

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

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

**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST MARCH 2025**

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

**INDEX TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST MARCH 2025**

---

Page

1	Legal and Administrative Information
2 - 6	Report of the Trustees
7	Report of the Independent Examiner
8	Statement of Financial Activities
9	Balance Sheet
10 - 13	Notes to the Financial Statements

---

**The following page does not form part of the statutory financial statements:**

14	Detailed Income and Expenditure Account
----	---

---

**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**

R Clark  
Cripps Trust Corporation Limited  
J O'Toole-Quinn  
C Appich  
P Gardner

**Secretary**

P Scott

**Registered Office**

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

**Professional Advisors**

**Land Agents**

Savills  
Exchange House  
Petworth  
GU25 0BF

**Solicitors**

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

**Independent Examiner**

VMR Anderson BA(Hons) FCA DChA  
Chartered Accountant  
Carpenter Box  
2 St Andrews Place  
Lewes  
East Sussex BN7 1UP

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

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2025**

---

The Trustees have pleasure in presenting their annual report and financial statements for the year ended 31st March 2025 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 in surplus with a balance at £39,953.

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 GUARANTEE)**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2025**

---

**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 £150,172 (2024: £149,474). Total resources expended amounted to £155,120 (2024: £140,880). Net deficit for the year amounted to £4,948 (2024: surplus £8,594).

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 over a number of years 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 this has been confirmed with the agreement for a new Lease with Brighton and Hove City Council for a period of 20 years. The new Lease took a significant amount of time to negotiate as BHCC is under considerable financial pressure. However, the reasoning for a continuation of the Lease was eventually understood by BHCC thereby providing security for the present tenants and the ability of the Trust to develop its work with other Stanmer Park stakeholders such as One Garden, the manager of Stanmer Park and the Council Downland Estate Plan.

One of the main barriers that had faced the Trust regarding a new lease was the necessity for a substantial loan for the complete refurbishment of no 15 Stanmer Cottages which had been vacant for a long period of time due to the repairs required. It was eventually agreed that the property would revert back to BHCC and be sold on the open market as the financial position of BHCC did not enable it to provide such a large loan to BHECT. The agreement regarding the transfer of no 15 was finalised in August of this year thereby removing a major financial liability from BHECT.

**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.

With regard to the future and preparing the trust for a potentially more influential role in the long-term conservation of the Stanmer Estate, the trustees had 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. However, BHCC was indeterminate at that time about its plans for the future of the park and for the Downland Estate as a whole so the business plan was not taken up. There has been considerable progress though due to a large grant from the Heritage Lottery Fund which enabled the creation of One Garden by Plumpton College via 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 nearing completion and the Council Downland Estate Plan, which was developed via an in-depth consultation with residents and a broad range of charities and other interested organisations, was adopted by BHCC in 2022. The plans for the Council Downland Estate are

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

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2025**

---

in the process of being refined and rolled out via the Downland Action Plan group, and we await to see how those plans will impact on Stanmer Park itself. There is also a major planning application to the South Down National Park Authority from the business group – KSD- that has a long lease for Stanmer House. This will involve attracting more visitors to Stanmer Park as will the changes KSD have made at the church in the park after they acquired the lease for it.

The Trust has accepted that their main role is conserving the properties in the village but also aims 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, its sustainability 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 co-designing plans. The Trust may also 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.

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. 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 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 couple of years, and visitor numbers are definitely on the increase, partly due to a major resurfacing of the access road into the park and the introduction of a regular bus service. However, 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.

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

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2025**

---

**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 LLP and concluded the terms were competitive and the continued engagement was in the best interests of the Charity.

**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  
R Clark  
J O’Toole-Quinn  
C Appich  
P Gardner

Cripps Trust Corporation Limited (the directors during the year were P Scott, L K Arnold, J Beaton, P Fairbairn, J Jamieson, S Horscroft, M McIntosh, B Simpson, 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;

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

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2025**

---

- 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.

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

Date: 18th December 2025

By order of the Board:



.....  
J O'Toole-Quinn



# INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF

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

---

I report to the charity trustees on my examination of the accounts of the company for the year ended 31st March 2025 which are set out on pages 8 to 13.

