THE EAST MALLING TRUST

England & Wales · Charity number 1134729

Details

Other names	EAST MALLING TRUST FOR HORTICULTURAL RESEARCH
Status	Registered
Legal form	Charitable company
Company number	07168674
Registered	2010-03-09
Register	View on the Charity Commission register

Contact

Address	Bradbourne House New Road East Malling West Malling Kent ME19 6DZ
Phone	01732221952
Email	admin@eastmallingtrust.org
Website	www.eastmallingtrust.org

Activities

Objects: THE ADVANCEMENT OF SCIENCE FOR PUBLIC BENEFIT, PRIMARILY THROUGH THE SUPPORT OF RESEARCH AND DEVELOPMENT, PARTICULARLY IN THE FIELDS OF HORTICULTURAL AND OTHER PLANT BASED DISCIPLINES.

Activities: The Trust's key objectives are:-Contribute to health, wellbeing and wider society for the public benefit through the support of research, innovation and education in plant sciences, particularly horticulture. Preserving the fabric, history and heritage of Grade 1 listed Bradbourne House; and the scientific research history of the estate.

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Classification

- **How:** Makes Grants To Organisations, Sponsors Or Undertakes Research
- **What:** Other Charitable Purposes
- **Who:** Other Charities Or Voluntary Bodies, Other Defined Groups

Geography

- **Area of benefit:** UNDEFINED. IN PRACTICE, NATIONAL
- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£3,856,622	£3,470,277	£76,358,304	19
2024-03-31	£3,317,477	£3,399,962	£75,967,663	18
2023-03-31	£2,665,308	£2,960,768	£74,619,478	17
2022-03-31	£12,911,497	£2,489,479	£74,340,689	18
2021-03-31	£9,055,583	£9,011,970	£63,918,671	17

Trustees

Name	Role	Appointed
Dr Celia Ann Caulcott		2021-03-03
Dr Jonathan Knight		2018-05-08
Dr Louise Manning		2025-09-30
James Simpson		2025-06-17
KEVIN ATTWOOD		2018-05-08
Keith Andrew Newman		2022-08-31
Robert James		2023-06-30
Timothy William Chambers		2021-02-17

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THE EAST MALLING TRUST

England & Wales - Charity number 1134729

Accounts

Registered number: 07168674
Charity number: 1134729

THE EAST MALLING TRUST

(A company limited by guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

THE EAST MALLING TRUST
(A company limited by guarantee)

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TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2025

The Trustees present their annual report together with the audited financial statements of the group and the company for the year 1 April 2024 to 31 March 2025. The directors confirm that the Annual Report and financial statements of the company comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP), 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 2015) as amended by Update Bulletin 1 (effective 1 January 2015).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Legal Structure

The East Malling Trust (the Trust) is a company limited by guarantee and a registered charity (no 1134729).

The Trust was incorporated on 24 February 2010 and is governed by its Memorandum and Articles of Association.

The Trust had, during the year, two directly wholly owned subsidiary companies in East Malling Limited (EML), which carries out commercial activities on the East Malling Estate, and Bradbourne House Limited (BHL is a dormant company).

Company registered number

07168674

Charity registered number

1134729

Registered office

Bradbourne House
East Malling
West Malling
Kent
ME19 6DZ

Trustees

Dr O P Doubleday (Chairman)
Miss Allis Beasley (resigned Sept 2025)
Mr Kevin Attwood (Vice Chair)
Dr Jonathan Knight
Mr Tim Chambers
Dr Celia Caulcott
Mr Keith Newman
Mr Robert James
Mr James Simpson (appointed July 2025)
Dr L Manning (appointed Sept 2025)
Mr G Walters (appointed Sept 2025)

Management

Control and direction of the Trust is exercised by the Board of Trustees who has adopted a comprehensive internal governance framework for the fulfilment of its charitable objectives, in which the responsibility is clearly allocated as follows:

- Strategic leadership through the Board of Trustees
- Operational running of the East Malling Estate and business activities by the CEO and senior staff

The day to day management of the Charity is delegated by the board to the Executive and carried out by CEO, Ms Karyn Hood.

Company secretary

K M Hood

Trustee Effectiveness

Following their appointment to the board, each trustee is given a complete briefing on the Trust's governance arrangements, objectives and activities. A pack containing the Charity Governance code and the Charity Commission Trustee guidance is also provided.

The Trustees are leading members of the horticulture, research, business, political and academic sectors. New Trustees are elected by agreement of the Board, so as to maintain a balance of relevant experience available to the board.

Trustee Board meetings are held to review the operations and strategy.

Charity Governance Code

The new Charity Governance Code was published in July 2017 with the support of the Charity Commission for England and Wales. The Code is a practical tool to help trustees achieve high standards of governance. The Code has seven basic principles: organizational purpose; leadership; integrity; decision making, risk and control; board effectiveness; diversity; openness and accountability. It sets out both core outcomes, and recommended practices.

The Trustees and Management have reviewed the Code and strongly support the seven principles. The Trust have a written assessment for the code detailing each recommended practice, evidencing our compliance and noting areas for improvement. Following a full governance review, conducted externally,improvements have been made to our governance document. The review confirmed best practice in most areas and with the identified improvements meets and exceeds the Charity Commission guidelines.

PROFESSIONAL ADVISERS

Independent auditor

Crowe U.K LLP, Medway Bridge House, 1-8 Fairmeadow, Maidstone, Kent, ME14 1JP

Bankers

Handelsbanken, 4th Floor, Riverside House, 40-46 High Street, Maidstone, Kent, ME14 1JH

Solicitors

Brachers, Somerfield House, 59 London Road, Maidstone, Kent, ME16 8JH

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees are responsible for preparing the Group strategic report, the Trustees' report 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. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the trust and of the incoming resources and application of resources, including the income and expenditure, of the group for that period. In preparing these financial statements, the directors are required to:

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

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

Oversight of remuneration

All staff are covered by the same remuneration policy which is reviewed by external benchmarking. The remuneration policy is approved by the board and subject to periodic review. To ensure clear governance and transparency, the remuneration of the CEO is overseen by the Chair of the Board and Chair of the Finance and General Purpose committee.

Risk Management

In response to the recommendations set out in the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102), the trustees consider the risk register on a regular basis. The Trustees review the risks faced by The Trust and agree a programme to manage the identified risks.

The principle risks and uncertainties faced by the Trust are as follows:

Ability for the Trust's remaining trading subsidiary East Malling Limited to become profitable. Operations are outsourced to third parties to mitigate this risk and East Malling Limited in the current year has generated a profit.

Ability of The Trust to generate trading surpluses at an adequate level which will enable it to make significant future grants to horticultural research charities and organisations. Careful management of the Trust's property and business strategy mitigates this risk. Loss of major research charity – we are fostering a collaboration and campus approach to ensure we can continue to support science on our site.

The Trustees do not consider that the risks listed above or any others will impact on its reserves in the immediate future.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

OBJECTIVES AND ACTIVITIES

The Trust's objectives as set out in the Memorandum and Articles of Association are

- The advancement of research, innovation and education in plant sciences, particularly horticulture and food, to contribute to health, wellbeing and wider society for the public benefit
- Preservation of the fabric, history and heritage of Grade 1 listed Bradbourne House and the estate scientific research history for the public benefit.

The Trustees have agreed that the role of the Trust should be more broadly based than administration of assets and have defined the Trust's strategic objectives as follows:

The dissemination of funds for research purposes

The allocation of funds is generally made by the Board, largely in support of research for the benefit of the perennial crops industry. During the year under review support was directed to NIAB an unrelated registered charity to underpin their horticultural research projects and secure the future of horticultural research in the UK.

Maintenance of reputation

To maintain its reputation of probity, good advice and involvement with the concerned horticultural industry, academia and the research sector through its actions as a charity and through the reputations and abilities of its individual Trustees.

Use of influence

To use its status as a body and that of its individual Trustees to highlight the national and local importance of horticultural research and its funding. This will involve periodic and structured discussions with senior political figures at national and county level e.g. Members of the House of Lords, Ministers, Members of Parliament and local government. It will also involve interactions with others involved at a senior level with research policy, funding and delivery, e.g. in the Research Councils.

Activities for the public good

To maintain a portfolio of activities that is seen to be sustaining the horticultural industry in general and its benefits to the community, health and the environment through the promotion and funding of horticultural research.

Development of strategic alliances

To assist, through its status in the industry, academia and business, in the development of strategic alliances that might prove beneficial to horticultural research in general and specific organisations in particular.

Utilisation of assets

To manage its financial assets in line with the agreed investment strategy. To develop and utilise its non financial assets to optimise, in the longer term, the generation of funds to support horticultural research. To manage its property assets, taking a longer term view.

Distribution of grants generally

To make grants in fulfilment of its objectives to a level which, over the long term, does not erode the asset base. In the short term, this principle may be varied in specific circumstances, provided that a longer term recovery can be foreseen.

Specific support for NIAB operations based at East Malling

To assist in the underpinning of horticultural science carried out by NIAB, an unrelated charity. This may be through provision of additional funds for short term operational needs or projects and funding for longer term infrastructure improvement which benefit NIAB as tenants of the site. It may also include the provision of specific expertise and advice from individual Trustees and specific resources we are able to provide. Such support does not exclude support for research elsewhere.

The Trustees consider that The Trust's objectives are for the public benefit and that its activities, achievements and performance are entirely consistent with its objectives.

The key activities that arise from these objectives are:

Letting and maintenance of The Trust's property assets

The Trust ensures that net income from this activity is optimised and that the duties of care to the tenants and the Grade 1 listed building, Bradbourne House, are fulfilled. Day to day management of the property portfolio is delegated to managing agents, Savills. The overall objective is to maintain and develop a sustainable development plan for the estate and to ensure the estate is well managed to maintain overall income, appreciation levels and quality of assets.

ACHIEVEMENTS AND PERFORMANCE

The Trust makes grants each year to various beneficiaries in the world of horticultural research in line with its current charitable objectives. The main beneficiary of grants and support is the charity, NIAB.

During the year the Trust worked in collaboration with NIAB and in line with its charitable objective, grants and support costs were awarded totalling £555k. This was broken down into £57k support for the Wine Innovation Centre capital equipment, £200k Director's award grant, £105k grant for PACE MAPP-CS project and £193k rent gifted back.

The directors grant is for 5 years has, and since inception on 31 October 2021, covered funding shortfalls on 21 UKRI projects. It has also helped fund early career researchers.

- From October 2021 to March 2024, NIAB used £403K to cover the 20% FEC loss or equivalent losses in cost recovery associated with UKRI grants, and £120K for supporting three early career researchers.

- In the financial year of 2024-25, NIAB used £174K to cover the 20% FEC loss or equivalent losses in cost recovery associated with UKRI grants, and £36K for supporting two early career researchers.

UKRI data shows that the Trust funding has helped leverage more than £12.4m of grant funding in research at the East Malling site as shown in the table. Through this funding the Trust supported 45 grower and commercial company partner interactions. Since 2022, highlights of the research from NIAB scientists have been shared with growers and the fruit supply chain through 40 trade press articles and 17 press releases.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Summary of the UKRI projects at NIAB East Malling that were supported by the EMT's Director grant:

				Date		Losses in cost recovery (£) covered by EMT grant			
Project Lead	Title	Funder[5]	Total project cost (£)	Start	End	10/21-03/22	04/22-03/23	04/23-03/24	04/24-03/25
Dr Fountain	Exploitation of interspecific signals to deter oviposition by spotted-wing drosophila	BBSRC	379,404	Apr-19	Dec-22	21,176	2,394		
Dr Fountain	New sustainable solution to save healthy fruit from spotted wing drosophila: STOP-SPOT	IUK	497	Sep-21	Mar-23	8,620	28,072		
Dr Whitfield	Developing prototype VOC sensor-based products for determining soil health on-farm	IUK	1,360,229	Aug-19	Nov-22	6,750	19,324		
Dr Whitfield	Augmented berry vision - real-time augmented display of spectral ripeness cues in berry farms	IUK	244,546	Aug-20	Sep-22	4,719	2,937		
Dr Fountain	A novel biological attract and kill strategy for control of spotted wing drosophila: BIOAKIL	IUK	128,499	Sep-21	Sep-22	2,799	4,545		
Prof Xu	BBSRC Institutional International Partner Award 2022	BBSRC	283,000	Oct-22	Mar-23		4,879		
Dr Else	Integrating nutrient demand models and AI-based sensors with precision-dosing rigs to improve resource use and productivity, and reduce waste and emissions in commercial raspberry production	IUK	249,996	Aug-20	Aug-23	6,822	4,647	+	
Dr Stavridou	Production at the point of consumption: a distributed network of intelligent growing	IUK (GK@M)	1,237,160	Aug-20	Dec-23	5,137	9,105	13,824	
Prof Xu	Predicting strawberry soft fruit rotting	BBSRC	62,500	May-23	Nov-23			12,500	
Dr Fountain	Pheromone of apple sawfly: New tool for management of a re-emerging pest	BBSRC	25,063	Fed-22	Jul-23		3,708	2,558	

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

				Date		Losses in cost recovery (£) covered by EMT grant			
Project Lead	Title	Funder[$]	Total project cost (£)	Start	End	10/21-03/22	04/22-03/23	04/23-03/24	04/24-03/25
Dr Wamonje	Development of pheromones for innovative management of Forest Bug, an emerging pest of orchards: FORBUG	IUK	239,811	Apr-22	Apr-24		6,790	7,702	- 88
Dr Fountain	Screening for 'resistance' to spotted wing drosophila (*Drosophila suzukii*) in strawberry and raspberry accessions	IUK (GK@M)	149,730	Apr-22	Oct-24		3,873	5,734	1,703
Dr O'Brien	Increasing productivity and sustainability in UK viticulture: investigating the potential impact of groundcover management practices on soil health.	IUK (GK@M)	475,203	Apr-22	Apr-25		15,177	17,425	8,012
Dr Robison-Boyer	Enhancing orchard ecology for improved resilience to climate change and apple canker disease	IUK (GK@M)	205,583	Mar-22	Sep-24		10,089	3,787	1,245
Dr Stavridou	Increasing ascorbic acid and iron levels in tomatoes to enhance human nutrition and plant abiotic stress tolerance	IUK (GK@M)	574,246	Apr-22	Oct-24		60,549*	20,400	6,017
Dr Whitfield	Advancing precision crop protection technology for orchards	IUK	4,500,000	Oct-23	Sep-27			8,750	59,060
Dr Papp-Rupar	Recycling and reusing spent coir substrate	IUK (GK@M)	443,873	Apr-23	Mar-25			24,875	14,883
Prof Xu	Using endophytes to manage apple canker	BBSRC	256,000	Oct-23	Sep-25			6,250	28,626
Dr Whitfield	Digital crop management for glasshouse pests and diseases	IUK	940,328	May-23	May-26			47,500	23,000
Dr Else	SMART-FERT	IUK	398,483	Mar-24	Feb-25				22,400
Prof Xu	Replant disease management	BBSRC	245,716	Oct-24	Sep-26				14,750
Total			**12,399,867**			**56,023**	**115,540**	**171,305**	**179,608**

$: BBSRC - Biotechnology and Biological Sciences Research Council; IUK – Innovate UK; IUK (GK@M) – Innovate UK Growing Kent & Medway Strength in Place;

*: Including extra losses in using glasshouse facilities.

+: No-cost-extension grant.

Aside from financial support, the trust worked closely with NIAB management on joint initiatives providing time, support and resources. NIAB Ltd is a division of NIAB Trust. The Trust engages with NIAB Limited and NIAB Trust to discuss and formulate future plans to ensure we deliver the best support to the science carried out on site.

Details of the activities of NIAB can be found on their website at www.niab.com.

Additionally a grant of £50k was made to Brogdale Collections – a charity operating at the Brogdale Farm site who offer educational opportunities in the horticultural sector via the National Fruit Collection. The trust consider education in horticulture essential and this support allowed Brogdale Collections to reach many schools by offering educational tours. More details of their work can be found on their website www.brogdalecollections.org.

The Trust has also made available its facilities to local charitable and community groups to enable and support them with their fund raising activities. This included, The Larkfield Run. Small grants are made and land is provided on a nominal rent to a local charity Communigrow. This project enables local schools, vulnerable groups and community members to learn to grow produce and sell locally. More details on their work can be found on their website www.communigrow.org.uk.

The Trust has a collection of historical materials relating to Bradbourne House and the History of East Malling Research. Investment has been made and is ongoing to collate and archive this material with the purpose of preserving the history and enabling public access either through the public tours run or through our website.

The Trust's income is derived in part from its own resources in terms of property and previously financial investments but also through the operation of its commercial subsidiary, East Malling Limited.

During the year, East Malling Limited continued to outsource the events and catering business to Baxter Storey.

The performance of The Trust's current directly held subsidiary companies, the results of which are included in the consolidated report, are detailed below:

East Malling Limited

The Company's principal activities during the year under review were the operation of the Events and Catering business.

East Malling Limited made a profit for the year before and after tax of £34,039 (2023/24- £20,412) and a gift aid payment to The Trust was not possible due to accumulated previous losses (2023/24 NIL).

At 31 March 2025 East Malling Limited had net liabilities of £96,993 and has a letter of support from The Trust (2023/24 - £131,032).

Events & Catering

For the period under review, operations income did exceed the contracted minimum guarantee commission payment. The weddings have bounced back and continued improvement has been shown and we hope this will continue in the upcoming financial year.

Bradbourne House Limited

Bradbourne House Limited is a dormant company.

At 31 March 2025 shareholders funds were £10,000 (2023/24- £10,000).

FUTURE DEVELOPMENTS

The Trust is working closely with NIAB to facilitate the achievement of their research business plan and to achieve a higher profile for the importance of horticultural research.

Over the next year the Trust will continue implementing and developing its property and business strategy to ensure it maximises its return on assets (both revenue and capital) to enable it to continue to fulfil its charitable objectives.

Land, surplus to research requirements, was identified on the estate for housing in line with the TMBC local plan process. A site, surplus to research requirements, is in the process of assessment and a planning submission has been submitted during the year 2024/2025 with a view to bringing forward in 2025/2026. Any capital receipts likely will be reinvested into the Trusts assets. This will include development of new scientific facilities, upgrading of site infrastructure and considered investment to produce an ongoing income for charitable activities.

GOING CONCERN

Accounting standards require the Trustees to consider the appropriateness of the going concern basis when preparing the financial statements.

The Trustees have given due consideration to the current economic climate and the effect on The East Malling Trust. They have reviewed Budgets and Cash flow and are satisfied that it will not affect the ability of the Trust to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

FINANCIAL REVIEW

Results

The principal accounting policies adopted for the period are detailed in note 1 to the accounts. The results and reserves of each subsidiary are given in the achievements and performance section of this report.

In the year, the total consolidated incoming resources of £3,856,622 (2023/24 - £3,317,477) was in excess of total consolidated expenditure of £3,470,277 (2023/24 - £3,399,962) by £386,345 (2023/24 – £82,485 deficit).

Net cash outflow during the year was £1,697,690 (2023/2024 - inflow of £5,551,366). The net cash at 31 March 2025 was £15,762,630 (2023/24 17,460,320).

RESERVES POLICY

The Trustees set the level of reserves so as to protect against unanticipated drops in income and to allow the Trust some flexibility to take advantage of new unforeseen opportunities. In order to meet this policy the Trustees concluded that they require free reserves equivalent to three to twelve months of forecast operating expenses.

Based on current strategy and forecasts in the short to medium term the Group is unlikely to generate a significant increase in reserves from operations. Additional free reserves post 31 March 2025 will only be realised from asset sales and exceptional items. The majority of the Group's revenue is derived from letting of property on the East Malling site. In setting the level of free reserves required the Trustees considered the following:

Income

Loss of rental income from a large tenant or several tenants. The loss of rental income from a business interruption event is insured. This loss would only materialise if a major tenant's business failed; a number of tenants with short notice periods vacated their properties at the same time or major repairs were required which necessitated vacation of properties.

Contingent costs

Legal and professional fees or capital purchases required to take advantage of unforeseen opportunities to enhance the property or business portfolio and increase its future value.

Unplanned capital expenditure for a major repair or replacement that was not viable to fund via loan finance.

Grant commitments

As at 31 March 2025 the consolidated group reserves were £76,358,304 (2023/2024 £75,967,663) of which, free reserves were £15,289,108 (2023/24 – adjusted £16,194,503) equivalent to 4.5 years operating expenses for the newly structured operations (2023/24 – 4.9 years). The free reserves represent total reserves less the value of tangible fixed assets, investment properties and investments (as from 2024/25). The excess free reserves held as cash over the current policy is to cover forecast capital expenditure.

