

BORLASE SMART JOHN WELLS TRUST LIMITED

England & Wales · Charity number 1118840

Details

Status Registered

Legal form Charitable company

Company number [05400279](#)

Registered 2007-04-17

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

Contact

Address Porthmeor Studios
Back Road West
St Ives
Cornwall
TR26 1NG

Phone 01736339339

Email admin@bsjwtrust.co.uk

Website www.bsjwtrust.co.uk

Activities

Objects: TO PROMOTE ART IN ST IVES AND THE DISTRICT OF PENWITH.

Activities: PROMOTION OF ART IN ST IVES & WEST CORNWALL THROUGH PROVISION OF STUDIOS, AND PROVIDE FOR THE GENERAL PUBLIC'S ENGAGEMENT WITH THE WORK OF STUDIO OCCUPANTS.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Arts/culture/heritage/science
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** ST IVES AND THE DISTRICT OF PENWITH
- Cornwall

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£403,688	£183,492	-	-
2024-03-31	£310,270	£200,174	-	-
2023-03-31	£140,702	£128,900	-	-
2022-03-31	£126,614	£142,584	-	-
2021-03-31	£560,306	£102,557	£4,710,094	2

Trustees

Name	Role	Appointed
Percival Ross WILLIAMS	Chair	
Anne Curnow Care		2021-10-25
DANIEL PATRICK WILSON		
JAMES GREEN		
JANE VAL BAKER		
Jane Elizabeth Sutherland		2025-01-27
Jonty Keir Lees		2021-10-25
Kirsty Tamar Bridgewater		2021-10-25
Michael James Bird		2021-10-25
ROGER TOWNDROW		2017-11-08
Rachel Delphine Shanks		2021-10-25
Thalia Plummer Penny		2024-01-29

Linked charities

- THE BORLASE SMART - JOHN WELLS TRUST (1118840-1)

BORLASE SMART JOHN WELLS TRUST LIMITED

England & Wales - Charity number 1118840

Accounts

REGISTERED COMPANY NUMBER: 05400279 (England and Wales)
REGISTERED CHARITY NUMBER: 1118840

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025
FOR
BORLASE SMART JOHN WELLS TRUST LTD**

BK Plus Audit Limited
Azzurri House
Walsall Road
Aldridge
Walsall
West Midlands
WS9 0RB

BORLASE SMART JOHN WELLS TRUST LTD

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FOR THE YEAR ENDED 31 MARCH 2025**

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BORLASE SMART JOHN WELLS TRUST LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charitable objectives of the Trust are:

"To promote art in St Ives and the district of Penwith for the purpose of increasing public knowledge and appreciation of the said arts."

The Trust's Mission is:

To provide high quality, affordable studio space for artists working within the unique cultural context of Cornwall.

The Trust's Aims and Objectives are:

To support aspirational and innovative professional artists at all stages of their careers by:

- Providing high quality and affordable studio spaces, following clear cut selection criteria and supporting equality of access.
- Working with partners to offer a variety of support services and opportunities to artists.
- Providing a range of tenures that support emerging and established artists, and offer opportunities for visiting artists from outside Cornwall.

To support public understanding and appreciation of contemporary art and the heritage of our buildings and their settings by:

- Encouraging our tenants to participate in open studios.
- Offering a programme of talks, studio tours and exhibitions.
- Working with all our tenants, including the fishing community and St Ives School of Painting, and key partners including Tate St Ives, St Ives Archive, St Ives Museum and Newlyn Art Gallery and The Exchange.

To manage the Trust effectively and efficiently by:

- Ensuring financial prudence and sustainability.
- Conducting our affairs with integrity and transparency.
- Safeguarding and maintaining the buildings under our ownership.

The Trust owns and manages three artists' studios in Cornwall: Porthmeor Studios in St Ives, and Trewarveneth and Anchor Studios in Newlyn. These provide a total of 22 studio spaces for artists, two studios for the St Ives School of Painting to deliver a range of arts courses, and two studios have been retained by the Trust for its education and community programme.

Public benefit

We review our aims, objectives and activities at least once a year to assess what we have achieved in the previous 12 months. We refer to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular the trustees consider how planned activities will contribute to the aims and objectives they have set.

BORLASE SMART JOHN WELLS TRUST LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

ACHIEVEMENTS AND PERFORMANCE

The Trust's two principal aims are to support aspirational and innovative professional artists at all stages of their careers, and to support public understanding and appreciation of contemporary art. In order to realise these objectives, the Trust must also meet its third aim of financial sustainability and maintaining its studios.

The Trust is lightly staffed and receives no revenue funding, and to help meet these ambitions, a key strategy has been to build partnerships with other organisations. These links start with the Board whose members represent many other cultural organisations in West Cornwall, but also include funding organisations which have enabled the Trust both to renovate its three studio buildings and to support projects directly benefitting artists and audiences.

Most of the Trust's artist tenants occupy their studios on long leases, which provides the security to allow them time and space to develop their practices, and the turnover in these studios is very low. However, the Trust also allocates four studios, two at Porthmeor and two in Newlyn, for short lets of one to six months. These short let studios have hosted a wide range of artists from Fine Art students to Turner Prize winners, both self-funded and on residencies, and based locally, nationally and internationally. These help to ensure that the benefit of the funding used to renovate the studios is far reaching, with the four short let studios hosting almost 300 artists over the past 12 years.

The Trust's residency programme plays a key role in delivering its core aims. Its principal partners are the Freelands Foundation and the Wilhelmina Barns-Graham Trust, and the success of the programme has been demonstrated by both partners recently renewing their funding for a further three years. This year the Freelands Foundation provided one month residency opportunities for six winners of the Freelands Painting Prize: Kirsty Bell, Rosie Tuff, Holly Smith, Charlotte Guérard, Eddie Jones and Rebecca Foster Clarke, and the Wilhelmina Barns-Graham Trust supported a three month residency for emerging artist Rae-Yen Song. Another key partner has been the The Porthmeor Fund, which this year supported a three month residency in Anchor Studio by installation artist Mike Nelson RA, twice nominated for the Turner Prize.

Both Tate St Ives and Falmouth University also use studios at Porthmeor for hosting their own residencies. SAHA have supported Tate residencies at Porthmeor since 2022 as part of their programme for supporting contemporary art from Turkey, and Cansu Çakar was the artist invited to participate for their collaboration in 2024, resulting in her miniaturist-inspired painting installation show in October. Following the success of this programme, SAHA have extended their support to 2025 when Ahmet Dogu ipek will be in residence. The partnership with Falmouth University is especially important by helping to inspire the next generation of artists, and this year 20 Fine Art students were provided with the opportunity of working in a professional studio complex.

A consequential benefit of the residency and short-let tenancy programme is that the Trust is receiving widespread publicity through social media from the positive experiences that artists have had at its studios. This leads to studio enquiries from all over the world, but also approaches from other organisations wishing to host residencies. This year Studio Voltaire supported Jake Grewal's residency to make work before his first institutional exhibition in London, and The Arts Family have arranged a one month residency in 2025 for a TAF Arts Prize Winner, which is open to emerging artists of South Asian heritage.

The Trust's public programme includes studio visits and talks with studio artists, and a talks and events programme which is mainly held during the St Ives September Festival. More direct tuition is delivered by the St Ives School of Painting who have been based at Porthmeor Studios since 1938 and are therefore the Trust's longest established partner. They offer a range of courses for young people and adults which are all delivered by professional working artists.

Many of the artists in the short let studios hold an open studio before they leave, and these often include a talk. Highlights of the year have included Rae-Yen Song in conversation with Harriet Cooper, Director of The Burton at Bideford, Mike Nelson's talk at Anchor Studio, Emma Fineman in-conversation with Saskia Flower, Assistant Curator at Tate Britain, and short films made with some of the Freelands Residency artists. Artists in the long let studios are encouraged to take part in Open Studios during the September Festival, and most of them host the occasional groups tours of the studios.

BORLASE SMART JOHN WELLS TRUST LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

The talks programme featured Hettie Judah, author of 'Acts of Creation: On Art and Motherhood' and Cornish photographer Fran Rowse on her project 'Maids' exploring the Cornish cultural identity of women and girls, and both these talks were supported by the Porthmeor Fund. The two week St Ives September Festival included talks, films, performances and studio tours, many focussed on the culture and heritage of West Cornwall, and The Young Fishermen's Network arranged a training and social event to coincide with the festival which attracted young fishermen from all over Cornwall.

There has also been notable media coverage this year. Fiona McKenzie interviewed residency artist Noorain Inam for House and Garden in their 'Artists in their Studios' series, Victoria Woodcock included Abigail Reynolds, Ro Robertson, Phil Medley, Rae-Yen Song and Emma Fineman in her article 'St Ives and Contemporary Arts' for the Financial Times, and Phil Medley featured in Rosecrans Baldwin's article in New York's Travel + Leisure magazine.

The Trust has completed two buildings projects over the past year. The first was the creation of additional storage and workspace at Porthmeor for a young fisherman, and this was supported through the St Ives Town Deal fund. The second project involved the repair and renovation of a range of semi-derelict outbuildings at Trewarveneth Studio to form three artist's studios and an accessible WC. Trewarveneth lies in the Newlyn Conservation area and is adjacent to the Grade II* Anchor Studio, and the architect's approach was to treat this project as if it were a listed building with consequent care and attention to detail. The project was mostly funded by Cornwall Council through the Shared Prosperity Fund, and the completed building was opened on 7th February 2025 by the leader of Cornwall Council, Cllr Linda Taylor, and Denise Mitchell, daughter of the sculptor Denis Mitchell. It has been widely praised by users and neighbours, and commended in the RIBA Journal/Velux Awards and shortlisted for an award by the Cornish Buildings Group.

FINANCIAL REVIEW

Investment policy and objectives

The trustees regularly review the cash held by the charity and whilst maintaining access to funds for operational purposes, it places any surplus funds in an interest-bearing deposit account when appropriate.

Reserves policy

The trustees have identified an adequate level of reserves for the Trust, which will include sufficient working capital to maintain operations in the event of a sudden and unexpected loss of income, and to build a sinking fund to cover the future maintenance requirements of its buildings. The Trust's Income, Expenditure and Reserves Policy is on its website.

Going concern

The trustees consider that there are no material uncertainties about the ability to continue as a going concern. There are no material uncertainties affecting the current year's accounts.

Financial review

Overall income and expenditure for its core activities were close to budget, and the Trust made a modest surplus over the year. The Trust used part of its reserves to match fund the creation of its new studios at Trewarveneth, but in future will continue to rebuild its reserves to place it on a sustainable and secure financial footing.

FUTURE PLANS

The Trust has no major plans for the coming year. It has undergone a period of significant changes over the past few years and will take this opportunity to consolidate and adapt to its new responsibilities.

BORLASE SMART JOHN WELLS TRUST LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Borlase Smart-John Wells Trust was established as the Borlase Smart Memorial Fund in a Trust Deed dated 7th March 1949, as varied by Schemes of the 9th February 1972, 29th December 1995 and 15th December 2005, and amended by a scheme of 4th January 2008. It is registered as a charity with the Charity Commission.

The Trust is incorporated, and the governing document is the Memorandum and Articles incorporated 26 June 2006 as amended by Special Resolution 23 March 2007. The Borlase Smart John Wells Trust Limited (Company No. 05400279) was entered onto the central register of charities on 17th April 2007, and assets and liabilities transferred from the Trust to the limited company. Porthmeor Studios could not be transferred since it is a permanent endowment, so Trustees applied to the Charity Commission to make a scheme that appointed the limited company the sole trustee of the Trust, and then requested a uniting direction that links the Trust with the limited company. This was completed on 18th January 2008, and the Borlase Smart-John Wells Trust was removed from the register of charities.

Recruitment and appointment of new trustees

As set out in the Trust Deed, the Trust was founded with three managing trustees. Two of these managing trustees were the Art Director of the Arts Council of Great Britain, and the Director of the Tate Gallery. These were appointed trustees by virtue of their respective offices, and are referred to as ex officio trustees. The managing trustees were given authority in the Trust Deed to appoint further trustees.

When the limited company was set up, all existing Trustees became directors. When recruiting trustees, consideration is given to any specialist skills that the Board considers necessary.

Organisational structure

The Trust is administered by a board of trustees, which currently has eleven members. The board meets four times a year, and there are committees covering different areas of the Trust's activities. A manager is appointed by the trustees to manage its day to day operations

Induction and training of new trustees

Trustees are encouraged to attend appropriate external training events where these will help them undertake their role.

Related parties

The Trust has a close relationship with Arts Council England and the Tate as defined in its governing document, and its trustees provide further links with Tate St Ives, Newlyn Art Gallery and The Exchange and Falmouth University. The Trust maintains close links with the St Ives School of Painting, one of its tenants at Porthmeor Studios, and it works with several other organisations including The Freelands Foundation, The Wilhelmina Barns-Graham Trust, Krowji, CAST, Leach Pottery, St Ives Archive and St Ives Museum.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

05400279 (England and Wales)

Registered Charity number

1118840

Registered office

Porthmeor Studios
Back Road West
St Ives
Cornwall
TR26 1NG

BORLASE SMART JOHN WELLS TRUST LTD

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

Trustees

P R Williams Trustee
Ms J Val Baker Trustee
J Green Trustee
D P Wilson Trustee
R Towndrow Trustee
M J Bird Trustee
Mrs K T Bridgewater Trustee
Miss A C Care Trustee
J K Lees Trustee
Miss R D Shanks Trustee
Miss T P Penny Trustee
Mrs J E Sutherland Trustee (appointed 27/1/2025)

Tate Observer

Ms A Barlow

Company Secretary

D P Wilson

Statutory Auditor

Keval Dattani ACA

Auditors

BK Plus Audit Limited
Azzurri House
Walsall Road
Aldridge
Walsall
West Midlands
WS9 0RB

Bankers

HSBC
5 High Street
St Ives
Cornwall
TR26 1RX

Solicitors

Borlase & Company
45 Coinagehall Street
Helston
TR13 8EU

Chief Executive / Manager

Chris Hibbert

BORLASE SMART JOHN WELLS TRUST LTD

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

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Borlase Smart John Wells Trust Ltd for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

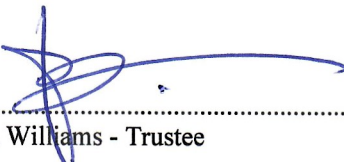
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Approved by order of the board of trustees on 27/10/2025 and signed on its behalf by:


.....
P R Williams - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
BORLASE SMART JOHN WELLS TRUST LTD**

Opinion

We have audited the financial statements of Borlase Smart John Wells Trust Limited (the 'charity') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including 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 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's 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 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
BORLASE SMART JOHN WELLS TRUST LTD**

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

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

From the preliminary stage of the audit, we ensure our understanding of the entity is up to date. This includes, but is not limited to, current knowledge of their activities, the business and control environments, and their compliance with the applicable legal and regulatory frameworks. This information supports our risk identification and the subsequent design of audit procedures to mitigate those risks; ensuring that the audit evidence obtained is sufficient and appropriate to support our opinion.

In response to the risks identified, specific to this entity, we designed procedures which included, but were not limited to:

- Enquiry of management and those charged with governance around actual and potential litigation and claims;
- Reviewing minutes of meetings of those charged with governance, if available;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale for significant transactions outside the normal course of business.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
BORLASE SMART JOHN WELLS TRUST LTD**

Use of our report

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

BK Plus

Keval Dattani ACA (Statutory Auditor)
for and on behalf of BK Plus Audit Limited
Azzurri House
Walsall Road
Aldridge
Walsall
West Midlands
WS9 0RB

Date: *27/10/2025*

BORLASE SMART JOHN WELLS TRUST LTD

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

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	1,207	251,689	252,896	175,440
Charitable activities					
Rental income		126,670	-	126,670	116,329
Charitable activities		5,478	-	5,478	193
Other trading activities	3	3,957	-	3,957	4,958
Investment income	4	<u>14,687</u>	<u>-</u>	<u>14,687</u>	<u>13,350</u>
Total		<u>151,999</u>	<u>251,689</u>	<u>403,688</u>	<u>310,270</u>
EXPENDITURE ON					
Raising funds		3,002	-	3,002	2,366
Charitable activities					
Charitable activities		<u>134,485</u>	<u>46,005</u>	<u>180,490</u>	<u>197,808</u>
Total		<u>137,487</u>	<u>46,005</u>	<u>183,492</u>	<u>200,174</u>
NET INCOME					
Transfers between funds	14	<u>14,512</u> <u>4,710,586</u>	205,684 <u>(4,710,586)</u>	220,196 <u>-</u>	110,096 <u>-</u>
Net movement in funds		4,725,098	(4,504,902)	220,196	110,096
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>288,680</u>	<u>4,535,834</u>	<u>4,824,514</u>	<u>4,714,418</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>5,013,778</u></u>	<u><u>30,932</u></u>	<u><u>5,044,710</u></u>	<u><u>4,824,514</u></u>

The notes form part of these financial statements

BORLASE SMART JOHN WELLS TRUST LTD

**STATEMENT OF FINANCIAL POSITION
31 MARCH 2025**

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	9	46,755	-	46,755	46,755
Heritage assets	10	<u>4,606,100</u>	-	<u>4,606,100</u>	<u>4,250,936</u>
		4,652,855	-	4,652,855	4,297,691
CURRENT ASSETS					
Stocks	11	10,052	-	10,052	10,052
Debtors	12	61,878	6,198	68,076	21,187
Cash at bank and in hand		<u>299,054</u>	<u>28,929</u>	<u>327,983</u>	<u>509,206</u>
		370,984	35,127	406,111	540,445
CREDITORS					
Amounts falling due within one year	13	(10,060)	(4,196)	(14,256)	(13,622)
NET CURRENT ASSETS					
		<u>360,924</u>	<u>30,931</u>	<u>391,855</u>	<u>526,823</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>5,013,779</u>	<u>30,931</u>	<u>5,044,710</u>	<u>4,824,514</u>
NET ASSETS					
		<u>5,013,779</u>	<u>30,931</u>	<u>5,044,710</u>	<u>4,824,514</u>
FUNDS					
Unrestricted funds	14			5,013,779	288,680
Restricted funds				<u>30,931</u>	<u>4,535,834</u>
TOTAL FUNDS					
				<u>5,044,710</u>	<u>4,824,514</u>

The notes form part of these financial statements

BORLASE SMART JOHN WELLS TRUST LTD

STATEMENT OF FINANCIAL POSITION - continued
31 MARCH 2025

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 27/10/2025
and were signed on its behalf by:



.....
P R Williams - Trustee



.....
D P Wilson - Trustee

The notes form part of these financial statements

BORLASE SMART JOHN WELLS TRUST LTD

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

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided to write off the cost less residual value of tangible fixed assets by equal annual instalments over their estimated useful lives as follows:

Plant and machinery	3 years
Computer equipment	3 years

The trustees have confirmed that the residual value of freehold buildings is at least equal to cost, and therefore no depreciation charge is required in the accounts.

