

THE BELSAY TRUST

England & Wales · Charity number 1149510

Details

Status Registered

Legal form Charitable company

Company number [08217668](#)

Registered 2012-10-26

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

Contact

Address Belsay Estate Office
Belsay
Newcastle Upon Tyne
NE20 0DX

Phone 01661881206

Email admin@belsay.com

Activities

Objects: (1) AS A PRIMARY OBJECT, TO PRESERVE FOR THE BENEFIT OF THE NATION THE PROPERTY OF THE COMPANY COMPRISING THOSE PARTS OF THE BELSAY ESTATE IN NORTHUMBERLAND ("THE ESTATE") WHICH ARE OF HISTORICAL OR ARCHITECTURAL INTEREST OR NATURAL BEAUTY, WHETHER ON THEIR OWN OR AS A SETTING FOR BELSAY CASTLE AND BELSAY HALL (OR EITHER ONE OF THEM); AND (2) FOR SUCH OTHER CHARITABLE PURPOSES AS THE TRUSTEES IN THEIR ABSOLUTE DISCRETION FROM TIME TO TIME THINK FIT

Activities: The activities of the company are farming and the renting out of property comprising the estate in order to generate income to maintain, preserve, restore, improve and develop those parts of the Belsay Estate in Northumberland which are of historical or architectural interest or of natural beauty, whether on their own or as a setting for Belsay Castle and Belsay Hall.

Classification

- **How:** Provides Buildings/facilities/open Space, Other Charitable Activities
- **What:** Arts/culture/heritage/science, Environment/conservation/heritage, Other Charitable Purposes
- **Who:** The General Public/mankind

Geography

- Northumberland

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£462,691	£389,922	-	-
2024-03-31	£454,458	£302,959	-	-
2023-03-31	£437,663	£250,917	-	-
2022-03-31	£410,332	£226,994	-	-
2021-03-31	£402,878	£232,819	-	-

Trustees

Name	Role	Appointed
ANGUS EDWARD COLLINGWOOD-CAMERON BSC MRICS		2012-10-25
Marcus Peter Perrin Stewart		2025-04-08
SIMON ROGER KIRKUP		2012-10-25

THE BELSAY TRUST

England & Wales - Charity number 1149510

Accounts

Registered number: 08217668
Charity number: 1149510

THE BELSAY TRUST
(A company limited by guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

THE BELSAY TRUST
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REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITABLE COMPANY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2025

Trustees	Simon Roger Kirkup John Antony Scott Walton (resigned 8 April 2025) Angus Edward Collingwood-Cameron Marcus Peter Perrin Stewart (appointed 8 April 2025)
Company registered number	08217668
Charity registered number	1149510
Registered office	The Belsay Trust Belsay Newcastle upon Tyne NE20 0DX
Independent auditors	Kinnair Associates Limited Chartered Accountants & Statutory Auditor Aston House Redburn Road Newcastle upon Tyne NE5 1NB
Estate Management	Galbraith LLP (incorporating Land Factor) Blagdon Estate Office Seaton Burn Newcastle upon Tyne NE13 6DE

THE BELSAY TRUST
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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 Charitable Company for the year 1 April 2024 to 31 March 2025. 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) (effective 1 January 2019).

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's governing document, the Charities Act 2011 and the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Since the Charitable Company qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

● Policies and objectives

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

The primary objective of the charitable company is to preserve, for the benefit of the nation, the property of the charitable company comprising those parts of the Belsay Estate in Northumberland which are of historical or architectural interest or of natural beauty, whether on their own or as a setting for Belsay Castle and Belsay Hall and for such other charitable purposes as the Trustees in their absolute discretion from time to time deem appropriate. The Trustees believe the Trust has met its objectives throughout the year.

● Strategies for achieving objectives

Decisions are made by the Trustees with the land management agents' input as appropriate.

● Activities undertaken to achieve objectives

The activities of the company are farming and the renting out of property comprising the Estate in order to generate income to maintain, preserve, restore, improve and develop the Estate.

THE BELSAY TRUST
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Objectives and activities (continued)

● **Main activities undertaken to further the Charitable Company's purposes for the public benefit**

In carrying out the Trust's activities, the trustees have complied with their duty to have due regard to the Charity Commission's guidance on public benefit, including the need to report how they have carried out their charity's purposes for the public benefit, when exercising any powers or duties to which the guidance is relevant.

The charity has furthered its objects for the benefit of the public by carrying out the following activities during the year:

1. Providing public access to the Belsay Estate and engaging with the public regarding the preservation of the Estate, through its relationship with and work alongside English Heritage, which operates Belsay Hall and Belsay Castle and the surrounding grounds. This access enables individuals to learn about various aspects of the Estate and the charity to fund preservation work.

2. Engaging with English Heritage in relation to the Belsay Awakes project, funded by the national heritage lottery fund, in relation to the improvement, maintenance and development of the Belsay Estate improving its accessibility for the public for present and future beneficiaries.

3. The Trust works alongside English Heritage to provide access to new areas of the Estate and works with agencies and bodies such as Natural England to preserve and improve the Grade I woodlands and grass parks that surround Belsay Hall, Castle and Gardens, as well as the historic buildings and landmarks within those. For example, the Trust engages specialist contractors to undertake regular tree and wildlife surveys. The Trust also undertakes special projects every year to restore and maintain historic rural buildings and field structures (walls, bridges, fencing and gates) within the parks at Belsay.

4. Support to the local community through initiatives undertaken to include:

The Trust supports the local community surrounding Belsay Estate in numerous ways. The Trust provides relatively low cost housing to local families, and has a reputation as a good and supportive landlord with properties that are well maintained. Any maintenance problems are dealt with quickly and efficiently. The Trust has a good relationship with all its tenants.

The Trust is the owner of the buildings which form Belsay Primary School and Belsay Daycare. The Trust regularly provides financial support to the school and supports its community initiatives.

The Trust also works alongside English Heritage to support its outreach and volunteer programme.

Achievements and performance

● **Review of activities**

The Trust continues to maintain the properties of the Trust and has established a programme of potential conversion of redundant buildings to productive use, in keeping with the ambience of the Estate and its environs.

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Financial review

• Going concern

After making appropriate enquiries, the Trustees have concluded that they have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

• Reserves policy

It is the policy of the charitable company to maintain free reserves, which at 31 March 2025 stood at £1,195,968, (2024: £1,172,517) which the Trustees consider to be at an appropriate level to finance the continuing investment in, and improvement of, the charity's assets and to allow for sufficient liquidity to provide funds to cover management, administration and support costs.

• Investment policy and performance

In furtherance of the charitable objects of the company, the Trustees have full and unrestricted powers of investment as set out in the Articles of Association.

• Overview

The income of the charitable company for the year amounts to £462,691 (2024: £454,458) and costs of £389,922 (2024: £302,959) giving a surplus of £72,769 (2024: £151,499) before taking account of unrealised gains/losses in respect of property revaluations.

Structure, governance and management

• Constitution

The Belsay Trust is registered as a charitable company limited by guarantee and was set up by a Trust deed.

• Methods of appointment or election of Trustees

The management of the Charitable Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Memorandum of Association.

• Organisational structure and decision-making policies

Overall responsibility for the running of the charitable company is vested in the Trustees. Subject thereto, the administration of the day to day running of the charitable company is undertaken by the land management agents, Galbraith LLP.

