

Charity number: 1145424
Company number: 06683419

HIGH HOUSE PRODUCTION PARK LIMITED

**TRUSTEES' REPORT
AND CONSOLIDATED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED
31 MARCH 2021**

HIGH HOUSE PRODUCTION PARK LIMITED

Consolidated Financial Statements for the year ended 31 March 2021

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HIGH HOUSE PRODUCTION PARK LIMITED

Trustees' report for the year ended 31 March 2021

The trustees, who are also directors of the charity for the purposes of the Companies Act, are pleased to present their report together with the consolidated financial statements of the charity and its trading subsidiary ("the group") for the year ending 31 March 2021. The report and consolidated financial statements comply with current statutory requirements, the Articles of Association and the 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 2015).

Reference and administrative details

Directors and Trustees

Alex Beard – Chair
Lyn Carpenter
BJ Chong
Hannah Corbett
Ken Dytor
Perry Glading
James Heaton
Angela O'Donoghue
Ali Pretty

Company Number

06683419

Charity Number

1145424

Registered and Principal Office

Vellacott Close
Purfleet
Essex
RM19 1RY

Auditors

Moore Kingston Smith LLP
Orbital House
20 Eastern Road
Romford
RM1 3PJ

Bankers

Barclays Bank Plc
9 High Street
Grays
Essex
RM17 6NB

HIGH HOUSE PRODUCTION PARK LIMITED

Trustees' report for the year ended 31 March 2021

Structure, Governance and Management

Governing document

High House Production Park (HHPP) is a company limited by guarantee and a registered charity. The company was first established on 29 August 2008 as a wholly owned subsidiary of a public sector entity, Thurrock Thames Gateway Development Corporation. On 1 November 2011 revised articles were registered with Companies House. These articles restated the objectives of the company in exclusively charitable terms and provided for the creation of a board of independent trustees, in effect enabling registration with the Charity Commission. Charity registration was achieved on 12 January 2012.

Appointment of trustees

Trustees are selected from those who volunteer their services. Anyone may volunteer. In determining whom to appoint, trustees have regard to the qualifications and experience of potential trustees.

Trustee induction and training

New trustees are briefed on their legal obligations under charity and company law, the content of the Memorandum and Articles of Association, the committee and decision-making processes, the business plan and the recent financial performance of the charity. During the induction they meet staff, tenant partners and view the site.

Organisation

The board of trustees administers the charity by means of board meetings held on a quarterly basis. In addition, a finance committee has been established to expedite matters between board meetings.

Park management has operated through an agreement with Thurrock Council.

Related parties

Related party transactions during the year under review are disclosed at note 21. No trustee had any beneficial interest in any contract to which the charity was a party during the year. Trustee expenses for the year were £Nil (2020: £Nil).

Risk management

A risk register has been established and is reviewed and updated as necessary at each quarterly board meeting.

The principal risk identified is the challenge of attracting suitable businesses to fill the vacant plots on the park's fourteen-acre site. Work continues to attract further development opportunities to grow a creative industries cluster. During the year negotiations began on a Memorandum of Understanding with an affordable studios provider to work together and secure a new build on site.

The board regularly reviews its strategic options and works closely with tenant partners and stakeholders to achieve economies of scale through shared services and opportunities for joint procurement.

When any site development takes place, the charity takes a range of steps to mitigate risks including ensuring that it is supported at all times by appropriately skilled and experienced professional teams. In addition, where the charity is undertaking works on behalf of a third party, it seeks to ensure that as far as possible all obligations and risks are passed on to the contractor.

The Trustees have considered the potential impact of the coronavirus and the various measures taken to contain it on the operations of the charity and the group in the near future. In the event income is significantly impacted then the charity continues to consider cost cutting measures to ensure long term viability.

HIGH HOUSE PRODUCTION PARK LIMITED

Trustees' report for the year ended 31 March 2021

Reserves are regularly monitored by the Board who are satisfied that sufficient reserves are in place to prevent solvency problems in the event of delays or reductions in income sources.