Artwork is not depreciated.

Heritage assets

No depreciation has been provided for the Heritage Assets as their useful economic life is deemed to be indefinite.

The Heritage Assets are reviewed annually at the reporting date for impairment.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

BORLASE SMART JOHN WELLS TRUST LTD

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

1. ACCOUNTING POLICIES - continued

Constitution

The company was incorporated as a company limited by guarantee and not having a share capital. In the event of the company being wound up, registered members are liable to contribute a sum not exceeding £10 per member towards the debts and liabilities of the company and the costs and expenses of winding up. At 31 March 2025 there were 11 members (2024: 11).

Donations

Voluntary income received by way of donations to the charity is included in the statement of financial activities when receivable.

Investment income

Investment income is recognised on a receivable basis.

Grants receivable and expenditure

Capital based grants are credited to restricted incoming resources when receivable. Depreciation on the fixed assets purchased with such grants is charged against the restricted fund.

These grants are repayable under certain circumstances.

2. DONATIONS AND LEGACIES

	2025	2024
	£	£
Donations	1,458	8,173
Grants	251,438	93,160
Contributions for studio residency services	<u>-</u>	<u>74,107</u>
	<u>252,896</u>	<u>175,440</u>

Grants received, included in the above, are as follows:

	2025	2024
	£	£
Cornwall Council	241,938	93,160
Wilhelmina Barns-Graham Trust	<u>9,500</u>	<u>-</u>
	<u>251,438</u>	<u>93,160</u>

BORLASE SMART JOHN WELLS TRUST LTD

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

3. OTHER TRADING ACTIVITIES

	2025	2024
	£	£
General fundraising	<u>3,957</u>	<u>4,958</u>

4. INVESTMENT INCOME

	2025	2024
	£	£
Deposit account interest	<u>14,687</u>	<u>13,350</u>

5. AUDITORS' REMUNERATION

	2025	2024
	£	£
Fees payable to the charity's auditors for the audit of the charity's financial statements	<u>7,000</u>	<u>7,050</u>

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Trustees' expenses

	2025	2024
	£	£
Trustees' expenses	<u>-</u>	<u>139</u>

7. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2025	2024
Administration	<u>5</u>	<u>5</u>

No employees received emoluments in excess of £60,000.

BORLASE SMART JOHN WELLS TRUST LTD

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

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	15,319	160,121	175,440
Charitable activities			
Rental income	116,329	-	116,329
Charitable activities	193	-	193
Other trading activities	4,756	202	4,958
Investment income	<u>13,350</u>	<u>-</u>	<u>13,350</u>
Total	<u>149,947</u>	<u>160,323</u>	<u>310,270</u>
EXPENDITURE ON			
Raising funds	1,866	500	2,366
Charitable activities			
Charitable activities	<u>148,872</u>	<u>48,936</u>	<u>197,808</u>
Total	<u>150,738</u>	<u>49,436</u>	<u>200,174</u>
NET INCOME/(EXPENDITURE)	(791)	110,887	110,096
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>289,471</u>	<u>4,424,947</u>	<u>4,714,418</u>
TOTAL FUNDS CARRIED FORWARD	<u><u>288,680</u></u>	<u><u>4,535,834</u></u>	<u><u>4,824,514</u></u>

9. TANGIBLE FIXED ASSETS	Plant and machinery £	Artwork £	Computer equipment £	Totals £
COST				
At 1 April 2024 and 31 March 2025	<u>24,210</u>	<u>46,755</u>	<u>2,578</u>	<u>73,543</u>
DEPRECIATION				
At 1 April 2024 and 31 March 2025	<u>24,210</u>	<u>-</u>	<u>2,578</u>	<u>26,788</u>
NET BOOK VALUE				
At 31 March 2025	<u>-</u>	<u>46,755</u>	<u>-</u>	<u>46,755</u>
At 31 March 2024	<u>-</u>	<u>46,755</u>	<u>-</u>	<u>46,755</u>

BORLASE SMART JOHN WELLS TRUST LTD

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

10. HERITAGE ASSETS

	Total £
MARKET VALUE	
At 1 April 2024	4,250,936
Additions	<u>355,164</u>
At 31 March 2025	<u>4,606,100</u>
NET BOOK VALUE	
At 31 March 2025	<u>4,606,100</u>
At 31 March 2024	<u>4,250,936</u>

Heritage Asset cost comprises £6,000 cost and £3,566,143 enhancement cost of Porthmeor Studios, £556,595 enhancement costs of Trewarveneth and £477,362 enhancement costs of Anchor studios. No cost is shown for the original value of Trewarveneth and Anchor studios, or 5 Bowling Green Terrace and Seal Cottage, Back Road West when first gifted to the Trust.

Legal charges

There are currently legal charges held over the following Heritage Assets:

- Porthmeor Studios has legal charges held over it by Arts Council England and the National Memorial Heritage Fund.
- Anchor Studios has a legal charge held over it by the National Memorial Heritage Fund.

11. STOCKS

	2025 £	2024 £
Stocks	<u>10,052</u>	<u>10,052</u>

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
VAT	9,563	2,622
Debtors and prepayments	<u>58,513</u>	<u>18,565</u>
	<u>68,076</u>	<u>21,187</u>

BORLASE SMART JOHN WELLS TRUST LTD

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

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Trade creditors	4,766	-
Creditors and accruals	<u>9,490</u>	<u>13,622</u>
	<u>14,256</u>	<u>13,622</u>

14. MOVEMENT IN FUNDS

	At 1/4/24	Net movement in funds	Transfers between funds	At 31/3/25
	£	£	£	£
Unrestricted funds				
General fund	155,680	14,513	4,711,406	4,881,599
Building Maintenance Reserve Fund	<u>133,000</u>	<u>-</u>	<u>(820)</u>	<u>132,180</u>
	288,680	14,513	4,710,586	5,013,779
Restricted funds				
Porthmeor	3,776,539	10,720	(3,787,259)	-
Anchor	480,021	(764)	(479,257)	-
Trewarveneth	216,256	227,814	(444,070)	-
Artists' Residency Programme	28,463	(9,144)	-	19,319
Freelands Residencies	<u>34,555</u>	<u>(22,943)</u>	<u>-</u>	<u>11,612</u>
	<u>4,535,834</u>	<u>205,683</u>	<u>(4,710,586)</u>	<u>30,931</u>
TOTAL FUNDS	<u>4,824,514</u>	<u>220,196</u>	<u>-</u>	<u>5,044,710</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	151,999	(137,486)	14,513
Restricted funds			
Porthmeor	10,720	-	10,720
Anchor	-	(764)	(764)
Trewarveneth	231,219	(3,405)	227,814
Artists' Residency Programme	9,749	(18,893)	(9,144)
Freelands Residencies	<u>-</u>	<u>(22,943)</u>	<u>(22,943)</u>
	<u>251,688</u>	<u>(46,005)</u>	<u>205,683</u>
TOTAL FUNDS	<u>403,688</u>	<u>(183,492)</u>	<u>220,196</u>

BORLASE SMART JOHN WELLS TRUST LTD

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

14. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/4/23 £	Net movement in funds £	Transfers between funds £	At 31/3/24 £
Unrestricted funds				
General fund	158,471	(791)	(2,000)	155,680
Building Maintenance Reserve Fund	<u>131,000</u>	<u>-</u>	<u>2,000</u>	<u>133,000</u>
	289,471	(791)	-	288,680
Restricted funds				
Porthmeor	3,776,539	-	-	3,776,539
Anchor	480,521	(500)	-	480,021
Trewarveneth	130,596	85,660	-	216,256
Artists' Residency Programme	28,799	(336)	-	28,463
Freelands Residencies	<u>8,492</u>	<u>26,063</u>	<u>-</u>	<u>34,555</u>
	<u>4,424,947</u>	<u>110,887</u>	<u>-</u>	<u>4,535,834</u>
TOTAL FUNDS	<u><u>4,714,418</u></u>	<u><u>110,096</u></u>	<u><u>-</u></u>	<u><u>4,824,514</u></u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	149,947	(150,738)	(791)
Restricted funds			
Anchor	-	(500)	(500)
Trewarveneth	85,660	-	85,660
Artists' Residency Programme	14,556	(14,892)	(336)
Freelands Residencies	<u>60,107</u>	<u>(34,044)</u>	<u>26,063</u>
	<u>160,323</u>	<u>(49,436)</u>	<u>110,887</u>
TOTAL FUNDS	<u><u>310,270</u></u>	<u><u>(200,174)</u></u>	<u><u>110,096</u></u>

BORLASE SMART JOHN WELLS TRUST LTD

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

14. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/4/23 £	Net movement in funds £	Transfers between funds £	At 31/3/25 £
Unrestricted funds				
General fund	158,471	13,722	4,709,406	4,881,599
Building Maintenance Reserve Fund	<u>131,000</u>	-	<u>1,180</u>	<u>132,180</u>
	289,471	13,722	4,710,586	5,013,779
Restricted funds				
Porthmeor	3,776,539	10,720	(3,787,259)	-
Anchor	480,521	(1,264)	(479,257)	-
Trewarveneth	130,596	313,474	(444,070)	-
Artists' Residency Programme	28,799	(9,480)	-	19,319
Freelands Residencies	<u>8,492</u>	<u>3,120</u>	-	<u>11,612</u>
	<u>4,424,947</u>	<u>316,570</u>	<u>(4,710,586)</u>	<u>30,931</u>
TOTAL FUNDS	<u><u>4,714,418</u></u>	<u><u>330,292</u></u>	<u><u>-</u></u>	<u><u>5,044,710</u></u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	301,946	(288,224)	13,722
Restricted funds			
Porthmeor	10,720	-	10,720
Anchor	-	(1,264)	(1,264)
Trewarveneth	316,879	(3,405)	313,474
Artists' Residency Programme	24,305	(33,785)	(9,480)
Freelands Residencies	<u>60,108</u>	<u>(56,988)</u>	<u>3,120</u>
	<u>412,012</u>	<u>(95,442)</u>	<u>316,570</u>
TOTAL FUNDS	<u><u>713,958</u></u>	<u><u>(383,666)</u></u>	<u><u>330,292</u></u>

- The Porthmeor restricted fund relates to funds raised to renovate Porthmeor Studios.
- The Anchor restricted fund relates to funds raised to renovate Anchor Studios.
- The Trewarveneth restricted fund relates to funds raised to renovate Trewarveneth Studios.
- The Artists' Residency Programme restricted fund relates to a residency programme for emerging and established artists.
- The Freelands Residencies restricted fund relates to support provided by Freelands for artists residencies at Porthmeor Studios.

BORLASE SMART JOHN WELLS TRUST LTD

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

14. MOVEMENT IN FUNDS - continued

- The Building Maintenance Reserve unrestricted fund relates to funds reserved to cover maintenance costs and long term roof work.

Transfers between funds

Following the successful completion of the renovation of Porthmeor Studios, Anchor Studios and Trewarveneth Studios the trustees have made the decision to transfer each studio out of their respective restricted funds as the terms of their restriction have now been satisfied.

The trustees confirm that the studios are held for the general purpose of the charity's charitable objectives.

This treatment is consistent with paragraph 2.26 of the Charities SORP that states a transfer may be made to transfer the value of tangible fixed assets from restricted to unrestricted funds when the asset has been purchased from a restricted fund donation but is held for a general and not a restricted purpose.

15. CONTINGENT LIABILITIES

The charity has received grant funding in the current and prior years. These grants could become repayable under certain circumstances if the objectives of the funding are not met.

16. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2025.

BORLASE SMART JOHN WELLS TRUST LTD

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025**

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	1,458	8,173
Grants	251,438	93,160
Contributions for studio residency services	<u>-</u>	<u>74,107</u>
	252,896	175,440
Other trading activities		
General fundraising	3,957	4,958
Investment income		
Deposit account interest	14,687	13,350
Charitable activities		
Rental income	<u>132,148</u>	<u>116,522</u>
Total incoming resources	403,688	310,270
EXPENDITURE		
Raising donations and legacies		
Fundraising costs	3,002	2,366
Charitable activities		
Trustees' expenses	-	139
Wages	78,092	67,019
Rates and water	1,853	1,721
Insurance	14,160	13,097
Light and heat	5,680	8,498
Telephone	1,576	1,546
Repairs and maintenance	31,932	42,779
Legal and professional fees	113	76
Bank charges	242	236
Website costs	1,098	1,698
Residency programme expenses	<u>28,703</u>	<u>47,493</u>
	163,449	184,302
Support costs		
Governance costs		
Audit fee	7,000	7,050
Carried forward	7,000	7,050

This page does not form part of the statutory financial statements

BORLASE SMART JOHN WELLS TRUST LTD

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025**

	2025	2024
	£	£
Governance costs		
Brought forward	7,000	7,050
Accountancy fees	2,490	2,000
Legal fees	1,711	-
Administration costs	<u>5,840</u>	<u>4,456</u>
	<u>17,041</u>	<u>13,506</u>
Total resources expended	<u>183,492</u>	<u>200,174</u>
Net income	<u>220,196</u>	<u>110,096</u>

This page does not form part of the statutory financial statements

BORLASE SMART JOHN WELLS TRUST LIMITED

England & Wales - Charity number 1118840

Accounts

REGISTERED COMPANY NUMBER: 05400279 (England and Wales)
REGISTERED CHARITY NUMBER: 1118840

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2024
FOR
BORLASE SMART JOHN WELLS TRUST LTD**

BK Plus Audit Limited
Azzurri House
Walsall Road
Aldridge
Walsall
West Midlands
WS9 0RB

BORLASE SMART JOHN WELLS TRUST LTD

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FOR THE YEAR ENDED 31ST MARCH 2024**

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BORLASE SMART JOHN WELLS TRUST LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST MARCH 2024

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31st March 2024. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charitable objectives of the Trust are:

"To promote art in St Ives and the district of Penwith for the purpose of increasing public knowledge and appreciation of the said arts."

The Trust's Mission is:

To provide high quality, affordable studio space for artists working within the unique cultural context of Cornwall.

The Trust's Aims and Objectives are:

To support aspirational and innovative professional artists at all stages of their careers by:

- Providing high quality and affordable studio spaces, following clear cut selection criteria and supporting equality of access.
- Working with partners to offer a variety of support services and opportunities to artists.
- Providing a range of tenures that support emerging and established artists, and offer opportunities for visiting artists from outside Cornwall.

To support public understanding and appreciation of contemporary art and the heritage of our buildings and their settings by:

- Encouraging our tenants to participate in open studios.
- Offering a programme of talks, studio tours and exhibitions.
- Working with all our tenants, including the fishing community and St Ives School of Painting, and key partners including Tate St Ives, St Ives Archive, St Ives Museum and Newlyn Art Gallery and The Exchange.

To manage the Trust effectively and efficiently by:

- Ensuring financial prudence and sustainability.
- Conducting our affairs with integrity and transparency.
- Safeguarding and maintaining the buildings under our ownership.

The Trust owns and manages three artists' studios in Cornwall: Porthmeor Studios in St Ives, and Trewarveneth and Anchor Studios in Newlyn. These provide a total of 22 studio spaces for artists, two studios for the St Ives School of Painting to deliver a range of arts courses, and two studios have been retained by the Trust for its education and community programme.

Public benefit

We review our aims, objectives and activities at least once a year to assess what we have achieved in the previous 12 months. We refer to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular the trustees consider how planned activities will contribute to the aims and objectives they have set.

BORLASE SMART JOHN WELLS TRUST LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST MARCH 2024

ACHIEVEMENT AND PERFORMANCE

The Trust's main focus this year has been to build on the success of its residency and short let programmes, which uses three of its studios at Porthmeor and Anchor Studios to host opportunities for a wide range of artists. The Trust's other main achievement has been progress on the project to renovate a range of outbuildings at Trewarveneth Studios to create three new studios.

