating activities**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Net income for the year</b>	113,242	780,191
<b>Adjustments for:</b>		
Depreciation charges	4,014	2,606
(Gains) on Investments	(232,176)	(873,260)
Dividends, interest and rents from investments	(125,023)	(115,443)
(Increase)/Decrease in stock	(615)	35
Decrease/(Increase) in debtors	(166)	6,127
Increase in creditors	2,050	9,324
	<u>(238,674)</u>	<u>(190,420)</u>

**Analysis of changes in net debt**

	<b>31 03 21</b>	<b>Cash flows</b>	<b>31 03 22</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Cash at bank and in hand	104,220	17,719	86,511
Debt	-	-	-
	<u>104,220</u>	<u>17,719</u>	<u>86,511</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

**23 Comparative statement of Financial Activities (2020)**

	<b>Unrestricted Funds £</b>	<b>Designated Fund £</b>	<b>Total 2020 £</b>
<b>Incoming Resources</b>			
Donations and Legacies	67,117	-	67,117
Other trading activities	4,456	-	4,456
Investment income	829	171,994	172,823
Surplus on sale of fixed assets	57	-	57
	<u>72,459</u>	<u>171,994</u>	<u>244,453</u>
<b>Total Incoming Resources</b>			
<b>Resources Expended</b>			
Raising funds	3,780	18,285	22,065
Charitable activities	228,374	1,100	229,474
	<u>232,154</u>	<u>19,385</u>	<u>251,539</u>
<b>Total Expenditure</b>			
<b>Net incoming/(outgoing) resources</b>	(159,695)	152,609	(7,086)
Realised and unrealised gain/loss on investment assets	-	(440,518)	(440,518)
	<u>(159,695)</u>	<u>(287,909)</u>	<u>(447,604)</u>
<b>Net income/(expenditure)</b>			
Transfer between funds	153,709	(153,709)	-
	<u>(5,986)</u>	<u>(441,618)</u>	<u>(447,604)</u>
<b>Net movement of funds</b>			
<b>Reconciliation of funds</b>			
Total funds brought forward	341,894	5,405,436	5,747,330
	<u>335,908</u>	<u>4,963,818</u>	<u>5,299,726</u>
<b>Total funds carried forward</b>			

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

England & Wales - Charity number 1092012

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# Accounts

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**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
(A COMPANY LIMITED BY GUARANTEE)**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2021**

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
LEGAL AND ADMINISTRATIVE INFORMATION**

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Patron	Sir Robert Worcester KBE DL
President	Graham Clarke
Vice Presidents	Amanda Cottrell OBE DL Tracey Crouch MP Rt Hon Damian Green MP R A Knox-Johnston Christine Drury
Trustees	John Wotton (Chairman) Michael Moore (Treasurer until November 13 <sup>th</sup> , 2020) Julian Glenister (Treasurer from November 13 <sup>th</sup> , 2020) Peter Blandon Margaret Borland Nigel Britten Richard King Val Loseby David Morrish Henny Shotter Gary Thomas (deceased February 16 <sup>th</sup> , 2020) Graham Warren (retired November 13 <sup>th</sup> , 2020) David Wood
Company Secretary	Michael Moore FCA
Branch Director	Dr Hilary Newport
Charity number	1092012
Company number	4335730
Operational address & Registered office	Queen's Head House Ashford Road Charing Kent TN27 0AD

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND  
LEGAL AND ADMINISTRATIVE INFORMATION**

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ADVISERS

Auditors MHA MacIntyre Hudson  
Maidstone  
United Kingdom

Bankers CAF Bank Ltd  
25 King's Hill Avenue  
King's Hill  
West Malling  
Kent ME19 4JQ

Investment Managers Smith & Williamson Investment Management  
No. 1 Bishops Wharf  
Walnut Tree Close  
Guildford, Surrey GU1 4R

Legal Advisers Richard Buxton Solicitors  
Office A, Dale's Brewery  
Gwydir St  
Cambridge CB1 2LJ

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**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021**

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The Financial Statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Companies Act 2006, Financial Reporting Standard 102 (FRS 102) and the statement of Recommended Practice (SORP 2015).

**Constitution**

The Kent Branch of CPRE was founded in 1929. The company was incorporated on 6<sup>th</sup> December 2001 and became a registered charity on 14 May 2002. Activities within the company did not commence until 11 October 2002. The Kent Branch of the Campaign to Protect Rural England is a company limited by guarantee and is governed by a Memorandum and Articles of Association dated 6 December 2001. The company also operates under the name CPRE Kent, the Countryside Charity.

**Recruitment and appointment of Trustees**

The Directors of the Company are also Charity Trustees for the purpose of Charity Law, and under the Company's Articles are known as members of the Board. The Board includes *ex officio* the Chairman, Vice Chairmen and Treasurer of the Charity who are elected annually at the AGM, together with up to five members who are also elected annually after prior nomination. Each of the twelve district committees and the three specialist committees (Environment, Transport and Historic Buildings) may also nominate a member, in which case nomination must be made not less than 28 clear days prior to the AGM. The requirement for 28 days prior notice enables members voting at the AGM to have had time to evaluate the candidates.

There is also provision for three additional members to be co-opted by the Board during the year. No member may serve for more than five years continuously except the Chairman, Vice Chairman and Treasurer whose *ex officio* role may continue after previous service as members. Members are eligible to serve again after standing down for one year.

**Trustees' training and induction**

New Trustees will be expected to spend some time familiarising themselves with the full range of managerial and administrative work that needs to be carried out by the Company. Trustees are also encouraged to attend the meetings of district and specialist committees outside their normal areas of experience to broaden their understanding of the wider activities of the Branch. Involvement with CPRE's wider and national activities is encouraged and is facilitated by induction days at CPRE's national office, workshop events and conferences. Other training is arranged as needed.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021**

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**Objectives and activities for public benefit**

The objects for which the Charity is established are to promote and encourage for the benefit of the public the improvement and protection of the English Countryside and, in particular, that of Kent and its towns and villages, and the better development of the rural environment.

The principal work of the Charity is to influence planning policy and planning decisions for the promotion and protection of the countryside of Kent and beyond. We achieve this by monitoring and commenting on planning applications, local plans and planning policy, and by engaging with decision makers and the public to raise awareness and grow membership and other support.

We provide advice and support to individuals and community organisations on planning policy and process, and specialist input on individual schemes where possible. We encourage participation in the planning process and provide media and campaigning support to those local campaigns that are aligned with our organisational priorities and policies.

The Charity also works to inform decision-makers and the public on the effects of climate change and exploitation of natural resources, particularly as they affect the Kent countryside, and the need for sustainability, the impact of people's actions and the choices that can be made.