Public benefit

The trustees have considered the Charity Commission's requirement in respect of Public Benefit; in their view the charity meets the criteria to satisfy the test. This trustees' report describes the activities undertaken with partners to further its charitable purposes for public benefit.

Objectives and activities

The objectives of the charity as stated in the Articles of Association are:

- the advancement of education (including training) for the benefit of the public by the provision of meeting rooms and other spaces for schools and other educational establishments, by participation in activities to support education providers and by the provision of outreach programmes for schools and other education providers in the community* with a view to enhancing the skills and competency of those educated in order for them to gain access to employment;
- the advancement of the arts, heritage and culture in particular by the preservation and maintenance of buildings of public importance for use by the community*, by encouraging the engagement of the local community* in arts activities and events and by the holding of exhibitions and events and the display of artwork within those buildings; and
- the advancement of community development and the promotion of social cohesion particularly by encouraging the engagement of the community* in the company's charitable activities through the provision of community outreach, premises and other spaces

* "the community" shall mean the community of Thurrock and such surrounding areas as the trustees think fit.

Achievements and performance

HHPP has continued to advance its charitable objectives where it can during 2020/21 however the COVID pandemic and the restrictions in place have had a significant impact on activity.

It has worked with tenants to support the advancement of education. HHPP has continued to offer meetings rooms and spaces for cultural education activities when allowed under COVID restrictions. It has put in place additional COVID safety measures to enable use of the communal buildings and the park. The charity supported the Royal Opera House Bridge move from the Vinery building and has sought to support all the education providers on site through the past year.

It has worked to advance the arts, heritage and culture by continuing to carry out maintenance and repairs on the heritage buildings on site, supporting the events that Kinetika delivered in summer 2020 and by working to secure funding from the Creative Estuary Programme for a series of cultural events and activities to take place once COVID restrictions are lifted.

The advancements of community development and engagement has been difficult to progress in a year of lockdown and restrictions in place. HHPP has worked to reopen the community spaces on site as soon as possible and reviewed hire charges for community activities to make space affordable for local groups and organisations. Tenants meetings have continued throughout the year and proposals are being developed for a community project to replace and create arts installations on the hoardings surrounding vacant plots.

As a result of the Covid-19 situation the Production Park was able to support Thurrock Council by providing space for a food bank for shielded residents across the local authority. This remained in operation until July 2020.

HIGH HOUSE PRODUCTION PARK LIMITED

Trustees' report for the year ended 31 March 2021

Plans for the future

The Board continues to remain open to further development opportunities that can generate income to advance its charitable objectives. HHPP secured Creative Estuary Funding to support a review of its business plan with a view to securing further development on site and financial sustainability in the long term.

Financial review

The principal operating cost of running the Production Park is the estate management of its common parts, its heritage buildings and its public green spaces. Site development enables the recharging of some site operating costs through an agreed service charge to tenant organisations. The management of the estate and the operation of the barns complex is overseen by Thurrock Council on behalf of HHPP.

To advance its mission and its charitable objectives, HHPP carries out site development for its tenant organisations and in doing so manages capital expenditure pertaining to building projects.

The net outgoing resources for the year were £163,092 (2020: £122,592).

All trading on site for the purpose of generating funds was conducted by a trading subsidiary, High House Enterprises Limited. The net profit/loss for the year decreased to a loss of £9,167 (2020: £22,087 profit). This was due to the significant decrease in the volume of meeting, seminar and conference bookings resulting from COVID restrictions.

Investment and reserves policies

Investment Policy: cash which is surplus to short term operating requirements is invested in bank deposit accounts. Term deposits are limited to a maximum of 6 months.