The Trust hosts several residency programmes which it has been developing over the past few years with partner organisations, and building these relationships has played a crucial part in the Trust's development. A key partner is the Freelands Foundation, who this year have supported residencies at Porthmeor for six winners of the Freelands Painting Prize, as well as helping to build the Trust's capacity by part-funding its Residency Manager post.

The other main partner is the Wilhelmina Barns-Graham Trust. They support the Trust's residency programme for emerging artists, which this year provided a three month residency for Noorain Inam at Porthmeor. They also help fund an exchange programme developed by Visual Arts Scotland and the Trust, in which Cornwall-based artist Jonathan Michael Ray spent a month in Orkney and Lynsey MacKenzie from Glasgow was hosted at Anchor Studio.

Other partnerships include Tate St Ives which arranged a residency for Sami artist Outi Pieski at Porthmeor before her first major exhibition in the UK in February, and Falmouth University, which organised residencies for 33 third year Fine Art students, also at Porthmeor. The success of this programme and the publicity it is generating has led to approaches from other organisations interested in working with the Trust to develop further residency opportunities.

The St Ives September Festival in 2023 was again a key part of the year, with a full programme of talks, films, performances, tours and Open Studios over the two week festival. These events were mostly connected to the culture and heritage of West Cornwall, and attracted a large and interested audience. The Borlase Smart Room also hosted a wide range of public events and exhibitions throughout the rest of the year, and many of the artists in the short-let studios arranged an open studio event at the end of their stay.

The renovation of a range of semi-derelict outbuildings to create three new studios has been a major focus for the Trust's efforts this year. This project is being part-funded by the UK Government through the UK Shared Prosperity Fund, and following the signing of the Funding Agreement in March 2023, the works were put out to tender, and the contractor appointed in December. Work started in January, and although progress was slowed by wet weather and poor ground conditions, the project is expected to be completed in September 2024.

FINANCIAL REVIEW

Investment policy and objectives

The trustees regularly review the cash held by the charity and whilst maintaining access to funds for operational purposes, it places any surplus funds in an interest-bearing deposit account when appropriate.

Reserves policy

The trustees have identified an adequate level of reserves for the Trust, which will include sufficient working capital to maintain operations in the event of a sudden and unexpected loss of income, and to build a sinking fund to cover the future maintenance requirements of its buildings. The Trust's Income, Expenditure and Reserves Policy is on its website.

Going concern

The trustees consider that there are no material uncertainties about the ability to continue as a going concern. There are no material uncertainties affecting the current year's accounts.

Financial review

Overall income and expenditure for its core activities were close to budget, and the Trust made a modest surplus over the year. The Trust is using part of its reserves to match fund the creation of new studios at Trewarveneth, but in future will continue to rebuild its reserves to place it on a more sustainable and secure financial footing.

FUTURE PLANS

The main focus this year will be completion of the capital renovation works at Trewarveneth Studios to create three new studios, and to build on the success of the residency programmes and partnerships with other organisations.

BORLASE SMART JOHN WELLS TRUST LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST MARCH 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Borlase Smart-John Wells Trust was established as the Borlase Smart Memorial Fund in a Trust Deed dated 7th March 1949, as varied by Schemes of the 9th February 1972, 29th December 1995 and 15th December 2005, and amended by a scheme of 4th January 2008. It is registered as a charity with the Charity Commission.

The Trust is incorporated, and the governing document is the Memorandum and Articles incorporated 26 June 2006 as amended by Special Resolution 23 March 2007. The Borlase Smart John Wells Trust Limited (Company No. 05400279) was entered onto the central register of charities on 17th April 2007, and assets and liabilities transferred from the Trust to the limited company. Porthmeor Studios could not be transferred since it is a permanent endowment, so Trustees applied to the Charity Commission to make a scheme that appointed the limited company the sole trustee of the Trust, and then requested a uniting direction that links the Trust with the limited company. This was completed on 18th January 2008, and the Borlase Smart-John Wells Trust was removed from the register of charities.

Recruitment and appointment of new trustees

As set out in the Trust Deed, the Trust was founded with three managing trustees. Two of these managing trustees were the Art Director of the Arts Council of Great Britain, and the Director of the Tate Gallery. These were appointed trustees by virtue of their respective offices, and are referred to as ex officio trustees. The managing trustees were given authority in the Trust Deed to appoint further trustees.

When the limited company was set up, all existing Trustees became directors. When recruiting trustees, consideration is given to any specialist skills that the Board considers necessary.

Organisational structure

The Trust is administered by a board of trustees, which currently has eleven members. The board meets four times a year, and there are committees covering different areas of the Trust's activities. A manager is appointed by the trustees to manage its day to day operations

Induction and training of new trustees

Trustees are encouraged to attend appropriate external training events where these will help them undertake their role.

Related parties

The Trust has a close relationship with Arts Council England and the Tate as defined in its governing document, and its trustees provide further links with Tate St Ives, Newlyn Art Gallery and The Exchange and Falmouth University. The Trust maintains close links with the St Ives School of Painting, one of its tenants at Porthmeor Studios, and it works with several other organisations including The Freelands Foundation, The Wilhelmina Barns-Graham Trust, Krowji, CAST, Leach Pottery, St Ives Archive and St Ives Museum.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

05400279 (England and Wales)

Registered Charity number

1118840

Registered office

Porthmeor Studios
Back Road West
St Ives
Cornwall
TR26 1NG

BORLASE SMART JOHN WELLS TRUST LTD

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST MARCH 2024**

Trustees

P R Williams Trustee
Ms J Val Baker Trustee
J Green Trustee
D P Wilson Trustee
R Towndrow Trustee
M J Bird Trustee
Mrs K T Bridgewater Trustee
Miss A C Care Trustee
J K Lees Trustee
Miss R D Shanks Trustee
Miss T P Penny Trustee (appointed 29/1/2024)

Tate Observer

Ms A Barlow

Company Secretary

D P Wilson

Senior Statutory Auditor

Christopher Hession C.A

Auditors

BK Plus Audit Limited
Azzurri House
Walsall Road
Aldridge
Walsall
West Midlands
WS9 0RB

Bankers

HSBC
5 High Street
St Ives
Cornwall
TR26 1RX

Solicitors

Borlase & Company
45 Coinagehall Street
Helston
TR13 8EU

Chief Executive / Manager

Chris Hibbert

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Borlase Smart John Wells Trust Ltd for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

BORLASE SMART JOHN WELLS TRUST LTD

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST MARCH 2024**

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Approved by order of the board of trustees on 25/10/2024 and signed on its behalf by:



.....
P R Williams - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF BORLASE SMART JOHN WELLS TRUST LTD

Opinion

We have audited the financial statements of Borlase Smart John Wells Trust Ltd (the charity) for the year ended 31 March 2024 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including 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 charity's affairs as at 31 March 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the '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 auditor's 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 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.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF BORLASE SMART JOHN WELLS TRUST LTD

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements 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 '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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements 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)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

Other matters which we are required to address

This is a first year audit engagement and as such, the comparative figures are unaudited, and we provide no assurance over them. Sufficient opening balance work has been performed to enable an unqualified opinion over the current year figures.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
BORLASE SMART JOHN WELLS TRUST LTD**

Use of our report

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

BK Plus

Christopher Hession C.A (Senior Statutory Auditor)

for and on behalf of BK Plus Audit Limited

Azzurri House

Walsall Road

Aldridge

Walsall

West Midlands

WS9 0RB

Date: 25/10/2024.

BORLASE SMART JOHN WELLS TRUST LTD

**STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31ST MARCH 2024**

		Unrestricted funds	Restricted funds	2024 Total funds	2023 Total funds as restated
	Notes	£	£	£	£
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	15,320	160,121	175,441	22,441
Charitable activities					
Rental income		116,329	-	116,329	107,975
Charitable activities		193	-	193	-
Other trading activities	3	4,756	202	4,958	3,620
Investment income	4	13,349	-	13,349	6,666
Total		<u>149,947</u>	<u>160,323</u>	<u>310,270</u>	<u>140,702</u>
 EXPENDITURE ON					
Raising funds		1,866	500	2,366	1,340
Charitable activities					
Charitable activities		<u>148,872</u>	<u>48,936</u>	<u>197,808</u>	<u>119,068</u>
Total		<u>150,738</u>	<u>49,436</u>	<u>200,174</u>	<u>120,408</u>
 NET INCOME/(EXPENDITURE)		(791)	110,887	110,096	20,294
 RECONCILIATION OF FUNDS					
Total funds brought forward		289,471	4,424,947	4,714,418	4,694,124
 TOTAL FUNDS CARRIED FORWARD		<u><u>288,680</u></u>	<u><u>4,535,834</u></u>	<u><u>4,824,514</u></u>	<u><u>4,714,418</u></u>

The notes form part of these financial statements

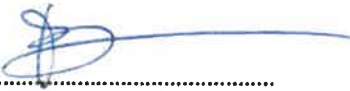
BORLASE SMART JOHN WELLS TRUST LTD

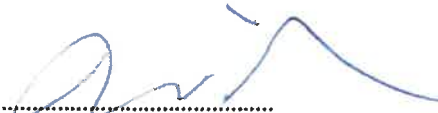
**STATEMENT OF FINANCIAL POSITION
31ST MARCH 2024**

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds as restated £
FIXED ASSETS					
Tangible assets	10	-	46,755	46,755	46,755
Heritage assets	11	<u>-</u>	<u>4,250,936</u>	<u>4,250,936</u>	<u>4,165,263</u>
		-	4,297,691	4,297,691	4,212,018
CURRENT ASSETS					
Stocks	12	10,052	-	10,052	10,052
Debtors	13	21,187	-	21,187	13,525
Cash at bank		<u>270,972</u>	<u>238,234</u>	<u>509,206</u>	<u>488,259</u>
		302,211	238,234	540,445	511,836
CREDITORS					
Amounts falling due within one year	14	(13,531)	(91)	(13,622)	(9,436)
NET CURRENT ASSETS		<u>288,680</u>	<u>238,143</u>	<u>526,823</u>	<u>502,400</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>288,680</u>	<u>4,535,834</u>	<u>4,824,514</u>	<u>4,714,418</u>
NET ASSETS		<u>288,680</u>	<u>4,535,834</u>	<u>4,824,514</u>	<u>4,714,418</u>
FUNDS	15				
Unrestricted funds				288,680	289,471
Restricted funds				<u>4,535,834</u>	<u>4,424,947</u>
TOTAL FUNDS				<u>4,824,514</u>	<u>4,714,418</u>

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 25/10/2024 and were signed on its behalf by:


.....
P R Williams - Trustee


.....
D P Wilson - Trustee

The notes form part of these financial statements

BORLASE SMART JOHN WELLS TRUST LTD

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

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided to write off the cost less residual value of tangible fixed assets by equal annual instalments over their estimated useful lives as follows:

Plant and machinery	3 years
Computer equipment	3 years

The trustees have confirmed that the residual value of freehold buildings is at least equal to cost, and therefore no depreciation charge is required in the accounts.

Artwork is not depreciated.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Constitution

The company was incorporated as a company limited by guarantee and not having a share capital. In the event of the company being wound up, registered members are liable to contribute a sum not exceeding £10 per member towards the debts and liabilities of the company and the costs and expenses of winding up. At 31 March 2024 there were 11 members (2023: 10).

Donations

Voluntary income received by way of donations to the charity is included in the statement of financial activities when receivable.

BORLASE SMART JOHN WELLS TRUST LTD

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

1. ACCOUNTING POLICIES - continued

Constitution

Investment income

Investment income is recognised on a receivable basis.

Grants receivable and expenditure

Capital based grants are credited to restricted incoming resources when receivable. Depreciation on the fixed assets purchased with such grants is charged against the restricted fund.

These grants are repayable under certain circumstances.

2. DONATIONS AND LEGACIES

	2024	2023
	£	£
Donations	8,174	2,334
Grants	93,160	-
Contributions for studio residency services	<u>74,107</u>	<u>20,107</u>
	<u>175,441</u>	<u>22,441</u>

Grants received, included in the above, are as follows:

	2024	2023
	£	£
Cornwall Council	<u>93,160</u>	<u>-</u>

3. OTHER TRADING ACTIVITIES

	2024	2023
	£	£
General fundraising	<u>4,958</u>	<u>3,620</u>

BORLASE SMART JOHN WELLS TRUST LTD

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

4. INVESTMENT INCOME

	2024	2023
	£	£
Deposit account interest	<u>13,349</u>	<u>6,666</u>

5. AUDITORS' REMUNERATION

	2024	2023
	£	£
Fees payable to the charity's auditors for the audit of the charity's financial statements	<u>7,050</u>	<u>-</u>

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2024 nor for the year ended 31st March 2023.

Trustees' expenses

	2024	2023
	£	£
Trustees' expenses	<u>139</u>	<u>131</u>

7. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2024	2023
Administration	<u>5</u>	<u>4</u>

No employees received emoluments in excess of £60,000.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted funds	Total funds as restated
	£	£	£
INCOME AND ENDOWMENTS FROM			
Donations and legacies	2,184	20,257	22,441
Charitable activities			
Rental income	107,975	-	107,975
Other trading activities	3,520	100	3,620
Investment income	<u>6,666</u>	<u>-</u>	<u>6,666</u>
Total	<u>120,345</u>	<u>20,357</u>	<u>140,702</u>
 EXPENDITURE ON			
Raising funds	1,340	-	1,340

BORLASE SMART JOHN WELLS TRUST LTD

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

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds	Restricted funds	Total funds as restated
	£	£	£
Charitable activities			
Charitable activities	<u>94,509</u>	<u>24,559</u>	<u>119,068</u>
Total	<u>95,849</u>	<u>24,559</u>	<u>120,408</u>
NET INCOME/(EXPENDITURE)			
Transfers between funds	<u>24,496</u> <u>(4,269)</u>	<u>(4,202)</u> <u>4,269</u>	<u>20,294</u> <u>-</u>
Net movement in funds	20,227	67	20,294
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>269,244</u>	<u>4,424,880</u>	<u>4,694,124</u>
TOTAL FUNDS CARRIED FORWARD	<u>289,471</u>	<u>4,424,947</u>	<u>4,714,418</u>

9. PRIOR YEAR ADJUSTMENT

Following the preparation and finalisation of the 2023 charity accounts it was brought to the Trustee's attention that a creditor in the sum of £8,492 was incorrectly provided for against residency programme expenses inside the Freelands restricted fund.

In accordance with FRS102 paragraph 10.21 and 10.23 this error has been corrected in the 2024 accounts and a prior year adjustment included and disclosed within these accounts.

10. TANGIBLE FIXED ASSETS

	Plant and machinery £	Artwork £	Computer equipment £	Totals £
COST				
At 1st April 2023 and 31st March 2024	<u>24,210</u>	<u>46,755</u>	<u>2,578</u>	<u>73,543</u>
DEPRECIATION				
At 1st April 2023 and 31st March 2024	<u>24,210</u>	<u>-</u>	<u>2,578</u>	<u>26,788</u>
NET BOOK VALUE				
At 31st March 2024	<u>-</u>	<u>46,755</u>	<u>-</u>	<u>46,755</u>
At 31st March 2023	<u>-</u>	<u>46,755</u>	<u>-</u>	<u>46,755</u>

BORLASE SMART JOHN WELLS TRUST LTD

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

11. HERITAGE ASSETS

	Total £
MARKET VALUE	
At 1st April 2023	4,165,263
Additions	<u>85,673</u>
At 31st March 2024	<u>4,250,936</u>
NET BOOK VALUE	
At 31st March 2024	<u>4,250,936</u>
At 31st March 2023	<u>4,165,263</u>

Heritage Asset cost comprises £6,000 cost and £3,551,851 enhancement cost of Porthmeor Studios, £215,723 enhancement costs of Trewarveneth and £477,362 enhancement costs of Anchor studios. No cost is shown for the original value of Trewarveneth and Anchor studios, or 5 Bowling Green Terrace and Seal Cottage, Back Road West when first gifted to the Trust.

Depreciation and impairment

No depreciation has been provided for the Heritage Assets as their useful economic life is deemed to be indefinite.

The Heritage Assets are reviewed annually at the reporting date for impairment.

Legal charges

There are currently legal charges held over the following Heritage Assets:

- Porthmeor Studios has legal charges held over it by Arts Council England and the National Memorial Heritage Fund.
- Anchor Studios has a legal charge held over it by the National Memorial Heritage Fund.