INFORMATION ON FUNDRAISING PRACTICES

All the Trust's income is derived from management of its assets. The charity does not raise any funds from direct fundraising.

DISCLOSURE OF INFORMATION TO AUDITOR

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as the trustee is aware, there is no relevant audit information of which the group's auditor is unaware, and
- that trustees have taken all the steps that ought to have been taken as a trustee in order to be aware of any information needed by the group's auditor in connection with preparing this report and to establish that the group's auditor is aware of that information.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

AUDITOR

The auditors, Crowe U.K. LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Approved by order of the members of the board of Trustees on 20 NOV 2025 and signed on their behalf by:

Mr K Newman
Trustee

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE EAST MALLING TRUST

Opinion

We have audited the financial statements of The East Malling Trust (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 March 2025 which comprise the Consolidated statement of financial activities, the Consolidated balance sheet, the Company balance sheet, the Consolidated statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent charitable company's affairs as at 31 March 2025 and of the Group's 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 Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 Group's or the parent 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE EAST MALLING TRUST (CONTINUED)

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

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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

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

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

Responsibilities of trustees

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

In preparing the financial statements, the Trustees are responsible for assessing the Group's and the parent 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 Group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006 and SORP 2015.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be the override of controls by management and the recognition of revenue. Our audit procedures to respond to these risks included:

- enquiry of management about the Group's policies, procedures and related controls regarding compliance with laws and regulations and if there are any known instances of non-compliance;
- examining supporting documents for all material balances, transactions and disclosures;
- enquiry of management and review and inspection of relevant correspondence;
- evaluation of the selection and application of accounting policies related to subjective measurements and complex transactions;
- analytical procedures to identify any unusual or unexpected relationships;
- testing the appropriateness of journal entries recorded in the general ledger and other adjustments made in the preparation of the financial statements;
- review of accounting estimates for biases; and
- sample testing the various revenue streams back to supporting documentation, and bank receipt, paying particular attention to those recognised around the year end.

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 Auditor's report.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE EAST MALLING TRUST (CONTINUED)

Use of our report

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

Crowe UK LLP

Matthew Howard (Senior statutory auditor)

for and on behalf of
Crowe U.K. LLP

Statutory Auditor

Medway Bridge House

1-8 Fairmeadow

Maidstone

Kent

ME14 - 1JP

Date: 16 December 2025

THE EAST MALLING TRUST
(A company limited by guarantee)

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

	Note	Unrestricted funds 2025 £	Total funds 2025 £	*Total funds 2024 £*
Income from:				
Charitable activities	4	**147,250**	**147,250**	*127,857*
Other trading activities	5	**99,540**	**99,540**	*99,396*
Investments	6	**3,609,832**	**3,609,832**	*3,090,224*
Total income		**3,856,622**	**3,856,622**	*3,317,477*
Expenditure on:				
Raising funds	7	**2,494,726**	**2,494,726**	*2,371,704*
Charitable activities	8	**975,551**	**975,551**	*1,028,258*
Total expenditure		**3,470,277**	**3,470,277**	*3,399,962*
Net movement in funds before other recognised gains/(losses)		**386,345**	**386,345**	*(82,485)*
Other recognised gains/(losses):				
Gains on revaluation of investment portfolio		**4,296**	**4,296**	*1,430,670*
Net movement in funds		**390,641**	**390,641**	*1,348,185*
Reconciliation of funds:				
Total funds brought forward		**75,967,663**	**75,967,663**	*74,619,478*
Net movement in funds		**390,641**	**390,641**	*1,348,185*
Total funds carried forward		**76,358,304**	**76,358,304**	*75,967,663*

The Consolidated Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 22 to 38 form part of these financial statements.

THE EAST MALLING TRUST

(A company limited by guarantee)
REGISTERED NUMBER: 07168674

CONSOLIDATED BALANCE SHEET
AS AT 31 MARCH 2025

	Note		2025 £		2024 £
Fixed assets					
Tangible assets	12		**7,665,581**		*7,761,858*
Investments	14		**16,958,055**		*16,637,883*
Investment property	13		**36,445,560**		*35,373,419*
			61,069,196		*59,773,160*
Current assets					
Stocks	15	**1,497**		*1,497*	
Debtors	16	**757,996**		*837,297*	
Cash at bank and in hand		**15,762,630**		*17,460,320*	
		16,522,123		*18,299,114*	
Current liabilities					
Creditors: amounts falling due within one year	17	**(1,233,015)**		*(1,854,611)*	
Net current assets			**15,289,108**		*16,444,503*
Total assets less current liabilities			**76,358,304**		*76,217,663*
Creditors: amounts falling due after more than one year	18		**-**		*(250,000)*
Net assets excluding pension asset			**76,358,304**		*75,967,663*
Total net assets			**76,358,304**		*75,967,663*
Charity funds					
Restricted funds	19		**-**		*-*
Unrestricted funds	19		**76,358,304**		*75,967,663*
Total funds			**76,358,304**		*75,967,663*

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements were approved and authorised for issue by the Trustees on 20 NOV 2025 and signed on their behalf by:

CONSOLIDATED BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2025



Mr K Newman
Trustee

The notes on pages 22 to 38 form part of these financial statements.

THE EAST MALLING TRUST

(A company limited by guarantee)
REGISTERED NUMBER: 07168674

COMPANY BALANCE SHEET
AS AT 31 MARCH 2025

	Note		2025 £		*2024 £*
Fixed assets					
Tangible assets	12		**7,648,187**		*7,740,314*
Investments	14		**16,968,055**		*16,647,883*
Investment property	13		**36,445,560**		*35,373,419*
			61,061,802		*59,761,616*
Current assets					
Debtors	16	**861,176**		*875,268*	
Cash at bank and in hand		**15,653,932**		*17,413,744*	
		16,515,108		*18,289,012*	
Current liabilities					
Creditors: amounts falling due within one year	17	**(1,213,512)**		*(1,830,045)*	
Net current assets			**15,301,596**		*16,458,967*
Total assets less current liabilities			**76,363,398**		*76,220,583*
Creditors: amounts falling due after more than one year	18		**-**		*(250,000)*
Total net assets			**76,363,398**		*75,970,583*
Charity funds					
Unrestricted funds	19		**76,363,398**		*75,970,583*
Total funds			**76,363,398**		*75,970,583*

COMPANY BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2025

The Company's net movement in funds for the year was £392,815 *(2024 - £1,440,349)*.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements were approved and authorised for issue by the Trustees on 20 NOV 2025 and signed on their behalf by:

Mr K Newman
Trustee

The notes on pages 22 to 38 form part of these financial statements.

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

	2025 £	2024 £
Cash flows from operating activities		
Net cash generated/(used) in operating activities	**(1,036,538)**	*12,387,050*
Cash flows from investing activities		
Dividends, interests and rents from investments	**643,986**	*595,366*
Purchase of tangible fixed assets	**(32,997)**	*(1,680,242)*
Purchase of investment properties	**(1,072,141)**	*(5,650,808)*
Net cash used in investing activities	**(461,152)**	**(6,735,684)**
Cash flows from financing activities		
Repayments of borrowing	**(200,000)**	*(100,000)*
Net cash used in financing activities	**(200,000)**	**(100,000)**
Change in cash and cash equivalents in the year	**(1,697,690)**	**5,551,366**
Cash and cash equivalents at the beginning of the year	**17,460,320**	*11,908,954*
Cash and cash equivalents at the end of the year	**15,762,630**	*17,460,320*

The notes on pages 22 to 38 form part of these financial statements

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

1. General information

The East Malling Trust is a company limited by guarantee (registered number 07168674) which is incorporated and domiciled in England.

It is also registered as a charity with the Charity Commission (registered number 1134729). The address of the registered office is Bradbourne House, East Malling, West Malling, Kent, ME19 6DZ

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The East Malling Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The Consolidated statement of financial activities (SOFA) and Consolidated balance sheet consolidate the financial statements of the Company and its subsidiary undertaking. The results of the subsidiary are consolidated on a line by line basis.

The Company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of financial activities in these financial statements.

2.2 Income

All income is recognised once the Company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Rental income is accounted for an accruals basis and is recognised as it becomes due.

Donations and sundry income received for the general purposes of the charity are accounted for on the date of notification and entitlement is established.

Outsourced service commission income is accounted for on an accruals basis and is recognised when it becomes due to East Malling Limited.

2. Accounting policies (continued)

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Costs of raising funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Group's objectives, as well as any associated support costs.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the assigned conditions are met. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Group; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2. Accounting policies (continued)

2.5 Tangible fixed assets and investment properties

Freehold property

The Trustees' policy is to revalue the company's freehold land and buildings.

An independent valuation of all the land and buildings at the East Malling site was carried out as at 31 March 2023 and an updated assessment has been carried out by the Trustees in this financial year.

Regular maintenance is carried out to all of the buildings at the East Malling site in order to keep the buildings at their current level of condition.

The Trustees review and consider the valuation at each reporting date to assess if there are indications of a material change in the valuation.

Freehold land is not depreciated.

Investment properties

The Trustees' policy is to revalue the company's investment properties.

A valuation of the land and buildings at the East Malling site was carried out as at 31 March 2023 and an updated assessment has been carried out by the Trustees in this financial year.

No depreciation is provided in respect of investment properties in accordance with section 16 of FRS 102 "Investment Property".

Antiques

An external valuation was carried out as at 31 March 2020 and an updated assessment has been carried out by the Trustees in this financial year. No depreciation is charged in respect of antiques on the grounds that the Directors consider that any charge would not be material by reference to the total assets of The Trust, due to the high residual value of the assets.

Tangible fixed assets and depreciation

Tangible fixed assets costing £1,000 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

2. Accounting policies (continued)

2.5 Tangible fixed assets and investment properties (continued)

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Freehold property	- See note above
Motor vehicles	- 25% reducing balance
Computer equipment	- 10%/20%/25% straight line
Antiques	- See note above

2.6 Investments

Investments in subsidiaries are valued at cost less provision for impairment.

2.7 Stocks

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

2.8 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered.

2.9 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.10 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.11 Financial instruments

The Group only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.12 Pensions

The Group operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Group to the fund in respect of the year.

2. Accounting policies (continued)

2.13 Fund accounting

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

3. Critical accounting estimates and areas of judgment

The Group may be required to make estimates and assumptions concerning the future. These estimates and judgements are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The resulting accounting estimates will, by definition, seldom equal the related actual results. The principal areas where judgement was exercised are as follows:

i) Property valuations: freehold land and buildings and investment properties are revalued by Savills when the Trustees believe there has been a material change in value. Trustees assess on an annual basis the valuation of the properties. The value of the properties is estimated to be the open market value at the balance sheet date.

ii) Recoverability of trade debtors: the trustees annually assess whether a bad debt provision is required for any bad or doubtful debtor balances.

4. Income from charitable activities

	Unrestricted funds 2025 £	Total funds 2025 £	*Total funds 2024 £*
Short course income	147,250	**147,250**	*127,857*

5. Income from other trading activities

Income from fundraising events

	Unrestricted funds 2025 £	Total funds 2025 £	*Total funds 2024 £*
Wedding and corporate event income	97,565	**97,565**	*93,484*
Other income	1,975	**1,975**	*5,912*
Total 2025	99,540	**99,540**	*99,396*

6. Investment income

	Unrestricted funds 2025 £	Total funds 2025 £	*Total funds 2024 £*
Rent and service charges from investment properties	2,649,969	**2,649,969**	*2,362,499*
Interest receivable	416,377	**416,377**	*173,754*
Dividends received from investments	543,486	**543,486**	*553,971*
	3,609,832	**3,609,832**	*3,090,224*

7. Expenditure on raising funds

Costs of raising voluntary income

	Unrestricted funds 2025 £	Total funds 2025 £	*Total funds 2024 £*
Wedding, conferencing and catering costs	4,162	**4,162**	*14,827*
Property manager costs	210,583	**210,583**	*219,214*
Estate management and maintenance costs	1,781,682	**1,781,682**	*1,661,673*
Overhead and administration costs	400,054	**400,054**	*419,000*
Depreciation	98,245	**98,245**	*56,990*
Total 2025	2,494,726	**2,494,726**	*2,371,704*

8. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2025 £	Total 2025 £	*Total 2024 £*
Horticultural research projects	620,434	**620,434**	*686,625*
Short course expenditure	103,754	**103,754**	*90,270*
Estate management and maintenance costs	251,363	**251,363**	*251,363*
	975,551	**975,551**	*1,028,258*

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

9. Auditor's remuneration

	2025 £	2024 £
Fees payable to the Company's auditor for the audit of the Company's annual accounts	**21,500**	*20,440*
Fees payable to the Company's auditor in respect of:		
Taxation compliance services	**825**	*890*

10. Staff costs

	Group 2025 £	Group 2024 £	Company 2025 £	Company 2024 £
Wages and salaries	**438,914**	*426,385*	**438,914**	*426,385*
Social security costs	**38,339**	*34,242*	**38,339**	*34,242*
Contribution to defined contribution pension schemes	**23,105**	*20,394*	**23,105**	*20,394*
	500,358	*481,021*	**500,358**	*481,021*

The average number of persons employed by the Company during the year was as follows:

	Group 2025 No.	Group 2024 No.
Research and administration	**19**	*18*

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	Group 2025 No.	Group 2024 No.
In the band £60,001 - £70,000	**1**	*1*

During the year the Group employed 1 key management personnel (1- 2023/24). Remuneration and benefits received by key management personnel during the period of their employment in 2024/25 totalled £77,166 (2023/24 - £78,532).

11. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits *(2024 - £NIL)*.

Trustees' expenses represents amounts paid or reimbursed relating to travelling and general meeting expenses. The total amount of trustee expenses for the year was £5,575 (2024 - £8,875).

12. Tangible fixed assets

Group

	Freehold property £	Motor vehicles £	Computer equipment £	Other fixed assets £	Total £
Cost or valuation					
At 1 April 2024	**5,504,150**	**109,569**	**2,510,790**	**217,999**	**8,342,508**
Additions	**24,985**	**-**	**8,012**	**-**	**32,997**
At 31 March 2025	**5,529,135**	**109,569**	**2,518,802**	**217,999**	**8,375,505**
Depreciation					
At 1 April 2024	**-**	**94,873**	**485,777**	**-**	**580,650**
Charge for the year	**-**	**3,675**	**125,599**	**-**	**129,274**
At 31 March 2025	**-**	**98,548**	**611,376**	**-**	**709,924**
Net book value					
At 31 March 2025	**5,529,135**	**11,021**	**1,907,426**	**217,999**	**7,665,581**
At 31 March 2024	*5,504,150*	*14,696*	*2,025,013*	*217,999*	*7,761,858*

12. Tangible fixed assets (continued)

Company

	Freehold property £	Motor vehicles £	Computer equipment £	Other fixed assets £	Total £
Cost or valuation					
At 1 April 2024	**5,504,150**	**109,569**	**2,418,793**	**217,999**	**8,250,511**
Additions	**24,985**	**-**	**8,012**	**-**	**32,997**
At 31 March 2025	**5,529,135**	**109,569**	**2,426,805**	**217,999**	**8,283,508**
Depreciation					
At 1 April 2024	**-**	**94,873**	**415,324**	**-**	**510,197**
Charge for the year	**-**	**3,675**	**121,449**	**-**	**125,124**
At 31 March 2025	**-**	**98,548**	**536,773**	**-**	**635,321**
Net book value					
At 31 March 2025	**5,529,135**	**11,021**	**1,890,032**	**217,999**	**7,648,187**
At 31 March 2024	*5,504,150*	*14,696*	*2,003,469*	*217,999*	*7,740,314*

13. Investment property

Group and Company

	Freehold investment property £
Valuation	
At 1 April 2024	**35,373,419**
Additions	**1,072,141**
At 31 March 2025	**36,445,560**

A valuation of all the land and buildings at the East Malling site was carried out as at 31 March 2023 and an updated assessment carried out by the Trustees as at 31 March 2025.

14. Fixed asset investments

Group	Listed investments £
Cost or valuation	
At 1 April 2024	**16,637,883**
Revaluations	**4,295**
Share of profit/(loss)	**315,877**
At 31 March 2025	**16,958,055**
Net book value	
At 31 March 2025	**16,958,055**
At 31 March 2024	*16,637,883*

14. **Fixed asset investments (continued)**

Company	Investments in subsidiary companies £	Listed investments £	Total £
Cost or valuation			
At 1 April 2024	**10,000**	**16,637,883**	**16,647,883**
Revaluations	**-**	**4,295**	**4,295**
Share of profit/(loss)	**-**	**315,877**	**315,877**
At 31 March 2025	**10,000**	**16,958,055**	**16,968,055**
Net book value			
At 31 March 2025	**10,000**	**16,958,055**	**16,968,055**
At 31 March 2024	*10,000*	*16,637,883*	*16,647,883*

Principal subsidiaries

The following was a subsidiary undertaking of the Company:

Name	Company number	Registered office or principal place of business	Principal activity
East Malling Limited	05046509	Shown on charity information page	Operation of conference and dining facilities

Class of shares	Holding	Included in consolidation
Ordinary	100%	Yes

The financial results of the subsidiary for the year were:

Name	Income £	Expenditure £	Profit/(Loss) for the year £	Net assets £
East Malling Limited	**99,076**	**69,527**	**29,549**	**(101,483)**

15. Stocks

	Group 2025 £	*Group 2024 £*
Raw materials and consumables	**1,497**	*1,497*

16. Debtors

	Group 2025 £	*Group 2024 £*	Company 2025 £	*Company 2024 £*
Due within one year				
Trade debtors	**279,626**	*159,551*	**258,636**	*142,398*
Amounts owed by group undertakings	**-**	*-*	**124,170**	*55,124*
Other debtors	**478,370**	*677,746*	**478,370**	*677,746*
	757,996	*837,297*	**861,176**	*875,268*

17. Creditors: Amounts falling due within one year

	Group 2025 £	*Group 2024 £*	Company 2025 £	*Company 2024 £*
Other loans	**300,000**	*250,000*	**300,000**	*250,000*
Trade creditors	**95,068**	*239,569*	**93,798**	*233,501*
Corporation tax	**9,631**	*6,578*	**-**	*-*
Other taxation and social security	**23,928**	*24,389*	**19,289**	*17,311*
Other creditors	**804,388**	*1,334,075*	**800,425**	*1,329,233*
	1,233,015	*1,854,611*	**1,213,512**	*1,830,045*

Other loans include a public benefit concessionary loan, as defined by FRS 102, from local growth fund South East Local Enterprise Partnership Limited (SELEP). The loan is unsecured and interest free.

18. Creditors: Amounts falling due after more than one year

	Group 2025 £	*Group 2024 £*	Company 2025 £	*Company 2024 £*
Other loans	**-**	*250,000*	**-**	*250,000*

19. Statement of funds

Statement of funds - current year

	Balance at 1 April 2024 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2025 £
Unrestricted funds					
Unrestricted funds	**75,967,663**	**3,856,622**	**(3,470,277)**	**4,296**	**76,358,304**

Statement of funds - prior year

	Balance at 1 April 2023 £	*Income* £	*Expenditure* £	*Gains/ (Losses)* £	*Balance at 31 March 2024* £
Unrestricted funds					
Unrestricted funds	*74,619,478*	*3,317,477*	*(3,399,962)*	*1,430,670*	*75,967,663*

20. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2025 £	Total funds 2025 £
Tangible fixed assets	7,665,581	**7,665,581**
Fixed asset investments	16,958,055	**16,958,055**
Investment property	36,445,560	**36,445,560**
Current assets	16,522,123	**16,522,123**
Creditors due within one year	(1,233,015)	**(1,233,015)**
Total	76,358,304	**76,358,304**

20. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	Unrestricted funds 2024 £	*Total funds 2024* £
Tangible fixed assets	*7,761,858*	*7,761,858*
Fixed asset investments	*16,637,883*	*16,637,883*
Investment property	*35,373,419*	*35,373,419*
Current assets	*18,299,114*	*18,299,114*
Creditors due within one year	*(1,854,611)*	*(1,854,611)*
Creditors due in more than one year	*(250,000)*	*(250,000)*
Total	*75,967,663*	*75,967,663*

21. Reconciliation of net movement in funds to net cash flow from operating activities

	Group 2025 £	*Group 2024* £
Net income/expenditure for the year (as per Statement of Financial Activities)	**386,345**	*(82,485)*
Adjustments for:		
Depreciation charges	**129,274**	*60,223*
Dividends, interests and rents from investments	**(959,863)**	*(727,725)*
Decrease in stocks	**-**	*9,863*
Decrease in debtors	**79,301**	*12,169,377*
Increase/(decrease) in creditors	**(671,595)**	*957,797*
Net cash provided by/(used in) operating activities	**(1,036,538)**	*12,387,050*

22. Analysis of cash and cash equivalents

	Group 2025 £	*Group 2024 £*
Cash in hand	**15,762,630**	*17,460,320*
Total cash and cash equivalents	**15,762,630**	*17,460,320*

23. Analysis of changes in net debt

	At 1 April 2024 £	Cash flows £	Other non-cash changes £	At 31 March 2025 £
Cash at bank and in hand	**17,460,320**	**(1,697,690)**	**-**	**15,762,630**
Debt due within 1 year	**(250,000)**	**-**	**(50,000)**	**(300,000)**
Debt due after 1 year	**(250,000)**	**200,000**	**50,000**	**-**
	16,960,320	**(1,497,690)**	**-**	**15,462,630**

24. Pension commitments

The Group operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Group in an independently administered fund. The pension cost charge represents contributions payable by the Group to the fund and amounted to £23,105 (2024 - £20,394). Contributions totalling £4,843 (2023 - £6,430) were payable to the fund at the balance sheet date and are included in creditors.

