
CAMBRIDGE LAND ECONOMY ADVISORY BOARD
(A Company Limited by Guarantee)

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JULY 2022

CAMBRIDGE LAND ECONOMY ADVISORY BOARD
(A Company Limited by Guarantee)

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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 JULY 2022**

Trustees	Professor C M Lizieri Mr J H Zehner Mr S H T Clark Mr I Marcus Mr D R Howarth
Company registered number	07986547
Charity registered number	1147011
Registered office	19 Silver Street Cambridge CB3 9EP
Accountants	Peters Elworthy & Moore Chartered Accountants Salisbury House Station Road Cambridge CB1 2LA
Bankers	Barclays Bank Plc 9-11 St Andrews Street Cambridge CB2 3AA
Solicitors	Mills & Reeve LLP Botanic House 100 Hills Road Cambridge CB2 1PH

CAMBRIDGE LAND ECONOMY ADVISORY BOARD
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TRUSTEES' REPORT
FOR THE YEAR ENDED 31 JULY 2022

The Trustees present their annual report together with the financial statements of the Cambridge Land Economy Advisory Board for the year ending 31 July 2022. The annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the annual report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable 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 (FRS102) (second edition October 2019, effective 1 January 2019).

Since the Charity qualifies as small under section 382, the strategic report required of large and medium companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 is not required.

OBJECTIVES AND ACTIVITIES

Objectives

The Charity's objectives are specifically restricted to the advancement of education and research by the Department of Land Economy (or any successor to such department) of the University of Cambridge through the provision of advice and financial support and the promotion of the department's reputation and activities.

During the period, the Trustees have borne in mind the Charity Commission's Guidance on the principles of public benefit.

ACHEVEMENTS AND PERFORMANCE

Review of activities

During the year CLEAB (the "Charity" or the "Board") has been recruiting members, who pay a membership fee of £500 (2021: £500) and are invited to donate an additional £2,500 (2021: £2,500), although this is optional. Despite being optional nearly all dues paying members have chosen to make the additional donation. During the year the charity had 38 members (2021: 36).

CLEAB's activities during the year continued in a variety of forms and for a variety of beneficiaries:

- Undergraduates have benefitted from financial support (such as for the annual CULS Careers Fair), from individual mentoring and from direct contact with the Board at its annual dinner for second year students, when the guests can discuss career options and generally find out more about the real estate world.
- Graduates also benefitted from CLEAB's support in mentoring opportunities to meet and to quiz members of the Board informally over drinks and/or dinner.
- Faculty have also made good use of their opportunities to discuss strategic opportunities. CLEAB has also been pleased to support the Department's discussions with the University about a new building for the Department, to support the new Head of Department and to provide both continued and new support for recruitment.
- More specifically major grants have been committed towards the Department's new website and to a new Communications and Outreach post.

This is all in addition to CLEAB's key work in improving connections between the Department and industrial partners and research sponsors.

After making appropriate enquiries to satisfy themselves of the stability and financial health of the Charity, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, the Trustees continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be

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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2022

found in the accounting policies.

FINANCIAL REVIEW

Financial Review

During the year the Charity received donations of £63,193 (2021: £52,625) including reclaimed gift aid of £625 (2021: £625) and membership fees of £12,000 (2021: £13,000). Expenditure on charitable activities comprised grants of £201,405 (2021: £27,960), and £3,708 (2021: £117) was spent on meetings and events. Secretarial costs of £16,900 (2021: £14,400) were incurred as well as governance costs of £1,908 (2021: £1,734). There was net expenditure for the year of £148,734 (2021: £21,411 net income), which has been deducted from the brought forward funds of £253,802 to result in funds carried forward of £105,068.

Reserves policy

Total funds carried forward as at 31 July 2022 were £105,068, £104,052 of which are free reserves with no restrictions. Trustees are satisfied that this level of reserves is adequate to meet the current objects of the Charity. The Trustees are aiming to maintain a minimum reserve level of £100,000 to meet 6 months expenditure plus the cost of a PhD fellowship. The Trustees recognise that they are currently holding a higher sum than the policy, however this allows the Trustees to make one off donations each year and contributions towards field trips (once permitted), as they have done in previous years.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

Cambridge Land Economy Advisory Board is a Company limited by guarantee which was incorporated on 12 March 2012 and is governed by its Memorandum and Articles of Association dated 7 March 2012. The Company obtained charitable status on 25 April 2012.