12. STOCKS

	2024 £	2023 £
Stocks	<u>10,052</u>	<u>10,052</u>

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
VAT	2,622	-
Debtors and prepayments	<u>18,565</u>	<u>13,525</u>
	<u>21,187</u>	<u>13,525</u>

BORLASE SMART JOHN WELLS TRUST LTD

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

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023 as restated
	£	£
VAT	-	6,256
Creditors and accruals	<u>13,622</u>	<u>3,180</u>
	<u>13,622</u>	<u>9,436</u>

15. MOVEMENT IN FUNDS

	At 1/4/23 £	Net movement in funds £	Transfers between funds £	At 31/3/24 £
Unrestricted funds				
General fund	158,471	(791)	(2,000)	155,680
Building Maintenance Reserve Fund	<u>131,000</u>	<u>-</u>	<u>2,000</u>	<u>133,000</u>
	289,471	(791)	-	288,680
Restricted funds				
Porthmeor	3,776,539	-	-	3,776,539
Anchor	480,521	(500)	-	480,021
Trewarveneth	130,596	85,660	-	216,256
Artists' Residency Programme	28,799	(336)	-	28,463
Freelands Residencies	<u>8,492</u>	<u>26,063</u>	<u>-</u>	<u>34,555</u>
	<u>4,424,947</u>	<u>110,887</u>	<u>-</u>	<u>4,535,834</u>
TOTAL FUNDS	<u>4,714,418</u>	<u>110,096</u>	<u>-</u>	<u>4,824,514</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	149,947	(150,738)	(791)
Restricted funds			
Anchor	-	(500)	(500)
Trewarveneth	85,660	-	85,660
Artists' Residency Programme	14,556	(14,892)	(336)
Freelands Residencies	<u>60,107</u>	<u>(34,044)</u>	<u>26,063</u>
	<u>160,323</u>	<u>(49,436)</u>	<u>110,887</u>
TOTAL FUNDS	<u>310,270</u>	<u>(200,174)</u>	<u>110,096</u>

BORLASE SMART JOHN WELLS TRUST LTD

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

15. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/4/22 £	Net movement in funds £	Transfers between funds £	At 31/3/23 £
Unrestricted funds				
General fund	153,244	24,496	(19,269)	158,471
Building Maintenance Reserve Fund	<u>116,000</u>	<u>-</u>	<u>15,000</u>	<u>131,000</u>
	269,244	24,496	(4,269)	289,471
Restricted funds				
Porthmeor	3,776,539	-	-	3,776,539
Anchor	487,511	(6,990)	-	480,521
Trewarveneth	126,327	-	4,269	130,596
Artists' Residency Programme	34,503	(5,704)	-	28,799
Freelands Residencies	<u>-</u>	<u>8,492</u>	<u>-</u>	<u>8,492</u>
	<u>4,424,880</u>	<u>(4,202)</u>	<u>4,269</u>	<u>4,424,947</u>
TOTAL FUNDS	<u><u>4,694,124</u></u>	<u><u>20,294</u></u>	<u><u>-</u></u>	<u><u>4,714,418</u></u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	120,345	(95,849)	24,496
Restricted funds			
Anchor	-	(6,990)	(6,990)
Artists' Residency Programme	250	(5,954)	(5,704)
Freelands Residencies	<u>20,107</u>	<u>(11,615)</u>	<u>8,492</u>
	<u>20,357</u>	<u>(24,559)</u>	<u>(4,202)</u>
TOTAL FUNDS	<u><u>140,702</u></u>	<u><u>(120,408)</u></u>	<u><u>20,294</u></u>

BORLASE SMART JOHN WELLS TRUST LTD

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

15. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/4/22 £	Net movement in funds £	Transfers between funds £	At 31/3/24 £
Unrestricted funds				
General fund	153,244	23,705	(21,269)	155,680
Building Maintenance Reserve Fund	<u>116,000</u>	<u>-</u>	<u>17,000</u>	<u>133,000</u>
	269,244	23,705	(4,269)	288,680
Restricted funds				
Porthmeor	3,776,539	-	-	3,776,539
Anchor	487,511	(7,490)	-	480,021
Trewarveneth	126,327	85,660	4,269	216,256
Artists' Residency Programme	34,503	(6,040)	-	28,463
Freelands Residencies	<u>-</u>	<u>34,555</u>	<u>-</u>	<u>34,555</u>
	<u>4,424,880</u>	<u>106,685</u>	<u>4,269</u>	<u>4,535,834</u>
TOTAL FUNDS	<u>4,694,124</u>	<u>130,390</u>	<u>-</u>	<u>4,824,514</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	270,292	(246,587)	23,705
Restricted funds			
Anchor	-	(7,490)	(7,490)
Trewarveneth	85,660	-	85,660
Artists' Residency Programme	14,806	(20,846)	(6,040)
Freelands Residencies	<u>80,214</u>	<u>(45,659)</u>	<u>34,555</u>
	<u>180,680</u>	<u>(73,995)</u>	<u>106,685</u>
TOTAL FUNDS	<u>450,972</u>	<u>(320,582)</u>	<u>130,390</u>

- The Porthmeor restricted fund relates to funds raised to renovate Porthmeor Studios.
- The Anchor restricted fund relates to funds raised to renovate Anchor Studios.
- The Trewarveneth restricted fund relates to funds raised to renovate Trewarveneth Studios.
- The Artists' Residency Programme restricted fund relates to a 3 year residency programme for emerging and established artists.
- The Freelands Residencies restricted fund relates to support provided by Freelands for artists residencies at Porthmeor Studios.
- The Building Maintenance Reserve unrestricted fund relates to funds reserved to cover maintenance costs and long term roof work.

BORLASE SMART JOHN WELLS TRUST LTD

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

16. CONTINGENT LIABILITIES

The charity has received grant funding in the current and prior years. These grants could become repayable under certain circumstances if the objectives of the funding are not met.

17. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st March 2024.

BORLASE SMART JOHN WELLS TRUST LTD
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST MARCH 2024

	2024	2023 as restated
	£	£
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	8,174	2,334
Grants	93,160	-
Contributions for studio residency services	<u>74,107</u>	<u>20,107</u>
	175,441	22,441
Other trading activities		
General fundraising	4,958	3,620
Investment income		
Deposit account interest	13,349	6,666
Charitable activities		
Rental income	<u>116,522</u>	<u>107,975</u>
Total incoming resources	310,270	140,702
EXPENDITURE		
Raising donations and legacies		
Fundraising costs	2,366	1,340
Charitable activities		
Trustees' expenses	139	131
Wages	62,751	41,431
Rates and water	1,721	1,607
Insurance	13,097	10,832
Light and heat	8,498	7,374
Telephone	1,546	1,151
Repairs and maintenance	45,664	21,807
Legal and professional fees	76	-
Bank charges	236	186
Website costs	1,698	2,235
Residency programme expenses	48,876	17,564
Anchor studio expenses	<u>-</u>	<u>6,990</u>
	184,302	111,308
Support costs		
Governance costs		
Audit fee	7,050	-
Carried forward	7,050	-

This page does not form part of the statutory financial statements

BORLASE SMART JOHN WELLS TRUST LTD

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST MARCH 2024**

	2024	2023
	£	as restated £
Governance costs		
Brought forward	7,050	-
Accountancy fees	2,000	2,020
Professional fees	-	1,650
Administration costs	<u>4,456</u>	<u>4,090</u>
	<u>13,506</u>	<u>7,760</u>
Total resources expended	<u>200,174</u>	<u>120,408</u>
Net income	<u>110,096</u>	<u>20,294</u>

BORLASE SMART JOHN WELLS TRUST LIMITED

England & Wales - Charity number 1118840

Accounts

REGISTERED COMPANY NUMBER: 05400279 (England and Wales)
REGISTERED CHARITY NUMBER: 1118840

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023
FOR
BORLASE SMART JOHN WELLS TRUST LTD**

Greenwood Wilson
The Old School
The Stennack
St Ives
Cornwall
TR26 1QU

BORLASE SMART JOHN WELLS TRUST LTD

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

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Statement of Financial Position	7 to 8
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**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charitable objectives of the Trust are:

"To promote art in St Ives and the district of Penwith for the purpose of increasing public knowledge and appreciation of the said arts."

The Trust's Mission is:

To provide high quality, affordable studio space for artists working within the unique cultural context of Cornwall.

The Trust's Aims and Objectives are:

To support aspirational and innovative professional artists at all stages of their careers by:

- Providing high quality and affordable studio spaces, following clear cut selection criteria and supporting equality of access.
- Working with partners to offer a variety of support services and opportunities to artists.
- Providing a range of tenures that support emerging and established artists, and offer opportunities for visiting artists from outside Cornwall.

To support public understanding and appreciation of contemporary art and the heritage of our buildings and their settings by:

- Encouraging our tenants to participate in open studios.
- Offering a programme of talks, studio tours and exhibitions.
- Working with all our tenants, including the fishing community and St Ives School of Painting, and key partners including Tate St Ives, St Ives Archive, St Ives Museum and Newlyn Art Gallery and The Exchange.

To manage the Trust effectively and efficiently by:

- Ensuring financial prudence and sustainability.
- Conducting our affairs with integrity and transparency.
- Safeguarding and maintaining the buildings under our ownership.

The Trust owns and manages three artists' studios in Cornwall: Porthmeor Studios in St Ives, and Trewarveneth and Anchor Studios in Newlyn. These provide a total of 22 studio spaces for artists, two studios for the St Ives School of Painting to deliver a range of arts courses, and two studios have been retained by the Trust for its education and community programme.

Public benefit

We review our aims, objectives and activities at least once a year to assess what we have achieved in the previous 12 months. We refer to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular the trustees consider how planned activities will contribute to the aims and objectives they have set.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

ACHIEVEMENT AND PERFORMANCE

The Trust owns and manages 22 artists' studios across three buildings in St Ives and Newlyn. Most of these are occupied by local artists on long term leases, but since 2012, three studios have been reserved for artists on short term leases of between one and six months.

The short let studios have been exceptionally successful, and over 180 artists at all stages of their careers have used them over this period, including both local artists and those from outside Cornwall. These studios have also hosted residencies with organisations including Tate St Ives, Falmouth University and Visual Arts Scotland, as well as artists on the Trust's own residency programme.

The main achievement this year has been the development of a partnership with the Freelands Foundation. This partnership will provide residency opportunities at Porthmeor Studios for winners of the Freelands Painting Prize, but significantly has also secured funding to allow the Trust to recruit a Residency Manager. The Trust is very pleased to welcome Alexandra House to this post, who previously has worked at The National Gallery and Whitechapel Gallery.

The principal role of the Residency Manager is to provide support for all its residency artists to help them make the best possible use of their time with the Trust. However an additional responsibility is to develop a public facing programme so that local artists and the general public can connect with visiting artists. This is being achieved through talks and studio visits, and some are being filmed to help reach more distant audiences. A particularly successful instance was a recent film of Lubaina Himid CBE talking in Porthmeor Studio 5 about works she had just completed for two new exhibitions.

The Future Plans section of the 2022 Annual Report noted the ambition to raise funding to appoint a Residency Manager, and highlighted the need to renovate the outbuildings at Trewarveneth Studios which are in a very poor condition. The second major achievement this year has been to secure the funding for this project from the Shared Prosperity Fund as part of the UK Government's Levelling Up agenda. These works will transform a range of semi-derelict outbuildings into three new studios.

The application was provisionally approved in October 2022, and although the Funding Agreement wasn't signed until March 2023, the Trust decided to proceed with the project development works. The planning application was submitted in October and approved in January 2023, and the detailed drawings and tender pack completed in July 2023. The project was advertised on Contracts Finder, and the Trust expects that the contractor will be appointed in October 2023.

The two week St Ives September Festival and Open Studios in 2022 was again a key part of the Porthmeor Studios year. Audience numbers were still recovering from pre-Covid levels, but the range of talks, films, events and studio tours, mostly focussed around the culture and heritage of West Cornwall, were again very well received.

FINANCIAL REVIEW

Investment policy and objectives

The trustees regularly review the cash held by the charity and whilst maintaining access to funds for operational purposes, it places any surplus funds in an interest-bearing deposit account when appropriate.

Reserves policy

The trustees have identified an adequate level of reserves for the Trust, which will include sufficient working capital to maintain operations in the event of a sudden and unexpected loss of income, and to build a sinking fund to cover the future maintenance requirements of its buildings.

Going concern

The trustees consider that there are no material uncertainties about the ability to continue as a going concern. There are no material uncertainties affecting the current year's accounts.

Financial review

Overall income and expenditure for its core activities were close to budget, and the Trust made a modest surplus over the year. The Trust is continuing to rebuild its reserves, thereby placing it on a more sustainable and secure financial footing.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

FUTURE PLANS

The main focus this year will be to deliver the capital renovation works at Trewarveneth Studios, and following the Residency Manager appointment, to develop the residency programme and enable the Trust's artist tenants to reach a wider audience.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Borlase Smart-John Wells Trust was established as the Borlase Smart Memorial Fund in a Trust Deed dated 7th March 1949, as varied by Schemes of the 9th February 1972, 29th December 1995 and 15th December 2005, and amended by a scheme of 4th January 2008. It is registered as a charity with the Charity Commission.

The Trust is incorporated, and the governing document is the Memorandum and Articles incorporated 26 June 2006 as amended by Special Resolution 23 March 2007. The Borlase Smart John Wells Trust Limited (Company No. 05400279) was entered onto the central register of charities on 17th April 2007, and assets and liabilities transferred from the Trust to the limited company. Porthmeor Studios could not be transferred since it is a permanent endowment, so Trustees applied to the Charity Commission to make a scheme that appointed the limited company the sole trustee of the Trust, and then requested a uniting direction that links the Trust with the limited company. This was completed on 18th January 2008, and the Borlase Smart-John Wells Trust was removed from the register of charities.

Recruitment and appointment of new trustees

As set out in the Trust Deed, the Trust was founded with three managing trustees. Two of these managing trustees were the Art Director of the Arts Council of Great Britain, and the Director of the Tate Gallery. These were appointed trustees by virtue of their respective offices, and are referred to as ex officio trustees. The managing trustees were given authority in the Trust Deed to appoint further trustees.

When the limited company was set up, all existing Trustees became directors. When recruiting trustees, consideration is given to any specialist skills that the Board considers necessary.

Organisational structure

The Trust is administered by a board of trustees, which currently has ten members. The board meets about four times a year, and there are committees covering different areas of the Trust's activities. A manager is appointed by the trustees to manage its day to day operations

Induction and training of new trustees

Trustees are encouraged to attend appropriate external training events where these will help them undertake their role.

Related parties

The Trust has a close relationship with Arts Council England and the Tate as defined in its governing document, and its trustees provide further links with Tate St Ives, Newlyn Art Gallery and The Exchange and Falmouth University. The Trust maintains close links with the St Ives School of Painting, one of its tenants at Porthmeor Studios, and it works with several other organisations including The Freelands Foundation, The Wilhelmina Barns-Graham Trust, Krowji, CAST, Leach Pottery, Creative Skills, Cultivator, St Ives Archive, St Ives Museum and Falmouth Art Gallery.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

05400279 (England and Wales)

Registered Charity number

1118840

Registered office

Porthmeor Studios
Back Road West
St Ives
Cornwall
TR26 1NG

BORLASE SMART JOHN WELLS TRUST LTD

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

Trustees

P R Williams Trustee
Ms J Val Baker Trustee
Mrs S Daniel-McElroy Trustee (resigned 27/5/2022)
J Green Trustee
D P Wilson Trustee
R Towndrow Trustee
M J Bird Trustee
Mrs K T Bridgewater Trustee
Miss A C Care Trustee
J K Lees Trustee
Miss R D Shanks Trustee

Tate Observer

Ms A Barlow

Company Secretary

D P Wilson

Independent Examiner

Robert Langley ATT CTA
Greenwood Wilson
The Old School
The Stennack
St Ives
Cornwall
TR26 1QU

Bankers

HSBC
5 High Street
St Ives
Cornwall
TR26 1RX

Solicitors

Borlase & Company
45 Coinagehall Street
Helston
TR13 8EU

Chief Executive / Manager

Chris Hibbert

Approved by order of the board of trustees on 17 October 2023 and signed on its behalf by:



P R Williams - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
BORLASE SMART JOHN WELLS TRUST LTD**

Independent examiner's report to the trustees of Borlase Smart John Wells Trust Ltd ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2023.

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 statement

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 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.



Robert Langley ATT CTA

Greenwood Wilson
The Old School
The Stennack
St Ives
Cornwall
TR26 1QU

17 October 2023

BORLASE SMART JOHN WELLS TRUST LTD

**STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2023**

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	2,184	20,257	22,441	16,911
Charitable activities					
Rental income		107,975	-	107,975	102,472
Other trading activities	3	3,520	100	3,620	4,861
Investment income	4	6,666	-	6,666	2,370
Total		120,345	20,357	140,702	126,614
EXPENDITURE ON					
Raising funds		1,340	-	1,340	(7,193)
Charitable activities					
Charitable activities		94,509	33,051	127,560	149,777
Total		95,849	33,051	128,900	142,584
NET INCOME/(EXPENDITURE)					
Transfers between funds	14	24,496 (4,269)	(12,694) 4,269	11,802 -	(15,970) -
Net movement in funds		20,227	(8,425)	11,802	(15,970)
RECONCILIATION OF FUNDS					
Total funds brought forward		269,244	4,424,880	4,694,124	4,710,094
TOTAL FUNDS CARRIED FORWARD		289,471	4,416,455	4,705,926	4,694,124

The notes form part of these financial statements

STATEMENT OF FINANCIAL POSITION
31 MARCH 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	9	-	46,755	46,755	46,755
Heritage assets	10	-	4,165,263	4,165,263	4,156,705
		-	4,212,018	4,212,018	4,203,460
CURRENT ASSETS					
Stocks	11	10,052	-	10,052	10,052
Debtors	12	13,525	-	13,525	31,088
Cash at bank and in hand		275,330	212,929	488,259	466,246
		298,907	212,929	511,836	507,386
CREDITORS					
Amounts falling due within one year	13	(9,436)	(8,492)	(17,928)	(16,722)
NET CURRENT ASSETS		289,471	204,437	493,908	490,664
TOTAL ASSETS LESS CURRENT LIABILITIES		289,471	4,416,455	4,705,926	4,694,124
NET ASSETS		289,471	4,416,455	4,705,926	4,694,124
FUNDS					
	14			289,471	269,244
Unrestricted funds				4,416,455	4,424,880
Restricted funds				4,705,926	4,694,124
TOTAL FUNDS				4,705,926	4,694,124

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

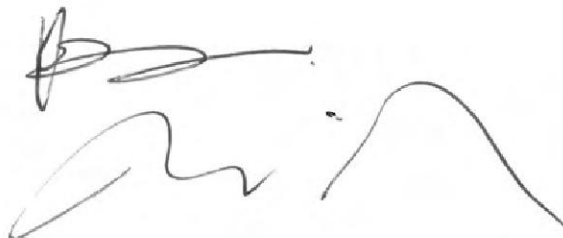
- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each 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 charitable company.