• Policies adopted for the induction and training of Trustees

The Trustees are or have been professional persons with relevant experience in acting in the capacity of Trustees. The Trustees have an established system to train new trustees in relation to their duties and to induct them into the affairs and relevant workings of the charity, as required.

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Structure, governance and management (continued)

● **Related party relationships**

During the year the charitable company was provided with legal services by Womble Bond Dickinson LLP in which one of the Trustees, Simon Roger Kirkup, is a partner.

In addition, Angus Edward Collingwood-Cameron, Trustee, is a founder of the Northern Farmers and Landowners Group. The charitable company has an annual subscription to this organisation.

● **Financial risk management**

The Trustees have assessed the major risks to which the Charitable Company is exposed, in particular those related to the operations and finances of the Charitable Company, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Plans for future periods

The Trustees will continue to focus on the investment of any surplus income and/or the proceeds of any asset sales in the Trust's property assets with a view to carrying out their policies and achieving the Trust's objectives.

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Charitable Company 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, 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 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 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 hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

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 charity's auditors are 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 relevant audit information and to establish that the charity's auditors are aware of that information.

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Auditors

The auditors, Kinnair Associates Limited, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees on 21 November 2025 and signed on their behalf by:

DocuSigned by:

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Simon Roger Kirkup
(Chair of Trustees)

THE BELSAY TRUST
(A company limited by guarantee)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST

Opinion

We have audited the financial statements of The Belsay Trust (the 'charitable company') for the year ended 31 March 2025 which comprise the Statement of financial activities, the Balance sheet, the 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 charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the 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 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.

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' 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.

Matters on which we are required to report by exception

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

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; 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 charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an 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 assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

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

DocuSigned by:

Kinnair Associates Limited

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Kinnair Associates Limited

Chartered Accountants & Statutory Auditor

Aston House

Redburn Road

Newcastle upon Tyne

NE5 1NB

21 November 2025

Kinnair Associates Limited are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

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

Note	Endowment funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income and endowments from:				
Charitable activities	3	-	423,366	423,366
Investments	4	-	39,325	39,120
Total income and endowments	-	462,691	462,691	454,458
Expenditure on:				
Charitable activities	5	-	389,922	389,922
Total expenditure	-	389,922	389,922	302,959
Net movement in funds before other recognised gains/(losses)	-	72,769	72,769	151,499
Other recognised gains/(losses):				
Gains on revaluation of fixed assets		539,930	-	539,930
Net movement in funds		539,930	72,769	612,699
Reconciliation of funds:				
Total funds brought forward		14,462,906	2,516,148	16,979,054
Net movement in funds		539,930	72,769	612,699
Total funds carried forward		15,002,836	2,588,917	17,591,753

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 13 to 25 form part of these financial statements.

THE BELSAY TRUST
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REGISTERED NUMBER: 08217668

BALANCE SHEET
AS AT 31 MARCH 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	9	2,139,035	1,937,137
Investment property	10	14,256,750	13,869,400
		<u>16,395,785</u>	<u>15,806,537</u>
Current assets			
Stocks	11	1,440	1,440
Debtors	12	115,212	129,581
Bank and cash balances		1,198,835	1,147,965
		<u>1,315,487</u>	<u>1,278,986</u>
Current liabilities			
Creditors: amounts falling due within one year	13	(119,519)	(106,469)
		<u>1,195,968</u>	<u>1,172,517</u>
Net current assets		<u>1,195,968</u>	<u>1,172,517</u>
Total assets less current liabilities		<u>17,591,753</u>	<u>16,979,054</u>
Total net assets		<u>17,591,753</u>	<u>16,979,054</u>
Charity funds			
Endowment funds	15	15,002,836	14,462,906
Unrestricted funds	15	2,588,917	2,516,148
Total funds		<u>17,591,753</u>	<u>16,979,054</u>

THE BELSAY TRUST
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REGISTERED NUMBER: 08217668

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2025

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

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

However, an audit is required in accordance with section 144 of the Charities Act 2011.

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 on 21 November 2025 and signed on their behalf by:

DocuSigned by:

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Simon Roger Kirkup

The notes on pages 13 to 25 form part of these financial statements.

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

1. General information

The Belsay Trust is registered as a charitable company, limited by guarantee and is incorporated in England. The address of its registered office is Belsay Estate Office, Belsay, Newcastle upon Tyne, NE20 0DX. The company's registered number is 08217668 and its charity number is 01149510.

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 financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the relevant version of 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) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn

The Belsay 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.

2.2 Going concern

After making appropriate enquiries the Trustees have concluded that they have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

2.3 Income

All income is recognised once the Charitable 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.

2.4 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.

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

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

2. Accounting policies (continued)

2.5 Interest receivable

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

2.6 Tangible fixed assets and depreciation

Except for freehold property 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.

Freehold properties are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Valuation gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on revaluation of fixed assets' in the Statement of financial activities.

At each reporting date the Charitable Company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

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

Depreciation is provided on the following bases:

Freehold property	- Not depreciated
Plant and machinery	- 25% Reducing balance

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of financial activities.

2.7 Investments

Fixed asset investment properties are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on revaluation of fixed assets in the Statement of financial activities.

Included in investment properties is the property of the charitable company comprising those parts of the Belsay Estate in Northumberland which are of historical or architectural interest or of natural beauty which were originally donated and have been valued at a nominal value of £1.

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. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

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

2. Accounting policies (continued)

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 consists of cash held in the charitable company's bank accounts and petty cash.

2.11 Liabilities

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 Charitable 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 Charitable Company 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 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 Charitable Company and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the endowment fund.

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

3. Income from charitable activities

	Unrestricted funds 2025	Total funds 2025
	£	£
Rental income - farms	81,140	81,140
Grass Parks	93,361	93,361
Rental income - houses	206,900	206,900
Rental income - commercial and wayleaves	39,565	39,565
Rental income - office and equipment	2,100	2,100
Sundry income	300	300
	<hr/>	<hr/>
Total 2025	423,366	423,366
	<hr/> <hr/>	<hr/> <hr/>

	<i>Unrestricted funds 2024</i>	<i>Total funds 2024</i>
	£	£
Rental income - farms	80,620	80,620
Grass Parks	94,203	94,203
Rental income - houses	199,654	199,654
Rental income - commercial and wayleaves	38,761	38,761
Rental income - office and equipment	2,100	2,100
	<hr/>	<hr/>
<i>Total 2024</i>	<i>415,338</i>	<i>415,338</i>
	<hr/> <hr/>	<hr/> <hr/>

4. Investment income

	Unrestricted funds 2025	Total funds 2025
	£	£
Investment income - interest	39,325	39,325
	<hr/>	<hr/>

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

4. Investment income (continued)

	<i>Unrestricted funds 2024</i> £	<i>Total funds 2024</i> £
Investment income - interest	39,120	39,120

5. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2025 £	Total 2025 £
Total costs - Charitable activities	389,922	389,922

	<i>Unrestricted funds 2024</i> £	<i>Total 2024</i> £
Total costs - Charitable activities	302,959	302,959

6. Analysis of expenditure by activities

	Activities undertaken directly 2025 £	Support costs 2025 £	Total funds 2025 £
Total costs - Charitable activities	199,600	190,322	389,922

THE BELSAY TRUST
(A company limited by guarantee)

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

6. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Activities 2025	Total funds 2025
	£	£
Grass parks maintenance	137,058	137,058
Property maintenance	62,542	62,542
Total 2025	199,600	199,600
	<i>Activities 2024</i>	<i>Total funds 2024</i>
	£	£
Grass parks maintenance	38,624	38,624
Property maintenance	90,831	90,831
<i>Total 2024</i>	129,455	129,455