25. Related party transactions

During the year The East Malling Trust charged East Malling Limited rent of £44,000 (2024 - £44,000). As at 31 March 2025, East Malling Limited owed The East Malling Trust £225,730 (2024 - £192,918).

26. Controlling party

The East Malling Trust is a registered Charity, limited by guarantee. It is controlled by the Board of Trustees.

THE EAST MALLING TRUST

England & Wales - Charity number 1134729

Accounts

Registered number: 07168674
Charity number: 1134729

THE EAST MALLING TRUST

(A company limited by guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

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A19 21/12/2024 #32
COMPANIES HOUSE

THE EAST MALLING TRUST
(A company limited by guarantee)

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THE EAST MALLING TRUST
(A company limited by guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2024

The Trustees present their annual report together with the audited financial statements of the group and the company for the 1 April 2023 to 31 March 2024. The directors confirm that the Annual Report and financial statements of the company comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP), 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 2015) as amended by Update Bulletin 1 (effective 1 January 2015).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Legal Structure

The East Malling Trust (The Trust) is a company limited by guarantee and a registered charity (no 1134729).

The Trust was incorporated on 24 February 2010 and is governed by its Memorandum and Articles of Association.

The Trust had, during the year, two directly wholly owned subsidiary companies in East Malling Limited (EML), which carries out commercial activities on the East Malling Estate, and Bradbourne House Limited (BHL is a dormant company).

Company registered number

07168674

Charity registered number

1134729

Registered office

Bradbourne House
East Malling
West Malling
Kent
ME19 6DZ

Trustees

Dr O P Doubleday (Chairman)
Miss Allis Beasley
Mr Kevin Attwood (Vice-Chair)
Dr Jonathan Knight
Mr Tim Chambers
Dr Celia Caulcott
Mr Keith Newman
Mr Robert James

Management

Control and direction of the Trust is exercised by the Board of Trustees who has adopted a comprehensive internal governance framework for the fulfilment of its charitable objectives, in which the responsibility is clearly allocated as follows:

- Strategic leadership through the Board of Trustees
- Operational running of the East Malling Estate and business activities by the Director and senior staff

The day to day management of the Charity is delegated by the board to the Executive and carried out by Ms Karyn Hood.

Company secretary

K M Hood

Trustee Effectiveness

Following their appointment to the board, each trustee is given a complete briefing on the Trust's governance arrangements, objectives and activities. A pack containing the Charity Governance code and the Charity Commission Trustee guidance is also provided.

The Trustees are leading members of the horticulture, research, business, political and academic sectors. New Trustees are elected by agreement of the Board, so as to maintain a balance of relevant experience available to the board.

Trustee Board meetings are held to review the operations and strategy.

Charity Governance Code

The new Charity Governance Code was published in July 2017 with the support of the Charity Commission for England and Wales. The Code is a practical tool to help trustees achieve high standards of governance. The Code has seven basic principles: organizational purpose; leadership; integrity; decision making, risk and control; board effectiveness; diversity; openness and accountability. It sets out both core outcomes, and recommended practices.

The Trustees and Management have reviewed the Code and strongly support the seven principles. The Trust have a written assessment for the code detailing each recommended practice, evidencing our compliance and noting areas for improvement. Following last years full governance review, conducted by Furley Page and improvements have been made to our governance document. The review confirmed best practice in most areas and with the identified improvements meets and exceeds the Charity Commission guidelines.

PROFESSIONAL ADVISERS

Independent auditor

Crowe U.K LLP, Medway Bridge House, 1-8 Fairmeadow, Maidstone, Kent, ME14 1JP

Bankers

Handelsbanken, 4th Floor, Riverside House, 40-46 High Street, Maidstone, Kent, ME14 1JH

Solicitors

Brachers, Somerfield House, 59 London Road, Maidstone, Kent, ME16 8JH

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees are responsible for preparing the Group strategic report, the Trustees' report 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. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the trust and of the incoming resources and application of resources, including the income and expenditure, of the group for that period. In preparing these financial statements, the directors are required to:

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

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

Oversight of remuneration

All staff are covered by the same remuneration policy which is reviewed by external benchmarking. The remuneration policy is approved by the board and subject to periodic review. To ensure clear governance and transparency, the remuneration of the CEO is overseen by the Chair of the Board and Chair of the Finance and General Purpose committee.

Risk Management

In response to the recommendations set out in the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102), the trustees consider the risk register on a regular basis. The Trustees review the risks faced by The Trust and agree a programme to manage the identified risks.

The principle risks and uncertainties faced by The Trust are as follows:

Ability for The Trust's remaining trading subsidiary East Malling Limited to become profitable. Operations are outsourced to third parties to mitigate this risk and East Malling Limited in the current year has generated a profit.

Ability of The Trust to generate trading surpluses at an adequate level which will enable it to make significant future grants to NIAB and other horticultural research charities and organisations. Careful management of the Trust's property and business strategy mitigates this risk.

The Trustees do not consider that the risks listed above or any others will impact on its reserves in the immediate future.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

OBJECTIVES AND ACTIVITIES

The Trust's objectives as set out in the Memorandum and Articles of Association are

- The advancement of science for public benefit, primarily through the support of research and
- Fulfilling the duty of care to Bradbourne House, a Grade 1 listed building including its heritage and

The Trustees have agreed that the role of the Trust should be more broadly based than administration of assets and have defined The Trust's strategic objectives as follows:

The dissemination of funds for research purposes

The allocation of funds is generally made by the Board, largely in support of research for the benefit of the perennial crops industry. During the year under review support was directed to NIAB an unrelated registered charity to underpin their horticultural research projects and secure the future of horticultural research in the UK.

Maintenance of reputation

To maintain its reputation of probity, good advice and involvement with the concerned horticultural industry, academia and the research sector through its actions as a charity and through the reputations and abilities of its individual Trustees.

Use of influence

To use its status as a body and that of its individual Trustees to highlight the national and local importance of horticultural research and its funding. This will involve periodic and structured discussions with senior political figures at national and county level e.g. Members of the House of Lords, Ministers, Members of Parliament and local government. It will also involve interactions with others involved at a senior level with research policy, funding and delivery, e.g. in the Research Councils.

Activities for the public good

To maintain a portfolio of activities that is seen to be sustaining the horticultural industry in general and its benefits to the community, health and the environment through the promotion and funding of horticultural research.

Development of strategic alliances

To assist, through its status in the industry, academia and business, in the development of strategic alliances that might prove beneficial to horticultural research in general and specific organisations in particular.

Utilisation of assets

To manage its financial assets in line with the agreed investment strategy. To develop and utilise its non financial assets to optimise, in the longer term, the generation of funds to support horticultural research. To manage its property assets, taking a longer term view.

Distribution of grants generally

To make grants in fulfilment of its objectives to a level which, over the long term, does not erode the asset base. In the short term, this principle may be varied in specific circumstances, provided that a longer term recovery can be foreseen.

Specific support for NIAB operations based at East Malling

To assist in the longer term development of NIAB, an unrelated charity. This may be through provision of additional funds for short term operational needs or projects and funding for longer term infrastructure improvement which benefit NIAB as tenants of the site. It may also include the provision of specific expertise and advice from individual Trustees and specific resources we are able to provide. Such support does not exclude support for research elsewhere.

The Trustees consider that The Trust's objectives are for the public benefit and that its activities, achievements and performance are entirely consistent with its objectives.

The key activities that arise from these objectives are:

Letting and maintenance of The Trust's property assets

The Trust ensures that net income from this activity is optimised and that the duties of care to the tenants and the Grade 1 listed building, Bradbourne House, are fulfilled. Day to day management of the property portfolio is delegated to managing agents, Savills. The overall objective is to maintain and develop a sustainable development plan for the estate and to ensure the estate is well managed to maintain overall income, appreciation levels and quality of assets.

ACHIEVEMENTS AND PERFORMANCE

The Trust makes grants each year to various beneficiaries in the world of horticultural research in line with its current charitable objectives. The main beneficiary of grants and support is the charity, NIAB.

During the year the Trust worked in collaboration with NIAB and in line with its charitable objective, grants and support costs were awarded totalling £686k. This was broken down into £125k support for the Wine Innovation Centre capital equipment, £200k Directors award grant, £193k support for overheads on new glasshouses and £168k rent gifted back.

The directors grant is for 5 years has, and since inception on 31 October 2021, covered funding shortfalls on 19 UKRI projects. It has also helped fund early career researchers.

UKRI data shows that the Trust funding has leveraged more than £11.7m of grant funding in research at the East Malling site. Through this funding the Trust supported 43 grower and commercial company partner interactions. Since 2022, highlights of the research from NIAB scientists have been shared with growers and the fruit supply chain through 36 trade press articles and 14 press releases as shown below.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

Summary of the UKRI projects at NIAB East Malling that were supported by the EMT's Director grant

				Date		Losses in cost recovery (£) covered by EMT grant			
Project Lead	Title	Funder[5]	Total project cost (£)	Start	End	10/21-03/22	04/22-03/23	04/23-03/24	04/24-03/25
Dr Fountain	Exploitation of interspecific signals to deter oviposition by spotted-wing drosophila	BBSRC	379,404	Apr-19	Dec-22	21,176	2,394		
Dr Fountain	New sustainable solution to save healthy fruit from spotted wing drosophila: STOP-SPOT	IUK	497	Sep-21	Mar-23	8,620	28,072		
Dr Whitfield	Developing prototype VOC sensor based products for determining soil health on-farm	IUK	1,360,229	Aug-19	Nov-22	6,750	19,324		
Dr Whitfield	Augmented berry vision - real-time augmented display of spectral ripeness cues in berry farms	IUK	244,546	Aug-20	Sep-22	4,719	2,937		
Dr Fountain	A novel biological attract and kill strategy for control of spotted wing drosophila: BIOAKIL	IUK	128,499	Sep-21	Sep-22	2,799	4,545		
Prof Xu	BBSRC Institutional International Partner Award 2022	BBSRC	283,000	Oct-22	Mar-23		4,879		
Dr Else	Integrating nutrient demand models and AI-based sensors with precision-dosing rigs to improve resource use and productivity, and reduce waste and emissions in commercial raspberry production	IUK	249,996	Aug-20	Aug-23	6,822	4,647	+	
Dr Stavridou	Production at the point of consumption: a distributed network of intelligent growing systems for foodservice operators and consumers	IUK (GK@M)	1,237,160	Aug-20	Dec-23	5,137	9,105	13,824	
Prof Xu	Predicting strawberry soft fruit rotting	BBSRC	62,500	May-23	Nov-23			12,500	
Dr Fountain	Pheromone of apple sawfly: New tool for management of a re-emerging pest	BBSRC	25,063	Fed-22	Jul-23		3,708	2,558	

				Date		Losses in cost recovery (£) covered by EMT grant			
Project Lead	Title	Funder[$]	Total project cost (£)	Start	End	10/21-03/22	04/22-03/23	04/23-03/24	04/24-03/25
Dr Wamonje	Development of pheromones for innovative management of Forest Bug, an emerging pest of orchards: FORBUG	IUK	239,811	Apr-22	Apr-24		6,790	7,702	500
Dr Fountain	Screening for 'resistance' to spotted wing drosophila (*Drosophila suzukii*) in strawberry and raspberry accessions	IUK (GK@M)	149,730	Apr-22	Oct-24		3,873	5,734	1,703
Dr O'Brien	Increasing productivity and sustainability in UK viticulture: investigating the potential impact of groundcover management practices on soil health.	IUK (GK@M)	475,203	Apr-22	Apr-25		15,177	17,425	7,900
Dr O'Brien	Increasing productivity and sustainability in UK viticulture: investigating the potential impact of groundcover management practices on soil health.	IUK (GK@M)	475,203	Apr-19	Dec-22	21,176	2,394		
Dr Robison-Boyer	Enhancing orchard ecology for improved resilience to climate change and apple canker disease	IUK (GK@M)	205,583	Mar-22	Sep-24		10,089	3,787	1,245
Dr Stavridou	Increasing ascorbic acid and iron levels in tomatoes to enhance human nutrition and plant abiotic stress tolerance	IUK (GK@M)	574,246	Apr-22	Oct-24		60,549*	20,400	6,017
Dr Whitfield	Advancing precision crop protection technology for orchards	IUK	4,500,000	Oct-23	Sep-27			8,750	58,080
Dr Papp-Rupar	Recycling and reusing spent coir substrate	IUK (GK@M)	443,873	Apr-23	Mar-25			24,875	15,009
Prof Xu	Using endophytes to manage apple canker	BBSRC	256,000	Oct-23	Sep-25			6,250	27,500
Dr Whitfield	Digital crop management for glasshouse pests and	IUK	940,328	May-23	May-26			47,500	27,500
Total			11,755,668			56,023	176,029	171,305	264,118

$: BBSRC - Biotechnology and Biological Sciences Research Council; IUK – Innovate UK; IUK (GK@M) – Innovate UK Growing Kent & Medway Strength in Place;

*: Including extra losses in using glasshouse facilities.

+: No-cost-extension grant.

We are pleased to report that the £6.7m ring fenced funds, used for the construction of glasshouses, new laboratories, and offices completed in June 2022 are fully operational and the Wine Innovation Centre has been provided with the capital equipment. Aside from financial support, the trust worked closely with NIAB management on joint initiatives providing time, support and resources. NIAB Ltd is a division of NIAB Trust. The Trust engages with NIAB Limited and NIAB Trust to discuss and formulate future plans to ensure we deliver the best support to the science carried out on site.

Details of the activities of NIAB can be found on their website at www.niab.com.

The Trust has also made available its facilities to local charitable and community groups to enable and support them with their fund raising activities. This has included, The Larkfield Run. Land is provided on a nominal rent to a local charity Communigrow. This project enables local schools, vulnerable groups and community members to learn to grow produce and sell locally.

The Trust has a collection of historical materials relating to Bradbourne House and the History of East Malling Research. Investment has been made and is ongoing to collate and archive this material with the purpose of preserving the history and enabling public access either through the public tours run or through our website.

The Trust's income is derived in part from its own resources in terms of property and previously financial investments but also through the operation of its commercial subsidiary, East Malling Limited.

During the year, East Malling Limited continued to outsource the events and catering business to Baxter Storey.

The performance of The Trust's current directly held subsidiary companies, the results of which are included in the consolidated report, are detailed below:

East Malling Limited

The Company's principal activities during the year under review were the operation of the Events and Catering business.

East Malling Limited made a profit for the year before and after tax of £20,412 (2022/23 - £31,740) and a gift aid payment to The Trust was not possible due to accumulated previous losses (2022/23 NIL).

At 31 March 2024 East Malling Limited had net liabilities of £131,032 and has a letter of support from The Trust (2022/23 - £151,444).

Events & Catering

For the period under review, operations income did not exceed the contracted minimum guarantee commission payment. The weddings have not bounced back fully but continued improvement will be shown in the upcoming financial year.

Bradbourne House Limited

Bradbourne House Limited is a dormant company.

At 31 March 2024 shareholders funds were £10,000 (2022/23- £10,000).

FUTURE DEVELOPMENTS

The Trust is working closely with NIAB to facilitate the achievement of their research business plan and to achieve a higher profile for the importance of horticultural research.

Over the next year The Trust will continue implementing and developing its property and business strategy to ensure it maximises its return on assets (both revenue and capital) to enable it to continue to fulfil its charitable objectives.

Land, surplus to research requirements, was identified on the estate for housing in line with the TMBC local plan process. A site, surplus to research requirements, is in the process of assessment and a planning submission has been submitted during the year 2024-2025 with a view to bringing forward in 2025/2026. Any capital receipts likely will be reinvested into The Trusts assets. This will include development of new scientific facilities, upgrading of site infrastructure and considered investment to produce an ongoing income for charitable activities.

GOING CONCERN

Accounting standards require the Trustees to consider the appropriateness of the going concern basis when preparing the financial statements.

The Trustees have given due consideration to the current economic climate and the effect on The East Malling Trust. They have reviewed Budgets and Cash flow and are satisfied that it will not affect the ability of the Trust to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

FINANCIAL REVIEW

Results

The principal accounting policies adopted for the period are detailed in note 1 to the accounts. The results and reserves of each subsidiary are given in the achievements and performance section of this report.

In the year, the total consolidated incoming resources of £3,317,477 (2022/2023 - £2,665,308) was exceeded by total consolidated expenditure of £3,399,962 (2022/2023 - £2,960,768) by £82,485 (2022/23 - £295,460).

Net cash inflow during the year was £5,551,366 (2022/2023 - outflow of £8,913,212). The net cash at 31 March 2024 was £17,460,320 (2022/23- £11,908,954).

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

RESERVES POLICY

The Trustees set the level of reserves so as to protect against unanticipated drops in income and to allow The Trust some flexibility to take advantage of new unforeseen opportunities. In order to meet this policy the Trustees concluded that they require free reserves equivalent to three to twelve months of forecast operating expenses.

Based on current strategy and forecasts in the short to medium term the Group is unlikely to generate a significant increase in reserves from operations. Additional free reserves post 31 March 2024 will only be realised from asset sales and exceptional items. The majority of the Group's revenue is derived from letting of property on the East Malling site. In setting the level of free reserves required the Trustees considered the following:

Income

Loss of rental income from a large tenant or several tenants. The loss of rental income from a business interruption event is insured. This loss would only materialise if a major tenant's business failed; a number of tenants with short notice periods vacated their properties at the same time or major repairs were required which necessitated vacation of properties.

Contingent costs

Legal and professional fees or capital purchases required to take advantage of unforeseen opportunities to enhance the property or business portfolio and increase its future value.

Unplanned capital expenditure for a major repair or replacement that was not viable to fund via loan finance.
Grant commitments

As at 31 March 2024 the consolidated group reserves were £75,967,663 (2022/2023 - £74,619,478) of which, free reserves were £32,832,386 (2022/23 - £38,755,028) equivalent to 10 years operating expenses for the newly structured operations (2022/23 – 13 years). The free reserves represent total reserves less the value of tangible fixed assets and investment properties.

INFORMATION ON FUNDRAISING PRACTICES

All the Trust's income is derived from management of its assets. The charity does not raise any funds from direct fundraising.

DISCLOSURE OF INFORMATION TO AUDITOR

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that trustee is aware, there is no relevant audit information of which the group's auditor is unaware, and
- that trustee has taken all the steps that ought to have been taken as a trustee in order to be aware of any information needed by the group's auditor in connection with preparing this report and to establish that the group's auditor is aware of that information.

AUDITOR

The auditors, Crowe U.K. LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Approved by order of the members of the board of Trustees on 28 November 2024 and signed on their behalf by:

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE EAST MALLING TRUST

Opinion

We have audited the financial statements of The East Malling Trust (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 March 2024 which comprise the Consolidated statement of financial activities, the Consolidated balance sheet, the Company balance sheet, the Consolidated statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent charitable company's affairs as at 31 March 2024 and of the Group's 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 Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 Group's or the parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

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

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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

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

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

Responsibilities of trustees

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

In preparing the financial statements, the Trustees are responsible for assessing the Group's and the parent 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 Group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006 and SORP 2015.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be the override of controls by management and the recognition of revenue. Our audit procedures to respond to these risks included:

- enquiry of management about the Group's policies, procedures and related controls regarding compliance with laws and regulations and if there are any known instances of non-compliance;
- examining supporting documents for all material balances, transactions and disclosures;
- enquiry of management and review and inspection of relevant correspondence;
- evaluation of the selection and application of accounting policies related to subjective measurements and complex transactions;
- analytical procedures to identify any unusual or unexpected relationships;
- testing the appropriateness of journal entries recorded in the general ledger and other adjustments made in the preparation of the financial statements;
- review of accounting estimates for biases; and
- sample testing the various revenue streams back to supporting documentation, and bank receipt, paying particular attention to those recognised around the year end.