STATEMENT OF FINANCIAL POSITION - continued
31 MARCH 2023

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 17 October 2023 and were signed on its behalf by:

P R Williams - Trustee

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned above the name P R Williams.

D P Wilson - Trustee

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

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided to write off the cost less residual value of tangible fixed assets by equal annual instalments over their estimated useful lives as follows:

Plant and machinery	3 years
Computer equipment	3 years

The trustees have confirmed that the residual value of freehold buildings is at least equal to cost, and therefore no depreciation charge is required in the accounts.

Artwork is not depreciated.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Constitution

The company was incorporated as a company limited by guarantee and not having a share capital. In the event of the company being wound up, registered members are liable to contribute a sum not exceeding £10 per member towards the debts and liabilities of the company and the costs and expenses of winding up. At 31 March 2023 there were 10 members (2022: 11).

Donations

Voluntary income received by way of donations to the charity is included in the statement of financial activities when receivable.

BORLASE SMART JOHN WELLS TRUST LTD

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

1. ACCOUNTING POLICIES - continued

Constitution

Investment income

Investment income is recognised on a receivable basis.

Grants receivable and expenditure

Capital based grants are credited to restricted incoming resources when receivable. Depreciation on the fixed assets purchased with such grants is charged against the restricted fund.

These grants are repayable under certain circumstances.

2. DONATIONS AND LEGACIES

	2023	2022
	£	£
Donations	2,334	1,077
Grants	-	15,834
Contributions for studio residency services	20,107	-
	<u>22,441</u>	<u>16,911</u>

Grants received, included in the above, are as follows:

	2023	2022
	£	£
Barns-Graham Charitable Trust	-	7,500
Cornwall Council	-	5,334
The Leach Pottery	-	3,000
	<u>-</u>	<u>15,834</u>

3. OTHER TRADING ACTIVITIES

	2023	2022
	£	£
General fundraising	<u>3,620</u>	<u>4,861</u>

4. INVESTMENT INCOME

	2023	2022
	£	£
Deposit account interest	<u>6,666</u>	<u>2,370</u>

BORLASE SMART JOHN WELLS TRUST LTD

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

5. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2023	2022
	£	£
Accountancy fees	2,020	1,980
Audit fees	-	2,000
Administrations costs	4,090	2,245
Deficit on disposal of fixed assets	-	5,523
	<u> </u>	<u> </u>

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

Trustees' expenses

	2023	2022
	£	£
Trustees' expenses	131	-
	<u> </u>	<u> </u>

7. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2023	2022
Administration	4	3
	<u> </u>	<u> </u>

No employees received emoluments in excess of £60,000.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	5,661	11,250	16,911
Charitable activities			
Rental income	102,472	-	102,472
Other trading activities	4,861	-	4,861
Investment income	2,370	-	2,370
Total	<u>115,364</u>	<u>11,250</u>	<u>126,614</u>
EXPENDITURE ON			
Raising funds	1,807	(9,000)	(7,193)
Charitable activities			
Charitable activities	99,916	49,861	149,777
Total	<u>101,723</u>	<u>40,861</u>	<u>142,584</u>
NET INCOME/(EXPENDITURE)	13,641	(29,611)	(15,970)

BORLASE SMART JOHN WELLS TRUST LTD

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

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued	Unrestricted funds £	Restricted funds £	Total funds £
RECONCILIATION OF FUNDS			
Total funds brought forward	255,603	4,454,491	4,710,094
TOTAL FUNDS CARRIED FORWARD	269,244	4,424,880	4,694,124

9. TANGIBLE FIXED ASSETS	Plant and machinery £	Artwork £	Computer equipment £	Totals £
COST				
At 1 April 2022 and 31 March 2023	24,210	46,755	2,578	73,543
DEPRECIATION				
At 1 April 2022 and 31 March 2023	24,210	-	2,578	26,788
NET BOOK VALUE				
At 31 March 2023	-	46,755	-	46,755
At 31 March 2022	-	46,755	-	46,755

10. HERITAGE ASSETS	Total £
MARKET VALUE	
At 1 April 2022	4,156,705
Additions	8,558
At 31 March 2023	4,165,263
NET BOOK VALUE	
At 31 March 2023	4,165,263
At 31 March 2022	4,156,705

Heritage Asset cost comprises £6,000 cost and £3,551,851 enhancement cost of Porthmeor Studios, £130,050 enhancement costs of Trewarveneth and £477,362 enhancement costs of Anchor studios. No cost is shown for the original value of Trewarveneth and Anchor studios, or 5 Bowling Green Terrace and Seal Cottage, Back Road West when first gifted to the Trust.

Depreciation and impairment

No depreciation has been provided for the Heritage Assets as their useful economic life is deemed to be indefinite.

The Heritage Assets are reviewed annually at the reporting date for impairment.

Legal charges

There are currently legal charges held over the following Heritage Assets:

BORLASE SMART JOHN WELLS TRUST LTD

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

10. HERITAGE ASSETS - continued

- Porthmeor Studios has legal charges held over it by Arts Council England and the National Memorial Heritage Fund.
- Anchor Studios has a legal charge held over it by the National Memorial Heritage Fund.

11. STOCKS

	2023	2022
	£	£
Stocks	<u>10,052</u>	<u>10,052</u>

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Debtors and prepayments	<u>13,525</u>	<u>31,088</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
VAT	6,256	3,039
Creditors and accruals	<u>11,672</u>	<u>13,683</u>
	<u>17,928</u>	<u>16,722</u>

14. MOVEMENT IN FUNDS

	At 1/4/22	Net movement in funds	Transfers between funds	At 31/3/23
	£	£	£	£
Unrestricted funds				
General fund	153,244	24,496	(19,269)	158,471
Building Maintenance Reserve Fund	<u>116,000</u>	<u>-</u>	<u>15,000</u>	<u>131,000</u>
	269,244	24,496	(4,269)	289,471
Restricted funds				
Porthmeor	3,776,539	-	-	3,776,539
Anchor	487,511	(6,990)	-	480,521
Trewarveneth	126,327	-	4,269	130,596
Artists' Residency Programme	<u>34,503</u>	<u>(5,704)</u>	<u>-</u>	<u>28,799</u>
	<u>4,424,880</u>	<u>(12,694)</u>	<u>4,269</u>	<u>4,416,455</u>
TOTAL FUNDS	<u>4,694,124</u>	<u>11,802</u>	<u>-</u>	<u>4,705,926</u>

BORLASE SMART JOHN WELLS TRUST LTD

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

14. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	120,345	(95,849)	24,496
Restricted funds			
Anchor	-	(6,990)	(6,990)
Artists' Residency Programme	250	(5,954)	(5,704)
Freelands Residencies	20,107	(20,107)	-
	<u>20,357</u>	<u>(33,051)</u>	<u>(12,694)</u>
TOTAL FUNDS	<u>140,702</u>	<u>(128,900)</u>	<u>11,802</u>

Comparatives for movement in funds

	At 1/4/21 £	Net movement in funds £	Transfers between funds £	At 31/3/22 £
Unrestricted funds				
General fund	154,603	13,641	(15,000)	153,244
Building Maintenance Reserve Fund	101,000	-	15,000	116,000
	<u>255,603</u>	<u>13,641</u>	<u>-</u>	<u>269,244</u>
Restricted funds				
Porthmeor	3,776,539	-	-	3,776,539
Anchor	510,702	(23,191)	-	487,511
Trewarveneth	126,327	-	-	126,327
Artists' Residency Programme	40,923	(6,420)	-	34,503
	<u>4,454,491</u>	<u>(29,611)</u>	<u>-</u>	<u>4,424,880</u>
TOTAL FUNDS	<u>4,710,094</u>	<u>(15,970)</u>	<u>-</u>	<u>4,694,124</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	115,364	(101,723)	13,641
Restricted funds			
Anchor	-	(23,191)	(23,191)
Artists' Residency Programme	11,250	(17,670)	(6,420)
	<u>11,250</u>	<u>(40,861)</u>	<u>(29,611)</u>
TOTAL FUNDS	<u>126,614</u>	<u>(142,584)</u>	<u>(15,970)</u>

BORLASE SMART JOHN WELLS TRUST LTD

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

14. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/4/21 £	Net movement in funds £	Transfers between funds £	At 31/3/23 £
Unrestricted funds				
General fund	154,603	38,137	(34,269)	158,471
Building Maintenance Reserve Fund	101,000	-	30,000	131,000
	<u>255,603</u>	<u>38,137</u>	<u>(4,269)</u>	<u>289,471</u>
Restricted funds				
Porthmeor	3,776,539	-	-	3,776,539
Anchor	510,702	(30,181)	-	480,521
Trewarveneth	126,327	-	4,269	130,596
Artists' Residency Programme	40,923	(12,124)	-	28,799
	<u>4,454,491</u>	<u>(42,305)</u>	<u>4,269</u>	<u>4,416,455</u>
TOTAL FUNDS	<u><u>4,710,094</u></u>	<u><u>(4,168)</u></u>	<u><u>-</u></u>	<u><u>4,705,926</u></u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	235,709	(197,572)	38,137
Restricted funds			
Anchor	-	(30,181)	(30,181)
Artists' Residency Programme	11,500	(23,624)	(12,124)
Freelands Residencies	20,107	(20,107)	-
	<u>31,607</u>	<u>(73,912)</u>	<u>(42,305)</u>
TOTAL FUNDS	<u><u>267,316</u></u>	<u><u>(271,484)</u></u>	<u><u>(4,168)</u></u>

- The Porthmeor restricted fund relates to funds raised to renovate Porthmeor Studios.
- The Anchor restricted fund relates to funds raised to renovate Anchor Studios.
- The Trewarveneth restricted fund relates to funds raised to renovate Trewarveneth Studios.
- The Artists' Residency Programme restricted fund relates to a 3 year residency programme for emerging and established artists.
- The Building Maintenance Reserve unrestricted fund relates to funds reserved to cover maintenance costs and long term roof work over the next 10 years.

BORLASE SMART JOHN WELLS TRUST LTD

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

15. CONTINGENT LIABILITIES

The charity has received grant funding in the current and prior years. These grants could become repayable under certain circumstances if the objectives of the funding are not met.

16. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2023.

BORLASE SMART JOHN WELLS TRUST LTD

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023**

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	2,334	1,077
Grants	-	15,834
Contributions for studio residency services	20,107	-
	22,441	16,911
Other trading activities		
General fundraising	3,620	4,861
Investment income		
Deposit account interest	6,666	2,370
Charitable activities		
Rental income	107,975	102,472
Total incoming resources	140,702	126,614
EXPENDITURE		
Raising donations and legacies		
Fundraising costs	1,340	(7,193)
Charitable activities		
Trustees' expenses	131	-
Wages	41,431	42,924
Rates and water	1,607	1,330
Insurance	10,832	10,488
Light and heat	7,374	7,528
Telephone	1,151	1,081
Repairs and maintenance	21,807	27,463
Bank charges	186	210
Website costs	2,235	1,067
Rent	-	3,477
Artist fee	-	9,000
Residency programme expenses	26,056	14,097
Anchor studio expenses	6,990	17,789
	119,800	136,454
Support costs		
Management		
Loss on sale of heritage asset	-	5,523
Governance costs		
Accountancy fees	2,020	3,980
Administrations costs	4,090	2,245
Carried forward	6,110	6,225

This page does not form part of the statutory financial statements

BORLASE SMART JOHN WELLS TRUST LTD

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023**

	2023 £	2022 £
Governance costs		
Brought forward	6,110	6,225
Professional fees	1,650	1,575
	<u>7,760</u>	<u>7,800</u>
Total resources expended	<u>128,900</u>	<u>142,584</u>
Net income/(expenditure)	<u>11,802</u>	<u>(15,970)</u>

This page does not form part of the statutory financial statements

BORLASE SMART JOHN WELLS TRUST LIMITED

England & Wales - Charity number 1118840

Accounts

REGISTERED COMPANY NUMBER: 05400279 (England and Wales)
REGISTERED CHARITY NUMBER: 1118840

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022
FOR
BORLASE SMART JOHN WELLS TRUST LTD**

CHARITY COMMISSION
FIRST CONTACT
03 NOV 2022
ACCOUNTS
RECEIVED

Greenwood Wilson
The Old School
The Stennack
St Ives
Cornwall
TR26 1QU

BORLASE SMART JOHN WELLS TRUST LTD

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

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Independent Examiner's Report	6
Statement of Financial Activities	7
Statement of Financial Position	8 to 9
Notes to the Financial Statements	10 to 18
Detailed Statement of Financial Activities	19 to 20

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

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charitable objectives of the Trust are:

"To promote art in St Ives and the district of Penwith for the purpose of increasing public knowledge and appreciation of the said arts."

The Trust's Mission is:

To provide high quality, affordable studio space for artists working within the unique cultural context of Cornwall.

The Trust's Aims and Objectives are:

To support aspirational and innovative professional artists at all stages of their careers by:

- Providing high quality and affordable studio spaces, following clear cut selection criteria and supporting equality of access.
- Working with partners to offer a variety of support services and opportunities to artists.
- Providing a range of tenures that support emerging and established artists, and offer opportunities for visiting artists from outside Cornwall.

To support public understanding and appreciation of contemporary art and the heritage of our buildings and their settings by:

- Encouraging our tenants to participate in open studios.
- Offering a programme of talks, studio tours and exhibitions.
- Working with all our tenants, including the fishing community and St Ives School of Painting, and key partners including Tate St Ives, St Ives Archive, St Ives Museum and Newlyn Art Gallery and The Exchange.

To manage the Trust effectively and efficiently by:

- Ensuring financial prudence and sustainability.
- Conducting our affairs with integrity and transparency.
- Safeguarding and maintaining the buildings under our ownership.

The Trust owns and manages three artists' studios in Cornwall: Porthmeor Studios in St Ives, and Trewarveneth and Anchor Studios in Newlyn. These provide a total of 22 studio spaces for artists, two studios for the St Ives School of Painting to deliver a range of arts courses, and two studios have been retained by the Trust for its education and community programme.

Public benefit

We review our aims, objectives and activities at least once a year to assess what we have achieved in the previous 12 months. We refer to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular the trustees consider how planned activities will contribute to the aims and objectives they have set.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

ACHIEVEMENT AND PERFORMANCE

Anchor Studio has continued to occupy the Trust's main attention this year. This was its first year of operation as a live/work artist's studio, and the Trust has been learning how best to manage this workspace. The Trust has also been working on the activity-related elements of the project, many of which had been affected or delayed by Covid.

The quality of the Anchor Studio renovation works has been recognised by fellow heritage building professionals. It has received the Jenny Gason Award for an outstanding restoration of a small historic building from the Cornish Buildings Group, and a Civic Trust AABC Conservation Award 2022, one of only two nationally, 'an exemplary small-scale project.' It has also received much media interest, including a short piece on prime time BBC2.

The building renovations were completed in March 2021, and the first artist tenancy started on 1st April. Since then it has hosted eight artists, including from Venezuela, Netherlands, Scotland and the USA, and is fulfilling the Trust's ambition to bring exciting artists to Newlyn from outside Cornwall. Of particular note was Emma Smith, who came in September 2021 to install Gwelen, her commissioned artwork for the newly resurfaced coastal path between Penzance and Marazion, and Glasgow artist Rachel Duckhouse on a Visual Art Scotland exchange residency.

There was a very successful Anchor launch event in August 2021 attended by those most closely involved with the project, a public Open Day in September 2021 with the architect on hand to explain the building heritage and the renovation works, and a special event in July 2022 to remember Nick Cahill who had played such an important part in conserving Cornwall's historic buildings. Three of the artists have also so far held well-attended Open Studio days at the end of their tenancies to show work produced during their stay.

Catherine Wallace was due to hold a series of study days about Anchor Studio in 2021, involving a morning of talks followed by a visit to Anchor and then a tour of Newlyn to show where the artists lived and worked. Due to Covid there were deferred, and took place instead in May and June 2022. They were all fully booked and very successful.

Anchor Studio is not easily accessible, and a key part of the renovation project was to tell the story of the studio, the artists and the renovation to an audience not able to visit the building. This was achieved through three means; an exhibition at Penlee House and Gallery, a publication, and commissioning a series of films.

The exhibition at Penlee House 'Discovering Anchor Studio: An artist's haven in Newlyn' was curated by Elizabeth Knowles, and ran from September 2021 to January 2022. It featured paintings by Stanhope and Elizabeth Forbes and many other Newlyn School artists, and John Wells and his contemporaries including works by Ben Nicholson, Peter Lanyon, Christopher Wood and Bryan Wynter. This was a very interesting and successful show, bringing together traditional Newlyn artists with St Ives Modernists, introducing new audiences to each genre, and was visited by 5,700 people.

