

**COMPANY NUMBER: 05554194**  
**CHARITY NUMBER: 1111811**

**BRIGHTON & HOVE ESTATES**  
**CONSERVATION TRUST**  
**(LIMITED BY GUARANTEE)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31ST MARCH 2022**

**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARANTEE)**

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FOR THE YEAR ENDED 31ST MARCH 2022**

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**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARANTEE)**

**LEGAL AND ADMINISTRATIVE INFORMATION**

The directors of the Charitable Company are its Trustees for the purpose of Charity law and throughout this report are collectively referred to as the Trustees.

**Directors and Trustees**

J Carden  
R Clark  
Cripps Trust Corporation Limited  
J O'Toole-Quinn  
P Scott  
P West

**Secretary**

P Scott

**Registered Office**

Cripps Pemberton Greenish LLP  
Number 22  
Mount Ephraim  
Tunbridge Wells  
Kent  
TN4 8AS

**Professional Advisors**

**Land Agents**

Savills  
Exchange House  
Petworth  
GU25 0BF

**Solicitors**

Cripps Pemberton Greenish LLP  
Number 22  
Mount Ephraim  
Tunbridge Wells  
Kent  
TN4 8AS

**Statutory Auditors**

Clark Brownscombe Limited  
2 St Andrews Place  
Lewes  
East Sussex  
BN7 1UP

**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARENTEE)**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2022**

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The Trustees have pleasure in presenting their annual report and financial statements for the year ended 31st March 2022 which are also prepared to meet the requirements for a directors' report and financial statements for Companies Act purposes.

Brighton & Hove Estates Conservation Trust is a company limited by guarantee (Company registration number 05554194) and is registered as a charity (Charity registration number 1111811). It is governed by its Memorandum and Articles dated 5th September 2005. The financial statements comply with current statutory requirements, the Memorandum and Articles of Association and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1st January 2019)".

**Objectives and activities**

The Charity was established in 2005 "to improve the conservation and enhancement of the natural and built environment of the South Downs within the area of Brighton & Hove and more particularly that of Stanmer Park".

The trustees refined this with its vision statement: "to help conserve Stanmer Village and Park in partnership with the community, other interested organisations and the City Council through an informed holistic approach and to promote greater understanding of the Village and Park for the benefit of the public, recognising its importance as a gateway to the South Downs National Park and operating on sound financial principles to be sustainable".

The Trust was established on 28th September 2005 when Brighton & Hove City Council granted the company a 20 year lease, the Charity taking over responsibility for properties at Stanmer Village, Stanmer, Brighton from the retiring agricultural tenant. However, this came with no accumulated or endowed funds and the properties had had little improvement and maintenance over many years and required significant investment.

In pursuing its vision, the Charity began a slow process of updating, improving and maintaining the properties, wholly dependent on the net income from the rents received from the tenants after payment of rent to the Council and the cost of rent collection to undertake that work. As will be observed from these financial statements, funds are now in surplus with a balance at £59,530.

Against that background and constrained by those circumstances the Charity has continued to oversee the substantial refurbishment of several properties now in its leasehold ownership in Stanmer Village and has pursued its policy of conservation and improvement of cottages in Stanmer Village as those have become vacant. The Charity pursues a policy of letting to local people whom it is hoped will contribute to the Village community.

The Trustees continue to encourage engagement with the principal stakeholders in the Stanmer Estate, namely the South Downs National Park Authority, the City Council and Plumpton College but also with such organisations as Stanmer Organics and the Brighton Permaculture Trust who have a significant role to play in the park and a sustainable future. Major investment is now almost complete regarding the core of Stanmer Park, this has been of great benefit to the park and village. This was stimulated by a significant Heritage Lottery Fund "Parks for People" grant for the historic parkland and the matching Council commitment to revitalising the traditional Home Farm buildings.

**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARENTEE)**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2022**

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**Relationship with Brighton & Hove City Council**

The Trustees value the ongoing working relationship with Brighton & Hove City Council to the mutual benefit of both and the support it has received through challenging times.

**Achievements and performance**

Overseeing the refurbishment and conservation of the cottages in Stanmer Village was the main activity of the period; assisted by the support of Brighton & Hove City Council.

**Financial review**

Total incoming resources for the year amounted to £129,450 (2021: £114,868). Total resources expended amounted to £96,108 (2021: £144,814). Net surplus for the year amounted to £33,342 (2021: deficit £29,946).

The financial position was challenging for some time owing to recorded losses in the early years of the Trust caused by a defaulting tenant, but the position improved greatly as a consequence of careful management of expenditure and support from its service providers and Brighton & Hove City Council. The trustees are of the view that the Trust is a going concern and are at present negotiating an extension of their lease with Brighton and Hove City Council.