CPRE Kent works under the umbrella of the national CPRE organisation, and is one of 42 independent charities based in counties or regions which, along with the national organisation, make up the CPRE network. National CPRE sets policy on relevant matters, in consultation with the CPRE network and administers membership management and subscriptions. Increasingly it also provides support in membership recruiting and in volunteer management and induction.

The trustees confirm that they have referred to the guidance contained at the Charity Commissioner's general guidance on public benefit when reviewing the charity's objectives.

**Organisation Structure**

The Charity employs a chief executive, known as the Branch Director, who is assisted by a General Manager, three specialist Planners (two part-time) and a communications and PR Manager (part time).

The staff team at 31<sup>st</sup> March 2021 were:

Paul Buckley – Senior Planner  
Julie Davies – Planner  
Vicky Ellis – General Manager  
David Mairs – Communications and PR Manager  
Hilary Newport – Branch Director  
Richard Thompson – Planner (from 7<sup>th</sup> December)

The Charity is governed by a Board, supported by a structure of committees. Additional working groups are set up as and when required.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021**

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**Achievements and performance****General planning**

The National Planning Policy Framework (NPPF) remains the key factor which underpins a great deal of our campaigning. The NPPF stipulates that:

- Local Planning Authorities (LPAs) must demonstrate that they have specific deliverable sites sufficient to provide five years' worth of housing against their objectively assessed housing requirements, plus an additional buffer of 5%; this must be increased to a 20% buffer where there has been significant under delivery over the previous three years.
- There is 'a presumption in favour of sustainable development' which either means proposals which accord with an up-to-date development plan should be approved without delay, or that where there are no relevant development plan policies, or the policies are deemed to be out of date (which includes when the Housing Delivery Test shows delivery of housing is substantially below the housing requirement for the previous three years), planning permission should generally be granted.

Not all Local Planning Authorities (LPAs) in Kent can demonstrate that their Local Plan is fully compliant with the NPPF, and as a result speculative applications for major developments on sites which have never been tested through a local plan-making process continue to come forward. Increasingly we are seeing 'planning by appeal', when such speculative applications are refused by an LPA (usually for very good reasons) and the promoter exercises their right to appeal that decision before a Planning Inspector.

Meanwhile our experience across most of the county is that even where local plans exist, the standard method for determining 'objectively assessed need' is leading to local plans containing housing delivery targets which are undeliverably high. This compounds the problem of LPAs being unable to demonstrate the supply of enough land to meet those targets, and leads inevitably to planning decisions that permit development that, on all other criteria, are less suitable and less sustainable. Recent proposed amendments to the NPPF look likely to exacerbate the imbalance between housing targets and delivery still further, and put more countryside needlessly at risk of inappropriate development.

**Local Plans/National Policy**

Responding to consultations on the various stages in the development of local plans across Kent and Medway remains a core part of our activity, along with consultations in many elements of county-wide and national planning policy. Over the course of the year, district and specialist committee members have worked alongside staff to participate in the following consultations:

Medway (Hoo Peninsula)	Tonbridge & Malling
Folkestone and Hythe (including Otterpool)	Gravesham
Dover	Swale
Dartford	Tunbridge Wells

We also made a significant contribution, along with branches around the country, to the national CPRE consultation on proposed changes to the planning system in a white paper published for consultation in August. With considerable input from back-bench MPs, many of whom have been in consultation with local and national CPRE, the government's proposals appear to have changed substantially from the version that was originally proposed, which would have had damaging impacts on rural areas in the South East. We await the revised proposals to be put forward, probably in the current parliamentary session.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021**

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**Major Commercial and Housing Developments**

Some of the major applications that we have focused on during this year include these:

**London Resort**

London Resort is a proposed major theme park on the Swanscombe peninsula. An application for a Development Consent Order was submitted at the end of December and awaits examination. While we support the principle of brownfield regeneration and the provision of high-quality employment opportunities, this is a site where the brownfield footprint has evolved into an extraordinarily diverse range of habitats which support rare and diverse assemblages of flora and fauna, particularly invertebrates. For this reason, the site has recently been notified as a Site of Special Scientific Interest by Natural England. This designation has meant that there will need to be substantial revision of the application documents.

**Otterpool Park**

In March 2019 Folkestone and Hythe District Council submitted its plans for 'Otterpool Park', a Garden Town of up to 10,000 homes to the south of the M20 off J11, over a total area of 615 ha which includes 357 ha of farmland, purchased by Shepway District Council in late 2015. The scheme is now progressing through the Folkestone & Hythe Local Plan and the first phase is being planned.

**Lydden Hill Race Circuit**

Alongside local campaign groups and the Kent Downs AONB unit we objected to plans to expand the commercial operation of this race circuit to year-round use, due to noise nuisance and the conflict with the tranquillity of the surrounding AONB. Permission for the expansion was granted on 29<sup>th</sup> May 2020 and we are exploring ways to work with the local authority on noise control.

**Otham**

We were participants in an inquiry into the refusal of planning permission for 440 homes at Otham, helping defend Maidstone Borough Council's refusal of permission on the grounds of road safety and damage to heritage assets. Unfortunately, the inclusion of the site in MBC's Local Plan meant that the planning balance was decided in favour of the applicant.

**Lenham**

Maidstone Borough Council has published a masterplan detailing its proposals to build a 400-home garden village outside Lenham. We are working alongside the local campaigners who are objecting on the grounds of environmental damage and the lack of meaningful consultation about the proposals.

**Turnden**

We will be participants at an inquiry into proposals to build 165 homes on farmland within the High Weald Area of Outstanding Natural Beauty. This application has been called in by the Secretary of State at the request of Natural England and will go to inquiry in September.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021**

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**Major Infrastructure****Aviation & Runway Capacity in the South East**

We participated in the examination of the application for a Development Consent Order to open Manston Airport as a freight hub. We objected on the grounds of the climate emergency and noise nuisance. Permission was granted by the Secretary of State, despite the Inspectors' recommendation to refuse the application, although that decision was the subject of a legal challenge by a local campaigner, which the Department for Transport declined to defend. The decision looks likely to be re-visited at a future date. Meanwhile Gatwick airport's continuing plans to expand its operations have been stalled by the Covid-19 lockdown and the loss of some of their major operators.