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

6. Analysis of expenditure by activities (continued)

Analysis of support costs

	Activities 2025	Total funds 2025
	£	£
Depreciation	752	752
Management fees and expenses	71,160	71,160
Legal and professional fees	20,764	20,764
Insurance	23,174	23,174
Heat and light	3,031	3,031
Stationery and sundry expenses	13,919	13,919
Telephone	1,083	1,083
Rates and water	1,582	1,582
Irrecoverable VAT	27,755	27,755
Office repairs	13,296	13,296
Bad debts	145	145
Bank charges	246	246
Governance costs	13,415	13,415
Total 2025	190,322	190,322

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

6. Analysis of expenditure by activities (continued)

Analysis of support costs (continued)

	<i>Activities</i> 2024 £	<i>Total</i> <i>funds</i> 2024 £
Depreciation	1,005	1,005
Management fees and expenses	71,101	71,101
Legal and professional fees	21,870	21,870
Insurance	24,661	24,661
Heat and light	3,122	3,122
Stationery and sundry expenses	5,524	5,524
Telephone	931	931
Rates and water	383	383
Irrecoverable VAT	30,978	30,978
Office repairs and renewals	384	384
Bank charges	240	240
Governance costs	13,305	13,305
<i>Total 2024</i>	<u>173,504</u>	<u>173,504</u>

7. Auditors' remuneration

	2025 £	2024 £
Fees payable to the Charitable Company's auditor for the audit of the Charitable Company's annual accounts	<u>5,150</u>	<u>4,905</u>

8. Trustees' remuneration and expenses

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

During the year ended 31 March 2025, no Trustee expenses have been incurred (2024 - £NIL).

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

9. Tangible fixed assets

	Freehold property £	Plant and machinery £	Other fixed assets £	Total £
Cost or valuation				
At 1 April 2024	1,930,400	19,149	3,724	1,953,273
Additions	39,763	-	-	39,763
Revaluations	162,887	-	-	162,887
At 31 March 2025	<u>2,133,050</u>	<u>19,149</u>	<u>3,724</u>	<u>2,155,923</u>
Depreciation				
At 1 April 2024	-	16,136	-	16,136
Charge for the year	-	752	-	752
At 31 March 2025	<u>-</u>	<u>16,888</u>	<u>-</u>	<u>16,888</u>
Net book value				
At 31 March 2025	<u>2,133,050</u>	<u>2,261</u>	<u>3,724</u>	<u>2,139,035</u>
At 31 March 2024	<u>1,930,400</u>	<u>3,013</u>	<u>3,724</u>	<u>1,937,137</u>

10. Investment property

	Freehold investment property £
Valuation	
At 1 April 2024	13,869,400
Additions	10,307
Surplus on revaluation	377,043
At 31 March 2025	<u>14,256,750</u>

The 2025 valuations were made by Galbraith LLP on an open market value for existing use basis.

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

11. Stocks

	2025 £	2024 £
Timber stock	1,440	1,440

12. Debtors

	2025 £	2024 £
Due within one year		
Trade debtors	64,718	99,490
Other debtors	13,991	4,919
Prepayments and accrued income	36,503	25,172
	<u>115,212</u>	<u>129,581</u>

13. Creditors: Amounts falling due within one year

	2025 £	2024 £
Trade creditors	54,276	22,711
Accruals and deferred income	65,243	83,758
	<u>119,519</u>	<u>106,469</u>

14. Financial instruments

	2025 £	2024 £
Financial assets		
Financial assets measured at fair value through income and expenditure	1,198,835	1,147,965

Financial assets measured at fair value through income and expenditure comprise bank and cash balances.

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

15. Statement of funds

Statement of funds - current year

	Balance at 1 April 2024 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2025 £
Unrestricted funds					
General Funds - all funds	2,516,148	462,691	(389,922)	-	2,588,917
Endowment funds					
Endowment Funds - all funds	14,462,906	-	-	539,930	15,002,836
Total of funds	16,979,054	462,691	(389,922)	539,930	17,591,753

Statement of funds - prior year

	<i>Balance at 1 April 2023 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2024 £</i>
Unrestricted funds					
General Funds - all funds	2,364,649	454,458	(302,959)	-	2,516,148
Endowment funds					
Endowment Funds - all funds	14,015,393	-	-	447,513	14,462,906
Total of funds	16,380,042	454,458	(302,959)	447,513	16,979,054

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

16. Summary of funds

Summary of funds - current year

	Balance at 1 April 2024 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2025 £
General funds	2,516,148	462,691	(389,922)	-	2,588,917
Endowment funds	14,462,906	-	-	539,930	15,002,836
	<u>16,979,054</u>	<u>462,691</u>	<u>(389,922)</u>	<u>539,930</u>	<u>17,591,753</u>

Summary of funds - prior year

	<i>Balance at 1 April 2023 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2024 £</i>
General funds	2,364,649	454,458	(302,959)	-	2,516,148
Endowment funds	14,015,393	-	-	447,513	14,462,906
	<u>16,380,042</u>	<u>454,458</u>	<u>(302,959)</u>	<u>447,513</u>	<u>16,979,054</u>

17. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Endowment funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £
Tangible fixed assets	1,802,184	336,851	2,139,035
Investment property	13,200,652	1,056,098	14,256,750
Current assets	-	1,315,487	1,315,487
Creditors due within one year	-	(119,519)	(119,519)
Total	<u>15,002,836</u>	<u>2,588,917</u>	<u>17,591,753</u>

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

17. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	<i>Endowment funds 2024 £</i>	<i>Unrestricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Tangible fixed assets	1,639,297	297,840	1,937,137
Investment property	12,823,609	1,045,791	13,869,400
Current assets	-	1,278,986	1,278,986
Creditors due within one year	-	(106,469)	(106,469)
Total	<u>14,462,906</u>	<u>2,516,148</u>	<u>16,979,054</u>

18. Related party transactions

Simon Roger Kirkup is a partner in the firm Womble Bond Dickinson LLP, solicitors of the Charitable Trust. The firm received fees of £18,250 (2024: £21,870) from the Trust in respect of legal fees.

Angus Edward Collingwood-Cameron is a founder of the Northern Farmers and Landowners Group. Expenditure includes a subscription of £210 (2024: £88) paid to this organisation.

THE BELSAY TRUST

England & Wales - Charity number 1149510

Accounts

Registered number: 08217668
Charity number: 1149510

THE BELSAY TRUST
(A company limited by guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

THE BELSAY TRUST
(A company limited by guarantee)

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THE BELSAY TRUST
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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITABLE COMPANY, ITS TRUSTEES AND
ADVISERS
FOR THE YEAR ENDED 31 MARCH 2024**

Trustees	Simon Roger Kirkup John Antony Scott Walton Angus Edward Collingwood-Cameron
Company registered number	08217668
Charity registered number	1149510
Registered office	The Belsay Trust Belsay Newcastle upon Tyne NE20 0DX
Independent auditors	Kinnair Associates Limited Chartered Accountants & Statutory Auditor Aston House Redburn Road Newcastle upon Tyne NE5 1NB
Estate Management	Galbraith LLP (incorporating Land Factor) Blagdon Estate Office Seaton Burn Newcastle upon Tyne NE13 6DE

THE BELSAY TRUST
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TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2024

The Trustees present their annual report together with the audited financial statements of the Charitable Company for 1 April 2023 to 31 March 2024. 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) (effective 1 January 2019).