Reserves Policy: The Board has established a repairs and renewals fund of £250,000. This is in recognition of the potential for large unexpected items of expenditure required to maintain the fixed assets of the charity at an acceptable level. A costed repair and renewals plan has also been put in place and a fixed sum of £25,000 per annum has been identified to meet ongoing maintenance and refurbishment cost.

The charity has free reserves of £666,404 at 31 March 2021. This equates to approximately one and half years of current unrestricted expenditure. Although no target level has been established for free reserve, the board continue to carefully monitor the level of free reserves to ensure sufficient resources exist to enable the smooth running of the Production Park.

Statement of trustees' responsibilities

The trustees (who are also directors of High House Production Park Limited for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and regulations.

Company law requires the trustees to prepare financial statements for each financial year. Under that law the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and the group, and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

HIGH HOUSE PRODUCTION PARK LIMITED

Trustees' report for the year ended 31 March 2021

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

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

In so far as the trustees are aware:

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

The trustees are responsible for the maintenance and integrity of the corporate and financial information. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislations in other jurisdictions.

Small company provision

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

Auditor

The Board will be asked to either re-appoint Moore Kingston Smith LLP as auditors or to approve procurement of a new auditor at the forthcoming Annual General Meeting

This report was approved by the trustees on 28 October 2021.

Signed on behalf of the board of trustees



Alex Beard
Chair

HIGH HOUSE PRODUCTION PARK LIMITED

Independent Auditor's Report

To the Members of High House Production Park Limited

Opinion

We have audited the financial statements of High House Production Park Limited (the 'company') for the year ended 31 March 2021 which comprise the Group Statement of Financial Activities, the Group and Parent Charitable Company Balance Sheets, the Group Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 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 and the Charities Act 2011.

Basis of 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 charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

Other information

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

HIGH HOUSE PRODUCTION PARK LIMITED

Independent Auditor's Report (Continued)

To the Members of High House Production Park Limited

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

We have nothing to report in respect of the following matters where the Companies Act 2006 and the Charities Act 2011 require 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's 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 set out on page 4, 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 and 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 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

We have been appointed as auditor under the Companies Act 2006 and section 151¹ of the Charities Act 2011 and report in accordance with those Acts.

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 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.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.

HIGH HOUSE PRODUCTION PARK LIMITED

Independent Auditor's Report (Continued)

To the Members of High House Production Park Limited

- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

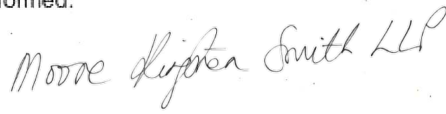
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the group and parent charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and parent charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group or parent charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and, in respect of the consolidated financial statements, to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charitable company's members and trustees those matters which 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 any party other than the charitable company, the charitable company's members, as a body, and the charity's trustees, as a body, for our audit work, for this report, or for the opinion we have formed.

Orbital House
20 Eastern Road
Romford
Essex
RM1 3PJ


Karen Wardell (Senior Statutory Auditor)
For and on behalf of Moore Kingston Smith LLP
Chartered Accountants

Dated: 18 November 2021

HIGH HOUSE PRODUCTION PARK LIMITED

Consolidated Statement of Financial Activities (incorporating income and expenditure account) for the year ended 31 March 2021

		2021 Unrestricted Funds	2021 Designated Funds	2021 Restricted Funds	2021 Total Funds	2020 Total Funds
	Note	£	£	£	£	£
Income from:						
Charitable activities	3	300,927	-	-	300,927	298,347
Other trading activities	4	48,974	-	-	48,974	143,563
Investments		2,058	-	-	2,058	6,680
Total income		351,959	-	-	351,959	448,590
Expenditure on:						
Raising funds		8,626	-	-	8,626	30,742
Charitable activities	5	422,791	-	18,634	441,425	540,440
Total resources expended		431,417	-	18,634	450,051	571,182
Net income / (expenditure)		(79,458)	-	(18,634)	(98,092)	(122,592)
Transfers between funds	14	-	-	-	-	-
Losses on revaluation of fixed assets		-	-	(65,000)	(65,000)	(25,000)
Net movement in funds		(79,458)	-	(83,634)	(163,092)	(147,592)
Total funds brought forward		745,862	250,000	1,153,000	2,148,862	2,296,454
Total funds carried forward	18	666,404	250,000	1,069,366	1,985,770	2,148,862

All incoming resources and resources expended derive from continuing activities.