**Lower Thames Crossing**

The application to build the Lower Thames Crossing east of Gravesend was withdrawn by Highways England following concerns raised by the Planning Inspectorate over inadequate consultation. A further consultation is expected in summer 2021 before a revised application can be expected. There are still serious concerns that the plans for the crossing do not include adequate provision for the impacts on the wider road network, nor any provision for funding the necessary alterations and improvements elsewhere: nor will it make any meaningful contribution to reducing congestion and air pollution at the existing Dartford crossings. The Lower Thames Crossing underpins the strategy of the Thames Estuary 2050 Growth Commission which is proposing ambitious plans for an even greater level of development in the Thames Gateway area, which under their plans now stretches further east to Thanet in Kent and Foulness in Essex. We are in communication with the Transport Action Network who are mounting a legal challenge to the government's Road Infrastructure Strategy on the grounds that it conflicts with the climate change requirements of the Paris Agreement. If this challenge is successful it may have a significant impact on Government's wider Roads Infrastructure Strategy, which could see an estimated £27bn spent on road building projects and dramatically increase greenhouse gas emissions.,

**Wincheap Park & Ride**

Canterbury City Council granted itself planning permission to extend the existing Park & Ride facility at Wincheap, obliterating a stretch of water meadow and risking pollution of the River Stour and the SSSI at Stodmarsh downstream, in order to accommodate a new slip road from the A2 to be built to accommodate new housing. We made a legal challenge to that decision, supported by crowdfunding by local campaigners. It subsequently emerged that the plans for the slip road did not meet Highways England's safety requirements, so the premature planning permission for the Park & Ride became undeliverable and the permission has been quashed.

**Energy Infrastructure**

The examination of the Cleve Hill Solar Park Development Consent Order application began in May 2019. Despite the clear and urgent need for low-carbon energy, we opposed this development on the grounds of its unacceptable impacts on biodiversity and landscape. Permission was finally granted at the end of May 2020, and our role now is to work alongside the developers to ensure the negative impacts of the development can be kept to a minimum.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021**

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**Other Campaign Themes****Air Quality**

The impact of major development, and concomitant increase in road-based traffic, on other areas already suffering from poor air quality is becoming increasingly important in planning decisions. This is particularly the case in the light of recent court judgements requiring UK Government to meet its legal requirements with regard to improving air quality.

**Climate Crisis**

We worked alongside the wider CPRE network in developing an overarching strategy on the climate crisis that underpins the rest of CPRE's policy positions in all other key areas. Many planning decisions are still being made which are at odds with the government's commitment to net zero carbon, and this will continue to be a major theme in our campaigning work.

**Water**

We have continued our engagement with the consultation processes for the water supply companies' Water Resource Management Plans. The south east remains an area of severe water stress, and Kent is home to chalk streams which are in declining condition due to over-abstraction from chalk aquifers and due to receiving the outfall from sewage treatment plants. We maintain our campaign position that serious measures must be taken to manage the consequences of increased water consumption as the result of a rising population. We argue for efficiency in water use, less leakage, more water recycling and the consideration of transfers between water company areas to create a functioning water grid. At the time of writing, we await the resolution of the moratorium on development imposed by Natural England in the catchment area of the River Stour. The increase runoff of phosphate and nitrate pollutants into the river as the result of wastewater from housing and other development in the area is affecting the water quality of the nationally and internationally-protected Stodmarsh Site, important for a range of aquatic habitats and the wildlife that depend upon them. Developments in parts of Ashford, Canterbury, Dover, Folkestone & Hythe and Maidstone districts are on hold until developers can demonstrate there will be no increase in pollutants entering the Stour catchment.

**District Committees and Specialist Group activity**

Our district and specialist committees have continued with their core activities of reviewing and commenting on relevant planning applications, either suggesting how the proposals could be improved or objecting to them because of the effect they would have on the environment. Our Planners have assisted the committees in submitting representations on Local Plan documents (see above for details of the year's activity) and with the joint input of specialist planning skills and local knowledge of the District Committee members we have been able to submit very effective responses to consultations and engage positively in the development of local plans. The Committees continue to engage positively with the officers and elected members of their councils. The Historic Buildings Committee continues to organise its annual Gravett Award for the best observational drawings of historic buildings or structures produced over the past year by an undergraduate at the Kent School of Architecture.

**Media and publicity**

We remain a significant contributor to broadcast and print media, both within Kent and beyond. We have provided interviews for local radio and TV channels on subjects such as planning for housing, aviation, litter and waste management and major infrastructure projects. We have also continued to grow our presence on social media (Facebook and Twitter) and maintain a well-used website. We are particularly keen to engage with younger potential members and supporters and we are extending our 'reach' through these media considerably.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021**

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**Links with outside bodies**

We have continued to increase the strength of our links with many organisations, in particular the Kent Association of Local Councils, the Kent Downs and High Weald AONB units, WKPS and the Kent School of Architecture. We have undertaken virtual planning training sessions for parish councillors, jointly organised with KALC. We have also continued to strengthen our links with other CPRE County Branches around the country, especially with Sussex and Surrey branches over matters such as aviation (especially on the potential expansion of Gatwick) and light pollution, and Essex over the Lower Thames Crossing. We have also continued to address numerous groups on various aspects of the organisation's work, including Parish Councils, many of which are CPRE members, as well as local amenity and other organisations such as local environment groups, Rotary clubs etc. We have also participated at planning inquiries at the request of Parish Councils and local community groups.

**Plans for future periods**

This reporting year has significantly been marked by the Covid-19 lockdown. Since late March 2020 we have rapidly become accustomed to home working, remote meetings, and the new necessity of video conferencing. We successfully held our AGM by videoconference in late November.

An unforeseen effect of the pandemic and widespread remote working has been an increase in the activities of cybercriminals, and in November the shared files held by the office staff were subjected to a ransomware attack. Fortunately due to the data security precautions put in place by our General Manager, and with her swift and effective action on discovering the attack, the attack had relatively little impact on the normal work of the branch and stringent safeguards are in place to prevent its recurrence. We are assured that no personal data of our members was compromised.

While the ways of working of our staff and volunteers have changed significantly, the workload presented by consultations, local plan development and major infrastructure issues has continued unabated, and we have no reason to expect this to change. We will continue to manage and use our resources to champion the Kent countryside: promoting its outstanding beauty, supporting thriving rural communities, and ensuring that the countryside is properly considered and given adequate weight in planning decisions.

With the support of many of the volunteers from our committees, we have adopted a forward plan which better enables us to target our resources where we can have greatest impact. In the first instance, we are producing campaign material which allows us to present positive principles for planning and good development. During the year we recruited a full-time professional planner, to provide more planning capacity to support the work of the branch.