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's governing document, the Charities Act 2011 and the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Since the Charitable Company qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

● Policies and objectives

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

The primary objective of the charitable company is to preserve, for the benefit of the nation, the property of the charitable company comprising those parts of the Belsay Estate in Northumberland which are of historical or architectural interest or of natural beauty, whether on their own or as a setting for Belsay Castle and Belsay Hall and for such other charitable purposes as the Trustees in their absolute discretion from time to time deem appropriate. The Trustees believe the Trust has met its objectives throughout the year.

● Strategies for achieving objectives

Decisions are made by the Trustees with the land management agents' input as appropriate.

● Activities undertaken to achieve objectives

The activities of the company are farming and the renting out of property comprising the Estate in order to generate income to maintain, preserve, restore, improve and develop the Estate.

THE BELSAY TRUST
(A company limited by guarantee)

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

Objectives and activities (continued)

• **Main activities undertaken to further the Charitable Company's purposes for the public benefit**

In carrying out the Trust's activities, the trustees have complied with their duty to have due regard to the Charity Commission's guidance on public benefit, including the need to report how they have carried out their charity's purposes for the public benefit, when exercising any powers or duties to which the guidance is relevant.

The charity has furthered its objects for the benefit of the public by carrying out the following activities during the year:

1. Providing public access to the Belsay Estate and engaging with the public regarding the preservation of the Estate, through its relationship with and work alongside English Heritage, which operates Belsay Hall and Belsay Castle and the surrounding grounds. This access enables individuals to learn about various aspects of the Estate and the charity to fund preservation work.

2. Engaging with English Heritage in relation to the Belsay Awakes project, funded by the national heritage lottery fund, in relation to the improvement, maintenance and development of the Belsay Estate improving its accessibility for the public for present and future beneficiaries.

The Trust has worked alongside English Heritage in the planning and preparation for the Belsay Awakes Project which has been ongoing for the past five years. We hold regular meetings with stakeholders, as well as English Heritage consultants and project teams to ensure that the Belsay Awakes Project preserves and develops the Estate in the right way.

3. The Trust works alongside English Heritage to provide access to new areas of the Estate and works with agencies and bodies such as Natural England to preserve and improve the Grade I woodlands and grass parks that surround Belsay Hall, Castle and Gardens, as well as the historic buildings and landmarks within those. For example, the Trust engages specialist contractors to undertake regular tree and wildlife surveys. The Trust also undertakes special projects every year to restore and maintain historic rural buildings and field structures (walls, bridges, fencing and gates) within the parks at Belsay.

4. Support to the local community through initiatives undertaken to include:

The Trust supports the local community surrounding Belsay Estate in numerous ways. The Trust provides relatively low cost housing to local families, and has a reputation as a good and supportive landlord with properties that are well maintained. Any maintenance problems are dealt with quickly and efficiently. The Trust has a good relationship with all its tenants.

The Trust is the owner of the buildings which form Belsay Primary School and Belsay Daycare. The Trust regularly provides financial support to the school and supports its community initiatives.

The Trust also works alongside English Heritage to support its outreach and volunteer programme.

The Trust supports local initiatives to fight rural crime and also contributes to the local Red Squirrel patrol programme in Northumberland.

5. Other activities include:

The Trust Estate Office remained open through the Covid lockdowns, supporting residents and responding to requests for property maintenance where possible and appropriate. The Trust worked to ensure that the Estate (the Hall, Castle and Gardens) were secure by installing security cameras on the main driveway, when relevant parts of English Heritage had to close the site.

THE BELSAY TRUST
(A company limited by guarantee)

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

Achievements and performance

● **Review of activities**

The Trust continues to maintain the properties of the Trust and has established a programme of potential conversion of redundant buildings to productive use, in keeping with the ambience of the Estate and its environs.

Financial review

● **Going concern**

After making appropriate enquiries, the Trustees have concluded that they have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

● **Reserves policy**

It is the policy of the charitable company to maintain free reserves, which at 31 March 2024 stood at £1,172,517 (2023: £1,112,763) which the Trustees consider to be at an appropriate level to finance the continuing investment in, and improvement of, the charity's assets and to allow for sufficient liquidity to provide funds to cover management, administration and support costs.

● **Investment policy and performance**

In furtherance of the charitable objects of the company, the Trustees have full and unrestricted powers of investment as set out in the Articles of Association.

● **Overview**

The income of the charitable company for the year amounts to £454,458 (2023: £437,663) and costs of £302,959 (2023: £250,917) giving a surplus of £151,499 (2023: £186,746) before taking account of unrealised gains/losses in respect of property revaluations.

Structure, governance and management

● **Constitution**

The Belsay Trust is registered as a charitable company limited by guarantee and was set up by a Trust deed.

● **Methods of appointment or election of Trustees**

The management of the Charitable Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Memorandum of Association.

● **Organisational structure and decision-making policies**

Overall responsibility for the running of the charitable company is vested in the Trustees. Subject thereto, the administration of the day to day running of the charitable company is undertaken by the land management agents, Galbraith LLP.

THE BELSAY TRUST
(A company limited by guarantee)

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

Structure, governance and management (continued)

● **Policies adopted for the induction and training of Trustees**

The Trustees are or have been professional persons with relevant experience in acting in the capacity of Trustees. The Trustees have an established system to train new trustees in relation to their duties and to induct them into the affairs and relevant workings of the charity, as required.

● **Related party relationships**

During the year the charitable company was provided with legal services by Womble Bond Dickinson LLP in which one of the Trustees, Simon Roger Kirkup, is a partner.

In addition, Angus Edward Collingwood-Cameron, Trustee, is a founder of the Northern Farmers and Landowners Group. The charitable company has an annual subscription to this organisation.

● **Financial risk management**

The Trustees have assessed the major risks to which the Charitable Company is exposed, in particular those related to the operations and finances of the Charitable Company, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Plans for future periods

The Trustees will continue to focus on the investment of any surplus income and/or the proceeds of any asset sales in the Trust's property assets with a view to carrying out their policies and achieving the Trust's objectives.

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

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Charitable Company 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, 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 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 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 hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

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 charity's auditors are 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 relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

The auditors, Kinnair Associates Limited, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees on 15 November 2024 and signed on their behalf by:

Simon Roger Kirkup
(Chair of Trustees)

THE BELSAY TRUST
(A company limited by guarantee)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST

Opinion

We have audited the financial statements of The Belsay Trust (the 'charitable company') for the year ended 31 March 2024 which comprise the Statement of financial activities, the Balance sheet, the 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 charitable company's affairs as at 31 March 2024 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the 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 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.

THE BELSAY TRUST
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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' 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.

