

**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

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**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 (Formerly Smith & Williamson Investment Management) 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 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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FOR THE YEAR ENDED 31 MARCH 2023**

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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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FOR THE YEAR ENDED 31 MARCH 2023**

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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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FOR THE YEAR ENDED 31 MARCH 2023**

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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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FOR THE YEAR ENDED 31 MARCH 2023**

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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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FOR THE YEAR ENDED 31 MARCH 2023**

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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 on 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>		69,294	4,963	126,997	201,254	193,120
<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>		270,398	-	19,691	290,089	312,054
<b>Net (Expenditure)Income</b>		(201,104)	4,963	107,306	(88,835)	(118,934)
Net gains 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>	16	183,537	5,133	5,633,785	5,822,455	6,193,159


All of the charity's activities are continuing.

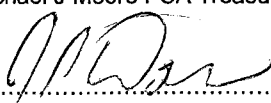
There are no gains and losses other than those shown above.

**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
<i>Total fixed assets</i>			<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	
<i>Total current assets</i>		108,681		121,317	
<b>Creditors: Amounts falling due within one year</b>					
	15	(22,424)		(35,584)	
<i>Net current assets</i>			<u>86,257</u>		<u>85,733</u>
<b>Net assets</b>			<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
<b>Total charity funds</b>	18		<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****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

<b>2 Income from donations and legacies</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Designated Funds</b>	<b>2023</b>	<b>2022</b>
	£	£	£	£	£
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
<hr/>					
<b>3 Income from investments</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Designated Funds</b>	<b>2023</b>	<b>2022</b>
	£	£	£	£	£
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
<hr/>					
<b>4 Expenditure on raising funds</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Designated Funds</b>	<b>2023</b>	<b>2022</b>
	£	£	£	£	£
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 Funds £	Restricted Fund £	Designated Funds £	2023 £	2022 £
<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:

	2023 Number	2023 FTE	2022 Number	2022 FTE
Charitable activities	5	4	5	4
<hr/>				
<b>Employment costs</b>			<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
			<hr/>	<hr/>
			219,176	225,003
			<hr/>	<hr/>

**Analysis of Staff Costs**

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

	2023 No	2022 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 £ 11,428 (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

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

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**

<b>11 Tangible fixed assets</b>	<b>Freehold land &amp; buildings £</b>	<b>Computers &amp; office equipment £</b>	<b>Fixtures, &amp; fittings £</b>	<b>Total £</b>
<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**

<b>12 Fixed asset investments</b>	<b>2023 £</b>	<b>2022 £</b>
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>	<b>2023 £</b>	<b>2022 £</b>
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 FAIV 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 Bettshanger 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 Bettshanger 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	-	-	-
	86,511	(3,025)	83,486

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

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

	<b>Unrestricted Fund £</b>	<b>Restricted Funds £</b>	<b>Designated Funds £</b>	<b>Total 2022 £</b>
<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>