'The Story of Anchor Studio' is a 90 page illustrated publication edited by Elizabeth Knowles, and it tells the story of Anchor Studio and the artists who have worked there. It includes contributions from Dr Joanna Mattingly on Newlyn, Catherine Wallace on Stanhope Forbes, Anne Barlow on John Wells and Rolfe Kentish on the building restoration, and is complemented by a foreword from Sir Nicholas Serota recalling his own connection with John Wells and the building. 700 copies have been distributed.

The Trust commissioned a series of films to document the story of the building and the renovations, and these are important not only in helping to reach online audiences, but also forming a significant archive. The films show the historic building recording exercise, the renovation works with heritage building techniques, the Penlee House exhibition, and interviews with people who remembered John Wells.

The St Ives September Festival and Open Studios, usually a key part of the Porthmeor Studio calendar with two weeks of talks, films, events and studio tours, was cancelled in 2020 due to Covid. It went ahead in 2021, though this was a last minute decision due to the continuing uncertainties about lockdowns. Audience numbers were about half pre-Covid figures, with some people still understandably nervous about attending public events. However there was a full programme, including several talks themed around Anchor Studio and the Newlyn artists, and it was very well received.

BORLASE SMART JOHN WELLS TRUST LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

The Porthmeor Residency Programme supported a three month residency for emerging artist Eburn Sodipo, who had been nominated by The Freelands Foundation. This residency was funded by The Wilhelmina Barns-Graham Trust, who also supported a very successful one month exchange residency organised by Visual Arts Scotland in which Porthmeor artist Andy Harper travelled up to Marchmont House in the Borders, and Glasgow-based Rachel Duckhouse spent the month at Anchor Studio. Nicola Singh also had a two month residency at Porthmeor as part of the Leach Pottery centenary celebrations. However it is apparent that the Residency Programme needs a manager to fully support the residency artists and the associated public programme, and the Trust will be fundraising to recruit for this post.

Four Trustees had expressed the wish to step down when the Anchor Studio project had been completed because this marked a special milestone for the Trust now that all its studio buildings had been renovated. The Trust advertised widely for replacements, and have now appointed five new Trustees to help guide the Trust through the next phase of its development.

Following increases to repair and maintenance building costs of 26% in the two years to October 2021, the Trust had intended to increase studio rents by 15% in line with the terms of our lease agreements. However, following a meeting with the tenants the Trustees agreed to only increase rents by 7.5% for the year beginning in April 2022 in recognition of the difficulties some had faced as a result of Covid.

FINANCIAL REVIEW

Investment policy and objectives

The trustees regularly review the cash held by the charity and whilst maintaining access to funds for operational purposes, it places any surplus funds in an interest-bearing deposit account when appropriate.

Reserves policy

The trustees have identified an adequate level of reserves for the Trust, which will include sufficient working capital to maintain operations in the event of a sudden and unexpected loss of income, and to build a sinking fund to cover the future maintenance requirements of its buildings.

Going concern

The trustees consider that there are no material uncertainties about the ability to continue as a going concern. There are no material uncertainties affecting the current year's accounts.

Financial review

Overall income and expenditure for its core activities were close to budget, and the Trust made a modest surplus over the year. The Trust is continuing to rebuild its reserves, thereby placing it on a more sustainable and secure financial footing.

FUTURE PLANS

The renovations at Anchor Studio have highlighted the poor state of repair of the outbuildings at Trewarveneth, and the Trust has been exploring options with an architect and quantity surveyor to repair and renovate them to form three studios. Although this project doesn't appear to fit with the priorities of any major funder at present, the Trust has commissioned the design team to develop plans and obtain planning consents so that it will be ready if new funding streams become available.

The Trust will also be exploring funding options that will allow it to recruit a Residency Manager for the Porthmeor Residency Programme.

BORLASE SMART JOHN WELLS TRUST LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Borlase Smart-John Wells Trust was established as the Borlase Smart Memorial Fund in a Trust Deed dated 7th March 1949, as varied by Schemes of the 9th February 1972, 29th December 1995 and 15th December 2005, and amended by a scheme of 4th January 2008. It is registered as a charity with the Charity Commission.

The Trust is incorporated, and the governing document is the Memorandum and Articles incorporated 26 June 2006 as amended by Special Resolution 23 March 2007. The Borlase Smart John Wells Trust Limited (Company No. 05400279) was entered onto the central register of charities on 17th April 2007, and assets and liabilities transferred from the Trust to the limited company. Porthmeor Studios could not be transferred since it is a permanent endowment, so Trustees applied to the Charity Commission to make a scheme that appointed the limited company the sole trustee of the Trust, and then requested a uniting direction that links the Trust with the limited company. This was completed on 18th January 2008, and the Borlase Smart-John Wells Trust was removed from the register of charities.

Recruitment and appointment of new trustees

As set out in the Trust Deed, the Trust was founded with three managing trustees. Two of these managing trustees were the Art Director of the Arts Council of Great Britain, and the Director of the Tate Gallery. These were appointed trustees by virtue of their respective offices, and are referred to as ex officio trustees. The managing trustees were given authority in the Trust Deed to appoint further trustees.

When the limited company was set up, all existing Trustees became directors. When recruiting trustees, consideration is given to any specialist skills that the Board considers necessary.

Organisational structure

The Trust is administered by a board of trustees, which currently has ten members. The board meets about four times a year, and there are committees covering different areas of the Trust's activities. A manager is appointed by the trustees to manage its day to day operations.

Induction and training of new trustees

Trustees are encouraged to attend appropriate external training events where these will help them undertake their role.

Related parties

The Trust has a close relationship with Arts Council England and the Tate as defined in its governing document, and its trustees provide further links with Tate St Ives, Newlyn Art Gallery and The Exchange and Falmouth University. The Trust maintains close links with the St Ives School of Painting, one of its tenants at Porthmeor Studios, and it works with several other organisations including The Wilhelmina Barns-Graham Trust, Krowji, CAST, Leach Pottery, Creative Skills, Cultivator, St Ives Archive, St Ives Museum and Falmouth Art Gallery.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

05400279 (England and Wales)

Registered Charity number

1118840

Registered office

Porthmeor Studios
Back Road West
St Ives
Cornwall
TR26 1NG

BORLASE SMART JOHN WELLS TRUST LTD

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

Trustees

P R Williams Trustee
Ms J Val Baker Trustee
Mrs S Daniel-McElroy Trustee (resigned 27/5/2022)
J Green Trustee
M Porter Trustee (resigned 1/11/2021)
Ms M Weston Trustee (resigned 25/10/2021)
D P Wilson Trustee
Ms T E Smith Trustee (resigned 25/10/2021)
R Towndrow Trustee
M J Bird Trustee (appointed 25/10/2021)
Mrs K T Bridgewater Trustee (appointed 25/10/2021)
Miss A C Care Trustee (appointed 25/10/2021)
J K Lees Trustee (appointed 25/10/2021)
Miss R D Shanks Trustee (appointed 25/10/2021)

Tate Observer

Ms A Barlow

Company Secretary

D P Wilson

Independent Examiner

Peter Brotheridge
FCCA CTA
Greenwood Wilson
The Old School
The Stennack
St Ives
Cornwall
TR26 1QU

Bankers

HSBC
5 High Street
St Ives
Cornwall
TR26 1RX

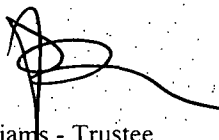
Solicitors

Borlase & Company
45 Coinagehall Street
Helston
TR13 8EU

Chief Executive / Manager

Chris Hibbert

Approved by order of the board of trustees on 25 October 2022 and signed on its behalf by:



P R Williams - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
BORLASE SMART JOHN WELLS TRUST LTD**

Independent examiner's report to the trustees of Borlase Smart John Wells Trust Ltd ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2022.

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 statement

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 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.



Peter Brotheridge
FCCA CTA
Greenwood Wilson
The Old School
The Stennack
St Ives
Cornwall
TR26 1QU

25 October 2022

BORLASE SMART JOHN WELLS TRUST LTD

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

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	5,661	11,250	16,911	460,562
Charitable activities					
Rental income		102,472	-	102,472	95,262
Other trading activities	3	4,861	-	4,861	853
Investment income	4	2,370	-	2,370	3,629
Total		<u>115,364</u>	<u>11,250</u>	<u>126,614</u>	<u>560,306</u>
EXPENDITURE ON					
Raising funds		1,807	22,886	24,693	11,627
Charitable activities					
Rental income		-	-	-	988
Charitable activities		99,916	17,975	117,891	89,942
Total		<u>101,723</u>	<u>40,861</u>	<u>142,584</u>	<u>102,557</u>
NET INCOME/(EXPENDITURE)		13,641	(29,611)	(15,970)	457,749
RECONCILIATION OF FUNDS					
Total funds brought forward		255,603	4,454,491	4,710,094	4,252,345
TOTAL FUNDS CARRIED FORWARD		<u><u>269,244</u></u>	<u><u>4,424,880</u></u>	<u><u>4,694,124</u></u>	<u><u>4,710,094</u></u>

The notes form part of these financial statements

BORLASE SMART JOHN WELLS TRUST LTD

**STATEMENT OF FINANCIAL POSITION
31 MARCH 2022**

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	9	-	46,755	46,755	46,755
Heritage assets	10	-	4,156,705	4,156,705	4,153,316
		<hr/>	<hr/>	<hr/>	<hr/>
		-	4,203,460	4,203,460	4,200,071
CURRENT ASSETS					
Stocks	11	10,052	-	10,052	10,411
Debtors	12	31,088	-	31,088	88,487
Cash at bank and in hand		235,463	230,783	466,246	436,237
		<hr/>	<hr/>	<hr/>	<hr/>
		276,603	230,783	507,386	535,135
CREDITORS					
Amounts falling due within one year	13	(7,359)	(9,363)	(16,722)	(25,112)
		<hr/>	<hr/>	<hr/>	<hr/>
NET CURRENT ASSETS		269,244	221,420	490,664	510,023
		<hr/>	<hr/>	<hr/>	<hr/>
TOTAL ASSETS LESS CURRENT LIABILITIES		269,244	4,424,880	4,694,124	4,710,094
		<hr/>	<hr/>	<hr/>	<hr/>
NET ASSETS		269,244	4,424,880	4,694,124	4,710,094
		<hr/>	<hr/>	<hr/>	<hr/>
FUNDS					
	14				
Unrestricted funds				269,244	255,603
Restricted funds				4,424,880	4,454,491
				<hr/>	<hr/>
TOTAL FUNDS				4,694,124	4,710,094
				<hr/>	<hr/>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each 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 charitable company.

The notes form part of these financial statements

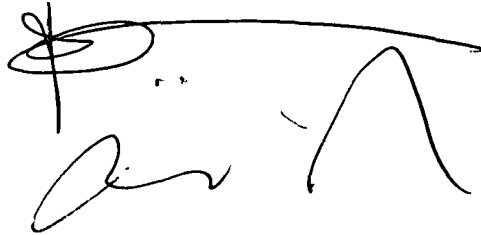
BORLASE SMART JOHN WELLS TRUST LTD

STATEMENT OF FINANCIAL POSITION - continued
31 MARCH 2022

- These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 25 October 2022 and were signed on its behalf by:

P R Williams - Trustee

A handwritten signature in black ink, consisting of a large, stylized 'P' followed by a horizontal line and a large 'W'.

D P Wilson - Trustee

The notes form part of these financial statements.

BORLASE SMART JOHN WELLS TRUST LTD

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

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided to write off the cost less residual value of tangible fixed assets by equal annual instalments over their estimated useful lives as follows:

Plant and machinery	3 years
Computer equipment	3 years

The trustees have confirmed that the residual value of freehold buildings is at least equal to cost, and therefore no depreciation charge is required in the accounts.

Artwork is not depreciated.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Constitution

The company was incorporated as a company limited by guarantee and not having a share capital. In the event of the company being wound up, registered members are liable to contribute a sum not exceeding £10 per member towards the debts and liabilities of the company and the costs and expenses of winding up. At 31 March 2022 there were 11 members (2021: 9).

BORLASE SMART JOHN WELLS TRUST LTD

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

1. ACCOUNTING POLICIES - continued

**Constitution
Donations**

Voluntary income received by way of donations to the charity is included in the statement of financial activities when receivable.

Investment income

Investment income is recognised on a receivable basis.

Grants receivable and expenditure

Capital based grants are credited to restricted incoming resources when receivable. Depreciation on the fixed assets purchased with such grants is charged against the restricted fund.

These grants are repayable under certain circumstances.

2. DONATIONS AND LEGACIES

	2022	2021
	£	£
Donations	1,077	1,250
Grants	15,834	459,312
	16,911	460,562
	16,911	460,562

Grants received, included in the above, are as follows:

	2022	2021
	£	£
Barns-Graham Charitable Trust	7,500	7,500
ACE Catalyst Grant	-	25,000
HLF Development Funding	-	319,900
Cornwall Council	5,334	-
A&S Bowness	-	1,500
Historic England	-	33,938
Cornwall Heritage Trust	-	1,800
Pilgrim Trust	-	10,000
Tanner Trust	-	6,000
Government CJRS claims	-	4,005
Council Covid Grants	-	49,669
The Leach Pottery	3,000	-
	15,834	459,312
	15,834	459,312

BORLASE SMART JOHN WELLS TRUST LTD

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

3.	OTHER TRADING ACTIVITIES	2022	2021
		£	£
	General fundraising	4,861	853
		<u> </u>	<u> </u>

4.	INVESTMENT INCOME	2022	2021
		£	£
	Deposit account interest	2,370	3,629
		<u> </u>	<u> </u>

5. NET INCOME/(EXPENDITURE)
Net income/(expenditure) is stated after charging/(crediting):

	2022	2021
	£	£
Accountancy fees	1,980	2,350
Audit fees	2,000	4,250
Administrations costs	2,245	1,675
Deficit on disposal of fixed assets	5,523	-
	<u> </u>	<u> </u>

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2022 nor for the year ended 31 March 2021.

7. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2022	2021
Administration	3	2
	<u> </u>	<u> </u>

No employees received emoluments in excess of £60,000.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	54,674	405,888	460,562
Charitable activities			
Rental income	95,262	-	95,262
Other trading activities	853	-	853
Investment income	3,629	-	3,629
Total	<u>154,418</u>	<u>405,888</u>	<u>560,306</u>

BORLASE SMART JOHN WELLS TRUST LTD

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

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
EXPENDITURE ON			
Raising funds	811	10,816	11,627
Charitable activities			
Rental income	-	988	988
Charitable activities	86,955	2,987	89,942
Total	<u>87,766</u>	<u>14,791</u>	<u>102,557</u>
NET INCOME	66,652	391,097	457,749
Transfers between funds	<u>(13,611)</u>	<u>13,611</u>	<u>-</u>
Net movement in funds	53,041	404,708	457,749
RECONCILIATION OF FUNDS			
Total funds brought forward	202,562	4,049,783	4,252,345
TOTAL FUNDS CARRIED FORWARD	<u><u>255,603</u></u>	<u><u>4,454,491</u></u>	<u><u>4,710,094</u></u>

9. TANGIBLE FIXED ASSETS

	Plant and machinery £	Artwork £	Computer equipment £	Totals £
COST				
At 1 April 2021 and 31 March 2022	<u>24,210</u>	<u>46,755</u>	<u>2,578</u>	<u>73,543</u>
DEPRECIATION				
At 1 April 2021 and 31 March 2022	<u>24,210</u>	<u>-</u>	<u>2,578</u>	<u>26,788</u>
NET BOOK VALUE				
At 31 March 2022	<u>-</u>	<u>46,755</u>	<u>-</u>	<u>46,755</u>
At 31 March 2021	<u>-</u>	<u>46,755</u>	<u>-</u>	<u>46,755</u>

10. HERITAGE ASSETS

	Total £
MARKET VALUE	
At 1 April 2021	4,153,316
Additions	3,389
At 31 March 2022	<u>4,156,705</u>
NET BOOK VALUE	
At 31 March 2022	<u><u>4,156,705</u></u>
At 31 March 2021	<u><u>4,153,316</u></u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

10. HERITAGE ASSETS - continued

Heritage Asset cost comprises £6,000 cost and £3,551,851 enhancement cost of Porthmeor Studios, £125,780 enhancement costs of Trewarveneth and £473,074 enhancement costs of Anchor studios. No cost is shown for the original value of Trewarveneth and Anchor studios, or 5 Bowling Green Terrace and Seal Cottage, Back Road West when first gifted to the Trust.

Depreciation and impairment

No depreciation has been provided for the Heritage Assets as their useful economic life is deemed to be indefinite.

The Heritage Assets are reviewed annually at the reporting date for impairment.

Legal charges

There are currently legal charges held over the following Heritage Assets:

- Porthmeor Studios has legal charges held over it by Arts Council England and the National Memorial Heritage Fund.
- Anchor Studios has a legal charge held over it by the National Memorial Heritage Fund.