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 Auditor's report.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE EAST MALLING TRUST (CONTINUED)

Use of our report

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

Crowe UK LLP

Matthew Howard (Senior statutory auditor)

for and on behalf of
Crowe U.K. LLP

Statutory Auditor

Medway Bridge House

1-8 Fairmeadow

Maidstone

Kent

ME14 - 1JP

Date: 19 December 2024

THE EAST MALLING TRUST
(A company limited by guarantee)

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

	Note	Unrestricted funds 2024 £	Total funds 2024 £	*Total funds 2023 £*
Income from:				
Charitable activities	4	**127,857**	**127,857**	*136,093*
Other trading activities	5	**99,396**	**99,396**	*115,380*
Investments	6	**3,090,224**	**3,090,224**	*2,413,835*
Total income		**3,317,477**	**3,317,477**	*2,665,308*
Expenditure on:				
Raising funds	7	**2,371,704**	**2,371,704**	*2,154,780*
Charitable activities	8	**1,028,258**	**1,028,258**	*805,988*
Total expenditure		**3,399,962**	**3,399,962**	*2,960,768*
Net movement in funds before other recognised gains/(losses)		**(82,485)**	**(82,485)**	*(295,460)*
Other recognised gains/(losses):				
Gains on revaluation of investment portfolio		**1,430,670**	**1,430,670**	*574,249*
Net movement in funds		**1,348,185**	**1,348,185**	*278,789*
Reconciliation of funds:				
Total funds brought forward		**74,619,478**	**74,619,478**	*74,340,689*
Net movement in funds		**1,348,185**	**1,348,185**	*278,789*
Total funds carried forward		**75,967,663**	**75,967,663**	*74,619,478*

The Consolidated Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 22 to 37 form part of these financial statements.

THE EAST MALLING TRUST
(A company limited by guarantee)
REGISTERED NUMBER: 07168674

CONSOLIDATED BALANCE SHEET
AS AT 31 MARCH 2024

	Note	2024 £		2023 £	
Fixed assets					
Tangible assets	12		7,761,858		6,141,839
Investments	14		16,637,883		15,074,851
Investment property	13		35,373,419		29,722,611
			59,773,160		50,939,301
Current assets					
Stocks	15	1,497		11,360	
Debtors	16	837,297		12,945,604	
Cash at bank and in hand		17,460,320		11,908,954	
		18,299,114		24,865,918	
Creditors: amounts falling due within one year	17	(1,854,611)		(685,741)	
Net current assets			16,444,503		24,180,177
Total assets less current liabilities			76,217,663		75,119,478
Creditors: amounts falling due after more than one year	18		(250,000)		(500,000)
Total net assets			75,967,663		74,619,478
Charity funds					
Unrestricted funds	19		75,967,663		74,619,478
Total funds			75,967,663		74,619,478

CONSOLIDATED BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2024

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements were approved and authorised for issue by the Trustees on 28 NOVEMBER 2024 and signed on their behalf by:

The notes on pages 22 to 37 form part of these financial statements.

THE EAST MALLING TRUST

(A company limited by guarantee)
REGISTERED NUMBER: 07168674

COMPANY BALANCE SHEET
AS AT 31 MARCH 2024

	Note		2024 £		*2023 £*
Fixed assets					
Tangible assets	12		**7,740,314**		*6,122,062*
Investments	14		**16,647,883**		*15,084,851*
Investment property	13		**35,373,419**		*29,722,611*
			59,761,616		*50,929,524*
Current assets					
Stocks	15	-		*9,863*	
Debtors	16	**875,268**		*12,925,780*	
Cash at bank and in hand		**17,413,744**		*11,867,130*	
		18,289,012		*24,802,773*	
Creditors: amounts falling due within one year	17	**(1,830,045)**		*(702,063)*	
Net current assets			**16,458,967**		*24,100,710*
Total assets less current liabilities			**76,220,583**		*75,030,234*
Creditors: amounts falling due after more than one year	18		**(250,000)**		*(500,000)*
Total net assets			**75,970,583**		*74,530,234*
Charity funds					
Unrestricted funds	19		**75,970,583**		*74,530,234*
Total funds			**75,970,583**		*74,530,234*

COMPANY BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2024

The Company's net movement in funds for the year was £1,440,349 *(2023 - £247,418)*.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements were approved and authorised for issue by the Trustees on 28 November 2024 and signed on their behalf by:

The notes on pages 22 to 37 form part of these financial statements.

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

	2024 £	2023 £
Cash flows from operating activities		
Net cash generated/(used) in operating activities	**12,387,050**	*11,088,030*
Cash flows from investing activities		
Dividends, interests and rents from investments	**595,366**	*113,047*
Purchase of tangible fixed assets	**(1,680,242)**	*(387,011)*
Purchase of investment properties	**(5,650,808)**	*(4,784,720)*
Purchase of fixed asset investments	**-**	*(15,942,558)*
Proceeds from sale of fixed asset investments	**-**	*1,000,000*
Net cash used in investing activities	**(6,735,684)**	**(20,001,242)**
Cash flows from financing activities		
Repayments of borrowing	**(100,000)**	-
Net cash (used in)/provided by financing activities	**(100,000)**	-
Change in cash and cash equivalents in the year	**5,551,366**	**(8,913,212)**
Cash and cash equivalents at the beginning of the year	**11,908,954**	*20,822,166*
Cash and cash equivalents at the end of the year	**17,460,320**	*11,908,954*

The notes on pages 22 to 37 form part of these financial statements

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

1. General information

East Malling Trust is a company limited by guarantee (registered number 07168674) which is incorporated and domiciled in England.

It is also registered as a charity with the Charity Commission (registered number 1134729). The address of the registered office is Bradbourne House, East Malling, West Malling, Kent, ME19 6DZ

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The East Malling Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The Consolidated statement of financial activities (SOFA) and Consolidated balance sheet consolidate the financial statements of the Company and its subsidiary undertaking. The results of the subsidiary are consolidated on a line by line basis.

The Company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of financial activities in these financial statements.

2.2 Income

All income is recognised once the Company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Rental income is accounted for an accruals basis and is recognised as it becomes due.

Donations and sundry income received for the general purposes of the charity are accounted for on the date of notification and entitlement is established.

Outsourced service commission income is accounted for on an accruals basis and is recognised when it becomes due to East Malling Limited.

2. Accounting policies (continued)

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Costs of raising funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Group's objectives, as well as any associated support costs.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the assigned conditions are met. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Group; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2. **Accounting policies (continued)**

2.5 Tangible fixed assets and investment properties

Freehold property

The Trustees' policy is to revalue the company's freehold land and buildings.

An independent valuation of all the land and buildings at the East Malling site was carried out as at 31 March 2023 and an updated assessment has been carried out by the Trustees in this financial year.

Regular maintenance is carried out to all of the buildings at the East Malling site in order to keep the buildings at their current level of condition.

The Trustees review and consider the valuation at each reporting date to assess if there are indications of a material change in the valuation.

Freehold land is not depreciated.

Investment properties

The Trustees' policy is to revalue the company's investment properties.

A valuation of the land and buildings at the East Malling site was carried out as at 31 March 2023 and an updated assessment has been carried out by the Trustees in this financial year.

No depreciation is provided in respect of investment properties in accordance with section 16 of FRS 102 "Investment Property".

Antiques

An external valuation was carried out as at 31 March 2020 and an updated assessment has been carried out by the Trustees in this financial year. No depreciation is charged in respect of antiques on the grounds that the Directors consider that any charge would not be material by reference to the total assets of The Trust, due to the high residual value of the assets.

Tangible fixed assets and depreciation

Tangible fixed assets costing £1,000 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

2. Accounting policies (continued)

2.5 Tangible fixed assets and investment properties (continued)

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Freehold property	- See note above
Motor vehicles	- 25% reducing balance
Computer equipment	- 10%/20%/25% straight line
Antiques	- See note above

2.6 Investments

Investments in subsidiaries are valued at cost less provision for impairment.

2.7 Stocks

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

2.8 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered.

2.9 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.10 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.11 Financial instruments

The Group only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.12 Pensions

The Group operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Group to the fund in respect of the year.

2. Accounting policies (continued)

2.13 Fund accounting

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

3. Critical accounting estimates and areas of judgment

The Group may be required to make estimates and assumptions concerning the future. These estimates and judgements are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The resulting accounting estimates will, by definition, seldom equal the related actual results. The principal areas where judgement was exercised are as follows:

i) Tangible fixed assets: the trustees annually assess both the residual value of these assets and the expected useful life of such assets which is currently judged to be up to 15 years, based on experience.

ii) Property valuations: freehold land and buildings and investment properties are revalued by Savills when the Trustees believe there has been a material change in value. Trustees assess on an annual basis the valuation of the properties. The value of the properties is estimated to be the open market value at the balance sheet date.

iii) Recoverability of trade debtors: the trustees annually assess whether a bad debt provision is required for any bad or doubtful debtor balances.

Critical accounting estimates and assumptions:

4. *Income from charitable activities*

	Unrestricted funds 2024 £	Total funds 2024 £	*Total funds 2023 £*
Short course income	127,857	**127,857**	*136,093*

5. Income from other trading activities

Income from fundraising events

	Unrestricted funds 2024 £	Total funds 2024 £	*Total funds 2023 £*
Wedding and corporate event income	93,484	**93,484**	*101,889*
Other income	5,912	**5,912**	*13,491*
Total 2024	99,396	**99,396**	*115,380*

6. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £	*Total funds 2023 £*
Rent and service charges from investment properties	2,362,499	**2,362,499**	*2,192,028*
Interest receivable	173,754	**173,754**	*113,047*
Dividends received from investments	553,971	**553,971**	*108,360*
Profit on disposal of fixed assets	-	-	*400*
	3,090,224	**3,090,224**	*2,413,835*

7. Expenditure on raising funds

Costs of raising voluntary income

	Unrestricted funds 2024 £	Total funds 2024 £	*Total funds 2023 £*
Wedding, conferencing and catering costs	14,827	**14,827**	*10,984*
Property manager costs	219,214	**219,214**	*232,258*
Estate management and maintenance costs	1,661,673	**1,661,673**	*1,385,538*
Overhead and administration costs	419,000	**419,000**	*497,744*
Depreciation	56,990	**56,990**	*28,256*
Total 2024	2,371,704	**2,371,704**	*2,154,780*

8. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2024 £	Total 2024 £	*Total 2023 £*
Horticultural research projects	686,625	**686,625**	*443,683*
Short course expenditure	90,270	**90,270**	*94,212*
Estate management and maintenance costs	251,363	**251,363**	*268,093*
	1,028,258	**1,028,258**	*805,988*

9. Auditor's remuneration

	2024 £	2023 £
Fees payable to the Company's auditor for the audit of the Company's annual accounts	20,440	18,925
Fees payable to the Company's auditor in respect of:		
Taxation compliance services	890	825

10. Staff costs

	Group and Company 2024 £	Group and Company 2023 £
Wages and salaries	426,385	466,456
Social security costs	34,242	40,059
Contribution to defined contribution pension schemes	20,394	16,317
	481,021	522,832

The average number of persons employed by the Company during the year was as follows:

	Group 2024 No.	Group 2023 No.
Research and administration	18	17

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	Group 2024 No.	Group 2023 No.
In the band £60,001 - £70,000	1	-
In the band £110,001 - £120,000	-	1

During the year the Group employed 1 key management personnel (1 – 2022/23). Remuneration and benefits received by key management personnel during the period of their employment in 2023/24 totalled £78,532 (2022/23 - £114,293).

11. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits *(2023 - £NIL)*.

Trustees' expenses represents amounts paid or reimbursed relating to travelling and general meeting expenses. The total amount of trustee expenses for the year was £8,875 (2023 - £2,461).

12. Tangible fixed assets

Group

	Freehold property £	Motor vehicles £	Equipment £	Other fixed assets £	Total £
Cost or valuation					
At 1 April 2023	**5,490,000**	**104,569**	**849,698**	**217,999**	**6,662,266**
Additions	**14,150**	**5,000**	**1,661,092**	**-**	**1,680,242**
At 31 March 2024	**5,504,150**	**109,569**	**2,510,790**	**217,999**	**8,342,508**
Depreciation					
At 1 April 2023	**-**	**90,806**	**429,621**	**-**	**520,427**
Charge for the year	**-**	**4,066**	**56,157**	**-**	**60,223**
At 31 March 2024	**-**	**94,872**	**485,778**	**-**	**580,650**
Net book value					
At 31 March 2024	**5,504,150**	**14,697**	**2,025,012**	**217,999**	**7,761,858**
At 31 March 2023	*5,490,000*	*13,763*	*420,077*	*217,999*	*6,141,839*

12. **Tangible fixed assets (continued)**

Company

	Freehold property £	Motor vehicles £	Computer equipment £	Other fixed assets £	Total £
Cost or valuation					
At 1 April 2023	**5,490,000**	**104,569**	**762,701**	**217,999**	**6,575,269**
Additions	**14,150**	**5,000**	**1,656,092**	**-**	**1,675,242**
At 31 March 2024	**5,504,150**	**109,569**	**2,418,793**	**217,999**	**8,250,511**
Depreciation					
At 1 April 2023	**-**	**90,806**	**362,401**	**-**	**453,207**
Charge for the year	**-**	**4,066**	**52,924**	**-**	**56,990**
At 31 March 2024	**-**	**94,872**	**415,325**	**-**	**510,197**
Net book value					
At 31 March 2024	**5,504,150**	**14,697**	**2,003,468**	**217,999**	**7,740,314**
At 31 March 2023	*5,490,000*	*13,763*	*400,300*	*217,999*	*6,122,062*

13. Investment property

Group and Company

	Freehold investment property £
Valuation	
At 1 April 2023	**29,722,611**
Additions	**5,650,808**
At 31 March 2024	**35,373,419**

A valuation of all the land and buildings at the East Malling site was carried out as at 31 March 2023 and an updated assessment carried out by the Trustees as at 31 March 2024.

14. Fixed asset investments

Group	Listed investments £
Cost or valuation	
At 1 April 2023	**15,074,851**
Revaluations	**1,430,673**
Share of profit/(loss)	**132,359**
At 31 March 2024	**16,637,883**
Net book value	
At 31 March 2024	**16,637,883**
At 31 March 2023	*15,074,851*

14. Fixed asset investments (continued)

Company	Investments in subsidiary companies £	Listed investments £	Total £
Cost or valuation			
At 1 April 2023	**10,000**	**15,074,851**	**15,084,851**
Revaluations	**-**	**1,430,673**	**1,430,673**
Share of profit/(loss)	**-**	**132,359**	**132,359**
At 31 March 2024	**10,000**	**16,637,883**	**16,647,883**
Net book value			
At 31 March 2024	**10,000**	**16,637,883**	**16,647,883**
At 31 March 2023	*10,000*	*15,074,851*	*15,084,851*

Principal subsidiaries

The following was a subsidiary undertaking of the Company:

Name	Company number	Registered office or principal place of business	Principal activity
East Malling Limited	05046509	Shown on charity information page	Operation of conference and dining facilities

Class of shares	Holding	Included in consolidation
Ordinary	100%	Yes

The financial results of the subsidiary for the period were:

Name	Income £	Expenditure £	Profit/(Loss) for the year £	Net assets £
East Malling Limited	**90,407**	**(69,995)**	**20,412**	**(131,032)**

15. Stocks

	Group 2024 £	*Group 2023 £*	Company 2024 £	*Company 2023 £*
Consumables	**1,497**	*11,360*	**-**	*9,863*

16. Debtors

	Group 2024 £	*Group 2023 £*	Company 2024 £	*Company 2023 £*
	-	-	-	-
Due within one year				
Trade debtors	**159,551**	*224,224*	**142,398**	*204,400*
Amounts owed by group undertakings	-	-	**55,124**	-
Other debtors	**677,746**	*12,721,380*	**677,746**	*12,721,380*
	837,297	*12,945,604*	**875,268**	*12,925,780*

17. Creditors: Amounts falling due within one year

	Group 2024 £	*Group 2023 £*	Company 2024 £	*Company 2023 £*
Other loans	**250,000**	*100,000*	**250,000**	*100,000*
Trade creditors	**239,569**	*280,706*	**233,501**	*278,207*
Amounts owed to group undertakings	-	-	-	*30,190*
Corporation tax	**6,578**	*7,468*	-	-
Other taxation and social security	**24,389**	*15,099*	**17,311**	*12,403*
Other creditors	**1,334,075**	*282,468*	**1,329,233**	*281,263*
	1,854,611	*685,741*	**1,830,045**	*702,063*

Other loans are unsecured and are interest free and is considered to be public benefit concessionary loan as defined by FRS 102.

18. Creditors: Amounts falling due after more than one year

	Group 2024 £	*Group 2023 £*	Company 2024 £	*Company 2023 £*
Other loans	**250,000**	*500,000*	**250,000**	*500,000*

19. Statement of funds

Statement of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2024 £
Unrestricted funds					
Unrestricted funds	**74,619,478**	**3,317,477**	**(3,399,962)**	**1,430,670**	**75,967,663**

Statement of funds - prior year

	Balance at 1 April 2022 £	*Income £*	*Expenditure £*	*Gains/ (Losses) £*	*Balance at 31 March 2023 £*
Unrestricted funds					
Unrestricted funds	*74,340,689*	*2,665,308*	*(2,960,768)*	*574,249*	*74,619,478*

20. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	7,761,858	**7,761,858**
Fixed asset investments	16,637,883	**16,637,883**
Investment property	35,373,419	**35,373,419**
Current assets	18,299,114	**18,299,114**
Creditors due within one year	(1,854,611)	**(1,854,611)**
Creditors due in more than one year	(250,000)	**(250,000)**
Total	75,967,663	**75,967,663**

20. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior period

	Endowment funds 2023 £	*Unrestricted funds 2023* £	*Total funds 2023* £
Tangible fixed assets	-	*6,141,839*	*6,141,839*
Fixed asset investments	-	*15,074,851*	*15,074,851*
Investment property	-	*29,722,611*	*29,722,611*
Current assets	*(61,070)*	*24,926,988*	*24,865,918*
Creditors due within one year	*61,070*	*(746,811)*	*(685,741)*
Creditors due in more than one year	-	*(500,000)*	*(500,000)*
Total	-	*74,619,478*	*74,619,478*

21. Pension commitments

The Group operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Group in an independently administered fund. The pension cost charge represents contributions payable by the Group to the fund and amounted to £20,394 (2023 - £16,317). Contributions totalling £6,430 (2023 - £4,829) were payable to the fund at the balance sheet date and are included in creditors.

22. Related party transactions

During the year The East Malling Trust charged East Malling Limited rent of £44,000 (2023 - £44,000). As at 31 March 2024, East Malling Limited owed The East Malling Trust £192,918 (2023 - £220,181).

23. Controlling party

The East Malling Trust is a registered Charity, limited by guarantee. It is controlled by the Board of Trustees.

THE EAST MALLING TRUST

England & Wales - Charity number 1134729

Accounts

Registered number: 07168674
Charity number: 1134729

THE EAST MALLING TRUST

(A company limited by guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

THE EAST MALLING TRUST
(A company limited by guarantee)

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TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2023

The Trustees present their annual report together with the audited financial statements of the group and the company for the 1 April 2022 to 31 March 2023. The directors confirm that the Annual Report and financial statements of the company comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP), 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 2015) as amended by Update Bulletin 1 (effective 1 January 2015).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Legal Structure

The East Malling Trust (The Trust) is a company limited by guarantee and a registered charity (no 1134729).

The Trust was incorporated on 24 February 2010 and is governed by its Memorandum and Articles of Association.

The Trust had, during the year, two directly wholly owned subsidiary companies in East Malling Limited (EML), which carries out commercial activities on the East Malling Estate, and Bradbourne House Limited (BHL is a dormant company).