Matters on which we are required to report by exception

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

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; 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 charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

THE BELSAY TRUST
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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an 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:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with trustees and other management, and from our commercial knowledge and experience of the rental sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Charity, including Charities Act 2011 et seq., the Charities (Protection and Social Investment) Act 2016, the Trustees Acts 1925 and 2000 and Charity Commission regulation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- we ensured that the identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud and their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we: -

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions; and
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the financial statements were indicative of potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to: -

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations

THE BELSAY TRUST
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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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

Kinnair Associates Limited

Chartered Accountants & Statutory Auditor

Aston House

Redburn Road

Newcastle upon Tyne

NE5 1NB

Date:

Kinnair Associates Limited are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE BELSAY TRUST
(A company limited by guarantee)

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

Note	Endowment funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income and endowments from:				
Charitable activities	3	-	415,338	415,338
Investments	4	-	39,120	39,120
Total income and endowments	-	454,458	454,458	437,663
Expenditure on:				
Charitable activities	5	-	302,959	302,959
Total expenditure	-	302,959	302,959	250,917
Net movement in funds before other recognised gains/(losses)	-	151,499	151,499	186,746
Other recognised gains/(losses):				
Gains on revaluation of fixed assets		447,513	-	447,513
Net movement in funds		447,513	151,499	599,012
Reconciliation of funds:				
Total funds brought forward		14,015,393	2,364,649	16,380,042
Net movement in funds		447,513	151,499	599,012
Total funds carried forward		14,462,906	2,516,148	16,979,054

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 14 to 26 form part of these financial statements.

THE BELSAY TRUST
(A company limited by guarantee)
REGISTERED NUMBER: 08217668

BALANCE SHEET
AS AT 31 MARCH 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	9	1,937,137	1,814,879
Investment property	10	13,869,400	13,452,400
		<u>15,806,537</u>	<u>15,267,279</u>
Current assets			
Stocks	11	1,440	-
Debtors	12	129,581	70,091
Bank and cash balances		1,147,965	1,094,066
		<u>1,278,986</u>	<u>1,164,157</u>
Creditors: amounts falling due within one year	13	(106,469)	(51,394)
Net current assets		<u>1,172,517</u>	<u>1,112,763</u>
Total assets less current liabilities		<u>16,979,054</u>	<u>16,380,042</u>
Total net assets		<u>16,979,054</u>	<u>16,380,042</u>
Charity funds			
Endowment funds	15	14,462,906	14,015,393
Unrestricted funds	15	2,516,148	2,364,649
Total funds		<u>16,979,054</u>	<u>16,380,042</u>

THE BELSAY TRUST
(A company limited by guarantee)
REGISTERED NUMBER: 08217668

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2024

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

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

However, an audit is required in accordance with section 144 of the Charities Act 2011.

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 on 15 November 2024 and signed on their behalf by:

Simon Roger Kirkup

The notes on pages 14 to 26 form part of these financial statements.

THE BELSAY TRUST
(A company limited by guarantee)

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

1. General information

The Belsay Trust is registered as a charitable company, limited by guarantee and is incorporated in England. The address of its registered office is Belsay Estate Office, Belsay, Newcastle upon Tyne, NE20 0DX. The company's registered number is 08217668 and its charity number is 01149510.

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 financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the relevant version of 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) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn

The Belsay 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.

2.2 Going concern

After making appropriate enquiries the Trustees have concluded that they have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

2.3 Income

All income is recognised once the Charitable 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.

2.4 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.

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

THE BELSAY TRUST
(A company limited by guarantee)

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

2. Accounting policies (continued)

2.5 Interest receivable

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

2.6 Tangible fixed assets and depreciation

Except for freehold property 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.

Freehold properties are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Valuation gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on revaluation of fixed assets' in the Statement of financial activities.

At each reporting date the Charitable Company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

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

Depreciation is provided on the following bases:

Freehold property	- Not depreciated
Plant and machinery	- 25% Reducing balance

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of financial activities.

2.7 Investments

Fixed asset investment properties are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on revaluation of fixed assets' in the Statement of financial activities.

Included in investment properties is the property of the charitable company comprising those parts of the Belsay Estate in Northumberland which are of historical or architectural interest or of natural beauty which were originally donated and have been valued at a nominal value of £1.

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. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

THE BELSAY TRUST
(A company limited by guarantee)

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

2. Accounting policies (continued)

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 consists of cash held in the charitable company's bank accounts and petty cash.

2.11 Liabilities

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 Charitable 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 Charitable Company 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 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 Charitable Company and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the endowment fund.

THE BELSAY TRUST
(A company limited by guarantee)

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

3. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £
Rental income - farms	80,620	80,620
Grass Parks	94,203	94,203
Rental income - houses	199,654	199,654
Rental income - commercial and wayleaves	38,761	38,761
Rental income - office and equipment	2,100	2,100
Firewood sales	-	-
Sundry income	-	-
Total 2024	415,338	415,338

	<i>Unrestricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Rental income - farms	76,390	76,390
Grass Parks	115,584	115,584
Rental income - houses	195,627	195,627
Rental income - commercial and wayleaves	37,411	37,411
Rental income - office and equipment	2,100	2,100
Firewood sales	4,970	4,970
<i>Total 2023</i>	<i>432,082</i>	<i>432,082</i>

4. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £
Investment income - interest	39,120	39,120

THE BELSAY TRUST
(A company limited by guarantee)

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

4. Investment income (continued)

	<i>Unrestricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Investment income - interest	<i>5,581</i>	<i>5,581</i>

5. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2024 £	Total 2024 £
Total costs - Charitable activities	302,959	302,959

	<i>Unrestricted funds 2023 £</i>	<i>Total 2023 £</i>
Total costs - Charitable activities	<i>250,917</i>	<i>250,917</i>

6. Analysis of expenditure by activities

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £
Total costs - Charitable activities	129,455	173,504	302,959

THE BELSAY TRUST
(A company limited by guarantee)

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

6. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Activities 2024 £	Total funds 2024 £
Grass parks maintenance	38,624	38,624
Property maintenance	90,831	90,831
Total 2024	<u>129,455</u>	<u>129,455</u>
	<i>Activities 2023 £</i>	<i>Total funds 2023 £</i>
Grass parks maintenance	34,543	34,543
Property maintenance	64,211	64,211
<i>Total 2023</i>	<u>98,754</u>	<u>98,754</u>

THE BELSAY TRUST
(A company limited by guarantee)

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

6. Analysis of expenditure by activities (continued)

Analysis of support costs

	Activities 2024	Total funds 2024
	£	£
Depreciation	1,005	1,005
Management fees and expenses	71,101	71,101
Legal and professional fees	21,870	21,870
Insurance	24,661	24,661
Heat and light	3,122	3,122
Stationery and sundry expenses	5,524	5,524
Telephone	931	931
Rates and water	383	383
Irrecoverable VAT	30,978	30,978
Office repairs	384	384
Bank charges	240	240
Governance costs	13,305	13,305
Total 2024	173,504	173,504
	<i>Activities</i>	<i>Total</i>
	<i>2023</i>	<i>funds</i>
	£	£
Depreciation	1,339	1,339
Management fees and expenses	66,546	66,546
Legal and professional fees	15,725	15,725
Insurance	21,489	21,489
Heat and light	1,694	1,694
Stationery and sundry expenses	5,712	5,712
Telephone	754	754
Rates and water	359	359
Irrecoverable VAT	25,869	25,869
Bank charges	206	206
Governance costs	12,470	12,470
<i>Total 2023</i>	<i>152,163</i>	<i>152,163</i>

THE BELSAY TRUST
(A company limited by guarantee)

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

7. Auditors' remuneration

	2024	2023
	£	£
Fees payable to the Charitable Company's auditor for the audit of the Charitable Company's annual accounts	4,905	4,675

8. Trustees' remuneration and expenses

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

During the year ended 31 March 2024, no Trustee expenses have been incurred (2023 - £NIL).