We will continue to work with other CPRE branches and national CPRE to provide the evidence to Government of how planning works in reality; to press for existing planning permissions to be built rather than land banked or renegotiated; and for a more workable approach to housing numbers that takes proper account of constraints and does not constantly undermine Local Authorities' plan making processes. Increasingly we are working as part of the 'One CPRE' network which has significantly enhanced our effectiveness in these strands of lobbying. The new future strategy and membership work emerging from national CPRE is an exciting opportunity to increase our engagement and membership.

We will continue to work with as many local groups and parishes as our resources allow to help them engage with challenging planning situations, and we will continue to make representations on local plans, although to balance competing demands this will not be on all stages of every plan.

We will continue to focus our work and decide priorities with a campaign plan and update our approach to campaign planning and review our organisation of committees and working groups to reflect the needs of the organisation and availability of resources. We will continue to use the organisation structure to enable staff and volunteers to work together as a CPRE Kent team, whether focused on specific applications within a local authority administrative district boundary or addressing Kent-wide and national topics.

## **TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2021**

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Communications will continue to be an essential part of our campaigning - our twice-yearly magazine will continue, and we also ensure our website is up to date as we also engage through Twitter and Facebook. More than ever we are using our social media channels to highlight the importance to our communities of access to the natural world, green spaces and biodiversity during the lockdown. We will maintain our strong relationship with local and national media. The wide range of situations and issues considered by our District Committees means that our part time Communications staff team member will always have a lot to do, and the Branch Director will quite often have reason to be on local TV or radio.

Our future depends on good organisation, teamwork and the good management of our financial resources – both day to day financial governance by our Honorary Treasurer and our General Manager, and on good oversight by trustees, and our finance and investment committee.

Our future also depends on our supporters - our members, donors, volunteers and those who follow us on social media. We will aim to engage with all our supporter audiences in the right way into the future to ensure support for what we do and the resources to do it.

### **Investment policy and review**

The majority of the Charity's investments are professionally managed by Smith and Williamson. The Finance and Investment committee set certain benchmarks to be achieved by the investment managers to obtain a mix of income and capital growth in order to enable the Charity to fund its core activities and maintain its capital.

We also have property which at 31st March 2021 was represented by Queen's Head House and its tenanted flat, and a rental property in Maidstone.

### **Financial review**

The net deficit for the year before investment gains and losses was £93,069 (deficit £7,086 in 2019/20). The main reason for the large deficit was the decline in our investment income due to the pandemic which we hope will be temporary. The global Covid-19 pandemic initially caused world stock markets to crash, but during the latter part of 2020 global markets began to recover and this continued into 2021 which resulted in our investments showing a net realised and unrealised gain for the year of £873,260 (2020 deficit £440,518). Full details of the financial position for the year can be found on page 15. This year we have made the capital transfer of £50,000 from the designated fund and since the year end this sum has been drawn in cash from the investment portfolio. The trustees are conscious that in order to safeguard the long-term future of the charity all its activities are planned to achieve campaigning objectives without depleting the long-term value of the charity's designated fund.

### **Membership**

CPRE Kent remains one of the strongest branches within the CPRE Network, although recruiting new members is still challenging against a national pattern of declining membership. Our normal programme of attendance at events and country shows, spearheaded by the General Manager and a strong team of volunteers, has been on hold for this reporting period but we hope that some events will take place from summer 2021 onwards, effectively raising the Branch's profile and encouraging new members to join. Volunteers are always welcome to help staff the CPRE Kent stand at such events.

### **Reserves policy**

Stock markets have recovered well in 2021 but the uncertainty continues regarding the global Covid-19 pandemic as well as the concerns that inflation may increase.

It is the long-term aim to maintain a level of liquid reserves which will be approximately sufficient for one year's budgeted expenditure. As our cash reserves have fallen, we are now making withdrawals of Capital from the Investment portfolio.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021**

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As at the year end the Charity held total reserves of £6,079,917 of which £293,110 was held in unrestricted free reserves. The Charity has one restricted fund at the end of the year with a year-end balance of £929. The Charity is holding at the year-end liquid reserves of £104,230 equivalent to approximately 5 months' overhead expenditure.

The Trustees review reserves policy annually, at the time when the budget is approved. Should it prove necessary to supplement the reserves (to reflect heightened levels of activity, for example) this will be done by calling down further funds from the Designated Fund.

**Risk management**

A risk management strategy has been prepared and is under regular review by the Board. It highlights the major areas of risk to which the Charity is exposed and identifies the appropriate control in the authorisation of expenditure and to ensure the health and safety of staff, volunteers and visitors. The strategy is updated quarterly in consultation with the Board.

The Charity considers a decline in membership numbers as a key risk. CPRE Kent is running an active branch events program and, as described below, will resume membership recruitment at public events as soon as circumstances permit. Membership recruitment at national level continues through an active programme of campaigns and appeals.

Potential difficulties in future recruitment and retention of effective Trustees and key staff, is also considered to be a key risk the Charity faces. The Charity carries out regular reviews of recruitment and retention. The Charity also reviews and updates job specifications when looking to recruit key staff.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021**

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**Statement of Trustees' responsibilities**

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and regulations. Company law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards) and applicable law.

Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its net incoming/outgoing resources 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 FRS 102 and the Charities SORP (SORP 2015)
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure the financial statements comply with the Companies Act 2006 and the provisions of the charitable company's constitution. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions. The following statements have been affirmed by each of the Trustees of the charitable company:

- so far as each Trustee is aware, there is no relevant audit information, (that is, information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware; and
- each Trustee has taken all the steps that he/she ought to have taken as a Trustee in order to make himself/herself aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

**Committees**

The Charity has a structure of committees to organise and oversee its work. As at 31<sup>st</sup> March 2021 the following committees were active:

- Finance & Investments
- Management (which implements the directions of the Board and monitors progress towards objectives)
- District committees which scrutinise local planning lists and engage with Local Plan development
- Specialist topic committees: Environment, Historic Buildings, and Transport
- Other *ad hoc* committees to address specific topics or tasks are raised as necessary, including a staffing committee which convenes annually to review salaries

The branch additionally holds quarterly meetings of the chairmen of each of these committees.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021**

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**Employees and Volunteers**

Our staff and volunteers continue to build CPRE's long-established reputation for professionalism, expertise and quality. They are the reason for many of our campaigning successes.

The Board is grateful for the huge amount of work that they do. The work of volunteers in the districts is supported by advice from the branch office.

**Fundraising Approach and Performance**

CPRE Kent undertakes fundraising activity by inviting donations through our website, Facebook and at events. We invite people to become members of CPRE Kent through our website, social media, at events and by engaging with those members of the public who approach the branch for advice on planning matters. We normally take stands at events in Kent throughout the year including the Kent County Show, ploughing matches and other rural and farming events, although during the summer of 2020 these activities were largely cancelled.