Company registered number

07168674

Charity registered number

1134729

Registered office

Bradbourne House
East Malling
West Malling
Kent
ME19 6DZ

Trustees

Dr O P Doubleday (Chairman)
Professor J D Mumford (deceased 29th December 2022)
Miss Allis Beasley
Mr Kevin Attwood
Dr Jonathan Knight
Mr Tim Chambers
Dr Celia Caulcott
Ms Nimisha Raja
Mr Keith Newman
Mr Robert James (appointed 30th June 2023)

Management

Control and direction of the Trust is exercised by the Board of Trustees who has adopted a comprehensive internal governance framework for the fulfilment of its charitable objectives, in which the responsibility is clearly allocated as follows:

- Strategic leadership through the Board of Trustees
- Operational running of the East Malling Estate and business activities by the Director and senior staff

The day to day management of the Charity is delegated by the board to the Executive and carried out by Ms Karyn Hood.

Company secretary

K M Hood

Trustee Effectiveness

Following their appointment to the board, each trustee is given a complete briefing on the Trust's governance arrangements, objectives and activities. A pack containing the Charity Governance code and the Charity Commission Trustee guidance is also provided.

The Trustees are leading members of the horticulture, research, business, political and academic sectors. New Trustees are elected by agreement of the Board, so as to maintain a balance of relevant experience available to the board.

Trustee Board meetings are held to review the operations and strategy.

Charity Governance Code

The new Charity Governance Code was published in July 2017 with the support of the Charity Commission for England and Wales. The Code is a practical tool to help trustees achieve high standards of governance. The Code has seven basic principles: organizational purpose; leadership; integrity; decision making, risk and control; board effectiveness; diversity; openness and accountability. It sets out both core outcomes, and recommended practices.

The Trustees and Management have reviewed the Code and strongly support the seven principles. The Trust have a written assessment for the code detailing each recommended practice, evidencing our compliance and noting areas for improvement. We are pleased to report that The East Malling Trust have undertaken a full governance review, conducted by Furley Page. This report confirmed best practice in many areas met the Charity Commission guidelines. They also noted some areas for improvement in light of the Charities Act 2022.

PROFESSIONAL ADVISERS

Independent auditor

Crowe U.K LLP, Riverside House, 40 46 High Street, Maidstone, Kent, ME14 1JH

Bankers

Handelsbanken, 4th Floor, Riverside House, 40 46 High Street, Maidstone, Kent, ME14 1JH

Solicitors

Brachers, Somerfield House, 59 London Road, Maidstone, Kent, ME16 8JH

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees are responsible for preparing the Group strategic report, the Trustees' report 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. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the trust and of the incoming resources and application of resources, including the income and expenditure, of the group for that period. In preparing these financial statements, the directors are required to:

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

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

Oversight of remuneration

All staff are covered by the same remuneration policy which is reviewed by external benchmarking. The remuneration policy is approved by the board and subject to periodic review. To ensure clear governance and transparency, the remuneration of the CEO is overseen by the Chair of the Board and Chair of the Finance and General Purpose committee.

Risk Management

In response to the recommendations set out in the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102), the trustees consider the risk register on a regular basis. The Trustees review the risks faced by The Trust and agree a programme to manage the identified risks.

The principle risks and uncertainties faced by The Trust are as follows:

Ability for The Trust's remaining trading subsidiary East Malling Limited to become profitable. Operations are outsourced to third parties to mitigate this risk and East Malling Limited in the current year has generated a profit.

Ability of The Trust to generate trading surpluses at an adequate level which will enable it to make significant future grants to NIAB and other horticultural research charities and organisations. Careful management of the Trust's property and business strategy mitigates this risk.

The Trustees do not consider that the risks listed above or any others will impact on its reserves in the immediate future.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023

OBJECTIVES AND ACTIVITIES

The Trust's objectives as set out in the Memorandum and Articles of Association are

- The advancement of science for public benefit, primarily through the support of research and
- Fulfilling the duty of care to Bradbourne House, a Grade 1 listed building including its heritage and

The Trustees have agreed that the role of the Trust should be more broadly based than administration of assets and have defined The Trust's strategic objectives as follows:

The dissemination of funds for research purposes

The allocation of funds is generally made by the Board, largely in support of research for the benefit of the perennial crops industry. During the year under review support was directed to NIAB an unrelated registered charity to underpin their horticultural research projects and secure the future of horticultural research in the UK.

Maintenance of reputation

To maintain its reputation of probity, good advice and involvement with the concerned horticultural industry, academia and the research sector through its actions as a charity and through the reputations and abilities of its individual Trustees.

Use of influence

To use its status as a body and that of its individual Trustees to highlight the national and local importance of horticultural research and its funding. This will involve periodic and structured discussions with senior political figures at national and county level e.g. Members of the House of Lords, Ministers, Members of Parliament and local government. It will also involve interactions with others involved at a senior level with research policy, funding and delivery, e.g. in the Research Councils.

Activities for the public good

To maintain a portfolio of activities that is seen to be sustaining the horticultural industry in general and its benefits to the community, health and the environment through the promotion and funding of horticultural research.

Development of strategic alliances

To assist, through its status in the industry, academia and business, in the development of strategic alliances that might prove beneficial to horticultural research in general and specific organisations in particular.

Utilisation of assets

To manage its financial assets in line with the agreed investment strategy. To develop and utilise its non financial assets to optimise, in the longer term, the generation of funds to support horticultural research. To manage its property assets, taking a longer term view.

Distribution of grants generally

To make grants in fulfilment of its objectives to a level which, over the long term, does not erode the asset base. In the short term, this principle may be varied in specific circumstances, provided that a longer term recovery can be foreseen.

Specific support for NIAB operations based at East Malling

To assist in the longer term development of NIAB, an unrelated charity. This may be through provision of additional funds for short term operational needs or projects and funding for longer term infrastructure improvement which benefit NIAB as tenants of the site. It may also include the provision of specific expertise and advice from individual Trustees and specific resources we are able to provide. Such support does not exclude support for research elsewhere.

The Trustees consider that The Trust's objectives are for the public benefit and that its activities, achievements and performance are entirely consistent with its objectives.

The key activities that arise from these objectives are:

Letting and maintenance of The Trust's property assets

The Trust ensures that net income from this activity is optimised and that the duties of care to the tenants and the Grade 1 listed building, Bradbourne House, are fulfilled. Day to day management of the property portfolio is delegated to managing agents, Savills. The overall objective is to maintain and develop a sustainable development plan for the estate and to ensure the estate is well managed to maintain overall income, appreciation levels and quality of assets.

ACHIEVEMENTS AND PERFORMANCE

The Trust makes grants each year to various beneficiaries in the world of horticultural research in line with its current charitable objectives. The main beneficiary of grants and support is the charity, NIAB.

During the year the Trust worked in collaboration with NIAB and in line with its charitable objective, grants and support costs were awarded totalling £418,244. The Directors award grant of £200,ooo per annum for 5 years has, since inception on 31 October 2021, covered funding shortfalls on 18 UKRI projects. It has also helped fund early career researchers. UKRI data shows that the Trust funding has leveraged more than £5.7m of grant funding in research at the East Malling site. Through this funding the Trust supported 43 grower and commercial company partner interactions. Since 2022, highlights of the research from NIAB scientists have been shared with growers and the fruit supply chain through 36 trade press articles and 14 press releases. We pleased to report that the £6.7m ring fenced funds, allocated in the 2021-2022 year, for the construction of glasshouses, new laboratories, and offices saw the facilities completed in June 2022 and that the facilities are fully utilised. Aside from financial support, the trust worked closely with NIAB management on joint initiatives providing time, support and resources. NIAB Ltd is a division of NIAB Trust. The Trust engages with NIAB Limited and NIAB Trust to discuss and formulate future plans to ensure we deliver the best support to the science carried out on site.

Details of the activities of NIAB can be found on their website at www.niab.com.

The Trust has also made available its facilities to local charitable and community groups to enable and support them with their fund raising activities. This has included, The Larkfield Run. Land is provided on a nominal rent to a local charity Communigrow. This project enables local schools, vulnerable groups and community members to learn to grow produce and sell locally.

The Trust has a collection of historical materials relating to Bradbourne House and the History of East Malling Research. Investment has been made and is ongoing to collate and archive this material with the purpose of

preserving the history and enabling public access either through the public tours run or through our website.

The Trust's income is derived in part from its own resources in terms of property and previously financial investments but also through the operation of its commercial subsidiary, East Malling Limited.

During the year, East Malling Limited continued to outsource the events and catering business to Baxter Storey.

The performance of The Trust's current directly held subsidiary companies, the results of which are included in the consolidated report, are detailed below:

East Malling Limited

The Company's principal activities during the year under review were the operation of the Events and Catering business.

East Malling Limited made a profit for the year before and after tax of £31,740 (2021/22 - £34,077) and a gift aid payment to The Trust was not possible due to accumulated previous losses (2021/22 NIL).

At 31 March 2023 East Malling Limited had net liabilities of £151,444 and has a letter of support from The Trust (2021/22 - £183,184).

Events & Catering

For the period under review, operations income did not exceed the contracted minimum guarantee commission payment. The weddings have not bounced back fully but continued improvement will be shown in the upcoming financial year.

Bradbourne House Limited

Bradbourne House Limited is a dormant company.

At 31 March 2023 shareholders funds were £10,000 (£10,000 – 2021/22).

FUTURE DEVELOPMENTS

The Trust is working closely with NIAB to facilitate the achievement of their research business plan and to achieve a higher profile for the importance of horticultural research.

Over the next year The Trust will continue implementing and developing its property and business strategy to ensure it maximises its return on assets (both revenue and capital) to enable it to continue to fulfil its charitable objectives.

Land, surplus to research requirements, was identified on the estate for housing in line with the TMBC local plan process. The site was granted outline planning permission in spring 2021 with a sale completed in December 2021. A further site, surplus to research requirements, is in the process of assessment and a planning submission will be submitted during the year 2023-2024 with a view to bringing forward in 2024/2025. Any capital receipts likely will be reinvested into The Trusts assets. This will include development of new scientific facilities, upgrading of site infrastructure and considered investment to produce an ongoing income for charitable activities.

GOING CONCERN

Accounting standards require the Trustees to consider the appropriateness of the going concern basis when preparing the financial statements.

The Trustees have given due consideration to the current economic climate and the effect on The East Malling Trust. They have reviewed Budgets and Cash flow and are satisfied that it will not affect the ability of the Trust to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

FINANCIAL REVIEW

Results

The principal accounting policies adopted for the period are detailed in note 1 to the accounts. The results and reserves of each subsidiary are given in the achievements and performance section of this report.

In the year, the total consolidated incoming resources of £2,665,308 (£12,911,497 - 2021/2022) was exceeded by total consolidated expenditure of £2,960,768 (£2,489,479 - 2021/2022) by £295,460 (income exceeded expenditure by £10,422,018 in 2021/22).

Net cash outflow during the year was £8,913,212 (inflow of £14,437,714 – 2021/22). The net funds at 31 March 2023 were £11,908,954 (£20,822,166 - 2021/22).

RESERVES POLICY

The Trustees set the level of reserves so as to protect against unanticipated drops in income and to allow The Trust some flexibility to take advantage of new unforeseen opportunities. In order to meet this policy the Trustees concluded that they require free reserves equivalent to three to twelve months of forecast operating expenses.

Based on current strategy and forecasts in the short to medium term the Group is unlikely to generate a significant increase in reserves from operations. Additional free reserves post 31 March 2023 will only be realised from asset sales and exceptional items. The majority of the Group's revenue is derived from letting of property on the East Malling site. In setting the level of free reserves required the Trustees considered the following:

Income

Loss of rental income from a large tenant or several tenants. The loss of rental income from a business interruption event is insured. This loss would only materialise if a major tenant's business failed; a number of tenants with short notice periods vacated their properties at the same time or major repairs were required which necessitated vacation of properties.

Contingent costs

Legal and professional fees or capital purchases required to take advantage of unforeseen opportunities to enhance the property or business portfolio and increase its future value.

Unplanned capital expenditure for a major repair or replacement that was not viable to fund via loan finance.

Grant commitments

As at 31 March 2023 the consolidated group reserves were £74,619,478 (£74,282,816 in 2022) of which, free reserves were £38,755,028 (£44,107,663 in 2022) equivalent to 13 years operating expenses for the newly structured operations (2022 – 17.75 years). The free reserves represent total reserves less the value of tangible fixed assets and investment properties.

INFORMATION ON FUNDRAISING PRACTICES

All the Trust's income is derived from management of its assets. The charity does not raise any funds from direct fundraising.

DISCLOSURE OF INFORMATION TO AUDITOR

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that trustee is aware, there is no relevant audit information of which the group's auditor is unaware, and
- that trustee has taken all the steps that ought to have been taken as a trustee in order to be aware of any information needed by the group's auditor in connection with preparing have report and to establish that the group's auditor is aware of that information.

AUDITOR

The auditors, Crowe U.K. LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Approved by order of the members of the board of Trustees on 23 November 2023

and signed on their behalf by



Dr O Doubleday
Chairman

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE EAST MALLING TRUST

Opinion

We have audited the financial statements of The East Malling Trust (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 March 2023 which comprise the Consolidated statement of financial activities, the Consolidated balance sheet, the Company balance sheet, the Consolidated statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent charitable company's affairs as at 31 March 2023 and of the Group's 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 Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 Group's or the parent 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE EAST MALLING TRUST (CONTINUED)

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

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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

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

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

Responsibilities of trustees

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

In preparing the financial statements, the Trustees are responsible for assessing the Group's and the parent 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 Group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE EAST MALLING TRUST (CONTINUED)

Auditor's responsibilities for the audit of the financial statements

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

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

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006 and SORP 2015.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be the override of controls by management. Our audit procedures to respond to these risks included:

- enquiry of management about the Group's policies, procedures and related controls regarding compliance with laws and regulations and if there are any known instances of non-compliance;
- examining supporting documents for all material balances, transactions and disclosures;
- enquiry of management and review and inspection of relevant correspondence;
- evaluation of the selection and application of accounting policies related to subjective measurements and complex transactions;
- analytical procedures to identify any unusual or unexpected relationships;
- testing the appropriateness of journal entries recorded in the general ledger and other adjustments made in the preparation of the financial statements; and
- review of accounting estimates for biases.

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 Auditor's report.

Use of our report

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

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE EAST MALLING TRUST (CONTINUED)



Ian Weekes (Senior statutory auditor)

for and on behalf of
Crowe U.K. LLP

Statutory Auditor

Riverside House

40 - 46 High Street

Maidstone

Kent

ME14 - 1JH

Date: 17th January 2024

THE EAST MALLING TRUST

(A company limited by guarantee)

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

	Note	Unrestricted funds 2023 £	Total funds 2023 £	*Total funds 2022 £*
Income from:				
Charitable activities	4	**136,093**	**136,093**	*118,158*
Other trading activities	5	**115,380**	**115,380**	*116,133*
Investments	6	**2,413,835**	**2,413,835**	*12,677,206*
Total income		**2,665,308**	**2,665,308**	*12,911,497*
Expenditure on:				
Raising funds	7	**2,154,780**	**2,154,780**	*1,886,057*
Charitable activities	8	**805,988**	**805,988**	*603,422*
Total expenditure		**2,960,768**	**2,960,768**	*2,489,479*
Net movement in funds before other recognised gains/(losses)		**(295,460)**	**(295,460)**	*10,422,018*
Other recognised gains/(losses):				
Gains on revaluation of fixed assets		**574,249**	**574,249**	-
Net movement in funds		**278,789**	**278,789**	*10,422,018*
Reconciliation of funds:				
Total funds brought forward		**74,340,689**	**74,340,689**	*63,918,671*
Net movement in funds		**278,789**	**278,789**	*10,422,018*
Total funds carried forward		**74,619,478**	**74,619,478**	*74,340,689*

The Consolidated Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 19 to 35 form part of these financial statements.

THE EAST MALLING TRUST

(A company limited by guarantee)
REGISTERED NUMBER: 07168674

CONSOLIDATED BALANCE SHEET
AS AT 31 MARCH 2023

	Note		2023 £		*2022 £*
Fixed assets					
Tangible assets	12		**6,141,839**		*5,307,157*
Investments	14		**15,074,851**		*-*
Investment property	13		**29,722,611**		*24,867,575*
			50,939,301		*30,174,732*
Current assets					
Stocks	15	**11,360**		*11,356*	
Debtors	16	**13,006,674**		*25,373,172*	
Cash at bank and in hand		**11,908,954**		*20,822,166*	
		24,926,988		*46,206,694*	
Creditors: amounts falling due within one year	17	**(746,811)**		*(1,540,737)*	
Net current assets			**24,180,177**		*44,665,957*
Total assets less current liabilities			**75,119,478**		*74,840,689*
Creditors: amounts falling due after more than one year	18		**(500,000)**		*(500,000)*
Total net assets			**74,619,478**		*74,340,689*
Charity funds					
Unrestricted funds	19		**74,619,478**		*74,340,689*
Total funds			**74,619,478**		*74,340,689*

CONSOLIDATED BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2023

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements were approved and authorised for issue by the Trustees on 23 November 2023 and signed on their behalf by:



Dr O Doubleday

The notes on pages 19 to 35 form part of these financial statements.

THE EAST MALLING TRUST

(A company limited by guarantee)
REGISTERED NUMBER: 07168674

COMPANY BALANCE SHEET
AS AT 31 MARCH 2023

	Note		2023 £		*2022 £*
Fixed assets					
Tangible assets	12		**6,122,062**		*5,297,578*
Investments	14		**15,084,851**		*10,000*
Investment property	13		**29,722,611**		*24,867,575*
			50,929,524		*30,175,153*
Current assets					
Stocks	15	**9,863**		*9,859*	
Debtors	16	**12,986,850**		*25,339,889*	
Cash at bank and in hand		**11,867,130**		*20,801,571*	
		24,863,843		*46,151,319*	
Creditors: amounts falling due within one year	17	**(763,133)**		*(1,543,656)*	
Net current assets			**24,100,710**		*44,607,663*
Total assets less current liabilities			**75,030,234**		*74,782,816*
Creditors: amounts falling due after more than one year	18		**(500,000)**		*(500,000)*
Total net assets			**74,530,234**		*74,282,816*
Charity funds					
Unrestricted funds	19		**74,530,234**		*74,282,816*
Total funds			**74,530,234**		*74,282,816*

COMPANY BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2023

The Company's net movement in funds for the year was £247,418 *(2022 - £10,387,940)*.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements were approved and authorised for issue by the Trustees on

23 November 2023

and signed on their behalf by:



Dr O Doubleday

The notes on pages 19 to 35 form part of these financial statements.

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

	2023 £	*2022* *£*
Cash flows from operating activities		
Net cash generated/(used) in operating activities	**11,088,030**	*(24,335,833)*
Cash flows from investing activities		
Dividends, interests and rents from investments	**113,047**	*9,244*
Purchase of tangible fixed assets	**(387,011)**	*(32,116)*
Proceeds from sale of investment properties	**-**	*40,877,044*
Purchase of investment properties	**(4,784,720)**	*(12,775)*
Purchase of fixed asset investments	**(15,942,558)**	-
Proceeds from sale of fixed asset investments	**1,000,000**	-
Net cash (used in)/provided by investing activities	**(20,001,242)**	**40,841,397**
Cash flows from financing activities		
Repayments of borrowing	**-**	*(2,067,850)*
Net cash provided by/(used in) financing activities	**-**	**(2,067,850)**
Change in cash and cash equivalents in the year	**(8,913,212)**	**14,437,714**
Cash and cash equivalents at the beginning of the year	**20,822,166**	*6,384,452*
Cash and cash equivalents at the end of the year	**11,908,954**	*20,822,166*

The notes on pages 19 to 35 form part of these financial statements

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

1. General information

East Malling Trust is a company limited by guarantee (registered number 07168674) which is incorporated and domiciled in England.

It is also registered as a charity with the Charity Commission (registered number 1134729). The address of the registered office is Bradbourne House, East Malling, West Malling, Kent, ME19 6DZ

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The East Malling Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The Consolidated statement of financial activities (SOFA) and Consolidated balance sheet consolidate the financial statements of the Company and its subsidiary undertaking. The results of the subsidiary are consolidated on a line by line basis.

The Company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of financial activities in these financial statements.

2.2 Income

All income is recognised once the Company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Rental income is accounted for an accruals basis and is recognised as it becomes due.

Donations and sundry income received for the general purposes of the charity are accounted for on the date of notification and entitlement is established.