Methods of appointment or election of Trustees

Trustees are appointed who will bring practical and valuable skills to the Charity. The Trustees who served during the year were:

Professor C M Lizieri
Mr J H Zehner
Mr S H T Clark
Mr I Marcus
Mr D R Howarth

Organisational structure and decision making policies

The management of the Charity is the responsibility of the Trustees who are elected and co opted under the terms of the Articles of Association. The day to day administration of the Charity is carried out by a part time administrator who is paid a monthly fee of £1,300 plus a Christmas bonus.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees (who are also the directors of the Charity for the purposes of company law) are responsible for preparing 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,

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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2022

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 Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity 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 Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Mr J H Zehner
Trustee

Date: 3 March 2023

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INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 JULY 2022

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CAMBRIDGE LAND ECONOMY
ADVISORY BOARD ('the Charity')**

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 July 2022.

RESPONSIBILITIES AND BASIS OF REPORT

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

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

INDEPENDENT EXAMINER'S STATEMENT

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

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

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

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: M Hewett FCA DChA

Dated: 10 March 2023

PETERS ELWORTHY & MOORE

Chartered Accountants

Cambridge

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

	Note	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
INCOME FROM:					
Donations and membership fees	3	-	75,193	75,193	65,625
TOTAL INCOME		-	75,193	75,193	65,625
EXPENDITURE ON:					
Charitable activities	5	5,490	218,437	223,927	44,214
TOTAL EXPENDITURE		5,490	218,437	223,927	44,214
NET MOVEMENT IN FUNDS		(5,490)	(143,244)	(148,734)	21,411
RECONCILIATION OF FUNDS:					
Total funds brought forward		6,506	247,296	253,802	232,391
Net movement in funds		(5,490)	(143,244)	(148,734)	21,411
TOTAL FUNDS CARRIED FORWARD		1,016	104,052	105,068	253,802

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

The notes on pages 8 to 16 form part of these financial statements.

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REGISTERED NUMBER: 07986547

BALANCE SHEET
AS AT 31 JULY 2022

	Note	2022 £	2021 £
CURRENT ASSETS			
Debtors	8	25,625	10,750
Cash at bank and in hand		277,306	245,146
		<u>302,931</u>	<u>255,896</u>
Creditors: amounts falling due within one year	9	(103,893)	(2,094)
NET CURRENT ASSETS		199,038	253,802
Creditors: amounts falling due after more than one year	10	(93,970)	-
NET ASSETS EXCLUDING PENSION ASSET		<u>105,068</u>	<u>253,802</u>
TOTAL NET ASSETS		<u>105,068</u>	<u>253,802</u>
CHARITY FUNDS			
Restricted funds	11	1,016	6,506
Unrestricted funds	11	104,052	247,296
TOTAL FUNDS		<u>105,068</u>	<u>253,802</u>

The Charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

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 have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

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

.....
Mr J H Zehner
Trustee
Date: 3 March 2023

The notes on pages 8 to 16 form part of these financial statements.

CAMBRIDGE LAND ECONOMY ADVISORY BOARD
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2022

1. GENERAL INFORMATION

The Charity is a company limited by guarantee. The members of the Charity are the Trustees named on page 1 and those organisations and individuals who have been invited to become members and where relevant have paid the membership fee. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the Charity.

The functional and presentational currency of the Charity is GBP.

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.

Cambridge Land Economy Advisory Board 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.

There were no significant estimates or judgements made by management in preparing these financial statements.

2.2 GOING CONCERN

The trustees have reviewed the financial position of the charity and have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the financial statements continue to be prepared on the going concern basis.

2.3 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 Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

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

2. ACCOUNTING POLICIES (CONTINUED)

2.4 INCOME

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

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Membership fee income is recognised in the period to which it relates. Membership income owing to the Charity at the year end is included in debtors. Membership income received in advance for future periods is carried forward as deferred income.

Donations are recognised in the period in which they are received.

2.5 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.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated to applicable expenditure headings.

Support costs including governance costs are those costs incurred in support of expenditure on the objects of the Charity. Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity'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.

All expenditure is inclusive of irrecoverable VAT.

2.6 FOREIGN CURRENCIES

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at rates of exchange ruling at the reporting date.

Transactions in foreign currencies are translated into sterling at the rate ruling on the date of the transaction.

Exchange gains and losses are recognised in the Statement of Financial Activities.

2.7 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.

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

2. ACCOUNTING POLICIES (CONTINUED)

2.8 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.

2.9 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 Charity 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.