**Plans for future periods**

Due to the elimination of the net deficit and a positive financial position being restored, the Trustees look forward to the future and towards realising their vision by having the opportunities to pursue their conservation policies with enthusiasm both in Stanmer Village and in partnership with other organisations in Stanmer Park.

Looking to the future and preparing the trust for a potentially more influential role in the long-term conservation of the Stanmer Estate, the trustees commissioned experienced consultant Gareth Kavanagh in 2017 to prepare a business plan for the park as a whole. This was envisaged as a step towards engagement with all relevant stakeholders in the creation of a sustainable holistic strategy for the Stanmer Estate. Much has changed since that time with the creation of One Garden by Plumpton College and the restoration of the heritage buildings on that site. The works carried out by Plumpton have been highly beneficial to the park and attracted many visitors from far and wide. At present a Master Plan for Stanmer Park is being developed by the Park Manager and the Council Downland Estate Plan has also been developed via an in-depth consultation with residents and a broad range of charities and other interested organisations. We look forward to the final adoption of these plans and how they will impact on Stanmer Park.

The Trust has accepted that their main role is conserving the properties in the village but also aim to work in partnership with other organisations involved in the park, such as Plumpton College and Sussex University, assisting where possible the coordinated management of this historic park, enhancing the general environment and the information and interpretation of it. The Trust also wishes to become involved in seeking grant funding for various enterprise and activities in Stanmer Village, working in partnership with its tenants, and may potentially be able to assist in acquiring grant funding for some of the agricultural buildings in the village which have major historical significance and would attract many visitors if conservation works were carried out.

**Public Benefit**

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives.

**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARENTEE)**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2022**

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Through its refurbishment of several properties now in its leasehold ownership in Stanmer Village, the charity has conserved the environment of the village which is recognised by the Charity Commission as a purpose beneficial to the community.

During the accounts period the Trustees resolved to undertake the necessary but very expensive restoration of Cottage Number 15 in Stanmer Village. Brighton and Hove council are willing to provide a loan for this expensive refurbishment but that will go ahead once a new lease has been negotiated with the council.

Stanmer Village and the gateway it provides to the wider South Downs National Park is accessed by the public through Stanmer Park and that enables many visitors to the village, The Fruit Factory (run by Brighton Permaculture Trust), the Permaculture Trust orchard and the village tearoom each year. The recent COVID pandemic inevitably saw a reduction of visitors to the village, and this had a significant and negative impact on the liveliness of the village and the finances of the businesses located there. The situation has improved somewhat in the last year (2021-22) but there are now challenges due to inflation and its impact on the spending power of visitors to the village and the Park. Inflation will also impact on the ability of tenants to pay their rent and on the cost of repairs to the properties that the Trust is responsible for.

**Reserves policy**

The Charity carries the risk of void rental periods of its properties in Stanmer Village. As surplus funds arise they will be used to provide some cover against that risk and to provide a sinking fund to facilitate the ongoing refurbishment and conservation of the unimproved cottages and the natural environment in the area. Significant surpluses however are not envisaged in the foreseeable future.

**Recruitment and appointment of trustees**

The Charity is administered by a Board of Trustees. Trustees are appointed by the Board. There is no set period of tenure of office. New Board members are provided with a pack of information containing details of the constitution of the Company, budgets, minutes of recent Board meetings and papers dealing with key current issues, which can then be discussed in detail with other Board members. Trustees meet at least three times a year. Currently we are hoping that with a new lease and a more significant involvement in both the village and the park we can attract some new trustees who will bring experience and skills which will be of benefit to the Trust.

**Trustee induction and training**

The Charity provides an induction programme for new Trustees and has regard to the ongoing need for trustee training and the provision of up to date information on charity governance together providing trustees with a copy of the Charity commission publication: "The Essential Trustee".

**Risk management**

The Trustees review the major risks to which the Charity is exposed on a regular basis and systems are implemented wherever possible to mitigate these risks. The Trustees believe that there is a satisfactory system of internal controls, which are also reviewed on a regular basis.

**Due diligence**

The trustees regularly review the terms and conditions of external service providers. During the accounts period the Trustees (excluding Peter Scott) reviewed the terms and conditions of their solicitors Cripps Pemberton Greenish LLP and concluded the terms were competitive and the continued engagement was in the best interests of the Charity.

**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARENTEE)**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2022**

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**Organisational structure**

The Trustees meet on a regular basis and conduct the business of the Charity at their meetings; between meetings authority for property maintenance and implementation of the Charity's letting policy is delegated to their land agents, Savills. Any matters needing urgent attention are brought to the Chair of the Board of Trustees for discussion with other Trustees.