Preparation for these events includes careful briefing to those involved on the day so that all contacts with potential members are polite, engaging and interesting, that no one feels pressurised to support our work, all data protection rules are adhered to and all involved feel well briefed. Through our website and printed newsletters, we also invite people to consider CPRE Kent when making their wills.

CPRE Kent also benefits from the work of National CPRE which undertakes fundraising activity via direct mail in line with the Fundraising Code of Practice set by the Fundraising Regulator. Our Fundraising Promise is set nationally and is available through a link to our national website. The charity does not work with professional fundraisers. No complaints were received during the year in respect of the charity's fundraising activities.

Work has been underway throughout the reporting period to ensure that, in line with CPRE's national organisation, the branch is in compliance with the requirements of the General Data Protection Regulations which came into force in May 2018.

**Remuneration Policy**

The pay of all the employees is determined by the Board of Trustees on recommendation of the staffing committee.

The same benefits, including pensions, and terms and conditions apply to the principal officers as all other staff.

**Small Companies Provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

**Auditor**

MHA MacIntyre Hudson were re-appointed as the charitable company's auditor during the year and have expressed their willingness to continue in that capacity.

Approved by the Trustees on 23<sup>rd</sup> July 2021

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M J Moore FCA - Company secretary

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS  
OF THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

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**Opinion**

We have audited the financial statements of The Kent Branch of the Campaign to Protect Rural England (the 'charitable company') for the year ended 31 March 2021 which comprise the statement of financial activities (incorporating an income and expenditure account), balance sheet, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Basis for opinion**

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

**Conclusions relating to going concern**

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

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

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

**Other information**

The other information comprises the information included in the trustees' report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS  
OF THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

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misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**Opinions on other matters prescribed by the Companies Act 2006**

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

- the information given in the trustees' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

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

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of trustees**

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

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

**Auditor's responsibilities for the audit of the financial statements**

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS  
OF THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

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of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management and those charged with governance around actual and potential litigation and claims;
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Reviewing meeting minutes of those charged with governance.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**Use of our report**

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Duncan Cochrane-Dyett BSc BFP FCA, Senior Statutory Auditor

for and on behalf of  
**MHA MacIntyre Hudson**

Statutory Auditor

Maidstone  
United Kingdom  
Date:

**STATEMENT OF FINANCIAL ACTIVITIES (Incorporating an Income and Expenditure Account)  
FOR THE YEAR ENDED 31 MARCH 2021**

	Notes	Unrestricted Funds £	Restricted Fund £	Designated Funds £	Total 2021 £	Total 2020 £
<b>Incoming Resources</b>						
Donations and Legacies	2	60,674	3,412	-	64,086	67,117
Other trading activities		1,256	-	-	1,256	4,456
Investment income	3	252	-	115,191	115,443	172,823
Surplus on sale of fixed assets		-	-	-	-	57
<b>Total Income</b>		<b>62,182</b>	<b>3,412</b>	<b>115,191</b>	<b>180,785</b>	<b>244,453</b>
<b>Resources Expended</b>						
Raising funds	4	1,710	-	18,250	19,960	22,065
Charitable activities	5	250,211	2,483	1,200	253,894	229,474
<b>Total Expenditure</b>		<b>251,921</b>	<b>2,483</b>	<b>19,450</b>	<b>273,854</b>	<b>251,539</b>
<b>Net (outgoing)/incoming resources</b>		<b>(189,739)</b>	<b>929</b>	<b>95,741</b>	<b>(93,069)</b>	<b>(7,086)</b>
Realised and Unrealised gain/(loss) on investment assets		-	-	873,260	873,260	(440,518)
<b>Net income/(expenditure)</b>		<b>(189,739)</b>	<b>929</b>	<b>969,001</b>	<b>780,191</b>	<b>(447,604)</b>
<b>Transfers between funds</b>		<b>146,941</b>	<b>-</b>	<b>(146,941)</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>		<b>(42,798)</b>	<b>929</b>	<b>822,060</b>	<b>780,191</b>	<b>(447,604)</b>
<b>Reconciliation of funds</b>						
Total funds brought forward		335,908	-	4,963,818	5,299,726	5,747,330
<b>Total funds carried forward</b>	16	<b>293,110</b>	<b>929</b>	<b>5,785,878</b>	<b>6,079,917</b>	<b>5,299,726</b>

All of the charity's activities are continuing.

There are no gains and losses other than those shown above.

**BALANCE SHEET  
AS AT 31 MARCH 2021**

	Notes	£	2021 £	£	2020 £
<b>Fixed Assets</b>					
Tangible assets	11		212,480		210,804
Fixed asset investments	12	5,260,607		3,947,114	
Freehold Investment Property	13	470,000	5,730,607	470,000	4,417,114
		<i>Total fixed assets</i>	<u>5,943,087</u>		<u>4,627,918</u>
<b>Current Assets</b>					
Stocks		1,928		1,963	
Debtors	14	13,973		20,100	
Investments	12	50,233		485,768	
Cash at bank and in hand		104,230		188,187	
		<i>Total current assets</i>	170,364	696,018	
<b>Liabilities</b>					
Creditors: Amounts falling due within one year	15	(33,534)		(24,210)	
		<i>Net current assets</i>	136,830	671,808	
		<b>Total net assets</b>	<u>6,079,917</u>		<u>5,299,726</u>
<b>The Funds of the Charity</b>					
Designated Funds	16		5,785,878		4,963,818
Restricted Fund			929		-
Unrestricted funds			293,110		335,908
		<b>Total charity funds</b>	<u>6,079,917</u>		<u>5,299,726</u>

These financial statements were approved and authorised for issue by the Board of Trustees on

23rd July 2021 and signed on their behalf by:

.....  
Julian Glenister FCA (Honorary Treasurer)

.....  
John Wotton (Chairman)

**Company Registration No. 04335730**

**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2021**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Net cash provided by operating activities (see Note 22)</b>	<u>(190,420)</u>	<u>(150,970)</u>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	115,191	171,994
Bank and other interest received	252	829
Purchase of property, plant and equipment	(4,282)	(558)
Sale of fixed asset	-	57
<b>Investment movements made by Advisers</b>		
Movement in cash held by Investment advisers	435,535	(462,814)
Sale of investments	1,502,045	1,487,119
Purchase of investments	<u>(1,942,278)</u>	<u>(1,278,655)</u>
<b>Net cash inflow / (outflow) used in investing activities</b>	<u>106,463</u>	<u>(82,028)</u>
<b>Increase / (decrease) in cash</b>	<u>(83,957)</u>	<u>(232,998)</u>
<i>Change in cash and cash equivalents in the year</i>		
<b>Cash and cash equivalents at 1 April 2020</b>	<u>188,187</u>	<u>421,185</u>
<b>Cash and cash equivalents at 31 March 2021</b>	<u>104,230</u>	<u>188,187</u>
<b>Analysis of cash and cash equivalents</b>		
Cash at hand and in bank	<u>104,230</u>	<u>188,187</u>
<b>Total cash and cash equivalents</b>	<u>104,230</u>	<u>188,187</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**1 Accounting policies**

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

**a) General information and basis of preparation**

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements are prepared under the historical cost convention modified to include certain items at fair value.