2.10 FINANCIAL INSTRUMENTS

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

3. INCOME FROM DONATIONS AND MEMBERSHIP FEES

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Donations	-	63,193	63,193	52,625
Membership fees	-	12,000	12,000	13,000
	-	75,193	75,193	65,625
TOTAL 2021	500	65,125	65,625	

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2022**

4. ANALYSIS OF GRANTS

	Grants to Institutions 2022 £	Grants to Individuals 2022 £	Total funds 2022 £	Total funds 2021 £
Grants	198,955	2,450	201,405	27,960
	<u>19,000</u>	<u>8,960</u>	<u>27,960</u>	
TOTAL 2021	<u>19,000</u>	<u>8,960</u>	<u>27,960</u>	

The Charity has made the following material grants to institutions during the year:

	2022 £	2021 £
NAME OF INSTITUTION		
Cambridge University Land Society	3,000	1,500
University of Cambridge	140,955	17,500
Department of Land Economy	55,000	-
	<u>198,955</u>	<u>19,000</u>
	<u>198,955</u>	<u>19,000</u>

5. ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES

Summary by fund type

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total 2022 £	Total 2021 £
Expenditure	5,490	218,437	223,927	44,214
	<u>1,500</u>	<u>42,714</u>	<u>44,214</u>	
TOTAL 2021	<u>1,500</u>	<u>42,714</u>	<u>44,214</u>	

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**NOTES TO THE FINANCIAL STATEMENTS
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6. ANALYSIS OF EXPENDITURE BY ACTIVITIES

	Activities undertaken directly 2022 £	Grant funding of activities 2022 £	Support costs 2022 £	Total funds 2022 £	Total funds 2021 £
Expenditure	3,708	201,405	18,814	223,927	44,214
TOTAL 2021	117	27,960	16,137	44,214	

ANALYSIS OF DIRECT COSTS

	Activities 2022 £	Total funds 2022 £	Total funds 2021 £
Meetings, events and newsletter costs	3,708	3,708	117
TOTAL 2021	117	117	

ANALYSIS OF SUPPORT COSTS

	Activities 2022 £	Total funds 2022 £	Total funds 2021 £
Office costs, bank charges and exchange rate variance	6	6	3
Secretarial costs	16,900	16,900	14,400
Independent Examiner's fees (governance cost)	528	528	480
Accountancy fees (governance cost)	1,380	1,380	1,254
	18,814	18,814	16,137
TOTAL 2021	16,137	16,137	

In 2022 and 2021, all expenditure on support costs was unrestricted.

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

7. TRUSTEES' REMUNERATION AND EXPENSES

The Charity considers its key management personnel to be the trustees. The trustees all give their time and expertise without any form of remuneration or other benefit in kind (2021: £Nil).

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 31 July 2022, no Trustee expenses have been incurred (2021 - £NIL).

8. DEBTORS

	2022 £	2021 £
Other debtors	25,625	10,750
	<u>25,625</u>	<u>10,750</u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Accruals and deferred income	1,908	2,094
Grants accrued - institutional	101,985	-
	<u>103,893</u>	<u>2,094</u>

10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022 £	2021 £
Accrued grants payable to institutions	93,970	-
	<u>93,970</u>	<u>-</u>

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NOTES TO THE FINANCIAL STATEMENTS
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11. STATEMENT OF FUNDS

STATEMENT OF FUNDS - CURRENT YEAR

	Balance at 1 August 2021 £	Income £	Expenditure £	Balance at 31 July 2022 £
UNRESTRICTED FUNDS				
General Funds	<u>247,296</u>	<u>75,193</u>	<u>(218,437)</u>	<u>104,052</u>
RESTRICTED FUNDS				
Restricted Fund	<u>6,506</u>	<u>-</u>	<u>(5,490)</u>	<u>1,016</u>
TOTAL OF FUNDS	<u><u>253,802</u></u>	<u><u>75,193</u></u>	<u><u>(223,927)</u></u>	<u><u>105,068</u></u>

The restricted fund represents donations received specifically to support student activities.

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**NOTES TO THE FINANCIAL STATEMENTS
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11. STATEMENT OF FUNDS (CONTINUED)

STATEMENT OF FUNDS - PRIOR YEAR

	Balance at 1 August 2020 £	Income £	Expenditure £	Balance at 31 July 2021 £
UNRESTRICTED FUNDS				
General Funds	224,885	65,125	(42,714)	247,296
RESTRICTED FUNDS				
Restricted Fund	7,506	500	(1,500)	6,506
TOTAL OF FUNDS	232,391	65,625	(44,214)	253,802

12. ANALYSIS OF NET ASSETS BETWEEN FUNDS

ANALYSIS OF NET ASSETS BETWEEN FUNDS - CURRENT YEAR

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Current assets	1,016	301,915	302,931
Creditors due within one year	-	(103,893)	(103,893)
Creditors due in more than one year	-	(93,970)	(93,970)
TOTAL	1,016	104,052	105,068

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12. ANALYSIS OF NET ASSETS BETWEEN FUNDS (CONTINUED)

ANALYSIS OF NET ASSETS BETWEEN FUNDS - PRIOR YEAR

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Current assets	6,506	249,390	255,896
Creditors due within one year	-	(2,094)	(2,094)
TOTAL	6,506	247,296	253,802

13. RELATED PARTY TRANSACTIONS

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 July 2022.