There were no recognised gains or losses other than those included in the Statement of Financial Activities during the current and previous year.

The detailed comparative information for the statement of financial activities is included at note 22.

The notes on pages 13 to 26 form part of these financial statements.

HIGH HOUSE PRODUCTION PARK LIMITED

Consolidated Balance Sheet as at 31 March 2021

		2021	2020
	note	£	£
Fixed assets			
Tangible fixed assets	10	1,030,000	1,095,000
Current assets			
Debtors and prepayments	12	104,396	214,277
Cash at bank and in hand		911,971	1,003,872
		1,016,367	1,218,149
Creditors: due within 1 year	13	(60,597)	(164,287)
Net current assets		955,770	1,053,862
Total net assets		1,985,770	2,148,862
Funds			
Restricted			
Investment property	14	1,030,000	1,095,000
Capital & income funds	14	39,366	58,000
		1,069,366	1,153,000
Unrestricted funds	15	666,404	745,862
Designated funds	17	250,000	250,000
Total funds	18	1,985,770	2,148,862

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

These financial statements were approved by the board of trustees and authorised for issue on 28 October 2021 and are signed on their behalf by:



Alex Beard
Chair

Company registration number: 06683419

The notes on pages 13 to 26 form part of these financial statements.

HIGH HOUSE PRODUCTION PARK LIMITED

Charity Balance Sheet as at 31 March 2021

		2021		2020	
	note	£	£	£	£
Fixed assets					
Tangible fixed assets	10		1,030,000		1,095,000
Investment in subsidiary	11		1		1
			<u>1,030,001</u>		<u>1,095,001</u>
Current assets					
Debtors and prepayments	12	227,481		347,629	
Cash at bank and in hand		<u>795,576</u>		<u>868,141</u>	
		1,023,057		1,215,770	
Creditors: due within 1 year	13	<u>(58,122)</u>		<u>(161,910)</u>	
Net current assets			964,935		1,053,860
Total net assets			<u>1,994,936</u>		<u>2,148,861</u>
Funds					
Restricted					
Investment property	14	1,030,000		1,095,000	
Capital & income funds	14	<u>39,366</u>		<u>58,000</u>	
			1,069,366		1,153,000
Unrestricted funds	16		675,570		745,861
Designated funds	17		250,000		250,000
Total funds	18		<u>1,994,936</u>		<u>2,148,861</u>

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

These financial statements were approved by the board of trustees and authorised for issue on 28 October 2021 and are signed on their behalf by:

Alex Beard
Chair

Company registration number: 06683419

The notes on pages 13 to 26 form part of these financial statements.

A separate Statement of Financial Activities (SOFA) is not presented because the charitable company has taken advantage of the exemptions afforded by section 408 of Companies Act 2006. The net movement in funds for the parent charity was a deficit of £153,925 (2020: £147,592)

HIGH HOUSE PRODUCTION PARK LIMITED

Consolidated Cash Flow Statement for the year ended 31 March 2021

	2021		2020	
	£	£	£	£
Cash flows from operating activities:				
Net cash used in operating activities		(93,959)		(177,918)
Cash flows from investing activities:				
Interest received	2,058		6,680	
		2,058		6,680
Change in cash and cash equivalents in the reporting period		(91,901)		(171,238)
Cash and cash equivalents at the beginning of the reporting period		1,003,872		1,175,110
Cash and cash equivalents at the end of the reporting period		911,971		1,003,872
Reconciliation of net expenditure to net cash flow from operating activities		£		£
Net expenditure for the reporting period		(98,092)		(122,592)
Investment income		(2,058)		(6,680)
Decrease / (Increase) in debtors		109,881		(59,834)
(Decrease) / Increase in creditors		(103,690)		11,188
		(93,959)		(177,918)

The notes on pages 13 to 26 form part of these financial statements.