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

The financial statements have been prepared on a going concern basis. There are no material uncertainties related to events or conditions which would cast doubt on the Charity's ability to continue as a going concern. The Trustees have considered relevant information, including the annual budget, forecast future cash flows and the impact of subsequent events in making their assessment. The Trustees have noted that the COVID-19 pandemic has caused a substantial decline in the Charity's investment income but the Charity's operations have continued although fundraising at agricultural shows and other events have been restricted. The Charity's income from investments (dividend income) is likely to continue to be heavily reduced for the year ahead and the Trustees have again sought advice from their investment advisors on what the income reduction is likely to be. The global stock markets have recovered well in 2021 although the Trustees do expect the revenue streams to be heavily impacted, the charity has substantial capital reserves and so this shouldn't affect the Charity's ability to continue as a going concern. In response to the COVID-19 pandemic, the Trustees have continued to perform a robust analysis of forecast future cash flows taking into account the potential impact on the business of possible future scenarios arising from the impact of COVID-19. This analysis also considers the effectiveness of available measures to assist in mitigating the impact.

Based on these assessments and having regard to the resources available to the entity, the Trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and accounts.

The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**b) Incoming resources**

Donations are recognised as incoming resources when receivable, except insofar as they are incapable of financial measurement. Subscriptions relates to the amounts received from the CPRE National Office. These are included on a cash basis as members pay at different rates and cover a year from the date the member pays the subscription. The Charity's trustees' opinion is that the cost of calculating any accrual or deferred income outweighs any benefit, and the amount would not be material.

Legacy income is recognised at the earlier of the charity being notified when estate accounts are settled and there is notification of a distribution, or when the legacy is received. On occasion legacies will be notified to the Charity however it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the Charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the Charity's right to receive payment is established.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**


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**1 Accounting policies (contd)**
**c) Resources expended**

Resources are recognised in the period in which they are incurred. Resources expended include attributable VAT which cannot be recovered.

Costs of operating funds comprise the costs associated with attracting voluntary income and the costs of the Lottery Club prizes and investment management fees.

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

Support costs include the costs of human resources, IT, finance and governance. Overhead costs include depreciation and office costs.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include audit fees and estimated costs linked to the strategic management of the Charity.

**d) Tangible fixed assets and depreciation**

Tangible fixed assets other than freehold land are stated at cost or valuation less depreciation. Depreciation provided are rates calculated to write off the cost less estimated residual value of each asset over its expended useful life, as follows:

Freehold buildings	2% on cost
Integral building features	10% on cost
Fixtures and fittings	20% on cost
Computer & office equipment	25% on cost

Land and buildings were previously valued using chartered surveyor's valuation as disclosed in note 11.

**e) Pensions**

The pension costs charged in the financial statements represent the contributions payable by the charity to employees' defined contribution pension schemes.

**f) Company Status**

The Charity is a company limited by guarantee. In the event of the Charity being wound up the liability in respect of the guarantee is limited to £1 per member of the Charity. The address of the registered office is given in the Charity information on the Legal & Administrative Information page of these financial statements.

**g) Fund Accounting**

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

The Designated Fund, which is treated like an expendable endowment fund, was created by the Trustees. Investment income arising on the endowment fund and investment management charges are initially allocated to the designated fund, but a transfer is made to the unrestricted fund which represents the income and expenses. Any capital gains or losses arising on the investments form part of this fund.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**
**1 Accounting policies(contd)**
**h) Investments**

Investments are stated at fair value at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluations and disposals throughout the year.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

**i) Stock**

Stock is valued at the lower of cost and net realisable value.

**j) Debtors & creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

**k) Key judgements and sources of estimation uncertainty**

Investment properties are professionally valued based on comparable sales within the local area. This uses the sales on similar local rental properties but there is an inevitable degree of judgement involved in that the investment properties are unique.

Other debtors includes an estimate for a legacy receivable amounting to £ nil (2020 £9,000) where probate has been filed, however the Charity have not yet been notified of the final distribution. This amount is an estimate which considers the remaining balance due from realised assets.

2 Income from donations and legacies	Unrestricted	Restricted	Designated	2021	2020
	Funds	Funds	Funds		
	£	£	£	£	£
Membership subscriptions	43,469	-	-	43,469	43,855
Donations	7,579	3,412	-	10,991	6,124
Grant	341	-	-	341	-
Legacies	5,018	-	-	5,018	13,037
Lottery	4,267	-	-	4,267	4,101
	60,674	3,412	-	64,086	67,117

3 Investment income	Unrestricted	Designated	2021	2020
	Funds	Funds		
	£	£	£	£
Dividends receivable	-	61,868	61,868	93,716
Interest on fixed interest bonds	-	31,045	31,045	58,232
Other Interest receivable	252	168	420	1,231
Rental income	-	22,110	22,110	19,644
	252	115,191	115,443	172,823

4 Expenditure on raising funds	Unrestricted	Designated	2021	2020
	Funds	Funds		
	£	£	£	£
Investment management fees	-	14,130	14,130	13,613
Purchases for resale and fund raising costs	90	-	90	1,980
Lottery Club prizes	1,620	-	1,620	1,800
Property rental costs	-	4,120	4,120	4,672
	1,710	18,250	19,960	22,065