11. STOCKS

	2022	2021
	£	£
Stocks	10,052	10,411
	<u>10,052</u>	<u>10,411</u>

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
VAT		16,315
Debtors and prepayments	31,088	72,172
	<u>31,088</u>	<u>88,487</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
VAT	3,039	
Creditors and accruals	13,683	25,112
	<u>16,722</u>	<u>25,112</u>

BORLASE SMART JOHN WELLS TRUST LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

14. MOVEMENT IN FUNDS

	At 1/4/21 £	Net movement in funds £	Transfers between funds £	At 31/3/22 £
Unrestricted funds				
General fund	154,603	13,641	(15,000)	153,244
Building Maintenance Reserve Fund	101,000	-	15,000	116,000
	<u>255,603</u>	<u>13,641</u>	<u>-</u>	<u>269,244</u>
Restricted funds				
Porthmeor	3,776,539	-	-	3,776,539
Anchor	510,702	(23,191)	-	487,511
Trewarveneth	126,327	-	-	126,327
Artists' Residency Programme	40,923	(6,420)	-	34,503
	<u>4,454,491</u>	<u>(29,611)</u>	<u>-</u>	<u>4,424,880</u>
TOTAL FUNDS	<u>4,710,094</u>	<u>(15,970)</u>	<u>-</u>	<u>4,694,124</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	115,364	(101,723)	13,641
Restricted funds			
Anchor	-	(23,191)	(23,191)
Artists' Residency Programme	11,250	(17,670)	(6,420)
	<u>11,250</u>	<u>(40,861)</u>	<u>(29,611)</u>
TOTAL FUNDS	<u>126,614</u>	<u>(142,584)</u>	<u>(15,970)</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

14. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/4/20 £	Net movement in funds £	Transfers between funds £	At 31/3/21 £
Unrestricted funds				
General fund	115,562	66,652	(27,611)	154,603
Building Maintenance Reserve Fund	87,000	-	14,000	101,000
	<u>202,562</u>	<u>66,652</u>	<u>(13,611)</u>	<u>255,603</u>
Restricted funds				
Porthmeor	3,776,539	-	-	3,776,539
Anchor	100,453	396,638	13,611	510,702
Trewarveneth	126,327	-	-	126,327
Artists' Residency Programme	46,464	(5,541)	-	40,923
	<u>4,049,783</u>	<u>391,097</u>	<u>13,611</u>	<u>4,454,491</u>
TOTAL FUNDS	<u>4,252,345</u>	<u>457,749</u>	<u>-</u>	<u>4,710,094</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	154,418	(87,766)	66,652
Restricted funds			
Anchor	396,638	-	396,638
Artists' Residency Programme	9,250	(14,791)	(5,541)
	<u>405,888</u>	<u>(14,791)</u>	<u>391,097</u>
TOTAL FUNDS	<u>560,306</u>	<u>(102,557)</u>	<u>457,749</u>

BORLASE SMART JOHN WELLS TRUST LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

14. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/4/20 £	Net movement in funds £	Transfers between funds £	At 31/3/22 £
Unrestricted funds				
General fund	115,562	80,293	(42,611)	153,244
Building Maintenance Reserve Fund	87,000	-	29,000	116,000
	<u>202,562</u>	<u>80,293</u>	<u>(13,611)</u>	<u>269,244</u>
Restricted funds				
Porthmeor	3,776,539	-	-	3,776,539
Anchor	100,453	373,447	13,611	487,511
Trewarveneth	126,327	-	-	126,327
Artists' Residency Programme	46,464	(11,961)	-	34,503
	<u>4,049,783</u>	<u>361,486</u>	<u>13,611</u>	<u>4,424,880</u>
TOTAL FUNDS	<u>4,252,345</u>	<u>441,779</u>	<u>-</u>	<u>4,694,124</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	269,782	(189,489)	80,293
Restricted funds			
Anchor	396,638	(23,191)	373,447
Artists' Residency Programme	20,500	(32,461)	(11,961)
	<u>417,138</u>	<u>(55,652)</u>	<u>361,486</u>
TOTAL FUNDS	<u>686,920</u>	<u>(245,141)</u>	<u>441,779</u>

- The Porthmeor restricted fund relates to funds raised to renovate Porthmeor Studios.
- The Anchor restricted fund relates to funds raised to renovate Anchor Studios.
- The Trewarveneth restricted fund relates to funds raised to renovate Trewarveneth Studios.
- The Artists' Residency Programme restricted fund relates to a 3 year residency programme for emerging and established artists.
- The Building Maintenance Reserve unrestricted fund relates to funds reserved to cover maintenance costs and long term roof work over the next 10 years.

BORLASE SMART JOHN WELLS TRUST LTD

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

15. CONTINGENT LIABILITIES

The charity has received grant funding in the current and prior years. These grants could become repayable under certain circumstances if the objectives of the funding are not met.

16. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2022.

BORLASE SMART JOHN WELLS TRUST LTD

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022**

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	1,077	1,250
Grants	15,834	459,312
	16,911	460,562
Other trading activities		
General fundraising	4,861	853
Investment income		
Deposit account interest	2,370	3,629
Charitable activities		
Rental income	102,472	95,262
Total incoming resources	126,614	560,306
EXPENDITURE		
Raising donations and legacies		
Fundraising costs	(7,193)	811
Residency Programme expenses	14,097	10,816
Anchor Studio expenses	17,789	-
	24,693	11,627
Charitable activities		
Wages	42,924	50,441
Social security	-	113
Pensions	-	90
Rates and water	1,330	(699)
Insurance	10,488	9,769
Light and heat	7,528	7,725
Telephone	1,081	1,221
Repairs and maintenance	27,463	12,264
Bank charges	210	212
Website costs	1,067	531
Rent	3,477	988
Artist fee	9,000	-
	104,568	82,655
Support costs		
Management		
Loss on sale of heritage asset	5,523	-
Governance costs		
Accountancy fees	3,980	6,600
Carried forward	3,980	6,600

This page does not form part of the statutory financial statements

BORLASE SMART JOHN WELLS TRUST LTD

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022

	2022	2021
	£	£
Governance costs		
Brought forward	3,980	6,600
Administrations costs	2,245	1,675
Professional fees	1,575	-
	<u>7,800</u>	<u>8,275</u>
Total resources expended	142,584	102,557
Net (expenditure)/income	<u>(15,970)</u>	<u>457,749</u>

This page does not form part of the statutory financial statements

BORLASE SMART JOHN WELLS TRUST LIMITED

England & Wales - Charity number 1118840

Accounts

REGISTERED COMPANY NUMBER: 05400279 (England and Wales)
REGISTERED CHARITY NUMBER: 1118840

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021
FOR
BORLASE SMART JOHN WELLS TRUST LTD**

RRL LLP
Peat House
Newham Road
Truro
Cornwall
TR1 2DP

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FOR THE YEAR ENDED 31 MARCH 2021

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**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charitable objectives of the Trust are:

"To promote art in St Ives and the district of Penwith for the purpose of increasing public knowledge and appreciation of the said arts."

The Trust's Mission is:

To provide high quality, affordable studio space for artists working within the unique cultural context of Cornwall.

The Trust's Aims and Objectives are:

To support aspirational and innovative professional artists at all stages of their careers by:

- Providing high quality and affordable studio spaces, following clear cut selection criteria and supporting equality of access.
- Working with partners to offer a variety of support services and opportunities to artists.
- Providing a range of tenures that support emerging and established artists, and offer opportunities for visiting artists from outside Cornwall.

To support public understanding and appreciation of contemporary art and the heritage of our buildings and their settings by:

- Encouraging our tenants to participate in open studios.
- Offering a programme of talks, studio tours and exhibitions.
- Working with all our tenants, including the fishing community and St Ives School of Painting, and key partners including Tate St Ives, St Ives Archive, St Ives Museum and Newlyn Art Gallery and The Exchange.

To manage the Trust effectively and efficiently by:

- Ensuring financial prudence and sustainability.
- Conducting our affairs with integrity and transparency.
- Safeguarding and maintaining the buildings under our ownership.

The Trust owns and manages three artists' studios in Cornwall: Porthmeor Studios in St Ives, and Trewarveneth and Anchor Studios in Newlyn. These provide a total of 22 studio spaces for artists, two studios for the St Ives School of Painting to deliver a range of arts courses, and two studios have been retained by the Trust for its education and community programme.

Public benefit

We review our aims, objectives and activities at least once a year to assess what we have achieved in the previous 12 months. We refer to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular the trustees consider how planned activities will contribute to the aims and objectives they have set.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021

STRATEGIC REPORT

Achievement and performance

This year has been overshadowed by COVID and the associated lockdowns. Government support for businesses has meant that both the Trust and its tenants have survived the most immediate financial impacts, although it has had varying effects on the Anchor renovations, the residency programme and the public programme.

The main achievement this year has been the completion of the Grade II* Anchor Studio renovations on time and budget. This is a particularly remarkable outcome given the twin effect of the lockdown and Brexit, which caused a delayed start on site, impacted prices and supply chains, and with the constant threat of infection to the workforce. This has been a testimony to the close working relationship between the design team and building contractors, their forward planning, COVID controls and risk management strategy.

The contractor started on site at the end of May 2020, and the building was opened up to allow close inspection of the building fabric. Evidence from early photographs and the presence of previous roofing laths uncovered during the opening up indicated that the original roof had been wet laid scantle slate. However, the weight of the slates had over time resulted in damage and deflection of the roof timbers, and therefore most of the roof elevations had been later replaced with asbestos cement slates. Since this renovation would reinstate a wet laid slate roof, the structural engineer was required to assess the scope of repairs and strengthening necessary for the roof structure and walls.

The building works progressed well over the next few months. The structural repairs were completed and the roof was re-slatted, insulation added and the timber cladding replaced where required. The building services were all replaced, and the ground floor renovated to provide accommodation for the studio tenant. A major improvement for the studio has been the reinstatement of the skylight and large gable wall window which were evident in earlier photographs, but had been subsequently boarded over. Work on site was completed in early March 2021, allowing the first tenant to take occupation in April.

To recognise the renovation of this important building and to tell its story for the public, the Trust has commissioned a publication, edited by Elizabeth Knowles MBE, which will be published in 2021. 'The story of Anchor Studio' includes essays by distinguished specialists on Stanhope Forbes, John Wells, the history of Newlyn and the building renovations. A major show 'Discovering Anchor Studio: An Artists' Haven in Newlyn' will also celebrate this achievement, and will open at Penlee House Gallery & Museum in September 2021.

The Trust wishes to acknowledge the support of The National Lottery Heritage Fund, Cornwall Council, Arts Council England, Historic England, The Garfield Weston Foundation, The Pilgrim Trust, The Tanner Trust, The Sylvia Waddilove Foundation and the Cornwall Heritage Trust and several private donors who have helped to realise this important renovation project.

The Porthmeor Residency Programme which started in 2017 has been an outstanding success, hosting a wide range of exciting and talented artists who also helped to raise significantly the quality and reach of the public programme. It was supported by Arts Council England, The Porthmeor Fund, The Wilhelmina Barns-Graham Trust, The John S Cohen Foundation and anonymous donors, and it is pleasing to note that since Veronica Ryan was in residence in 2018, she has received the Freelands Award, a sculpture commission to honour the Windrush generation, and has just received an MBE for Services to Art.

Although the Residency Programme was suspended in March 2020, the temporary lifting of the lockdown restrictions during the summer allowed emerging artist Saelia Aparicio and established artist Sir Richard Long to take up their residency offers. However, the open studios and public talks which are usually an integral part of the programme were not able to take place. The Trust will be restarting the programme once the lockdown measures are permanently lifted, and will be fundraising to recruit a Residency Manager.

The Trust's public programme has been the main casualty of the lockdown restrictions. The St Ives September Festival and Open Studios, which usually attract large audiences for a series of talks, films, studio tours, events and workshops, was cancelled last year, as well as the monthly talks and the weekly volunteer-led invigilation of the Mark Dion installation.

BORLASE SMART JOHN WELLS TRUST LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

However, one positive aspect of the restrictions has been to try out new approaches, and putting some of the public programme on-line is helping to reach new audiences. One of the tenants in the short-let studios during the lock-down, Emma Fineman, organised a video conference with a selection of studio artists past and present to talk about their work and studio. The event featured Katy Hessel in conversation with Lubaina Himid, Sam Bassett, Simon Bayliss, Emma Fineman, Rosanne Robertson, and Kate Walters, and attracted a large audience. Sir Richard Long has also recorded a fascinating talk about his practice during his residency, which has been made available on-line, and which will be an invaluable legacy of his time at Porthmeor.

Financial review

Investment policy and objectives

The trustees regularly review the cash held by the charity and whilst maintaining access to funds for operational purposes, it places any surplus funds in an interest-bearing deposit account when appropriate.

Reserves policy

The trustees have identified an adequate level of reserves for the Trust, which will include sufficient working capital to maintain operations in the event of a sudden and unexpected loss of income, and to build a sinking fund to cover the future maintenance requirements of its buildings.

Going concern

The trustees consider that there are no material uncertainties about the ability to continue as a going concern. There are no material uncertainties affecting the current year's accounts.

Financial review

Overall income and expenditure for its core activities were close to budget, and the Trust made a modest surplus over the year. The Trust is continuing to rebuild its reserves, thereby placing it on a more sustainable and secure financial footing.

Future plans

The Porthmeor Residency Programme and its associated public programme was suspended in March 2020 due to the COVID epidemic. We will resume fundraising activities once all the lockdown restrictions are lifted, with the aim of recruiting a Residency Manager to manage the programme.

The yard at Trewarveneth Studio contains a range of outbuildings which are in a very poor state of repair. The Trust has had a preliminary meeting with the architect responsible for the Anchor Studio renovations, and will commission a costed feasibility study with the intention of bringing them back into use as workspace for artists.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Borlase Smart-John Wells Trust was established as the Borlase Smart Memorial Fund in a Trust Deed dated 7th March 1949, as varied by Schemes of the 9th February 1972, 29th December 1995 and 15th December 2005, and amended by a scheme of 4th January 2008. It is registered as a charity with the Charity Commission.

The Trust is incorporated, and the governing document is the Memorandum and Articles incorporated 26 June 2006 as amended by Special Resolution 23 March 2007. The Borlase Smart John Wells Trust Limited (Company No. 05400279) was entered onto the central register of charities on 17th April 2007, and assets and liabilities transferred from the Trust to the limited company. Porthmeor Studios could not be transferred since it is a permanent endowment, so Trustees applied to the Charity Commission to make a scheme that appointed the limited company the sole trustee of the Trust, and then requested a uniting direction that links the Trust with the limited company. This was completed on 18th January 2008, and the Borlase Smart-John Wells Trust was removed from the register of charities.

Recruitment and appointment of new trustees

As set out in the Trust Deed, the Trust was founded with three managing trustees. Two of these managing trustees were the Art Director of the Arts Council of Great Britain, and the Director of the Tate Gallery. These were appointed trustees by virtue of their respective offices, and are referred to as ex officio trustees. The managing trustees were given authority in the Trust Deed to appoint further trustees.

When the limited company was set up, all existing Trustees became directors. When recruiting trustees, consideration is given to any specialist skills that the Board considers necessary.

BORLASE SMART JOHN WELLS TRUST LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The Trust is administered by a board of trustees, which currently has ten members. The board meets about four times a year, and there are committees covering different areas of the Trust's activities. A manager is appointed by the trustees to manage its day to day operations

Induction and training of new trustees

Trustees are encouraged to attend appropriate external training events where these will help them undertake their role.

Related parties

The Trust has a close relationship with Arts Council England and the Tate as defined in its governing document, and its trustees provide further links with Tate St Ives, Newlyn Art Gallery and The Exchange and Cornwall Council. The Trust maintains close links with the St Ives School of Painting, one of its tenants at Porthmeor Studios, and it works with several other organisations including Krowji, CAST, Falmouth University, Leach Pottery, Creative Skills, Cultivator, St Ives Archive, St Ives Museum and Falmouth Art Gallery.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

05400279 (England and Wales)

Registered Charity number

1118840

Registered office

Porthmeor Studios
Back Road West
St Ives
Cornwall
TR26 1NG

Trustees

P R Williams Trustee
Ms J Val Baker Trustee
Mrs S Daniel-McElroy Trustee
J Green Trustee
M Porter Trustee
Ms M Weston Trustee
D P Wilson Trustee
Ms T E Smith Trustee
R Towndrow Trustee

Tate Observer

Ms A Barlow

Company Secretary

D P Wilson

Auditors

RRL LLP
Peat House
Newham Road
Truro
Cornwall
TR1 2DP

BORLASE SMART JOHN WELLS TRUST LTD

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

REFERENCE AND ADMINISTRATIVE DETAILS

Bankers

HSBC
5 High Street
St Ives
Cornwall
TR26 1RX

Solicitors

Borlase & Company
45 Coinagehall Street
Helston
TR13 8EU

Chief Executive / Manager

Chris Hibbert

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Borlase Smart John Wells Trust Ltd for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 1 October 2021 and signed on the board's behalf by:



P R Williams - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
BORLASE SMART JOHN WELLS TRUST LTD**

Opinion

We have audited the financial statements of Borlase Smart John Wells Trust Ltd (the 'charitable company') for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Statement of Financial Position, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

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

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
BORLASE SMART JOHN WELLS TRUST LTD**

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the 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.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
BORLASE SMART JOHN WELLS TRUST LTD**

Our 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 Independent 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.

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:

As part of our audit work, we obtained an understanding of the legal and regulatory frameworks applicable to the charity and the sector in which they operate. We determined that the laws and regulations surrounding the safeguarding of vulnerable groups were most significant to the charity as well as the laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011, the Companies Act 2006 and compliance with the Charities Statement of Recommended Practice.

The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

- Discussion with management as to how compliance with these laws and regulations is monitored;
- Enquiries of management concerning actual and potential litigation and claims;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- Reviewing minutes of trustee meetings and correspondence with regulators;
- Performing audit work in connection with the risk of management override of controls, including testing journal entries for reasonableness and evaluating the business rationale of significant transactions outside the normal course of business.