9. Tangible fixed assets

	Freehold property £	Plant and machinery £	Other fixed assets £	Total £
Cost or valuation				
At 1 April 2023	1,807,137	19,149	3,724	1,830,010
Additions	10,263	-	-	10,263
Revaluations	113,000	-	-	113,000
At 31 March 2024	1,930,400	19,149	3,724	1,953,273
Depreciation				
At 1 April 2023	-	15,131	-	15,131
Charge for the year	-	1,005	-	1,005
At 31 March 2024	-	16,136	-	16,136
Net book value				
At 31 March 2024	1,930,400	3,013	3,724	1,937,137
At 31 March 2023	<i>1,807,137</i>	<i>4,018</i>	<i>3,724</i>	<i>1,814,879</i>

10. Investment property

THE BELSAY TRUST
(A company limited by guarantee)

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

10. Investment property (continued)

Charitable Company (continued)

	Freehold investment property £
Valuation	
At 1 April 2023	13,452,400
Additions	82,487
Surplus on revaluation	334,513
At 31 March 2024	13,869,400

The 2024 valuations were made by Galbraith LLP on an open market value for existing use basis.

11. Stocks

	2024 £	2023 £
Timber stock	1,440	-

12. Debtors

	2024 £	2023 £
Due within one year		
Trade debtors	99,490	51,786
Other debtors	4,919	8,630
Prepayments and accrued income	25,172	9,675
	129,581	70,091

13. Creditors: Amounts falling due within one year

	2024 £	2023 £
Trade creditors	22,711	7,613
Accruals and deferred income	83,758	43,781
	106,469	51,394

THE BELSAY TRUST
(A company limited by guarantee)

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

13. Creditors: Amounts falling due within one year (continued)

2024	2023
£	£

14. Financial instruments

2024	2023
£	£

Financial assets

Financial assets measured at fair value through income and expenditure	<u>1,147,965</u>	<u>1,094,066</u>
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Financial assets measured at fair value through income and expenditure comprise bank and cash balances.

THE BELSAY TRUST
(A company limited by guarantee)

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

15. Statement of funds

Statement of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2024 £
Unrestricted funds					
General Funds - all funds	2,364,649	454,458	(302,959)	-	2,516,148
Endowment funds					
Endowment Funds - all funds	14,015,393	-	-	447,513	14,462,906
Total of funds	16,380,042	454,458	(302,959)	447,513	16,979,054

Statement of funds - prior year

	<i>Balance at 1 April 2022 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2023 £</i>
Unrestricted funds					
General Funds	<i>2,177,903</i>	<i>437,663</i>	<i>(250,917)</i>	<i>-</i>	<i>2,364,649</i>
Endowment funds					
Endowment Fund	<i>13,970,357</i>	<i>-</i>	<i>-</i>	<i>45,036</i>	<i>14,015,393</i>
Total of funds	<i>16,148,260</i>	<i>437,663</i>	<i>(250,917)</i>	<i>45,036</i>	<i>16,380,042</i>

THE BELSAY TRUST
(A company limited by guarantee)

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

16. Summary of funds

Summary of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2024 £
General funds	2,364,649	454,458	(302,959)	-	2,516,148
Endowment funds	14,015,393	-	-	447,513	14,462,906
	<u>16,380,042</u>	<u>454,458</u>	<u>(302,959)</u>	<u>447,513</u>	<u>16,979,054</u>

Summary of funds - prior year

	<i>Balance at 1 April 2022 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2023 £</i>
General funds	2,177,903	437,663	(250,917)	-	2,364,649
Endowment funds	13,970,357	-	-	45,036	14,015,393
	<u>16,148,260</u>	<u>437,663</u>	<u>(250,917)</u>	<u>45,036</u>	<u>16,380,042</u>

17. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Endowment funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	-	1,937,137	1,937,137
Investment property	14,462,906	(593,506)	13,869,400
Current assets	-	1,278,986	1,278,986
Creditors due within one year	-	(106,469)	(106,469)
Total	<u>14,462,906</u>	<u>2,516,148</u>	<u>16,979,054</u>

THE BELSAY TRUST
(A company limited by guarantee)

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

17. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior period

	<i>Endowment funds 2023</i>	<i>Unrestricted funds 2023</i>	<i>Total funds 2023</i>
	£	£	£
Tangible fixed assets	1,526,297	288,582	1,814,879
Investment property	12,489,096	963,304	13,452,400
Current assets	-	1,164,157	1,164,157
Creditors due within one year	-	(51,394)	(51,394)
Total	<u>14,015,393</u>	<u>2,364,649</u>	<u>16,380,042</u>

18. Related party transactions

Simon Roger Kirkup is a partner in the firm Womble Bond Dickinson LLP, solicitors of the Charitable Trust. The firm received fees of £21,870 (2023: £14,325) from the Trust in respect of legal fees.

Angus Edward Collingwood-Cameron is a founder of the Northern Farmers and Landowners Group. Expenditure includes a subscription of £88 (2023: £210) paid to this organisation.

THE BELSAY TRUST

England & Wales - Charity number 1149510

Accounts

Registered number: 08217668
Charity number: 1149510

THE BELSAY TRUST
(A company limited by guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

THE BELSAY TRUST
(A company limited by guarantee)

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THE BELSAY TRUST
(A company limited by guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITABLE COMPANY, ITS TRUSTEES AND
ADVISERS
FOR THE YEAR ENDED 31 MARCH 2023**

Trustees	Simon Roger Kirkup John Antony Scott Walton Angus Edward Collingwood-Cameron
Company registered number	08217668
Charity registered number	1149510
Registered office	The Belsay Trust Belsay Newcastle upon Tyne NE20 0DX
Independent auditors	Kinnair Associates Limited Chartered Accountants & Statutory Auditor Aston House Redburn Road Newcastle upon Tyne NE5 1NB
Estate Management	Galbraith LLP (incorporating Land Factor) Blagdon Estate Office Seaton Burn Newcastle upon Tyne NE13 6DE

THE BELSAY TRUST
(A company limited by guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2023

The Trustees present their annual report together with the audited financial statements of the Charitable Company for 1 April 2022 to 31 March 2023. 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) (effective 1 January 2019).

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's governing document, the Charities Act 2011 and the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Since the Charitable Company qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

● Policies and objectives

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

The primary objective of the charitable company is to preserve, for the benefit of the nation, the property of the charitable company comprising those parts of the Belsay Estate in Northumberland which are of historical or architectural interest or of natural beauty, whether on their own or as a setting for Belsay Castle and Belsay Hall and for such other charitable purposes as the Trustees in their absolute discretion from time to time deem appropriate. The Trustees believe the Trust has met its objectives throughout the year.

● Strategies for achieving objectives

Decisions are made by the Trustees with the land management agents' input as appropriate.

● Activities undertaken to achieve objectives

The activities of the company are farming and the renting out of property comprising the Estate in order to generate income to maintain, preserve, restore, improve and develop the Estate.

THE BELSAY TRUST
(A company limited by guarantee)

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

Objectives and activities (continued)

• **Main activities undertaken to further the Charitable Company's purposes for the public benefit**

In carrying out the Trust's activities, the trustees have complied with their duty to have due regard to the Charity Commission's guidance on public benefit, including the need to report how they have carried out their charity's purposes for the public benefit, when exercising any powers or duties to which the guidance is relevant.