Outsourced service commission income is accounted for on an accruals basis and is recognised when it becomes due to East Malling Limited.

2. Accounting policies (continued)

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Costs of raising funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Group's objectives, as well as any associated support costs.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Group; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2. Accounting policies (continued)

2.5 Tangible fixed assets and investment properties

Freehold property

The Trustees' policy is to revalue the company's freehold land and buildings.

A valuation of all the land and buildings at the East Malling site was carried out as at 31 March 2023.

Regular maintenance is carried out to all of the buildings at the East Malling site in order to keep the buildings at their current level of condition.

The Trustees review and consider the valuation at each reporting date to assess if there are indications of a material change in the valuation.

Freehold land is not depreciated.

Investment properties

The Trustees' policy is to revalue the company's investment properties.

A valuation of the land and buildings at the East Malling site was carried out as at 31 March 2020 and an updated assessment has been carried out by the Trustees in this financial year.

No depreciation is provided in respect of investment properties in accordance with section 16 of FRS 102 "Investment Property".

Antiques

An external valuation was carried out as at 31 March 2020 and an updated assessment has been carried out by the Trustees in this financial year. No depreciation is charged in respect of antiques on the grounds that the Directors consider that any charge would not be material by reference to the total assets of The Trust, due to the high residual value of the assets.

Tangible fixed assets and depreciation

Tangible fixed assets costing £1,000 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

2. Accounting policies (continued)

2.5 Tangible fixed assets and investment properties (continued)

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Freehold property	- See note above
Motor vehicles	- 25% reducing balance
Computer equipment	- 10%/20%/25% straight line
Antiques	- See note above

2.6 Investments

Investments in subsidiaries are valued at cost less provision for impairment.

2.7 Stocks

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

2.8 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered.

2.9 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.10 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.11 Financial instruments

The Group only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.12 Pensions

The Group operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Group to the fund in respect of the year.

2. Accounting policies (continued)

2.13 Fund accounting

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

3. Critical accounting estimates and areas of judgment

The Group may be required to make estimates and assumptions concerning the future. These estimates and judgements are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The resulting accounting estimates will, by definition, seldom equal the related actual results. The principal areas where judgement was exercised are as follows:

i) Tangible fixed assets: the trustees annually assess both the residual value of these assets and the expected useful life of such assets which is currently judged to be up to 15 years, based on experience.

ii) Property valuations: freehold land and buildings and investment properties are revalued by Savills when the Trustees believe there has been a material change in value. Trustees assess on an annual basis the valuation of the properties. The value of the properties is estimated to be the open market value at the balance sheet date.

iii) Recoverability of trade debtors: the trustees annually assess whether a bad debt provision is required for any bad or doubtful debtor balances.

4. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £	*Total funds 2022 £*
Short course income	136,093	**136,093**	*118,158*

5. Income from other trading activities

Income from fundraising events

	Unrestricted funds 2023 £	Total funds 2023 £	*Total funds 2022 £*
Wedding and corporate event income	101,889	**101,889**	*82,196*
Other income	13,491	**13,491**	*33,937*
Total 2023	115,380	**115,380**	*116,133*

6. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £	*Total funds 2022 £*
Rent and service charges from investment properties	2,192,028	**2,192,028**	*1,790,918*
Interest receivable	113,047	**113,047**	*9,244*
Dividends received from investments	108,360	**108,360**	-
Profit on disposal of fixed assets	400	**400**	*10,877,044*
	2,413,835	**2,413,835**	*12,677,206*

7. Expenditure on raising funds

Costs of raising voluntary income

	Unrestricted funds 2023 £	Total funds 2023 £	*Total funds 2022 £*
Wedding, conferencing and catering costs	10,984	**10,984**	*25,579*
Property manager costs	232,258	**232,258**	*107,761*
Estate management and maintenance costs	1,385,538	**1,385,538**	*1,157,615*
Overhead and administration costs	497,744	**497,744**	*578,399*
Depreciation	28,256	**28,256**	*16,703*
Total 2023	2,154,780	**2,154,780**	*1,886,057*

8. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2023 £	Total 2023 £	*Total 2022 £*
Horticultural Research Projects	443,683	**443,683**	*259,889*
Short course expenditure	94,212	**94,212**	*89,170*
Estate management and maintenance costs	268,093	**268,093**	*254,363*
	805,988	**805,988**	*603,422*

9. Auditor's remuneration

	2023 £	*2022 £*
Fees payable to the Company's auditor for the audit of the Company's annual accounts	**18,000**	*15,000*
Fees payable to the Company's auditor in respect of:		
Taxation compliance services	**-**	*1,870*

10. Staff costs

	Group 2023 £	*Group 2022 £*
Wages and salaries	**466,456**	*396,422*
Social security costs	**40,059**	*34,889*
Contribution to defined contribution pension schemes	**16,317**	*27,783*
	522,832	*459,094*

The average number of persons employed by the Company during the year was as follows:

	Group 2023 No.	*Group 2022 No.*
Research and administration	**17**	*18*

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	Group 2023 No.	*Group 2022 No.*
In the band £70,001 - £80,000	**-**	*1*
In the band £110,001 - £120,000	**1**	*-*

During the year the Group employed 1 key management personnel (1 – 2021/22). Remuneration and benefits received by key management personnel during the period of their employment in 2022/23 totalled £114,293 (2021/22 - £78,915).

During the year, a restructuring of the senior leadership team took place and as part of this restructuring, settlement agreements totalling £30,000 were paid by the charity.

11. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits *(2022 - £NIL)*.

Trustees' expenses represents amounts paid or reimbursed relating to travelling and general meeting expenses. The total amount of trustee expenses for the year was £2,461 (2022 - £991).

12. Tangible fixed assets

Group

	Freehold property £	Motor vehicles £	Computer equipment £	Other fixed assets £	Total £
Cost or valuation					
At 1 April 2022	**5,010,000**	**102,619**	**472,137**	**217,999**	**5,802,755**
Additions	**-**	**9,450**	**377,561**	**-**	**387,011**
Disposals	**-**	**(7,500)**	**-**	**-**	**(7,500)**
Transfers between classes	**(440,000)**	**-**	**-**	**-**	**(440,000)**
Revaluations	**920,000**	**-**	**-**	**-**	**920,000**
At 31 March 2023	**5,490,000**	**104,569**	**849,698**	**217,999**	**6,662,266**
Depreciation					
At 1 April 2022	**-**	**93,687**	**401,911**	**-**	**495,598**
Charge for the year	**-**	**4,619**	**27,710**	**-**	**32,329**
On disposals	**-**	**(7,500)**	**-**	**-**	**(7,500)**
At 31 March 2023	**-**	**90,806**	**429,621**	**-**	**520,427**
Net book value					
At 31 March 2023	**5,490,000**	**13,763**	**420,077**	**217,999**	**6,141,839**
At 31 March 2022	*5,010,000*	*8,932*	*70,226*	*217,999*	*5,307,157*

12. Tangible fixed assets (continued)

Company

	Freehold property £	Motor vehicles £	Computer equipment £	Other fixed assets £	Total £
Cost or valuation					
At 1 April 2022	**5,010,000**	**102,619**	**399,132**	**217,999**	**5,729,750**
Additions	**-**	**9,450**	**363,569**	**-**	**373,019**
Disposals	**-**	**(7,500)**	**-**	**-**	**(7,500)**
Transfers between classes	**(440,000)**	**-**	**-**	**-**	**(440,000)**
Revaluations	**920,000**	**-**	**-**	**-**	**920,000**
At 31 March 2023	**5,490,000**	**104,569**	**762,701**	**217,999**	**6,575,269**
Depreciation					
At 1 April 2022	**-**	**93,687**	**338,485**	**-**	**432,172**
Charge for the year	**-**	**4,619**	**23,916**	**-**	**28,535**
On disposals	**-**	**(7,500)**	**-**	**-**	**(7,500)**
At 31 March 2023	**-**	**90,806**	**362,401**	**-**	**453,207**
Net book value					
At 31 March 2023	**5,490,000**	**13,763**	**400,300**	**217,999**	**6,122,062**
At 31 March 2022	*5,010,000*	*8,932*	*60,647*	*217,999*	*5,297,578*

13. Investment property

Group and Company

	Freehold investment property £
Valuation	
At 1 April 2022	**24,867,575**
Additions	**4,784,720**
Surplus on revaluation	**(369,684)**
Transfers between classes	**440,000**
At 31 March 2023	**29,722,611**

A valuation of all the land and buildings at the East Malling site was carried out as at 31 March 2023. by Savills plc.

14. Fixed asset investments

Group	Listed investments £
Cost or valuation	
Additions	**15,942,558**
Disposals	**(1,000,000)**
Revaluations	**23,933**
Share of profit/(loss)	**108,360**
At 31 March 2023	**15,074,851**
Net book value	
At 31 March 2023	**15,074,851**

14. Fixed asset investments (continued)

Company	Investments in subsidiary companies £	Listed investments £	Total £
Cost or valuation			
At 1 April 2022	**10,000**	**-**	**10,000**
Additions	**-**	**15,942,558**	**15,942,558**
Disposals	**-**	**(1,000,000)**	**(1,000,000)**
Revaluations	**-**	**23,933**	**23,933**
Share of profit/(loss)	**-**	**108,360**	**108,360**
At 31 March 2023	**10,000**	**15,074,851**	**15,084,851**
Net book value			
At 31 March 2023	**10,000**	**15,074,851**	**15,084,851**
At 31 March 2022	*10,000*	-	*10,000*

Principal subsidiaries

The following was a subsidiary undertaking of the Company:

Name	Company number	Registered office or principal place of business	Principal activity
East Malling Limited	05046509	Shown on charity information page	Operation of conference and dining facilities

Class of shares	Holding	Included in consolidation
Ordinary	100%	Yes

The financial results of the subsidiary for the year were:

Name	Income £	Expenditure £	Profit/(Loss) for the year £	Net assets £
East Malling Limited	**109,000**	**(77,260)**	**31,740**	**(151,444)**

15. Stocks

	Group 2023 £	*Group 2022 £*	Company 2023 £	*Company 2022 £*
Consumables	**11,360**	*11,356*	**9,863**	*9,859*

16. Debtors

	Group 2023 £	*Group 2022 £*	Company 2023 £	*Company 2022 £*
Due after more than one year				
Other debtors	**-**	*12,358,878*	**-**	*12,358,878*
	-	*12,358,878*	**-**	*12,358,878*
Due within one year				
Trade debtors	**285,294**	*192,654*	**265,470**	*159,371*
Other debtors	**12,721,380**	*12,821,640*	**12,721,380**	*12,821,640*
	13,006,674	*25,373,172*	**12,986,850**	*25,339,889*

17. Creditors: Amounts falling due within one year

	Group 2023 £	*Group 2022 £*	Company 2023 £	*Company 2022 £*
Other loans	**100,000**	*100,000*	**100,000**	*100,000*
Trade creditors	**280,706**	*195,102*	**278,207**	*183,148*
Amounts owed to group undertakings	**-**	*-*	**30,190**	*28,928*
Corporation tax	**7,468**	*8,951*	**-**	*-*
Other taxation and social security	**15,099**	*36,068*	**12,403**	*31,255*
Other creditors	**343,538**	*1,200,616*	**342,333**	*1,200,325*
	746,811	*1,540,737*	**763,133**	*1,543,656*

Other loans are unsecured and are interest free and is considered to be public benefit concessionary loan as defined by FRS 102.

18. Creditors: Amounts falling due after more than one year

	Group 2023 £	*Group 2022 £*	Company 2023 £	*Company 2022 £*
Other loans	**500,000**	*500,000*	**500,000**	*500,000*

19. Statement of funds

Statement of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2023 £
Unrestricted funds					
Unrestricted funds	**74,340,689**	**2,665,308**	**(2,960,768)**	**574,249**	**74,619,478**

Statement of funds - prior year

	Balance at 1 April 2021 £	*Income £*	*Expenditure £*	*Balance at 31 March 2022 £*
Unrestricted funds				
Unrestricted funds	*63,918,671*	*12,911,497*	*(2,489,479)*	*74,340,689*

20. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	6,141,839	**6,141,839**
Fixed asset investments	15,074,851	**15,074,851**
Investment property	29,722,611	**29,722,611**
Current assets	24,926,988	**24,926,988**
Creditors due within one year	(746,811)	**(746,811)**
Creditors due in more than one year	(500,000)	**(500,000)**
Total	74,619,478	**74,619,478**

20. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	Unrestricted funds 2022 £	*Total funds 2022* £
Tangible fixed assets	*5,307,157*	*5,307,157*
Investment property	*24,867,575*	*24,867,575*
Debtors due after more than one year	*12,358,878*	*12,358,878*
Current assets	*33,847,816*	*33,847,816*
Creditors due within one year	*(1,540,737)*	*(1,540,737)*
Creditors due in more than one year	*(500,000)*	*(500,000)*
Total	*74,340,689*	*74,340,689*

21. Reconciliation of net movement in funds to net cash flow from operating activities

	Group 2023 £	*Group 2022* £
Net income/expenditure for the year (as per Statement of Financial Activities)	**(295,460)**	*10,422,018*
Adjustments for:		
Depreciation charges	**32,329**	*19,700*
Dividends, interests and rents from investments	**(221,407)**	*(9,244)*
Loss/(profit) on the sale of fixed assets	**-**	*(10,877,044)*
Decrease/(increase) in stocks	**(4)**	*701*
Decrease/(increase) in debtors	**12,366,498**	*(18,180,088)*
Decrease in creditors	**(793,926)**	*(5,711,876)*
Net cash provided by/(used in) operating activities	**11,088,030**	*(24,335,833)*

22. Analysis of cash and cash equivalents

	Group 2023 £	*Group 2022 £*
Cash in hand	**11,908,954**	*20,822,166*
Total cash and cash equivalents	**11,908,954**	*20,822,166*

23. Analysis of changes in net debt

	At 1 April 2022 £	Cash flows £	At 31 March 2023 £
Cash at bank and in hand	**20,822,166**	**(8,913,212)**	**11,908,954**
Debt due within 1 year	**(100,000)**	**-**	**(100,000)**
Debt due after 1 year	**(500,000)**	**-**	**(500,000)**
	20,222,166	**(8,913,212)**	**11,308,954**

24. Pension commitments

The Group operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Group in an independently administered fund. The pension cost charge represents contributions payable by the Group to the fund and amounted to £16,317 (2022 - £27,783). Contributions totalling £4,829 (2022 - £nil) were payable to the fund at the balance sheet date and are included in creditors.

25. Related party transactions

During the year The East Malling Trust charged East Malling Limited rent of £44,000 (2022 - £36,300). As at 31 March 2023, East Malling Limited owed The East Malling Trust £220,181 (2022 - £225,151).

26. Controlling party

The East Malling Trust is a registered Charity, limited by guarantee. It is controlled by the Board of Trustees.

THE EAST MALLING TRUST

England & Wales - Charity number 1134729

Accounts

Registered number: 05046509

EAST MALLING LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

EAST MALLING LIMITED

COMPANY INFORMATION

Director	O P Doubleday
Company secretary	K M Hood
Registered number	05046509
Registered office	Bradbourne House East Malling West Malling ME19 6DZ
Independent auditors	Crowe U.K. LLP Chartered Accountants & Registered Auditors Riverside House 40-46 High Street Maidstone Kent ME14 1JH

EAST MALLING LIMITED

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DIRECTORS' REPORT
FOR THE YEAR ENDED 31 MARCH 2022

The directors present their report and the financial statements for the year ended 31 March 2022.

Directors' responsibilities statement

The directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 ‘The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

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

Objectives and activities

East Malling Limited is a wholly owned subsidiary of The East Malling Trust, a registered charity. East Malling Limited’s objectives are to maximise the return from its commercial activities and to donate, via gift aid, any profits to The East Malling Trust.

The Company’s principal activities for the majority of the year under review were the operation of the events and catering business.

Achievements and performance

During the year, EML continued to outsource the events and catering business to Baxter Storey.

For the period under review, operations resumed after covid restrictions and commission was received from Baxter Storey. Restart grants were also applied for to resume running of the café and conference centre.

Future Developments

We will continue to outsource the management to Baxter Storey and will receive minimum guaranteed commission payments.

DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2022

Financial review

The Company's principal activities during the year under review were the limited operation of the Events and Catering business.

EML made a profit for the year before and after tax of £34,077 (2020/21 profit of £403).

At 31 March 2022 EML had net liabilities of £183,184 and has a letter of support from The Trust (2020/21 - net liabilities £217,261).

Going concern

Accounting standards require the directors to consider the appropriateness of the going concern basis when preparing the financial statements.

The directors regard the going concern basis as remaining appropriate as the company is able to call upon the resources of its parent, The East Malling Trust, to continue in operational existence for the foreseeable future. Thus they adopt the going concern basis of accounting in preparing the annual financial statements.

Directors

The directors who served during the year were:

K C Blackiston (resigned 31 August 2022)
O P Doubleday
S A Flanagan (resigned 12 April 2022)

Disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

Auditors

The auditors, Crowe U.K. LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on **20/12/2022** and signed on its behalf.



O P Doubleday
Director

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF EAST MALLING LIMITED

Opinion

We have audited the financial statements of East Malling Limited (the 'Company') for the year ended 31 March 2022, which comprise the Profit and loss account, the Balance sheet, the Statement of changes in equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 ‘The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2022 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

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

- the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' report and from the requirement to prepare a Strategic report.

Responsibilities of directors

As explained more fully in the Directors' responsibilities statement set out on page 1, the directors 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 directors 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 directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

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

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

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006 and relevant tax legislation.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be the override of controls by management. Our audit procedures to respond to these risks included:

- enquiry of management about the Group’s policies, procedures and related controls regarding compliance with laws and regulations and if there are any known instances of non-compliance;
- examining supporting documents for all material balances, transactions and disclosures;
- enquiry of management and review and inspection of relevant correspondence;
- evaluation of the selection and application of accounting policies related to subjective measurements and complex transactions;
- analytical procedures to identify any unusual or unexpected relationships;
- testing the appropriateness of journal entries recorded in the general ledger and other adjustments made in the preparation of the financial statements; and
- review of accounting estimates for biases.

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 Auditors' report.

Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our 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 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 Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF EAST MALLING LIMITED (CONTINUED)

Ian Weekes (Senior statutory auditor)

for and on behalf of
Crowe U.K. LLP

Chartered Accountants
Registered Auditors

Riverside House
40-46 High Street
Maidstone
Kent
ME14 1JH
Date:

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2022

	Note	2022 £	*2021 £*
Turnover		**115,977**	*19,757*
Cost of sales		**(58,579)**	*(30,551)*
Gross profit/(loss)		**57,398**	*(10,794)*
Administrative expenses		**(14,370)**	*(16,236)*
Other operating income		**-**	*27,433*
Operating profit		**43,028**	*403*
Tax on profit	3	**(8,951)**	*-*
Profit for the financial year		**34,077**	*403*

The notes on pages 10 to 16 form part of these financial statements.

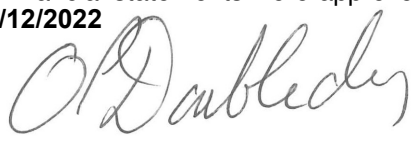
EAST MALLING LIMITED
REGISTERED NUMBER: 05046509

BALANCE SHEET
AS AT 31 MARCH 2022

	Note		2022 £		*2021* *£*
Fixed assets					
Tangible assets	5		**9,579**		*12,576*
			9,579		*12,576*
Current assets					
Stocks		**1,497**		*2,194*	
Debtors: amounts falling due within one year	6	**33,283**		*5,194*	
Cash at bank and in hand	7	**20,105**		*29,568*	
		54,885		*36,956*	
Creditors: amounts falling due within one year	8	**(246,734)**		*(266,793)*	
Net current liabilities			**(191,849)**		*(229,837)*
Total assets less current liabilities			**(182,270)**		*(217,261)*
Provisions for liabilities					
Deferred tax	9	**(914)**		-	
			(914)		-
Net liabilities			**(183,184)**		*(217,261)*
Capital and reserves					
Called up share capital	10		**20,000**		*20,000*
Profit and loss account			**(203,184)**		*(237,261)*
			(183,184)		*(217,261)*

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on **20/12/2022**



O P Doubleday
Director

The notes on pages 10 to 16 form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2022

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 April 2021	**20,000**	**(237,261)**	**(217,261)**
Profit for the year	**-**	**34,077**	**34,077**
At 31 March 2022	**20,000**	**(203,184)**	**(183,184)**

The notes on pages 10 to 16 form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2021

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 April 2020	**20,000**	**(237,664)**	**(217,664)**
Profit for the year	**-**	**403**	**403**
At 31 March 2021	**20,000**	**(237,261)**	**(217,261)**

The notes on pages 10 to 16 form part of these financial statements.