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2021

1. Accounting policies

Company information

High House Production Park Limited is a limited company domiciled and incorporated in England and Wales. The registered office is Vellacott Close, Purfleet, Essex, RM19 1RY.

a) Basis of preparation of accounts

The financial statements have been prepared under the historical cost convention. The financial statements have been prepared in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland effective 1 January 2015 (The FRS 102 Charities SORP), the Companies Act 2006 and Charities Act 2011.

The trustees confirm that the Charity meets the definition of a public benefit entity under FRS 102.

b) Basis of consolidation

The group financial statements consolidate the financial statements of the charity and its trading subsidiary, High House Enterprises Limited. The statement of financial activities (SOFA) and the balance sheet consolidate the financial statements on a line by line basis where appropriate. No separate SOFA has been presented for the charity alone as permitted by section 408 of the Companies Act 2006. Details concerning the results and activities of High House Enterprises Limited are set out in note 11.

c) Income

Grants receivable are credited to the Statement of Financial Activities (SOFA) in the year for which they are received. Deferred income represents amounts received for future periods and is released to incoming resources in the period to which it relates. Contract income, interest receivable and other income is included in the SOFA in the year in which it is receivable.

Raising funds consists of income generated by the subsidiary company, High House Enterprises Limited, for internal and external room and space hire.

Charitable activities consist primarily of advancement of education, arts heritage and culture and community development. They also consist of estate management derived from the running of the Production Park's common parts, heritage buildings and green open spaces.

d) Expenditure and allocation of costs

All expenditure is included when it is incurred on an accruals basis. Resources expended exclude recoverable VAT.

Costs are allocated between charitable and other expenditure according to the nature of the cost. Where items involve more than one category, they are apportioned between the categories according to the nature of the cost.

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2021

1. Accounting policies (continued)

e) Fund accounting

Funds held by the charity are classified in the following funds:

Restricted capital and income funds – Restricted funds represent grants and donations received which are allocated by the donor for specific purposes.

Investment property – The Investment Property represents the land and buildings on the site owned by the charity. Under the terms of the articles of association the Trustees may not dispose of or place as security these assets without the express written permission of the public sector founder Thurrock Council.

Designated Funds – Designated funds are set aside from unrestricted funds for purposes determined by the board

Unrestricted income funds - Unrestricted funds represent income, which is expendable at the discretion of the trustees in the furtherance of the objects of the charity.

f) Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as at the reporting end date. The carrying value is reviewed annually by the trustees based on advice received. Formal independent valuations are undertaken as appropriate.

g) Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation.

Depreciation is calculated to write off the cost, less their estimated residual value, over their expected useful lives of assets on a straight-line basis and at the following rates:

Computer equipment	33% (3 years)
Fixtures & fittings	20% (5 years)

The trustees have set an amount of £1,000, being the value below which fixed assets purchased are not capitalised.

h) Operating leases

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged to the SOFA on a straight-line basis over the period in which the cost is incurred.

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2021

1. Accounting policies (continued)

i) Going concern

At the time of approving the trustees have a reasonable expectation that the charity and group have adequate resources to continue in operational existence for the foreseeable future and for a period of at least twelve months from approving these financial statements. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

j) Financial assets

The charitable company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method.

k) Financial liabilities

Basic financial liabilities are initially measured at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Other financial liabilities classified as fair value through profit or loss are measured at fair value. They are subsequently carried at amortised cost, using the effective interest rate method.

l) Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2021

2. Critical accounting estimates and judgements

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

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Key sources of estimation uncertainty

Investment property valuation

The value of the property held is sensitive to movements in the property market and leases held with tenants. The group uses the valuation performed by its independent valuer's as the fair value of its property. The valuation is based upon the key assumptions of open market values, tenure of the property, any leases granted, agreements and other information. Details of the valuation methodology are given in note 10.