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

5 Expenditure on charitable activities	Unrestricted Funds £	Restricted Fund £	Designated Funds £	2021 £	2020 £
<b>Costs directly allocated to campaigning activities</b>					
Staff costs	125,299	-	-	125,299	110,226
Campaigning -Legal costs		2,400	-	2,400	6,000
Staff Travelling	298	-	-	298	1,244
Contribution to campaigns	7,000	-	-	7,000	3,500
Publicity and printing	30	-	-	30	100
Events	287	-	-	287	2,851
Newsletters	9,050	-	-	9,050	8,996
Volunteering activities	-	-	-	-	292
Subscriptions publications and Donations	1,377	-	-	1,377	1,314
<b>Support costs allocated to campaigning activities</b>					
General office staff	54,740	-	-	54,740	54,233
Premises costs	10,222	-	-	10,222	8,261
Staff recruitment and support costs	2,310	-	-	2,310	1,281
Staff training	132	-	-	132	367
Liability insurance	1,872	-	-	1,872	1,938
Printing, postage and stationery	3,137	-	-	3,137	2,877
Telephone	2,394	-	-	2,394	1,657
Computer, website and equipment maintenance	8,384	-	-	8,384	3,613
Consultancy and professional costs	6,190	-	-	6,190	942
Depreciation	1,406	-	1,200	2,606	2,957
Sundry expenses	2,026	83	-	2,109	2,316
Governance costs	14,057	-	-	14,057	14,509
	250,211	2,483	1,200	253,894	229,474
<b>6 Governance costs</b>				<b>2021 £</b>	<b>2020 £</b>
Staff costs				7,697	7,686
Auditors' remuneration (note 10)				6,360	5,671
Other costs				-	1,152
				14,057	14,509

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**
**7 Employee information**

The average monthly number of employees and full time equivalent (FTE) during the year was:

	2021 Number	2021 FTE	2020 Number	2020 FTE
Charitable activities	5	4	5	4

**Employment costs**

	2021 £	2020 £
Wages and salaries	165,683	151,760
Social security costs	12,198	11,495
Other pension costs	9,855	8,860
	187,736	172,115

There was one employee whose annual emoluments amounted to £60,001 -£70,000 (2020: one).

**8 Pension costs**

The company operates a contributory pension scheme. This is a defined contribution scheme and contributions are charged in the statement of financial activities as they accrue. The charge for the year was £ 9,855 (2020 - £8,860).

**9 Trustees' and key management personnel remuneration and expenses**

None of the Trustees (or any persons connected with them) received any remuneration during the year, (2020 - none) and none were reimbursed travelling or other incidental expenses. In 2020 6 Trustees were reimbursed £982 travelling and other incidental expenses.

The total amount of remuneration (including employee benefits in kind) received by key management personnel is £96,400 (2020: £93,901), The Charity considers its key management personnel to comprise the Trustees, Branch Director and General Manager.

**10 Auditor's Remuneration**

The amounts payable to MHA MacIntyre Hudson was:

	2021 £	2020 £
Audit of the financial statements	6,360	5,671
Payroll	1,407	1,206
	7,767	6,877

Audit fees are shown within governance costs (note 6), non-audit services are shown as part of staff support costs within expenditure on charitable activities (note 5).

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

11 Tangible fixed assets	Freehold land & buildings	Computers & office equipment	Fixtures, & fittings	Total
	£	£	£	£
<b>Cost or valuation</b>				
As at 1 April 2020	210,000	16,196	17,973	244,169
Additions	-	4,282	-	4,282
Disposals	-	(4,554)	-	(4,554)
As at 31 March 2021	210,000	15,924	17,973	243,897
<b>Depreciation</b>				
As at 1 April 2020	-	15,683	17,682	33,365
Disposals	-	(4,554)	-	(4,554)
Charge for the year	1,200	1,377	29	2,606
As at 31 March 2021	1,200	12,506	17,711	31,417
<b>Net book values</b>				
As at 31 March 2021	208,800	3,418	262	212,480
As at 31 March 2020	210,000	513	291	210,804

At 31 March 2021 the net book value of freehold land and buildings contained £150,000 of land at cost which is not depreciated.

The offices at Queen's Head House were revalued as at 31st March 2020 by Katie Hurley MRICS FAAV of Lambert and Foster. The entire net book value of Freehold land & buildings represents the fair value of this property. The historic cost equivalent of these assets is £205,000, which is the deemed cost recognised on transition to SORP (FRS 102).

12 Fixed asset investments	2021 £	2020 £
Market value at 1 April 2020	3,947,114	4,620,497
Acquisitions at cost	1,942,278	1,278,655
Disposal proceeds	(1,502,045)	(1,487,119)
Change in value in the year:		
Realised	102,877	86,505
Unrealised	770,383	(551,424)
Market value at 31 March 2021	5,260,607	3,947,114
Historical cost at 31 March 2021	4,833,511	4,289,935
Investments are represented by:		
Fixed interest bonds	932,494	549,211
Multi asset and Alternative Investment Funds	4,328,113	3,397,903
Total fixed asset investments	5,260,607	3,947,114
Current asset investments: Cash held by Investment Advisers pending re- investment	50,233	485,768
Total value of Portfolio (including current asset investments)	5,310,840	4,432,882

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**
**12 Fixed asset investments (contd)**

Included within the above are the following investments which represent more than 5% of total market value:

<u>Holding</u>	<b>2021</b>	<b>2020</b>
	£	£
185,848.00 Janus Henderson Strategic Bond I Inc	265,763	210,033
147,500 units Aviva Equity Income	-	199,730
231,012.91 units Charities Property Fund	-	245,199
204,845.17 units Black rock Corporate Bond S Inc	-	219,389
132,750 units Link Fund Solutions Ltd, Trojan X Inc	-	201,334
136,364 Units Link Fund Solutions Ltd, Trojan S Inc	-	222,642
59,935 units Liontrust special situations I Inc	-	217,737

**13 Freehold Investment Property**

	<b>2021</b>	<b>2020</b>
	£	£
7 Grant Drive Maidstone	280,000	280,000
Flat 1 Queen's Heads House Charing	190,000	190,000
	<b>470,000</b>	<b>470,000</b>

7 Grant Drive was revalued on the 31st May 2019 by Nicolas A H Rooke BA MSc MRICS of Finns (1985) Ltd. The trustees do not consider the fair value to be materially different between the date of valuation and the balance sheet date.

Flat 1 Queen's Head House was revalued as at 31st March 2020 by Katie Hurley MRICS FAAV of Lambert and Foster. The trustees do not consider the fair value to be materially different between the date of valuation and the balance sheet date.