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

1. General information

The principal activity of the company were the operation of conference and dining facilities and facilities management of the East Malling site.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The directors regard the going concern basis as remaining appropriate as the company is able to call upon the resources of its parent, The East Malling Trust, to continue in operational existence for the foreseeable future. Thus they adopt the going concern basis of accounting in preparing the annual financial statements.

The following principal accounting policies have been applied:

Financial reporting standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.42, 11.44 to 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirements of Section 26 Share-based Payment paragraphs 26.18(b), 26.19 to 26.21 and 26.23;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of The East Malling Trust as at 31 March 2022 and these financial statements may be obtained from Companies House.

2.2 Turnover

Turnover comprises revenue recognised by the company in respect of goods and services supplied during the year, exclusive of Value Added Tax and trade discounts.

Outsourced service commission income is accounted for on an accruals basis and is recognised when it becomes due to East Malling Limited.

The operation of conference and catering facilities are accounted for on an accruals basis and income is recognised on the day of the event.

2. Accounting policies (continued)

2.3 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line and reducing balance methods.

The estimated useful lives range as follows:

Motor vehicles	- 25% reducing balance
Computer equipment	- 4 years straight line
Plant and equipment	- 10-20% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

2.4 Stocks

Stocks are valued at the lower of cost and net realisable value.

2.5 Government grants

Grants are accounted under the accruals model as permitted by FRS 102.

Grants of a revenue nature are recognised in the Profit and loss account in the same period as the related expenditure.

2.6 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the balance sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance sheet.

2. Accounting policies (continued)

2.7 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

3. Taxation

	2022	*2021*
	£	*£*
Corporation tax		
Current tax on profits for the year	**8,037**	-
	8,037	-
Total current tax	**8,037**	-
Deferred tax		
Origination and reversal of timing differences	**182**	-
Changes to tax rates	**176**	-
Adjustments in respect of prior periods	**556**	-
Total deferred tax	**914**	-
Taxation on profit on ordinary activities	**8,951**	-

3. Taxation (continued)

Factors affecting tax charge for the year

The tax assessed for the year is higher than *(2021 - lower than)* the standard rate of corporation tax in the UK of 19% *(2021 - 19%)*. The differences are explained below:

	2022 £	*2021* *£*
Profit on ordinary activities before tax	**43,028**	*403*
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2021 - 19%)	**8,175**	*77*
Effects of:		
Deferred tax not recognised	**-**	*(77)*
Adjustments to tax charge in respect of previous periods	**556**	-
Adjust deferred tax to standard corporation tax rate	**220**	-
Total tax charge for the year	**8,951**	-

4. Employees

In the current and prior year, no employees were employed directly by East Malling Limited.

The average monthly number of employees, including directors, during the year was 0 *(2021 - 0)*.

5. Tangible fixed assets

	Plant and equipment £
Cost or valuation	
At 1 April 2021	**73,005**
At 31 March 2022	**73,005**
Depreciation	
At 1 April 2021	**60,429**
Charge for the year on owned assets	**2,997**
At 31 March 2022	**63,426**
Net book value	
At 31 March 2022	**9,579**
At 31 March 2021	*12,576*

6. Debtors

	2022 £	*2021 £*
Trade debtors	**33,000**	-
Other debtors	**283**	*5,194*
	33,283	*5,194*

7. Cash and cash equivalents

	2022 £	*2021 £*
Cash at bank and in hand	**20,105**	*29,568*
	20,105	*29,568*

8. Creditors: Amounts falling due within one year

	2022 £	*2021* *£*
Trade creditors	**11,954**	*25,708*
Amounts owed to group undertakings	**225,151**	*240,861*
Corporation tax	**8,049**	-
Other taxation and social security	**1,106**	*194*
Other creditors	**474**	*30*
	246,734	*266,793*

9. Deferred taxation

	2022 £
Charged to profit or loss	**(914)**
At end of year	**(914)**

The deferred taxation balance is made up as follows:

	2022 £	*2021* *£*
Accelerated capital allowances	**(914)**	-
	(914)	-

10. Share capital

	2022 £	*2021* *£*
Allotted, called up and fully paid		
20,000 *(2021 - 20,000)* Ordinary shares of £1.00 each	**20,000**	*20,000*

11. Ultimate parent undertaking and controlling party

The ultimate controlling party is The East Malling Trust, a charitable company limited by guarantee.

The East Malling trust prepares group financial statements, and copies can be obtained from Bradbourne House, East Malling, West Malling, Kent, ME19 6DZ. Accordingly, the company has taken advantage of the exemptions available not to make disclosures concerning group related party transactions.

THE EAST MALLING TRUST

England & Wales - Charity number 1134729

Accounts

Registered number: 07168674
Charity number: 1134729

THE EAST MALLING TRUST

(A company limited by guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

THE EAST MALLING TRUST
(A company limited by guarantee)

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Consolidated balance sheet	14 - 15
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TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2021

The Trustees present their annual report together with the audited financial statements of the group and the company for the 1 April 2020 to 31 March 2021. The directors confirm that the Annual Report and financial statements of the company comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP), 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 2015) as amended by Update Bulletin 1 (effective 1 January 2015).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Legal Structure

The East Malling Trust (The Trust) is a company limited by guarantee and a registered charity (no 1134729).

The Trust was incorporated on 24 February 2010 and is governed by its Memorandum and Articles of Association.

The Trust had, during the year, two directly wholly owned subsidiary companies in East Malling Limited (EML), which carries out commercial activities on the East Malling Estate, and Bradbourne House Limited (BHL), which previously provided wedding and corporate activities in Bradbourne House. BHL is a dormant company as the business was transferred to EML.

Company registered number

07168674

Charity registered number

1134729

Registered office

Bradbourne House
East Malling
West Malling
Kent
ME19 6DZ

Trustees

Dr O P Doubleday (Chairman)
Professor J D Mumford
Miss Allis Beasley
Mr Kevin Attwood
Dr Jonathan Knight
Mrs Karen Blackiston
Mr Tim Chambers (appointed 17 February 2021)
Dr Celia Caulcott (appointed 3 March 2021)

Management

Control and direction of the Trust is exercised by the Board of Trustees who have adopted a comprehensive internal governance framework for the fulfilment of its charitable objectives, in which the responsibility is clearly allocated as follows:

- Strategic leadership through the Board of Trustees
- Operational running of the East Malling Estate and business activities by the Director and senior staff

The day-to-day management of the Charity is delegated by the board to the Executive Director and carried out by Miss Sally Flanagan

Company secretary

K M Hood

Trustee Effectiveness

Following their appointment to the board, each trustee is given a complete briefing on the Trust's governance arrangements, objectives and activities. A pack containing the Charity Governance code and the Charity Commission Trustee guidance is also provided.

The Trustees are leading members of the horticulture, research, business, political and academic sectors. New Trustees are elected by agreement of the Board, so as to maintain a balance of available experience.

Trustee Board meetings are held to review the operations and strategy.

Charity Governance Code

The new Charity Governance Code was published in July 2017 with the support of the Charity Commission for England and Wales. The Code is a practical tool to help trustees achieve high standards of governance. The Code has seven basic principles: organizational purpose; leadership; integrity; decision making, risk and control; board effectiveness; diversity; openness and accountability. It sets out both core outcomes, and recommended practices.

The Trustees and Management have reviewed the Code and strongly support the seven principles. The Trust have a written assessment for the code detailing each recommended practice, evidencing our compliance and noting areas for improvement. We are pleased to report that based on the on-going self assessments, The East Malling Trust is in very good position regarding its governance.

PROFESSIONAL ADVISERS

Independent auditor

Crowe U.K LLP, Riverside House, 40 46 High Street, Maidstone, Kent, ME14 1JH

Bankers

Barclays Bank plc, 2nd Floor, 30 Tower View, Kings Hill, West Malling, Kent, ME19 4UY

Solicitors

Brachers, Somerfield House, 59 London Road, Maidstone, Kent, ME16 8JH

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees are responsible for preparing the Group strategic report, the Trustees' report 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. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the trust and of the incoming resources and application of resources, including the income and expenditure, of the group for that period. In preparing these financial statements, the directors are required to:

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

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

All staff, including the Executive Director, are covered by the same remuneration policy which is reviewed by external benchmarking. The remuneration policy is approved by the board and subject to periodic review. To ensure clear governance and transparency, the remuneration of the Executive Director is overseen by the Chair of the Board.

Risk Management

In response to the recommendations set out in the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102), the trustees consider the risk register on a regular basis. The Trustees review the risks faced by The Trust and agree a programme to manage the identified risks.

The principle risks and uncertainties faced by The Trust are as follows:

Ability for The Trust's remaining trading subsidiary East Malling Limited to become profitable. Operations are outsourced to third parties to mitigate this risk and East Malling Limited in the current year has generated a small profit. The projections previously indicated a bigger return to profitability for East Malling Limited but the COVID-19 economic downturn has affected the event business considerably for the year 2020-2021 year.

Ability of The Trust to generate trading surpluses at an adequate level which will enable it to make significant future grants to NIAB EMR and other horticultural research charities and organisations. The review of the Trust's property and business strategy will mitigate this risk.

The Trustees do not consider that the risks listed above or any others will impact on its reserves in the immediate future.

OBJECTIVES AND ACTIVITIES

The Trust's objectives as set out in the Memorandum and Articles of Association are

- The advancement of science for public benefit, primarily through the support of research and development, particularly in the fields of horticultural and other plant based disciplines - by optimisation of net income obtained from letting the Trust's property assets
- Fulfilling the duty of care to Bradbourne House, a Grade 1 listed building including its heritage and maintaining the history of the scientific research carried out on the site

The Trustees have agreed that the role of the Trust should be more broadly based than administration of assets and have defined The Trust's strategic objectives as follows:

The dissemination of funds for research purposes

The allocation of funds is generally made by the Board, largely in support of research for the benefit of the perennial crops industry. During the year under review support was directed to NIAB EMR an unrelated registered charity to underpin their horticultural research projects and secure the future of horticultural research in the UK.

Maintenance of reputation

To maintain its reputation of probity, good advice and involvement with the concerned horticultural industry, academia and the research sector through its actions as a charity and through the reputations and abilities of its individual Trustees.

Use of influence

To use its status as a body and that of its individual Trustees to highlight the national and local importance of horticultural research and its funding. This will involve periodic and structured discussions with senior political figures at national and county level e.g. Members of the House of Lords, Ministers, Members of Parliament and local government. It will also involve interactions with others involved at a senior level with research policy, funding and delivery, e.g. in the Research Councils.

Activities for the public good

To maintain a portfolio of activities that is seen to be sustaining the horticultural industry in general and its benefits to the community, health and the environment through the promotion and funding of horticultural research.

Development of strategic alliances

To assist, through its status in the industry, academia and business, in the development of strategic alliances that might prove beneficial to horticultural research in general and specific organisations in particular.

Utilisation of assets

To manage its financial assets in line with the agreed investment strategy. To develop and utilise its non financial assets to optimise, in the longer term, the generation of funds to support horticultural research. To manage its property assets, taking a longer term view.

Distribution of grants generally

To make grants in fulfilment of its objectives to a level which, over the long term, does not erode the asset base. In the short term, this principle may be varied in specific circumstances, provided that a longer term recovery can be foreseen.

Specific support for NIAB EMR

To assist in the longer term development of NIAB EMR, an unrelated charity. This may be through provision of additional funds for short term operational needs or projects and funding for longer term infrastructure improvement. It may also include the provision of specific expertise and advice from individual Trustees and specific resources we are able to provide. Such support does not exclude support for research elsewhere.

The Trustees consider that The Trust's objectives are for the public benefit and that its activities, achievements and performance are entirely consistent with its objectives.

The key activities that arise from these objectives are:

Letting and maintenance of The Trust's property assets

The Trust ensures that net income from this activity is optimised and that the duties of care to the tenants and the Grade 1 listed building, Bradbourne House, are fulfilled. Day to day management of the property portfolio is formally delegated to Savills. The overall objective is to maintain and develop a sustainable development plan for the estate and to ensure the estate is well managed to maintain overall income, appreciation levels and quality of assets.

ACHIEVEMENTS AND PERFORMANCE

The Trust makes grants each year to various beneficiaries in the world of horticultural research in line with its current charitable objectives. The main beneficiary of grants and support is the charity, NIAB.

During the year the Trust worked in collaboration with NIAB and in line with its charitable objective grants and support costs were awarded totalling £7,000,108. In the main £6.7m of that was ring fenced to be used for new facilities. Specifically, glasshouses and new laboritories, and offices. Aside from financial support, the trust worked closely with NIAB management on joint initiatives providing time, support and resources. NIAB EMR has now been subsumed into NIAB ltd but the name remains as a division of NIAB. The Trust engages with NIAB Limited and NIAB Trust to discuss and formulate future plans to ensure we deliver the best support to the science carried out on site.

Details of the activities of NIAB can be found on their website at www.emr.ac.uk (NIAB EMR) and www.niab.com (NIAB).

The Trust has also made available its facilities to local charitable and community groups to enable and support them with their fund raising activities. This has included, the Malling District Lions Club sponsored walk, The Larkfield Run, HOK Hospice fundraising event, (although this has been postponed due to COVID-19) Land is provided on a nominal rent to a local charity Communigrow. This project enables local schools, vulnerable groups and community members to learn to grow produce and sell locally.

The Trust has a collection of historical materials relating to Bradbourne House and the History of East Malling Research. Investment has been made and is ongoing to collate and archive with the purpose to preserve the history and enable public access.

The Trust's income is derived in part from its own resources in terms of property and previously financial investments but also through the operation of its commercial subsidiary, East Malling Limited.

During the year, East Malling Limited continued to outsource the events and catering business to Baxter Storey.

The performance of The Trust's current directly held subsidiary companies, the results of which are included in the consolidated report, are detailed below:

East Malling Limited

The Company's principal activities during the year under review were the operation of the Events and Catering business.

East Malling Limited made a profit for the year before and after tax of £403 (2019/20 profit of £444) therefore a gift aid payment to The Trust was not possible due to accumulated previous losses (2019/20 NIL).

At 31 March 2021 East Malling Limited had net liabilities of £217,066 and has a letter of support from The Trust (2019/20 – net liabilities £217,664).

Events & Catering

For the period under review, operations income did not exceed the contracted minimum guarantee commission payment and was suspended due to the COVID-19 regulations. Government grants were obtained in order to meet costs. The impact of this has been reflected in the current financial year but improvement will be shown in the upcoming financial year.

Bradbourne House Limited

Bradbourne House Limited is a dormant company.

At 31 March 2021 shareholders funds were £10,000 (£10,000 – 2019/20).

FUTURE DEVELOPMENTS

The Trust is working closely with NIAB EMR to facilitate the achievement of their research business plan and to achieve a higher profile for the importance of horticultural research. As a result of a successful residential site disposal, Phase 1 is well underway with you new state of the art Glass and Horticultural facilities

Over the next year The Trust will continue implementing and developing its property and business strategy to ensure it maximises its return on assets (both revenue and capital) to enable it to continue to fulfil its charitable objectives.

Land has been identified on the estate for housing in line with the TMBC local plan process. Outline planning on one site was granted by TMBC in November 2019. This was successfully sold in December 2020. The second site was granted outline planning permission in spring 2021 with a sale underway.A further site is in the process of assessment with a view to bringing forward in 2022. . Any capital receipts likely in 2020/2021/2022 will be reinvested into The Trusts assets. This will include development of new scientific facilities, upgrading of site infrastructure and considered investment to produce an ongoing income for charitable activities.

GOING CONCERN

Accounting standards require the Trustees to consider the appropriateness of the going concern basis when preparing the financial statements.

The Trustees have given due consideration to COVID-19 and the economic effect on The East Malling Trust. They have reviewed Budgets and Cash flow, re-forecasted results and are satisfied that it will not affect the ability of the Trust to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

FINANCIAL REVIEW

Results

The principal accounting policies adopted for the period are detailed in note 1 to the accounts. The results and reserves of each subsidiary are given in the achievements and performance section of this report.

In the year, the total consolidated incoming resources of £1,971,049 (£2,044,480 - 2019/2020) was exceeded by total consolidated expenditure of £9,052,415 (£2,062,938 - 2019/2020) by £7,081,366 (Excess of income over expenditure of £18,458 in 2019/20). This was mitigated by the disposal of assets generating £7,084,534 income.

Net cash inflow from operating activities during the year was £4,965,024 (outflow of £47,674 – 2019/20). The net funds at 31 March 2021 were £6,384,452 (£1,419,428 - 2019/20).

RESERVES POLICY

The Trustees set the level of reserves so as to protect against unanticipated drops in income and to allow The Trust some flexibility to take advantage of new unforeseen opportunities. In order to meet this policy the Trustees concluded that they require free reserves equivalent to three to twelve months of forecast operating expenses.

Based on current strategy and forecasts in the short to medium term the Group is unlikely to generate a significant increase in reserves from operations. Additional free reserves post 31 March 2021 will only be realised from asset sales and exceptional items. The majority of the Group's revenue is derived from letting of property on the East Malling site. In setting the level of free reserves required the Trustees considered the following:

Income

Loss of rental income from a large tenant or several tenants. The loss of rental income from a business interruption event is insured. This loss would only materialise if a major tenant's business failed; a number of tenants with short notice periods vacated their properties at the same time or major repairs were required which necessitated vacation of properties. Particularly in light of the current COVID-19 economic downturn we continue to monitor this closely.

Contingent costs

Legal and professional fees or capital purchases required to take advantage of unforeseen opportunities to enhance the property or business portfolio and increase its future value.

Unplanned capital expenditure for a major repair or replacement that was not viable to fund via loan finance.

Grant commitments

As at 31 March 2021 the consolidated group reserves were £ 60,149,541 (£44,265,458 in 2020) of which, free reserves were £3,743,061 (£991,187 in 2020) equivalent to 3.75 years operating expenses for the newly structured operations (2020 – 6 months). The free reserves represent total reserves less the value of tangible fixed assets and investment properties.

INFORMATION ON FUNDRAISING PRACTICES

All the Trust's income is derived from management of its assets. The charity does not raise any funds from direct fundraising.

DISCLOSURE OF INFORMATION TO AUDITOR

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that trustee is aware, there is no relevant audit information of which the group's auditor is unaware, and
- that trustee has taken all the steps that ought to have been taken as a trustee in order to be aware of any information needed by the group's auditor in connection with preparing have report and to establish that the group's auditor is aware of that information.

AUDITOR

The auditors, Crowe U.K. LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Approved by order of the members of the board of Trustees on 24 November 2021 and signed on their behalf by:

Dr O P Doubleday
Trustee



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE EAST MALLING TRUST

Opinion

We have audited the financial statements of The East Malling Trust (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 March 2021 which comprise the Consolidated Statement of Financial Activities, the Consolidated balance sheet, the Company balance sheet, the Consolidated statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent charitable company's affairs as at 31 March 2021 and of the Group's 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 Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 Group's or the parent 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE EAST MALLING TRUST (CONTINUED)

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

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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

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

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

Responsibilities of trustees

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

In preparing the financial statements, the Trustees are responsible for assessing the Group's and the parent 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 Group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006 and SORP 2015.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be the override of controls by management. Our audit procedures to respond to these risks included:

- enquiry of management about the Group's policies, procedures and related controls regarding compliance with laws and regulations and if there are any known instances of non-compliance;
- examining supporting documents for all material balances, transactions and disclosures;
- enquiry of management and review and inspection of relevant correspondence;
- evaluation of the selection and application of accounting policies related to subjective measurements and complex transactions;
- analytical procedures to identify any unusual or unexpected relationships;
- testing the appropriateness of journal entries recorded in the general ledger and other adjustments made in the preparation of the financial statements; and
- review of accounting estimates for biases.

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 Auditor's report.