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2021

3. Income – Charitable activities

	Unrestricted funds £	Restricted funds £	Total 2021 £	Total 2020 £
Funded projects/grants received	8,000	-	8,000	-
Site service charge income	292,927	-	292,927	298,347
Total	300,927	-	300,927	298,347

4. Income – Other trading activities

	Unrestricted funds £	Restricted funds £	Total 2021 £	Total 2020 £
Rent income	49,431	-	49,431	46,825
Room hire	(541)	-	(541)	52,829
Café takings	84	-	84	43,909
Total	48,974	-	48,974	143,563

The 2020 comparative figures all relate to unrestricted income.

5. Expenditure on charitable activities

	Unrestricted funds £	Restricted funds £	Total 2021 £	Total 2020 £
Direct property development costs:				
- National College	-	-	-	101,400
Public Art - Kinetika	-	18,634	18,634	-
Other running costs (Note 6)	422,791	-	422,791	439,040
Total	422,791	18,634	441,425	540,440

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2021

6. Other running costs

	Direct costs	Support costs	Total 2021	Direct costs	Support costs	Total 2020
	£	£	£	£	£	£
Service charge & other staff costs	-	69,401	69,401	-	71,159	71,159
Premises costs	338,537	-	338,537	347,009	-	347,009
Office costs	-	4,178	4,178	-	5,508	5,508
Professional costs	-	1,252	1,252	-	6,745	6,745
External audit fees	-	7,750	7,750	-	7,150	7,150
Staff and trustees' insurance	-	1,673	1,673	-	1,469	1,469
Total	338,537	84,254	422,791	347,009	92,031	439,040

7. Net incoming resources for the year

This is stated after charging on a consolidated basis:

	2021 £	2020 £
Auditors' remuneration	9,900	8,750

8. Staff Costs

High House Production Park staff were transferred under TUPE to a park partner on 7 August 2016. As a result, there are no employees in the charity and a management charge is levied.

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2021

9. Trustees

There was no remuneration or benefits in kind paid to the trustees in the year (2020: £ Nil). Trustees' expenses for the year were £ Nil (2020: £ Nil)

10. Tangible fixed assets (Group and Charity)

	Investment Property	Computer Equipment	Fixtures & Fittings	Total
	£	£	£	£
Cost / Valuation				
At 1 April 2020	1,095,000	9,215	102,875	1,207,090
Revaluation	(65,000)	-	-	(65,000)
Disposals	-	-	-	-
At 31 March 2021	1,030,000	9,215	102,875	1,142,090
Depreciation				
At 1 April 2020	-	9,215	102,875	112,090
Charge for the year	-	-	-	-
Disposals	-	-	-	-
At 31 March 2021	-	9,215	102,875	112,090
Net book value				
At 31 March 2021	1,030,000	-	-	1,030,000
At 31 March 2020	1,095,000	-	-	1,095,000

The investment property was re-valued by Avison Young, Chartered Surveyors at 31 March 2021 at open market value.

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2021

11. Investment in subsidiary company (Charity)

	2021 £	2020 £
1 ordinary share of £1 at cost	1	1

High House Production Park Limited owns 100% of the voting rights and nominal share capital of High House Enterprises Limited (company number 07872640). The subsidiary's financial statements have been consolidated with the Charity's financial statements.