The charity has furthered its objects for the benefit of the public by carrying out the following activities during the year:

1. Providing public access to the Belsay Estate and engaging with the public regarding the preservation of the Estate, through its relationship with and work alongside English Heritage, which operates Belsay Hall and Belsay Castle and the surrounding grounds. This access enables individuals to learn about various aspects of the Estate and the charity to fund preservation work.

2. Engaging with English Heritage in relation to the Belsay Awakes project, funded by the national heritage lottery fund, in relation to the improvement, maintenance and development of the Belsay Estate improving its accessibility for the public for present and future beneficiaries.

The Trust has worked alongside English Heritage in the planning and preparation for the Belsay Awakes Project which has been ongoing for the past five years. We hold regular meetings with stakeholders, as well as English Heritage consultants and project teams to ensure that the Belsay Awakes Project preserves and develops the Estate in the right way.

3. The Trust works alongside English Heritage to provide access to new areas of the Estate and works with agencies and bodies such as Natural England to preserve and improve the Grade I woodlands and grass parks that surround Belsay Hall, Castle and Gardens, as well as the historic buildings and landmarks within those. For example, the Trust engages specialist contractors to undertake regular tree and wildlife surveys. The Trust also undertakes special projects every year to restore and maintain historic rural buildings and field structures (walls, bridges, fencing and gates) within the parks at Belsay.

4. Support to the local community through initiatives undertaken to include:

The Trust supports the local community surrounding Belsay Estate in numerous ways. The Trust provides relatively low cost housing to local families, and has a reputation as a good and supportive landlord with properties that are well maintained. Any maintenance problems are dealt with quickly and efficiently. The Trust has a good relationship with all its tenants.

The Trust is the owner of the buildings which form Belsay Primary School and Belsay Daycare. The Trust regularly provides financial support to the school and supports its community initiatives.

The Trust also works alongside English Heritage to support its outreach and volunteer programme.

The Trust supports local initiatives to fight rural crime and also contributes to the local Red Squirrel patrol programme in Northumberland.

5. Other activities include:

The Trust Estate Office remained open through the Covid lockdowns, supporting residents and responding to requests for property maintenance where possible and appropriate. The Trust worked to ensure that the Estate (the Hall, Castle and Gardens) were secure by installing security cameras on the main driveway, when relevant parts of English Heritage had to close the site.

THE BELSAY TRUST
(A company limited by guarantee)

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

Achievements and performance

● **Review of activities**

The Trust continues to maintain the properties of the Trust and has established a programme of potential conversion of redundant buildings to productive use, in keeping with the ambience of the Estate and its environs.

Financial review

● **Going concern**

After making appropriate enquiries, the Trustees have concluded that they have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

● **Reserves policy**

It is the policy of the charitable company to maintain free reserves, which at 31 March 2023 stood at £1,112,763 (2022: £1,143,896) which the Trustees consider to be at an appropriate level to finance the continuing investment in, and improvement of, the charity's assets and to allow for sufficient liquidity to provide funds to cover management, administration and support costs.

● **Investment policy and performance**

In furtherance of the charitable objects of the company, the Trustees have full and unrestricted powers of investment as set out in the Articles of Association.

● **Overview**

The income of the charitable company for the year amounts to £437,663 (2022: £401,332) and costs of £250,917 (2022: £226,994) giving a surplus of £186,746 (2022: £174,338) before taking account of unrealised gains/losses in respect of property revaluations.

Structure, governance and management

● **Constitution**

The Belsay Trust is registered as a charitable company limited by guarantee and was set up by a Trust deed.

● **Methods of appointment or election of Trustees**

The management of the Charitable Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Memorandum of Association.

● **Organisational structure and decision-making policies**

Overall responsibility for the running of the charitable company is vested in the Trustees. Subject thereto, the administration of the day to day running of the charitable company is undertaken by the land management agents, Galbraith LLP.

THE BELSAY TRUST
(A company limited by guarantee)

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

Structure, governance and management (continued)

• **Policies adopted for the induction and training of Trustees**

The Trustees are or have been professional persons with relevant experience in acting in the capacity of Trustees. The Trustees have an established system to train new trustees in relation to their duties and to induct them into the affairs and relevant workings of the charity, as required.

• **Related party relationships**

During the year the charitable company was provided with legal services by Womble Bond Dickinson LLP in which one of the Trustees, Simon Roger Kirkup, is a partner.

In addition, Angus Edward Collingwood-Cameron, Trustee, is a founder of the Northern Farmers and Landowners Group. The charitable company has an annual subscription to this organisation.

• **Financial risk management**

The Trustees have assessed the major risks to which the Charitable Company is exposed, in particular those related to the operations and finances of the Charitable Company, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Plans for future periods

The Trustees will continue to focus on the investment of any surplus income and/or the proceeds of any asset sales in the Trust's property assets with a view to carrying out their policies and achieving the Trust's objectives.

THE BELSAY TRUST
(A company limited by guarantee)

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

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Charitable Company 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, 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 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 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 hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

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 charity's auditors are 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 relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

The auditors, Kinnair Associates Limited, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees on 24 November 2023 and signed on their behalf by:

Simon Roger Kirkup
(Chair of Trustees)

THE BELSAY TRUST
(A company limited by guarantee)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST

Opinion

We have audited the financial statements of The Belsay Trust (the 'charitable company') for the year ended 31 March 2023 which comprise the Statement of financial activities, the Balance sheet, the 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 charitable company's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the 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 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.

THE BELSAY TRUST
(A company limited by guarantee)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' 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.

Matters on which we are required to report by exception

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

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; 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 charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

THE BELSAY TRUST
(A company limited by guarantee)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an 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:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with trustees and other management, and from our commercial knowledge and experience of the rental sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Charity, including Charities Act 2011 et seq., the Charities (Protection and Social Investment) Act 2016, the Trustees Acts 1925 and 2000 and Charity Commission regulation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- we ensured that the identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud and their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we: -

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions; and
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the financial statements were indicative of potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to: -

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations

THE BELSAY TRUST
(A company limited by guarantee)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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

Kinnair Associates Limited

Chartered Accountants & Statutory Auditor

Aston House

Redburn Road

Newcastle upon Tyne

NE5 1NB

24 November 2023

Kinnair Associates Limited are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE BELSAY TRUST
(A company limited by guarantee)

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

	Note	Endowment funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income and endowments from:					
Charitable activities	3	-	432,082	432,082	401,215
Investments	4	-	5,581	5,581	117
Total income and endowments		-	437,663	437,663	401,332
Expenditure on:					
Charitable activities	5	-	250,917	250,917	226,994
Total expenditure		-	250,917	250,917	226,994
Net movement in funds before other recognised gains		-	186,746	186,746	174,338
Other recognised gains:					
Gains on revaluation of fixed assets		45,036	-	45,036	800,000
Net movement in funds		45,036	186,746	231,782	974,338
Reconciliation of funds:					
Total funds brought forward		13,970,357	2,177,903	16,148,260	15,173,922
Net movement in funds		45,036	186,746	231,782	974,338
Total funds carried forward		14,015,393	2,364,649	16,380,042	16,148,260

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 14 to 25 form part of these financial statements.