**Trustees**

The Trustees during the year under review were:

P Scott

J Carden

R Clark

J O'Toole-Quinn

P West

Cripps Trust Corporation Limited (the directors are P Scott, L K Arnold, J Beaton, P Fairbairn, J Curtis, J Jamieson, S Horscroft, F McIntosh, M McIntosh, B Simpson G Tyler, P Youdan and V Fairley).

**Trustees' responsibilities**

The Trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable laws and regulations.

Company law requires the Trustees to prepare financial statements for each financial year. Under that law the Trustees have elected to prepare the financial statements 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 Company and the incoming resources and application of resources, including the net income or expenditure of the Company for the year. In preparing those financial statements, the Trustees are required to:-

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

The Trustees must, in determining how amounts are presented within items in the income and expenditure account and balance sheet have regard to the substance of the reported transaction or arrangement in accordance with generally accepted accountancy principles or practice.

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

**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARENTEE)**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2022**

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**Statement as to disclosure of information to Auditors**

So far as the Trustees are aware there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the Company's auditors are unaware, and each trustee has taken all the steps that he ought to have taken as a Trustee in order to make himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

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

By order of the Board:



J O'Toole-Quinn - Trustee

Date: 26<sup>th</sup> November 2022



# **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**

## **BRIGHTON & HOVE ESTATES CONSERVATION TRUST (LIMITED BY GUARANTEE)**

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### **Opinion**

We have audited the financial statements of Brighton & Hove Estates Conservation Trust (the 'company') for the year ended 31st March 2022 which comprise the Statement of Financial Activities, Balance Sheet and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 company's affairs as at 31st March 2022 and of its surplus 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 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 directors' 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 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 directors with respect to going concern are described in the relevant sections of this report.

### **Other information**

The Trustees are responsible for the other information. The other information comprises the information in the Report of the Trustees but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

# INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF

## BRIGHTON & HOVE ESTATES CONSERVATION TRUST (LIMITED BY GUARANTEE)

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 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.

### **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 Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees 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 company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where 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 trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees 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 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 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 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 a Report of the Auditors 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.

# **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**

## **BRIGHTON & HOVE ESTATES CONSERVATION TRUST (LIMITED BY GUARANTEE)**

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:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussions with the trustees (as required by auditing standards) and discussed with the trustees the policies and procedures regarding compliance with laws and regulations. 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 management bias of accounting estimates particularly in relation to the valuation of heritage assets and investment properties. Audit procedures performed by the engagement team included:

- discussions with managements including consideration of known or suspected instances of non-compliance with laws and regulations and fraud.
- challenging estimates and judgements made by management in their significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain.

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the company is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified planning regulations, the trustees responsibilities as a landlord and the rights of tenants and other Health and Safety regulations as the areas most likely to have such an effect, recognising the nature of the company's activities. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the trustees and other management and inspection of regulatory and legal correspondence, if any. Through these procedures, we became aware of no actual or suspected non-compliance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

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 Report of the Auditors.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**

**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARANTEE)**

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**Use of our report**

This report is made solely to the company's members, as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinion we have formed.

*Robert Scrivins*

Robert Scrivins (Senior Statutory Auditor)  
for and on behalf of Clark Brownscombe Limited  
Chartered Accountants  
and Statutory Auditors  
2 St Andrews Place  
Lewes  
East Sussex  
BN7 1UP

Date: *6 December 2022*

**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARANTEE)**

**STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31ST MARCH 2022**

	Note	<b>Unrestricted Funds</b>	
		<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
<b>INCOME</b>			
<b>Charitable activities</b>			
Rents receivable		129,450	114,868
<b>EXPENDITURE</b>			
Charitable activities	3	<u>96,108</u>	<u>144,814</u>
<b>Net income/(expenditure) for the year</b>		<b>33,342</b>	<b>(29,946)</b>
Fund balance brought forward		<u>26,188</u>	<u>56,134</u>
Fund balance carried forward		<u>59,530</u>	<u>26,188</u>

The notes form part of these financial statements


**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARANTEE)**

**BALANCE SHEET  
AS AT 31ST MARCH 2022  
COMPANY NUMBER 05554194**

	Note	2022 £	2021 £
<b>FIXED ASSETS</b>			
Tangible fixed assets	4	3,448	<u>4,432</u>
<b>CURRENT ASSETS</b>			
Debtors	5	83,117	48,001
<b>CREDITORS:</b> Amounts falling due within one year	6	<u>(27,035)</u>	<u>(26,245)</u>
<b>NET CURRENT ASSETS</b>		<u>56,082</u>	<u>21,756</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>59,530</u>	<u>26,188</u>
<b>FUNDS</b>			
Unrestricted Funds:		<u>59,530</u>	<u>26,188</u>

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved on behalf of the Board of Trustees on 26 November 2022

  
.....  
J O'Toole-Quinn - Trustee

The notes form part of these financial statements

**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST MARCH 2022**

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**1. Accounting policies**

**a. Basis of Accounting**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102, effective 1 January 2019), hereafter referred to as the Charities SORP (FRS 102).