Summary below taken from the accounts of the subsidiary, High House Enterprises Limited, for the year ended 31 March 2021:

Profit and loss account	2021 £	2020 £
Turnover	(541)	52,829
Administrative expenses	(8,626)	(30,742)
Profit on ordinary activities	(9,167)	22,087
Payments covenanted to parent charity	-	(22,087)
Loss for the financial year	(9,167)	-

Balance sheet	2021 £	2020 £
Current assets	120,194	145,574
Current liabilities	(129,360)	(145,573)
Total assets less liabilities	(9,166)	1

Capital and reserves:		
Share capital	1	1
Profit and loss account	(9,167)	-
	(9,166)	1

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2021

12. Debtors

	Group		Charity	
	2021	2020	2021	2020
	£	£	£	£
Falling due within one year:				
Trade debtors	9,017	133,970	5,324	124,126
Other debtors	29,546	1,535	29,546	1,535
VAT recoverable	7,698	9,777	7,593	13,675
Prepayments	58,135	68,995	58,135	68,995
Amounts owed from group undertaking	-	-	126,883	139,298
	104,396	214,277	227,481	347,629

13. Creditors

	Group		Charity	
	2021	2020	2021	2020
	£	£	£	£
Falling due within one year:				
Trade creditors	24,110	62,373	23,834	62,096
Accruals	36,487	37,115	34,287	35,014
Deferred Income	-	64,799	-	64,799
Unpaid share capital	-	-	1	1
	60,597	164,287	58,122	161,910

Deferred income summary:

	Group	Charity
	£	£
Brought forward at 1 April 2020	64,799	64,799
Released to SOFA during the year	(64,799)	(64,799)
Amounts deferred during the year	-	-
Carried forward at 31 March 2021	-	-

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2021

14. Restricted funds (Group and Charity)

	Balance at 01-Apr-20 £	Income and revaluation losses £	Expenditure £	Transfers between funds £	Balance at 31-Mar-21 £
Investment property	1,095,000	(65,000)	-	-	1,030,000
Public art	58,000	-	(18,634)	-	39,366
	1,153,000	(65,000)	(18,634)	-	1,069,366

Investment property

This fund represents the land and heritage buildings owned by the charity at the Production Park site in Purfleet. Trustees may not dispose of this site, nor place any charge over it, without the express permission of the founder (Thurrock Council).

Public art

This was a grant made by Arts Council England matched with funding by the ROH and Thurrock Development Corporation for the purposes of developing a programme of public art at HHPP. The balance of this fund is being used to partly finance the T100 project being led by Kinetika a HHPP park partner.

15. Unrestricted funds (Group)

	Balance at 01-Apr-20 £	Income £	Expenditure £	Transfers Between Funds £	Balance at 31-Mar-21 £
Unrestricted	745,862	351,959	(431,417)	-	666,404

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2021

16. Unrestricted funds (Charity)

	Balance at 01-Apr-20 £	Income £	Expenditure £	Transfers Between Funds £	Balance at 31-Mar-21 £
Unrestricted	745,861	352,500	(422,791)	-	675,570

Unrestricted fund income is derived from the day to day operations of the charity and is used to meet the running costs.

17. Designated funds (Group & Charity)

	Balance at 01-Apr-20 £	Income £	Expenditure £	Transfers Between Funds £	Balance at 31-Mar-21 £
Repairs & renewals	250,000	-	-	-	250,000
	250,000	-	-	-	250,000

The repairs and renewals fund is in recognition of the potential for large unexpected items of expenditure required to maintain the fixed assets of the charity at an acceptable level.

18. Analysis of net assets between funds

Group 2021	Fixed Assets £	Current Assets £	Current Liabilities £	Total £
Unrestricted	-	727,001	(60,597)	666,404
Designated	-	250,000	-	250,000
Restricted	1,030,000	39,366	-	1,069,366
	1,030,000	1,016,367	(60,597)	1,985,770

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2020

18. Analysis of net assets between funds (continued)

Group 2020	Fixed Assets £	Current Assets £	Current Liabilities £	Total £
Unrestricted	-	914,048	(168,186)	745,862
Designated	-	250,000	-	250,000
Restricted	1,095,000	58,000	-	1,153,000
	1,095,000	1,222,048	(168,186)	2,148,862