**14 Debtors**

	<b>2021</b>	<b>2020</b>
	£	£
Tax repayable	618	364
Other debtors	645	9,067
Prepayments and accrued income	12,710	10,669
	<b>13,973</b>	<b>20,100</b>

**15 Creditors: amounts falling due within one year**

	<b>2021</b>	<b>2020</b>
	£	£
Trade creditors	6,684	3,445
Other creditors	3,431	1,308
Accruals	17,482	14,426
Taxation	5,123	4,014
Deferred income	814	1,017
	<b>33,534</b>	<b>24,210</b>

Deferred income consists of rent received in advance relating to the following accounting year, and for advertising income received in advance.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**
**16 Funds****Statement of Funds - Current Year**

	Balance at 01 04 20 £	Incoming resources £	Expenditure £	Gains / (losses) £	Transfer to unrestricted fund £	Balance at 31 03 21 £
<b>Unrestricted funds</b>	335,908	62,182	(251,921)	-	146,941	293,110
<b>Restricted Fund</b>						
Turnden Fund	-	3,412	(2,483)	-	-	929
<b>Designated Funds</b>						
Arthur Ivor Read Legacy	4,958,818	115,191	(19,450)	873,260	(636,608)	5,291,211
Fair value reserve	-	-	-	-	490,867	490,867
Revaluation reserve	5,000	-	-	-	(1,200)	3,800
	5,299,726	180,785	(273,854)	873,260	-	6,079,917

The **Restricted Fund** represents monies donated towards legal costs relating to the planning application, concerning a proposal to build in an Area of Outstanding Natural Beauty in the High Weald, less costs paid to date.

**The Designated Funds**

The Arthur Read Legacy Fund was created by the Trustees and represents the current value of the amounts received from the Estate of Arthur Ivor Read (Deceased). The Trustees intend to transfer the investment income from the managed investment funds, plus the sum of £50,000 of capital, to unrestricted funds every year. The Trustees, in 2014, also agreed to transfer the depreciation and any other reduction in value on Queen's Head House to the designated fund from the date of purchase and annually thereafter.

The money we have received enables the charity to have a campaign reserve and an investment fund. The investments are managed as if it were an endowment and provide funds for CPRE Kent to deliver its campaigning objectives. We are very grateful for Mr Read's generosity and we will ensure that the money is spent in the way he would have wished.

The fair value reserve represents accumulated unrealised gains on fixed asset investments and investment property. An annual transfer is made to adjust for unrealised gains and losses recognised during the year. This balance remains as part of the Arthur Ivor Read Legacy.

The revaluation reserve represents unrealised gains on tangible fixed assets subsequently recognised using the revaluation model. The balance represents accumulated differences between the latest valuation of assets and the historic cost / deemed cost on transition to FRS 102, less depreciation that is recycled by annual transfers to unrestricted general funds over the life of the assets.

**17 Funds****Statement of Funds - Prior Year**

	Balance at 01 04 19 £	Incoming resources £	Expenditure £	Gains / (losses) £	Transfer to unrestricted fund £	Balance at 31 03 20 £
<b>Unrestricted funds</b>	341,894	72,459	(232,154)	-	153,709	335,908
<b>Designated Funds</b>						
Arthur Ivor Read Legacy	5,148,062	171,994	(19,385)	(445,518)	103,665	4,958,818
Fair value reserve	257,374	-	-	-	(257,374)	-
Revaluation reserve	-	-	-	5,000	-	5,000
	5,747,330	244,453	(251,539)	(440,518)	-	5,299,726

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

18 Analysis of net assets between funds - Current Year	Unrestricted funds £	Restricted fund £	Designated funds £	Total 2021 £
Fund balances at 31 March 2021 are represented by:				
Tangible fixed assets	3,680	-	208,800	212,480
Investment assets	153,529	-	5,577,078	5,730,607
Current assets	169,435	929	-	170,364
Creditors: amounts falling due within one year	(33,534)	-	-	(33,534)
	293,110	929	5,785,878	6,079,917

19 Analysis of net assets between funds - Prior Year	Unrestricted funds £	Designated funds £	Total 2020 £
Fund balances at 31 March 2020 are represented by:			
Tangible fixed assets	804	210,000	210,804
Investment assets	-	4,417,114	4,417,114
Current assets	359,314	336,704	696,018
Creditors: amounts falling due within one year	(24,210)	-	(24,210)
	335,908	4,963,818	5,299,726

**20 Operating leases**

The total future minimum lease payments under non-cancellable leases are as follows:

Expiry date:	2021 £	2020 £
Not more than one year	-	480
Later than one year and not later than 5 years	-	-
	-	480

**21 Contingent assets**

The Charity is an eventual beneficiary from the estate of Norah Lawrence, the entitlement is a one fifth share of the residue. The estate consists of a property which is subject to a life interest, the timing of receipt and the amount is uncertain and therefore no asset has been quantified and recognised.

**22 Reconciliation of net expenditure to net cash flow from operating activities**

	2021 £	2020 £
<b>Net income for the year</b>	780,191	(447,604)
<b>Adjustments for:</b>		
Depreciation charges	2,606	2,957
(Gains)/losses on Investments	(873,260)	440,518
Sale of Assets	-	(57)
Dividends, interest and rents from investments	(115,443)	(172,823)
(Increase)/Decrease in stock	35	(74)
Decrease/(Increase) in debtors	6,127	20,630
(Decrease)/Increase in creditors	9,324	5,483
	(190,420)	(150,970)

**Analysis of changes in net debt**

	01 04 20 £	Cash flows £	31 03 21 £
Cash at bank and in hand	188,187	-	83,957
Debt	-	-	104,230
	188,187	-	83,957
	-	-	104,230

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

**23 Comparative statement of Financial Activities (2020)**

	<b>Unrestricted Funds £</b>	<b>Designated Fund £</b>	<b>Total 2020 £</b>
<b>Incoming Resources</b>			
Donations and Legacies	67,117	-	67,117
Other trading activities	4,456	-	4,456
Investment income	829	171,994	172,823
Surplus on sale of fixed assets	57	-	57
<b>Total Incoming Resources</b>	<b>72,459</b>	<b>171,994</b>	<b>244,453</b>
<b>Resources Expended</b>			
Raising funds	3,780	18,285	22,065
Charitable activities	228,374	1,100	229,474
<b>Total Expenditure</b>	<b>232,154</b>	<b>19,385</b>	<b>251,539</b>
<b>Net incoming/(outgoing) resources</b>	<b>(159,695)</b>	<b>152,609</b>	<b>(7,086)</b>
Realised and unrealised gain/loss on investment assets	-	(440,518)	(440,518)
<b>Net income/(expenditure)</b>	<b>(159,695)</b>	<b>(287,909)</b>	<b>(447,604)</b>
Transfer between funds	153,709	(153,709)	-
<b>Net movement of funds</b>	<b>(5,986)</b>	<b>(441,618)</b>	<b>(447,604)</b>
<b>Reconciliation of funds</b>			
Total funds brought forward	341,894	5,405,436	5,747,330
<b>Total funds carried forward</b>	<b>335,908</b>	<b>4,963,818</b>	<b>5,299,726</b>