Brighton & Hove Estates Conservation Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods. However, there are no judgements or assumptions that have a significant risk of causing material adjustment.

**b. Funds Held**

All the funds held by the Company are unrestricted funds and are therefore available to be utilised at the Trustees discretion in the furtherance of the Charity's aims.

**c. Income**

Income represents rents receivable and interest receivable.

**d. Expenditure**

Expenditure is included in the Statement of Financial Activities on an accruals basis.

The main category of expenditure is:-

- Charitable expenditure comprises the resources applied by the Charity to meet its charitable objectives.

**e. Value Added Tax**

As the Company is not registered for value added tax, all value added tax suffered is included with the relevant expense.

**f. Financial Instruments**

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

**BRIGHTON & HOVE ESTATES  
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(LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST MARCH 2022**

**g. Fixed Assets**

Fixed assets are depreciated over their expected useful lives at the following annual rates:

Leasehold property improvements      - over the period of the lease

**h. Going Concern**

There are no material uncertainties concerning the charity's ability to continue as a going concern.

**2. Operating surplus**

The operating surplus is stated after charging:

	2022	2021
	£	£
Trustees indemnity insurance	703	799
Depreciation	984	987
Auditors' remuneration - for audit services	1,400	1,360
- for other services	<u>2,344</u>	<u>2,276</u>

**3. Charitable Expenditure**

	2022	2021
	£	£
Rent	40,268	33,690
Council tax	3,312	1,737
Electricity	870	196
Repairs	20,401	79,828
Insurance	-	422
Management fees	16,651	12,293
Legal fees	6,420	3,613
Surveyors and other professional fees	2,755	6,158
Bad debts	-	1,455
Depreciation	984	987
<b>Governance costs:</b>		
- Trustees indemnity insurance	703	799
- Auditors remuneration	<u>3,744</u>	<u>3,636</u>
	<u>96,108</u>	<u>144,814</u>



**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST MARCH 2022**

**4. Fixed Assets**

	<b>Leasehold Property Improvements £</b>
<b>Cost</b>	
At 1st April 2021 and 31st March 2022	<u>17,227</u>
<b>Depreciation</b>	
At 1st April 2021	12,795
Charge for the year	<u>984</u>
At 31st March 2022	<u>13,779</u>
<b>Net Book Value</b>	
At 31st March 2022	<u><b>3,448</b></u>
At 31st March 2021	<u>4,432</u>

**5. Debtors**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Amounts due from tenants	<b>6,473</b>	12,780
Cash held by Land Agents	<u><b>76,644</b></u>	<u>35,221</u>
	<u><b>83,117</b></u>	<u>48,001</u>

**6. Creditors: Amounts falling due within one year**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Trade creditors	<b>22,063</b>	21,298
Accruals	<u><b>4,972</b></u>	<u>4,947</u>
	<u><b>27,035</b></u>	<u>26,245</u>

**7. Statutory Information**

The Company is a private company, limited by guarantee. Members have a liability not exceeding £1 each in the event of a winding up. The company is registered in England and Wales and the registered number and registered office address can be found on the Legal and Administrative information page.

**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST MARCH 2022**

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**8. Trustees' Remuneration**

No remuneration was paid to any of the Trustees during the year. During the year no expenses were reimbursed to any Trustee.

**9. Related Party Transactions**

During the year the Charity was charged legal fees of £6,420 by Cripps LLP of which P Scott a Trustee, is a consultant.

The Charity also paid management fees of £16,651 and other professional fees of £1,800 to Savills of which R Clark, a Trustee, is a director.

All transactions were at arms length and on commercial terms.

**10. Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied exclusively to charitable purposes.

**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARANTEE)**

**DETAILED INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31ST MARCH 2022**

	2022	2021
	£	£
<b>INCOME:</b>		
Rents receivable	129,450	114,868
<b>EXPENDITURE:</b>		
Rent	40,268	33,690
Council tax	3,312	1,737
Electricity	870	196
Repairs	20,401	79,828
Insurance	703	1,221
Management fees	16,651	12,293
Bad debts	-	1,455
Depreciation	984	987
Surveyors and other professional fees	2,755	6,158
Legal fees	6,420	3,613
Audit and accountancy fees	<u>3,744</u>	<u>3,636</u>
	<u>96,108</u>	<u>144,814</u>
<b>SURPLUS/(DEFICIT) FOR THE YEAR</b>	<u><b>33,342</b></u>	<u><b>(29,946)</b></u>

This page does not form part of the statutory financial statements