Charity 2021	Fixed Assets £	Current Assets £	Current Liabilities £	Total £
Unrestricted	1	733,691	(58,122)	675,570
Designated	-	250,000	-	250,000
Restricted	1,030,000	39,366	-	1,069,366
	1,030,001	1,023,057	(58,122)	1,994,936

Charity 2020	Fixed Assets £	Current Assets £	Current Liabilities £	Total £
Unrestricted	1	907,771	(161,911)	745,861
Designated	-	250,000	-	250,000
Restricted	1,095,000	58,000	-	1,153,000
	1,095,001	1,215,771	(161,911)	2,148,861

19. Company limited by guarantee

The charitable company does not have a share capital and is limited by guarantee. In the event of the charitable company being wound up, the maximum amount, which each member is liable to contribute, is £1. There were 9 members at 31 March 2021.

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2021

20. Net Income for the financial year

As permitted by Section 408 of the Companies Act 2006, the parent charitable company's Statement of Financial Activities has not been included in these financial statements. The deficit for the year was £153,925 (2020: deficit of £191,376).

21. Related parties

Alex Beard is the chief executive of the Royal Opera House. The ROH is a tenant of High House Production Park and has a 125 year lease at a peppercorn rental for the Royal Opera House Production Workshop and The Bob and Tamar Manoukian Costume Centre. In addition the ROH held a rental agreement for the Vinery which ended February 2021. During the year the charity received service charge income of £110,460 (2020: £109,069) and rental income of £16,302 (2020: £17,784) from the ROH.

Lyn Carpenter is the chief executive of Thurrock Council. The Council hires meeting room space from High House Production Park. During the year the charity received rent and service charge income of £19,300 (2020: £19,300) from Thurrock Council. In 2020-21 High House Production Park received £8,000 (2020: £nil) of Covid-19 Business Discretionary Grant from the Council. High House Production Park has incurred costs of £101,372 (2020: £34,258) for services provided by the Council which mainly covers support service, grounds maintenance and business rates.

Ali Pretty is the chief executive of Kinetika who are a tenant in the ACME Artist Studios. In 2019/20 the High House Production Park board agreed to make a contribution of £58,000 from restricted funds to the T100 project which is being led and managed by Kinetika. This amount was advanced in 2019-20, against this funding expenditure to date is £18,634 (2020: £nil).

All of the tenants above contribute towards the running costs on a commercial basis of High House Production Park by way of a service charge payment and utility cost recharge payments.

The charity has taken advantage of the exemption given by Financial Reporting Standard 8, Related Party Disclosures, from disclosing transactions with its wholly owned subsidiary, High House Enterprises Limited.

HIGH HOUSE PRODUCTION PARK LIMITED

Notes to the consolidated financial statements for the year ended 31 March 2021

22. Comparative information

Consolidated Statement of Financial Activities (incorporating income and expenditure account) for the year ended 31 March 2020

		2020 Unrestricted Funds	2020 Designated Funds	2020 Restricted Funds	2020 Total Funds
	Note	£	£	£	£
Income from:					
Charitable activities	3	298,347	-	-	298,347
Other trading activities	4	143,563	-	-	143,563
Investments		6,680	-	-	6,680
Total income		448,590	-	-	448,590
Expenditure on:					
Raising funds		30,742	-	-	30,742
Charitable activities	5	439,040	-	101,400	540,440
Total resources expended		469,782	-	101,400	571,182
Net income/(expenditure) and net movement in funds		(21,192)	-	(101,400)	(122,592)
Transfers between funds	14	77	-	(77)	-
Gains on revaluation of fixed assets		-	-	(25,000)	(25,000)
Net movement in funds		(21,115)	-	(126,477)	(147,592)
Total funds brought forward		766,977	250,000	1,279,477	2,296,454
Total funds carried forward	18	745,862	250,000	1,153,000	2,148,862