### Responsibilities and basis of report

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

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

### Independent examiner's report

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

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

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



V M R Anderson BA (Hons) FCA DChA  
Chartered Accountant  
Carpenter Box  
2 St. Andrews Place  
Lewes  
East Sussex BN7 1UP

Date: 18th December 2025

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

**STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31ST MARCH 2025**

---

	Note	<b>Unrestricted Funds</b>	
		<b>2025</b>	<b>2024</b>
		<b>£</b>	<b>£</b>
<b>INCOME</b>			
<b>Charitable activities</b>			
Rents receivable		<b>150,172</b>	149,474
<b>EXPENDITURE</b>			
Charitable activities	3	<b><u>155,120</u></b>	<u>140,880</u>
<b>Net (expenditure)/income for the year</b>		<b>(4,948)</b>	8,594
Fund balance brought forward		<b><u>44,901</u></b>	<u>36,307</u>
Fund balance carried forward		<b><u><u>39,953</u></u></b>	<u><u>44,901</u></u>

The notes form part of these financial statements

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

**BALANCE SHEET  
AS AT 31ST MARCH 2025  
COMPANY NUMBER 05554194**

	Note	2025 £	2024 £
<b>FIXED ASSETS</b>			
Tangible fixed assets	4	496	<u>1,480</u>
<b>CURRENT ASSETS</b>			
Debtors	5	81,104	76,298
<b>CREDITORS:</b> Amounts falling due within one year	6	<u>(41,647)</u>	<u>(32,877)</u>
<b>NET CURRENT ASSETS</b>		<b>39,457</b>	<b>43,421</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b><u>39,953</u></b>	<b><u>44,901</u></b>
<b>FUNDS</b>			
Unrestricted Funds:		<b><u>39,953</u></b>	<b><u>44,901</u></b>

The Charity is entitled to exemption from audit conferred by Section 477 of the Companies Act 2006 for the year ended 31st March 2025.


The members have not required the Charity to obtain an audit of its financial statements in accordance with Section 476 of the Companies Act 2006.

The Trustees confirm that they are responsible for:

- a) ensuring that the Charity keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006,
- b) and preparing financial statements which give a true and fair view of the state of the affairs of the Charity as at the end of the financial year and of its results for the financial year in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the Charity.

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 18th December 2025



.....  
J O'Toole-Quinn

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 2025**

---

**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.

**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  
CONSERVATION TRUST  
(LIMITED BY GUARANTEE)**

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

**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 (deficit)/surplus**

The operating surplus is stated after charging:

	<b>2025</b>	2024
	£	£
Trustees indemnity insurance	<b>697</b>	799
Depreciation	<b>984</b>	984
Independent examiner's fees	<b>2,742</b>	-
Auditors' remuneration - for audit services	-	1,490
- for other services	<u>-</u>	<u>2,674</u>

**3. Charitable Expenditure**

	<b>2025</b>	2024
	£	£
Rent	<b>45,052</b>	44,842
Council tax	<b>2,375</b>	4,732
Electricity and gas	<b>350</b>	6,036
Repairs	<b>56,887</b>	38,748
Insurance	<b>7,188</b>	4,130
Management fees	<b>21,833</b>	17,937
Legal fees	<b>6,480</b>	8,176
Surveyors and other professional fees	<b>10,532</b>	10,332
Depreciation	<b>984</b>	984
<b>Governance costs:</b>		
- Trustees indemnity insurance	<b>697</b>	799
- Auditors remuneration	-	4,164
- Independent examiner's fees	<u><b>2,742</b></u>	<u>-</u>
	<u><b>155,120</b></u>	<u>140,880</u>

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

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

**4. Fixed Assets**

	<b>Leasehold Property Improvements £</b>
<b>Cost</b>	
At 1st April 2024 and 31st March 2025	<u>17,227</u>
<b>Depreciation</b>	
At 1st April 2024	15,747
Charge for the year	<u>984</u>
At 31st March 2025	<u>16,731</u>
<b>Net Book Value</b>	
At 31st March 2025	<u><u>496</u></u>
At 31st March 2024	<u><u>1,480</u></u>

**5. Debtors**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Amounts due from tenants	<b>1,540</b>	1,026
Prepayments	<b>181</b>	-
Cash held by Land Agents	<u><b>79,383</b></u>	<u>75,272</u>
	<u><b>81,104</b></u>	<u>76,298</u>

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

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Trade creditors	<b>38,905</b>	24,933
Accruals	<u><b>2,742</b></u>	<u>7,944</u>
	<u><b>41,647</b></u>	<u>32,877</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 2025**

---

**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 £6,480 by Cripps LLP of which P Scott a Trustee during the year, was a consultant.

The Charity also paid management fees of £21,833 and other professional fees of £9,812 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 2025**

	2025	2024
	£	£
<b>INCOME:</b>		
Rents receivable	150,172	<u>149,474</u>
<b>EXPENDITURE:</b>		
Rent	45,052	44,842
Council tax	2,375	4,732
Electricity and gas	350	6,036
Repairs	56,887	38,748
Insurance	7,885	4,929
Management fees	21,833	17,937
Depreciation	984	984
Surveyors and other professional fees	10,532	10,332
Legal fees	6,480	8,176
Independent examiner's fees	2,742	-
Audit and accountancy fees	<u>-</u>	<u>4,164</u>
	<b><u>155,120</u></b>	<b><u>140,880</u></b>
<b>(DEFICIT)/SURPLUS FOR THE YEAR</b>	<b><u>(4,948)</u></b>	<b><u>8,594</u></b>

This page does not form part of the statutory financial statements