Use of our report

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

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE EAST MALLING TRUST (CONTINUED)



Ian Weekes (Senior statutory auditor)

for and on behalf of
Crowe U.K. LLP

Statutory Auditor

Riverside House

40 - 46 High Street

Maidstone

Kent

ME14 - 1JH

Date: 15th December 2021

THE EAST MALLING TRUST

(A company limited by guarantee)

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

	Note	Unrestricted funds 2021 £	Total funds 2021 £	*Total funds 2020 £*
Income from:				
Donations and legacies	4	**49,883**	**49,883**	-
Charitable activities	5	**49,828**	**49,828**	*110,251*
Other trading activities	6	**-**	**-**	*79,321*
Investments	7	**8,955,872**	**8,955,872**	*1,854,908*
Total income		**9,055,583**	**9,055,583**	*2,044,480*
Expenditure on:				
Raising funds	8	**1,712,819**	**1,712,819**	*1,604,467*
Charitable activities	9	**7,299,151**	**7,299,151**	*458,471*
Total expenditure		**9,011,970**	**9,011,970**	*2,062,938*
Net movement in funds before other recognised gains		**43,613**	**43,613**	*(18,458)*
Other recognised gains:				
Gains on revaluation of fixed assets		**19,609,600**	**19,609,600**	*15,395,745*
Net movement in funds		**19,653,213**	**19,653,213**	*15,377,287*
Reconciliation of funds:				
Total funds brought forward		**44,265,458**	**44,265,458**	*28,888,171*
Net movement in funds		**19,653,213**	**19,653,213**	*15,377,287*
Total funds carried forward		**63,918,671**	**63,918,671**	*44,265,458*

The Consolidated Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 19 to 36 form part of these financial statements.

THE EAST MALLING TRUST

(A company limited by guarantee)
REGISTERED NUMBER: 07168674

CONSOLIDATED BALANCE SHEET
AS AT 31 MARCH 2021

	Note		2021 £		*2020 £*
Fixed assets					
Tangible assets	13		**5,294,741**		*5,294,271*
Investment property	14		**54,854,800**		*37,980,000*
			60,149,541		*43,274,271*
Current assets					
Stocks	16	**12,057**		*11,125*	
Debtors	17	**7,193,084**		*369,671*	
Cash at bank and in hand		**6,384,452**		*1,419,428*	
		13,589,593		*1,800,224*	
Creditors: amounts falling due within one year	18	**(7,200,438)**		*(577,874)*	
Net current assets			**6,389,155**		*1,222,350*
Total assets less current liabilities			**66,538,696**		*44,496,621*
Creditors: amounts falling due after more than one year	19		**(2,620,025)**		*(231,163)*
Total net assets			**63,918,671**		*44,265,458*
Charity funds					
Restricted funds	21		**-**		*-*
Unrestricted funds	21		**63,918,671**		*44,265,458*
Total funds			**63,918,671**		*44,265,458*

CONSOLIDATED BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2021

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements were approved and authorised for issue by the Trustees on 24 November 2021 and signed on their behalf by:

Dr O P Doubleday
Trustee

The notes on pages 19 to 36 form part of these financial statements.

THE EAST MALLING TRUST
(A company limited by guarantee)
REGISTERED NUMBER: 07168674

COMPANY BALANCE SHEET
AS AT 31 MARCH 2021

	Note		2021 £		*2020 £*
Fixed assets					
Tangible assets	13		**5,282,164**		*5,278,531*
Investments	15		**10,000**		*10,000*
Investment property	14		**54,854,800**		*37,980,000*
			60,146,964		*43,268,531*
Current assets					
Stocks	16	**9,863**		*8,931*	
Debtors	17	**7,187,878**		*421,903*	
Cash at bank and in hand		**6,354,394**		*1,384,884*	
		13,552,135		*1,815,718*	
Creditors: amounts falling due within one year	18	**(7,184,198)**		*(570,573)*	
Net current assets			**6,367,937**		*1,245,145*
Total assets less current liabilities			**66,514,901**		*44,513,676*
Creditors: amounts falling due after more than one year	19		**(2,620,025)**		*(231,163)*
Total net assets			**63,894,876**		*44,282,513*
Charity funds					
Restricted funds	21		**-**		*-*
Unrestricted funds	21		**63,894,876**		*44,282,513*
Total funds			**63,894,876**		*44,282,513*

COMPANY BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2021

The Company's net movement in funds for the year was £19,612,363 *(2020 - £15,394,343)*.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements were approved and authorised for issue by the Trustees on 24 November 2021 and signed on their behalf by:

Dr O P Doubleday
Trustee

The notes on pages 19 to 36 form part of these financial statements.

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

	2021 £	*2020* *£*
Cash flows from operating activities		
Net cash used in operating activities	**(7,205,909)**	*(47,674)*
Cash flows from investing activities		
Purchase of tangible fixed assets	**(19,413)**	*(45,899)*
Proceeds from sale of investment properties	**12,959,534**	-
Purchase of investment properties	**(3,140,200)**	*(452,986)*
Net cash provided by/(used in) investing activities	**9,799,921**	**(498,885)**
Cash flows from financing activities		
Repayments of borrowing	**(278,988)**	*(47,825)*
New loans	**2,650,000**	-
Net cash provided by/(used in) financing activities	**2,371,012**	**(47,825)**
Change in cash and cash equivalents in the year	**4,965,024**	**(594,384)**
Cash and cash equivalents at the beginning of the year	**1,419,428**	*2,013,812*
Cash and cash equivalents at the end of the year	**6,384,452**	*1,419,428*

The notes on pages 19 to 36 form part of these financial statements

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

1. General information

The charity is incorporated in England and Wales

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The East Malling Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The Consolidated statement of financial activities (SOFA) and Consolidated balance sheet consolidate the financial statements of the Company and its subsidiary undertaking. The results of the subsidiary are consolidated on a line by line basis.

The Company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of financial activities in these financial statements.

2.2 Income

All income is recognised once the Company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the Consolidated statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Rental income is accounted for an accruals basis and is recognised as it becomes due.

Donations and sundry income received for the general purposes of the charity are accounted for at the time of receipt.

Outsourced service commission income is accounted for on an accruals basis and is recognised when it becomes due to East Malling Limited.

2. Accounting policies (continued)

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Costs of raising funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Group's objectives, as well as any associated support costs.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

2.4 Government grants

Government grants relating to tangible fixed assets are treated as deferred income and released to the Consolidated statement of financial activities over the expected useful lives of the assets concerned. Other grants are credited to the Consolidated statement of financial activities as the related expenditure is incurred.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Group; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2. Accounting policies (continued)

2.6 Tangible fixed assets and investment properties

Freehold property

The Trustees' policy is to revalue the company's freehold land and buildings.

A valuation of all the land and buildings at the East Malling site was carried out as at 31 March 2020.

Regular maintenance is carried out to all of the buildings at the East Malling site in order to keep the buildings at their current level of condition.

The Trustees review and consider the valuation at each reporting date to assess if there are indications of a material change in the valuation.

Investment properties

The Trustees' policy is to revalue the company's investment properties.

A valuation of the land and buildings at the East Malling site was carried out as at 31 March 2020.

No depreciation is provided in respect of investment properties in accordance with section 16 of FRS 102 "Investment Property".

Antiques

An external valuation was carried out as at 31 March 2020. No depreciation is charged in respect of antiques on the grounds that the Directors consider that any charge would not be material by reference to the total assets of The Trust, due to the high residual value of the assets.

Tangible fixed assets and depreciation

Tangible fixed assets costing £1,000 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Freehold property	- See note above
Motor vehicles	- 25% reducing balance
Computer equipment	- 10%/20%/25% straight line
Antiques	- See note above

2. Accounting policies (continued)

2.7 Investments

Investments in subsidiaries are valued at cost less provision for impairment.

2.8 Stocks

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

2.9 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.12 Financial instruments

The Group only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.13 Pensions

The Group operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Group to the fund in respect of the year.

2.14 Fund accounting

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

3. Critical accounting estimates and areas of judgment

The Group may be required to make estimates and assumptions concerning the future. These estimates and judgements are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The resulting accounting estimates will, by definition, seldom equal the related actual results. The principal areas where judgement was exercised are as follows:

i) Tangible fixed assets: the trustees annually assess both the residual value of these assets and the expected useful life of such assets which is currently judged to be up to 15 years, based on experience.

ii) Property valuations: freehold land and buildings and investment properties are revalued by Savills when the Trustees believe there has been a material change in value. Trustees assess on an annual basis the valuation of the properties. The value of the properties is estimated to be the open market value at the balance sheet date.

iii) Recoverability of trade debtors: the trustees annually assess whether a bad debt provision is required for any bad or doubtful debtor balances.

4. Income from donations and grants

	Unrestricted funds 2021 £	Total funds 2021 £	*Total funds 2020 £*
Covid support grants	22,450	**22,450**	-
Corona virus job retention scheme income	27,433	**27,433**	-
	49,883	**49,883**	-

5. Income from charitable activities

	Unrestricted funds 2021 £	Total funds 2021 £
Other income	49,828	**49,828**

	Unrestricted funds 2020 £	*Total funds 2020 £*
Other income	*110,251*	*110,251*

6. Income from other trading activities

Income from fundraising events

There was no income from wedding and corporate events in 2021

		Total funds
		£
	Unrestricted funds 2020 £	*Total funds 2020 £*
Income from wedding and corporate events	*79,321*	*79,321*

7. Investment income

	Unrestricted funds 2021 £	Total funds 2021 £
Rent and service charges from investment properties	1,870,565	**1,870,565**
Interest receivable	773	**773**
Profit on disposal of investment property	7,084,534	**7,084,534**
	8,955,872	**8,955,872**

	Unrestricted funds 2020 £	*Total funds 2020 £*
Rent and service charges from investment properties	*1,846,194*	*1,846,194*
Interest receivable	*8,714*	*8,714*
	1,854,908	*1,854,908*

8. Expenditure on raising funds

Costs of raising voluntary income

	Unrestricted funds 2021 £	Total funds 2021 £
Wedding, conferencing and catering costs	3,854	**3,854**
Property manager costs	119,563	**119,563**
Estate management and maintenance costs	1,022,881	**1,022,881**
Overhead and administration costs	550,741	**550,741**
Costs of raising voluntary income - depreciation	15,780	**15,780**
	1,712,819	**1,712,819**

8. Expenditure on raising funds (continued)

	Unrestricted funds 2020 £	*Total funds 2020 £*
Wedding, conferencing and catering costs	*280*	*280*
Property manager costs	*82,479*	*82,479*
Estate management and maintenance costs	*1,099,635*	*1,099,635*
Overhead and administration costs	*381,616*	*318,616*
Depreciation	*40,457*	*40,457*
	1,604,467	*1,604,467*

9. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2021 £	**Total funds 2021 £**
Horticultural Research Projects	7,000,108	**7,000,108**
Short course expenditure	47,680	**47,680**
Estate management and maintenance costs	248,603	**248,603**
	7,296,391	**7,296,391**

9. Analysis of expenditure on charitable activities (continued)

Summary by fund type (continued)

	Unrestricted funds 2020 £	*Total funds 2020 £*
Horticultural Research Projects	*119,771*	*119,771*
Short course expenditure	*87,337*	*87,337*
Estate management and maintenance costs	*251,363*	*251,363*
	458,471	*458,471*

10. Auditor's remuneration

	2021 £	*2020 £*
Fees payable to the Company's auditor for the audit of the Company's annual accounts	**10,500**	*10,000*
Fees payable to the Company's auditor in respect of:		
Taxation compliance services	**1,700**	*1,500*

11. Staff costs

	Group 2021 £	*Group 2020 £*
Wages and salaries	**341,857**	*412,464*
Social security costs	**74,737**	*35,791*
Contribution to defined contribution pension schemes	**38,305**	*28,354*
	454,899	*476,609*

The average number of persons employed by the Company during the year was as follows:

	Group 2021 No.	*Group 2020 No.*
Research and administration	**17**	*19*

11. Staff costs (continued)

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	Group 2021 No.	*Group 2020 No.*
In the band £70,001 - £80,000	**1**	*1*

During the year the Group employed 1 key management personnel (1 – 2019/20). Remuneration and benefits received by key management personnel during the period of their employment in 2020/21 totalled £78,953 (2019/20 - £78,850).

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits *(2020 - £NIL)*.

Trustees' expenses represents amounts paid or reimbursed relating to travelling and general meeting expenses. The total amount of trustee expenses for the year was £235 (2020 - £215).

13. Tangible fixed assets

Group

	Freehold property £	Motor vehicles £	Computer equipment £	Other fixed assets £	Total £
Cost or valuation					
At 1 April 2020	**5,010,000**	**125,395**	**730,888**	**217,999**	**6,084,282**
Additions	**-**	**-**	**19,413**	**-**	**19,413**
At 31 March 2021	**5,010,000**	**125,395**	**750,301**	**217,999**	**6,103,695**
Depreciation					
At 1 April 2020	**-**	**109,517**	**680,494**	**-**	**790,011**
Charge for the year	**-**	**3,970**	**14,973**	**-**	**18,943**
At 31 March 2021	**-**	**113,487**	**695,467**	**-**	**808,954**
Net book value					
At 31 March 2021	**5,010,000**	**11,908**	**54,834**	**217,999**	**5,294,741**
At 31 March 2020	*5,010,000*	*15,878*	*50,394*	*217,999*	*5,294,271*

13. Tangible fixed assets (continued)

Company

	Freehold property £	Motor vehicles £	Computer equipment £	Other fixed assets £	Total £
Cost or valuation					
At 1 April 2020	**5,010,000**	**102,619**	**347,602**	**217,999**	**5,678,220**
Additions	**-**	**-**	**19,413**	**-**	**19,413**
At 31 March 2021	**5,010,000**	**102,619**	**367,015**	**217,999**	**5,697,633**
Depreciation					
At 1 April 2020	**-**	**86,740**	**312,949**	**-**	**399,689**
Charge for the year	**-**	**3,970**	**11,810**	**-**	**15,780**
At 31 March 2021	**-**	**90,710**	**324,759**	**-**	**415,469**
Net book value					
At 31 March 2021	**5,010,000**	**11,909**	**42,256**	**217,999**	**5,282,164**
At 31 March 2020	*5,010,000*	*15,879*	*34,653*	*217,999*	*5,278,531*

14. Investment property

Group

	Freehold investment property £
Valuation	
At 1 April 2020	**37,980,000**
Additions	**3,140,200**
Disposals	**(5,875,000)**
Surplus on revaluation	**19,609,600**
At 31 March 2021	**54,854,800**

14. Investment property (continued)

Company

	Freehold investment property £
Valuation	
At 1 April 2020	**37,980,000**
Additions	**3,140,200**
Disposals	**(5,875,000)**
Surplus on revaluation	**19,609,600**
At 31 March 2021	**54,854,800**

The 2020 valuations were made by Savills plc.

In the current year, the Trustees have carried out a valuation based on the current market prices for the properties.

15. Fixed asset investments

Company	Investments in subsidiary companies £
Cost or valuation	
At 1 April 2020	**10,000**
At 31 March 2021	**10,000**
Net book value	
At 31 March 2021	**10,000**
At 31 March 2020	*10,000*

Principal subsidiaries

The following was a subsidiary undertaking of the Company:

15. Fixed asset investments (continued)

Name	Company number	Registered office or principal place of business	Principal activity
Bradbourne House Limited	05046509	Shown on charity information page	Operation of conference and dining facilities

Class of shares	Holding	Included in consolidation
Ordinary	100%	Yes

The financial results of the subsidiary for the year were:

Name	Income £	Expenditure £	Net assets £
East Malling Limited	**47,190**	**46,787**	**(217,066)**

16. Stocks

	Group 2021 £	*Group 2020 £*	Company 2021 £	*Company 2020 £*
Consumables	**12,057**	*11,125*	**9,863**	*8,931*

17. Debtors

	Group 2021 £	*Group 2020 £*	Company 2021 £	*Company 2020 £*
Due within one year				
Trade debtors	**232,961**	*186,237*	**232,678**	*152,831*
Amounts owed by group undertakings	**-**	*-*	**-**	*85,638*
Other debtors	**6,960,123**	*183,434*	**6,955,200**	*183,434*
	7,193,084	*369,671*	**7,187,878**	*421,903*

18. Creditors: Amounts falling due within one year

	Group 2021 £	*Group 2020 £*	Company 2021 £	*Company 2020 £*
Bank loans	**47,825**	*47,825*	**47,825**	*47,825*
Trade creditors	**105,201**	*111,655*	**79,493**	*105,852*
Amounts owed to group undertakings	**-**	*-*	**9,510**	*-*
Other taxation and social security	**28,496**	*21,620*	**28,496**	*20,347*
Other creditors	**7,018,916**	*396,774*	**7,018,874**	*396,549*
	7,200,438	*577,874*	**7,184,198**	*570,573*

The bank loan is secured on certain freehold property of the Trust. The loan is repayable in monthly installments up to July 2021 and is charged interest at a rate of 2.5% above base rate.

19. Creditors: Amounts falling due after more than one year

	Group 2021 £	*Group 2020 £*	Company 2021 £	*Company 2020 £*
Bank loans	**2,620,025**	*231,163*	**2,620,025**	*231,163*

20. Financial instruments

	Group 2021 £	*Group 2020 £*
Financial assets		
Financial assets measured at amortised cost	**13,577,536**	*1,789,099*

	Group 2021 £	*Group 2020 £*
Financial liabilities		
Financial liabilities measured at amortised cost	**(9,792,587)**	*(787,417)*

Financial assets measured at amortised cost comprise cash at bank, trade debtors, accrued income and other debtors

Financial liabilities measured at amortised cost comprise bank loans, trade creditors, other creditors and accruals.

21. Statement of funds

Statement of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2021 £
Unrestricted funds					
Unrestricted funds	**44,265,458**	**9,063,833**	**(9,020,220)**	**19,609,600**	**63,918,671**
Unallocated amounts	**-**	**(8,250)**	**8,250**	**-**	**-**
	44,265,458	**9,055,583**	**(9,011,970)**	**19,609,600**	**63,918,671**

Statement of funds - prior year

	Balance at 1 April 2019 £	*Income* £	*Expenditure* £	*Gains/ (Losses)* £	*Balance at 31 March 2020* £
Unrestricted funds					
Unrestricted funds	*28,888,171*	*2,044,480*	*(2,062,938)*	*15,395,745*	*44,265,458*

22. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	5,294,741	**5,294,741**
Investment property	54,854,800	**54,854,800**
Current assets	13,589,593	**13,589,593**
Creditors due within one year	(7,200,438)	**(7,200,438)**
Creditors due in more than one year	(2,620,025)	**(2,620,025)**
Total	63,918,671	**63,918,671**

22. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	Unrestricted funds 2020 £	*Total funds 2020 £*
Tangible fixed assets	*5,294,271*	*5,294,271*
Investment property	*37,980,000*	*37,980,000*
Current assets	*1,800,224*	*1,800,224*
Creditors due within one year	*(577,874)*	*(577,874)*
Creditors due in more than one year	*(231,163)*	*(231,163)*
Total	*44,265,458*	*44,265,458*

23. Reconciliation of net movement in funds to net cash flow from operating activities

	Group 2021 £	*Group 2020 £*
Net income/expenditure for the year (as per Statement of Financial Activities)	**43,613**	*(18,458)*
Adjustments for:		
Depreciation charges	**18,943**	*12,020*
Loss/(profit) on the sale of fixed assets	**(7,084,534)**	-
Increase in stocks	**(932)**	*(1,198)*
Increase in debtors	**(6,823,413)**	*(127,280)*
Increase in creditors	**6,640,414**	*87,242*
Net cash used in operating activities	**(7,205,909)**	*(47,674)*

24. Analysis of cash and cash equivalents

	Group 2021 £	*Group 2020 £*
Cash in hand	**6,384,452**	*1,419,428*
Total cash and cash equivalents	**6,384,452**	*1,419,428*

25. Analysis of changes in net debt

	At 1 April 2020 £	Cash flows £	At 31 March 2021 £
Cash at bank and in hand	**1,419,428**	**4,965,024**	**6,384,452**
Debt due within 1 year	**(47,825)**	**-**	**(47,825)**
Debt due after 1 year	**(231,163)**	**(2,388,862)**	**(2,620,025)**
	1,140,440	**2,576,162**	**3,716,602**

26. Pension commitments

The Group operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Group in an independently administered fund. The pension cost charge represents contributions payable by the Group to the fund and amounted to £38,305 (2020 - £28,354). Contributions totalling £nil (2020 - £nil) were payable to the fund at the balance sheet date and are included in creditors.

27. Related party transactions

During the year The East Malling Trust charged East Malling Limited rent of £8,250 (2020 - £66,000). As at 31 March 2021, East Malling Limited owed The East Malling Trust £240,861 (2020 - £200,609).

28. Controlling party

The East Malling Trust is a registered Charity, limited by guarantee. It is controlled by the Board of Trustees.