We also communicate relevant identified laws and regulations and potential fraud risk to all engagement team members and remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

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

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
BORLASE SMART JOHN WELLS TRUST LTD**

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 the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

R R L L L P

Mark Williams (Senior Statutory Auditor)
for and on behalf of RRL LLP
Peat House
Newham Road
Truro
Cornwall
TR1 2DP

1 October 2021

BORLASE SMART JOHN WELLS TRUST LTD

**STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2021**

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	54,674	405,888	460,562	93,713
Charitable activities					
Rental income	5	95,262	-	95,262	100,964
Other trading activities	3	853	-	853	4,271
Investment income	4	3,629	-	3,629	5,259
Total		<u>154,418</u>	<u>405,888</u>	<u>560,306</u>	<u>204,207</u>
EXPENDITURE ON					
Raising funds	6	811	10,816	11,627	23,495
Charitable activities					
Rental income	7	-	988	988	-
Charitable activities		86,955	2,987	89,942	130,857
Total		<u>87,766</u>	<u>14,791</u>	<u>102,557</u>	<u>154,352</u>
NET INCOME		<u>66,652</u>	<u>391,097</u>	<u>457,749</u>	<u>49,855</u>
Transfers between funds	18	(13,611)	13,611	-	-
Net movement in funds		<u>53,041</u>	<u>404,708</u>	<u>457,749</u>	<u>49,855</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>202,562</u>	<u>4,049,783</u>	<u>4,252,345</u>	<u>4,202,490</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>255,603</u></u>	<u><u>4,454,491</u></u>	<u><u>4,710,094</u></u>	<u><u>4,252,345</u></u>

The notes form part of these financial statements

BORLASE SMART JOHN WELLS TRUST LTD

STATEMENT OF FINANCIAL POSITION
31 MARCH 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
FIXED ASSETS					
Tangible assets	13	-	46,755	46,755	46,755
Heritage assets	14	-	4,153,316	4,153,316	3,731,720
		-	4,200,071	4,200,071	3,778,475
CURRENT ASSETS					
Stocks	15	10,411	-	10,411	10,770
Debtors	16	24,108	64,379	88,487	10,618
Cash at bank		222,834	213,403	436,237	467,878
		257,353	277,782	535,135	489,266
CREDITORS					
Amounts falling due within one year	17	(1,750)	(23,362)	(25,112)	(15,396)
NET CURRENT ASSETS					
		255,603	254,420	510,023	473,870
TOTAL ASSETS LESS CURRENT LIABILITIES					
		255,603	4,454,491	4,710,094	4,252,345
NET ASSETS					
		255,603	4,454,491	4,710,094	4,252,345
FUNDS					
Unrestricted funds	18			255,603	202,562
Restricted funds				4,454,491	4,049,783
TOTAL FUNDS					
				4,710,094	4,252,345

The financial statements were approved by the Board of Trustees and authorised for issue on 1 October 2021 and were signed on its behalf by:

P R Williams - Trustee



D P Wilson - Trustee

The notes form part of these financial statements

BORLASE SMART JOHN WELLS TRUST LTD

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2021**

	Notes	2021 £	2020 £
Cash flows from operating activities			
Cash generated from operations	1	386,326	41,041
Net cash provided by operating activities		<u>386,326</u>	<u>41,041</u>
Cash flows from investing activities			
Purchase of heritage assets		(421,596)	(22,744)
Interest received		3,629	5,259
Net cash used in investing activities		<u>(417,967)</u>	<u>(17,485)</u>
Change in cash and cash equivalents in the reporting period			
Cash and cash equivalents at the beginning of the reporting period		(31,641)	23,556
Cash and cash equivalents at the end of the reporting period		<u>467,878</u>	<u>444,322</u>
Cash and cash equivalents at the end of the reporting period		<u>436,237</u>	<u>467,878</u>

The notes form part of these financial statements

BORLASE SMART JOHN WELLS TRUST LTD

NOTES TO THE STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2021

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2021	2020
	£	£
Net income for the reporting period (as per the Statement of Financial Activities)	457,749	49,855
Adjustments for:		
Interest received	(3,629)	(5,259)
Decrease in stocks	359	359
(Increase)/decrease in debtors	(77,869)	10,177
Increase/(decrease) in creditors	9,716	(14,091)
	<u>386,326</u>	<u>41,041</u>
Net cash provided by operations	<u>386,326</u>	<u>41,041</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1/4/20	Cash flow	At 31/3/21
	£	£	£
Net cash			
Cash at bank and in hand	467,878	(31,641)	436,237
	<u>467,878</u>	<u>(31,641)</u>	<u>436,237</u>
Total	<u>467,878</u>	<u>(31,641)</u>	<u>436,237</u>

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided to write off the cost less residual value of tangible fixed assets by equal annual instalments over their estimated useful lives as follows:

Plant and machinery	3 years
Computer equipment	3 years

The trustees have confirmed that the residual value of freehold buildings is at least equal to cost, and therefore no depreciation charge is required in the accounts.

Artwork is not depreciated.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Constitution

The company was incorporated as a company limited by guarantee and not having a share capital. In the event of the company being wound up, registered members are liable to contribute a sum not exceeding £10 per member towards the debts and liabilities of the company and the costs and expenses of winding up. At 31 March 2021 there were 9 members (2020: 11).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES - continued

Constitution
Donations

Voluntary income received by way of donations to the charity is included in the statement of financial activities when receivable.

Investment income

Investment income is recognised on a receivable basis.

Grants receivable and expenditure

Capital based grants are credited to restricted incoming resources when receivable. Depreciation on the fixed assets purchased with such grants is charged against the restricted fund.

These grants are repayable under certain circumstances.

2. DONATIONS AND LEGACIES

	2021	2020
	£	£
Donations	1,250	3,421
Grants	459,312	90,292
	<u>460,562</u>	<u>93,713</u>

Grants received, included in the above, are as follows:

	2021	2020
	£	£
Barns-Graham Charitable Trust	7,500	22,650
ACE Catalyst Grant	25,000	27,892
HLF Development Funding	319,900	-
Cornwall Council	-	20,000
A&S Bowness	1,500	-
Historic England	33,938	4,750
Sylvia Waddilove Foundation UK	-	5,000
Garfield Weston Trust	-	10,000
Cornwall Heritage Trust	1,800	-
Pilgrim Trust	10,000	-
Tanner Trust	6,000	-
Government CJRS claims	4,005	-
Council Covid Grants	49,669	-
	<u>459,312</u>	<u>90,292</u>

Government grants:

Cornwall Council - grants have been received totalling £49,669 (2020: £Nil). The local restrictions support grant has been issued to help businesses during the national lockdown and COVID-19 outbreak.

HMRC - grants have been received totalling £4,005 (2020: £Nil) to help with the furloughed staff whilst in a nationwide lockdown due to COVID-19.

BORLASE SMART JOHN WELLS TRUST LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

3. OTHER TRADING ACTIVITIES		2021	2020
		£	£
General fundraising		853	4,271
		<u> </u>	<u> </u>
 4. INVESTMENT INCOME		 2021	 2020
		£	£
Deposit account interest		3,629	5,259
		<u> </u>	<u> </u>
 5. INCOME FROM CHARITABLE ACTIVITIES		 2021	 2020
		£	£
Rental income	Activity Rental income	95,262	100,964
		<u> </u>	<u> </u>
 6. RAISING FUNDS			
Raising donations and legacies		2021	2020
		£	£
Fundraising costs		811	2,032
Residency Programme expenses		10,816	21,463
		<u> </u>	<u> </u>
		11,627	23,495
		<u> </u>	<u> </u>
 7. CHARITABLE ACTIVITIES COSTS			
		Direct	Support
		Costs	costs (see
		£	note 8)
		£	£
Rental income		988	-
Charitable activities		81,667	8,275
		<u> </u>	<u> </u>
		82,655	8,275
		<u> </u>	<u> </u>
 8. SUPPORT COSTS			
			Governance
			costs
			£
Charitable activities			8,275
			<u> </u>

BORLASE SMART JOHN WELLS TRUST LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

9. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2021	2020
	£	£
Accountancy fees	2,350	2,580
Audit fees	4,250	-
Administrations costs	1,675	3,703
	<u>2,350</u>	<u>3,703</u>

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Trustees' expenses

	2021	2020
	£	£
Trustees' expenses	-	106
	<u>-</u>	<u>106</u>

The number of trustees that have claimed expenses in this year is nil. (2020:2)

11. STAFF COSTS

	2021	2020
	£	£
Wages and salaries	50,441	57,396
Social security costs	113	1,451
Other pension costs	90	389
	<u>50,644</u>	<u>59,236</u>

The average monthly number of employees during the year was as follows:

	2021	2020
Administration	2	3
	<u>2</u>	<u>3</u>

No employees received emoluments in excess of £60,000.

Redundancy costs

Total redundancy costs incurred in the year ended 31 March 2021 was £1,567 (2020: £Nil)

Key management personnel remuneration

Total key management personnel remuneration costs were as follows:

	2021	2020
	£	£
Gross wages	35,779	30,410
Employers national insurance contributions	3,728	3,006
Pension costs	-	-
	<u>39,507</u>	<u>33,416</u>

BORLASE SMART JOHN WELLS TRUST LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	2,671	91,042	93,713
Charitable activities			
Rental income	100,964	-	100,964
Other trading activities	3,980	291	4,271
Investment income	5,259	-	5,259
Total	112,874	91,333	204,207
EXPENDITURE ON			
Raising funds	2,033	21,462	23,495
Charitable activities			
Charitable activities	107,715	23,142	130,857
Total	109,748	44,604	154,352
NET INCOME	3,126	46,729	49,855
RECONCILIATION OF FUNDS			
Total funds brought forward			
As previously reported	199,435	3,979,960	4,179,395
Prior year adjustment	-	23,095	23,095
As restated	199,435	4,003,055	4,202,490
TOTAL FUNDS CARRIED FORWARD	202,561	4,049,784	4,252,345

13. TANGIBLE FIXED ASSETS

	Plant and machinery £	Artwork £	Computer equipment £	Totals £
COST				
At 1 April 2020 and 31 March 2021	24,210	46,755	2,578	73,543
DEPRECIATION				
At 1 April 2020 and 31 March 2021	24,210	-	2,578	26,788
NET BOOK VALUE				
At 31 March 2021	-	46,755	-	46,755
At 31 March 2020	-	46,755	-	46,755

BORLASE SMART JOHN WELLS TRUST LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

14. HERITAGE ASSETS

	Total £
MARKET VALUE	
At 1 April 2020	3,731,720
Additions	421,596
	4,153,316
At 31 March 2021	4,153,316
NET BOOK VALUE	
At 31 March 2021	4,153,316
At 31 March 2020	3,731,720

Heritage Asset cost comprises £6,000 cost and £3,551,851 enhancement cost of Porthmeor Studios, £125,780 enhancement costs of Trewarveneth and £469,685 enhancement costs of Anchor studios. No cost is shown for the original value of Trewarveneth and Anchor studios, or 5 Bowling Green Terrace and Seal Cottage, Back Road West when first gifted to the Trust.

Depreciation and impairment

No depreciation has been provided for the Heritage Assets as their useful economic life is deemed to be indefinite.

The Heritage Assets are reviewed annually at the reporting date for impairment.

Legal charges

There are currently legal charges held over the following Heritage Assets:

- Porthmeor Studios has legal charges held over it by Arts Council England and the National Memorial Heritage Fund.
- Anchor Studios has a legal charge held over it by the National Memorial Heritage Fund.

15. STOCKS

	2021 £	2020 £
Stocks	10,411	10,770
	10,411	10,770

16. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
VAT	16,315	576
Debtors and prepayments	72,172	10,042
	88,487	10,618

BORLASE SMART JOHN WELLS TRUST LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Creditors and accruals	25,112	15,396

18. MOVEMENT IN FUNDS

	At 1/4/20	Net movement in funds	Transfers between funds	At 31/3/21
	£	£	£	£
Unrestricted funds				
General fund	115,562	66,652	(27,611)	154,603
Building Maintenance Reserve Fund	87,000	-	14,000	101,000
	202,562	66,652	(13,611)	255,603
Restricted funds				
Porthmeor	3,776,539	-	-	3,776,539
Anchor	100,453	396,638	13,611	510,702
Trewarveneth	126,327	-	-	126,327
Artists' Residency Programme	46,464	(5,541)	-	40,923
	4,049,783	391,097	13,611	4,454,491
TOTAL FUNDS	4,252,345	457,749	-	4,710,094

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	154,418	(87,766)	66,652
Restricted funds			
Anchor	396,638	-	396,638
Artists' Residency Programme	9,250	(14,791)	(5,541)
	405,888	(14,791)	391,097
TOTAL FUNDS	560,306	(102,557)	457,749

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

18. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/4/19 £	Prior year adjustment £	Net movement in funds £	Transfers between funds £	At 31/3/20 £
Unrestricted funds					
General fund	127,635	-	3,127	(15,200)	115,562
Building Maintenance Reserve Fund	71,800	-	-	15,200	87,000
	<u>199,435</u>	<u>-</u>	<u>3,127</u>	<u>-</u>	<u>202,562</u>
Restricted funds					
Porthmeor	3,776,539	-	-	-	3,776,539
Anchor	13,900	23,095	63,458	-	100,453
Trewarveneth	126,327	-	-	-	126,327
Artists' Residency Programme	63,194	-	(16,730)	-	46,464
	<u>3,979,960</u>	<u>23,095</u>	<u>46,728</u>	<u>-</u>	<u>4,049,783</u>
TOTAL FUNDS	<u><u>4,179,395</u></u>	<u><u>23,095</u></u>	<u><u>49,855</u></u>	<u><u>-</u></u>	<u><u>4,252,345</u></u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	112,874	(109,747)	3,127
Restricted funds			
Anchor	63,641	(183)	63,458
Artists' Residency Programme	27,692	(44,422)	(16,730)
	<u>91,333</u>	<u>(44,605)</u>	<u>46,728</u>
TOTAL FUNDS	<u><u>204,207</u></u>	<u><u>(154,352)</u></u>	<u><u>49,855</u></u>

BORLASE SMART JOHN WELLS TRUST LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

18. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/4/19 £	Prior year adjustment £	Net movement in funds £	Transfers between funds £	At 31/3/21 £
Unrestricted funds					
General fund	127,635	-	69,779	(42,811)	154,603
Building Maintenance Reserve Fund	71,800	-	-	29,200	101,000
	<u>199,435</u>	<u>-</u>	<u>69,779</u>	<u>(13,611)</u>	<u>255,603</u>
Restricted funds					
Porthmeor	3,776,539	-	-	-	3,776,539
Anchor	13,900	23,095	460,096	13,611	510,702
Trewarveneth	126,327	-	-	-	126,327
Artists' Residency Programme	63,194	-	(22,271)	-	40,923
	<u>3,979,960</u>	<u>23,095</u>	<u>437,825</u>	<u>13,611</u>	<u>4,454,491</u>
TOTAL FUNDS	<u><u>4,179,395</u></u>	<u><u>23,095</u></u>	<u><u>507,604</u></u>	<u><u>-</u></u>	<u><u>4,710,094</u></u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	267,292	(197,513)	69,779
Restricted funds			
Anchor	460,279	(183)	460,096
Artists' Residency Programme	36,942	(59,213)	(22,271)
	<u>497,221</u>	<u>(59,396)</u>	<u>437,825</u>
TOTAL FUNDS	<u><u>764,513</u></u>	<u><u>(256,909)</u></u>	<u><u>507,604</u></u>

- The Porthmeor restricted fund relates to funds raised to renovate Porthmeor Studios.
- The Anchor restricted fund relates to funds raised to renovate Anchor Studios.
- The Trewarveneth restricted fund relates to funds raised to renovate Trewarveneth Studios.
- The Artists' Residency Programme restricted fund relates to a 3 year residency programme for emerging and established artists.
- The Building Maintenance Reserve unrestricted fund relates to funds reserved to cover maintenance costs and long term roof work over the next 10 years.

BORLASE SMART JOHN WELLS TRUST LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

19. CONTINGENT LIABILITIES

The charity has received grant funding in the current and prior years. These grants could become repayable under certain circumstances if the objectives of the funding are not met.

20. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2021.

BORLASE SMART JOHN WELLS TRUST LTD

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021**

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	1,250	3,421
Grants	459,312	90,292
	460,562	93,713
Other trading activities		
General fundraising	853	4,271
Investment income		
Deposit account interest	3,629	5,259
Charitable activities		
Rental income	95,262	100,964
Total incoming resources	560,306	204,207
EXPENDITURE		
Raising donations and legacies		
Fundraising costs	811	2,032
Residency Programme expenses	10,816	21,463
	11,627	23,495
Charitable activities		
Trustees' expenses	-	106
Wages	50,441	57,396
Social security	113	1,451
Pensions	90	389
Rates and water	(699)	1,463
Insurance	9,769	9,562
Light and heat	7,725	5,285
Telephone	1,221	1,327
Repairs and maintenance	12,264	43,068
Bank charges	212	254
Website costs	531	620
Rent	988	2,618
	82,655	123,539
Support costs		
Governance costs		
Accountancy fees	6,600	2,580
Administrations costs	1,675	3,703
Legal fees	-	1,035
	8,275	7,318

This page does not form part of the statutory financial statements

BORLASE SMART JOHN WELLS TRUST LTD

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021

	2021 £	2020 £
Total resources expended	102,557	154,352
Net income	457,749	49,855

This page does not form part of the statutory financial statements