THE BELSAY TRUST
(A company limited by guarantee)
REGISTERED NUMBER: 08217668

BALANCE SHEET
AS AT 31 MARCH 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	9	1,814,879	1,815,377
Investment property	10	13,452,400	13,188,987
		<u>15,267,279</u>	<u>15,004,364</u>
Current assets			
Debtors	11	70,091	35,989
Cash at bank and in hand		1,094,066	1,165,341
		<u>1,164,157</u>	<u>1,201,330</u>
Creditors: amounts falling due within one year	12	(51,394)	(57,434)
		<u>1,112,763</u>	<u>1,143,896</u>
Net current assets		<u>1,112,763</u>	<u>1,143,896</u>
Total assets less current liabilities		<u>16,380,042</u>	<u>16,148,260</u>
Total net assets		<u>16,380,042</u>	<u>16,148,260</u>
Charity funds			
Endowment funds	14	14,015,393	13,970,357
Unrestricted funds	14	2,364,649	2,177,903
Total funds		<u>16,380,042</u>	<u>16,148,260</u>

THE BELSAY TRUST
(A company limited by guarantee)
REGISTERED NUMBER: 08217668

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2023

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

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

However, an audit is required in accordance with section 144 of the Charities Act 2011.

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 on 24 November 2023 and signed on their behalf by:

Simon Roger Kirkup

The notes on pages 14 to 25 form part of these financial statements.

THE BELSAY TRUST
(A company limited by guarantee)

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

1. General information

The Belsay Trust is registered as a charitable company, limited by guarantee and is incorporated in England. The address of its registered office is Belsay Estate Office, Belsay, Newcastle upon Tyne, NE20 0DX. The company's registered number is 08217668 and its charity number is 01149510.

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 financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the relevant version of 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) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn

The Belsay 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.

2.2 Going concern

After making appropriate enquiries the Trustees have concluded that they have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

2.3 Income

All income is recognised once the Charitable 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.

2.4 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.

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

THE BELSAY TRUST
(A company limited by guarantee)

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

2. Accounting policies (continued)

2.5 Interest receivable

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

2.6 Tangible fixed assets and depreciation

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.

At each reporting date the Charitable Company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

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

Depreciation is provided on the following bases:

Freehold property	- Not depreciated
Plant and machinery	- 25% Reducing balance

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of financial activities.

2.7 Investments

Fixed asset investment properties are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

Included in investment properties is the property of the charitable company comprising those parts of the Belsay Estate in Northumberland which are of historical or architectural interest or of natural beauty which were originally donated and have been valued at a nominal value of £1.

2.8 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.

2.9 Cash at bank and in hand

Cash at bank and in hand consists of cash held in the charitable company's bank accounts and petty cash.

THE BELSAY TRUST
(A company limited by guarantee)

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

2. Accounting policies (continued)

2.10 Liabilities

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 Charitable 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 Charitable Company 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 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 Charitable Company and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the endowment fund.

3. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £
Rental income - farms	76,390	76,390
Grass Parks	115,584	115,584
Rental income - houses	195,627	195,627
Rental income - commercial and wayleaves	37,411	37,411
Rental income - office and equipment	2,100	2,100
Firewood sales	4,970	4,970
Sundry income	-	-
Total 2023	432,082	432,082

THE BELSAY TRUST
(A company limited by guarantee)

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

3. Income from charitable activities (continued)

	<i>Unrestricted funds 2022</i> £	<i>Total funds 2022</i> £
Rental income - farms	73,390	73,390
Grass Parks	99,528	99,528
Rental income - houses	192,658	192,658
Rental income - commercial and wayleaves	33,389	33,389
Rental income - office and equipment	2,100	2,100
Sundry income	150	150
<i>Total 2022</i>	<i>401,215</i>	<i>401,215</i>

4. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £
Investment income - interest	5,581	5,581
	5,581	5,581

	<i>Unrestricted funds 2022</i> £	<i>Total funds 2022</i> £
Investment income - interest	117	117
	117	117

THE BELSAY TRUST
(A company limited by guarantee)

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

5. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2023 £	Total 2023 £
Total costs - Charitable activities	250,917	250,917

	<i>Unrestricted funds 2022 £</i>	<i>Total 2022 £</i>
Total costs - Charitable activities	226,994	226,994

6. Analysis of expenditure by activities

	Activities undertaken directly 2023 £	Support costs 2023 £	Total funds 2023 £
Total costs - Charitable activities	98,754	152,163	250,917

	<i>Activities undertaken directly 2022 £</i>	<i>Support costs 2022 £</i>	<i>Total funds 2022 £</i>
Total costs - Charitable activities	82,514	144,480	226,994

THE BELSAY TRUST
(A company limited by guarantee)

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

6. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Activities 2023 £	Total funds 2023 £
Grass parks maintenance	34,543	34,543
Property maintenance	64,211	64,211
Total 2023	<u>98,754</u>	<u>98,754</u>

	<i>Activities 2022 £</i>	<i>Total funds 2022 £</i>
Grass parks maintenance	55,258	55,258
Property maintenance	27,256	27,256
<i>Total 2022</i>	<u>82,514</u>	<u>82,514</u>

Analysis of support costs

	Activities 2023 £	Total funds 2023 £
Depreciation	1,339	1,339
Management fees and expenses	66,546	66,546
Legal and professional fees	15,725	15,725
Insurance	21,489	21,489
Heat and light	1,694	1,694
Stationery and sundry expenses	5,712	5,712
Telephone	754	754
Rates and water	359	359
Irrecoverable VAT	25,869	25,869
Bank charges	206	206
Governance costs	12,470	12,470
Total 2023	<u>152,163</u>	<u>152,163</u>

THE BELSAY TRUST
(A company limited by guarantee)

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

6. Analysis of expenditure by activities (continued)

Analysis of support costs (continued)

	<i>Activities</i> 2022 £	<i>Total</i> <i>funds</i> 2022 £
Depreciation	1,786	1,786
Management fees and expenses	65,120	65,120
Legal and professional fees	21,123	21,123
Insurance	15,603	15,603
Heat and light	1,566	1,566
Stationery and sundry expenses	5,822	5,822
Telephone	1,386	1,386
Rates and water	1,743	1,743
Irrecoverable VAT	18,326	18,326
Bank charges	190	190
Governance costs	11,815	11,815
<i>Total 2022</i>	<i>144,480</i>	<i>144,480</i>

7. Auditors' remuneration

	2023 £	2022 £
Fees payable to the Charitable Company's auditor for the audit of the Charitable Company's annual accounts	4,675	4,250

8. Trustees' remuneration and expenses

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

During the year ended 31 March 2023, no Trustee expenses have been incurred (2022 - £NIL).

THE BELSAY TRUST
(A company limited by guarantee)

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

9. Tangible fixed assets

	Freehold property £	Plant and machinery £	Other fixed assets £	Total £
Cost or valuation				
At 1 April 2022	1,806,296	19,149	3,724	1,829,169
Additions	841	-	-	841
At 31 March 2023	<u>1,807,137</u>	<u>19,149</u>	<u>3,724</u>	<u>1,830,010</u>
Depreciation				
At 1 April 2022	-	13,792	-	13,792
Charge for the year	-	1,339	-	1,339
At 31 March 2023	<u>-</u>	<u>15,131</u>	<u>-</u>	<u>15,131</u>
Net book value				
At 31 March 2023	<u>1,807,137</u>	<u>4,018</u>	<u>3,724</u>	<u>1,814,879</u>
<i>At 31 March 2022</i>	<u>1,806,296</u>	<u>5,357</u>	<u>3,724</u>	<u>1,815,377</u>

10. Investment property

	Freehold investment property £
Valuation	
At 1 April 2022	13,188,987
Additions	218,377
Surplus on revaluation	45,036
At 31 March 2023	<u>13,452,400</u>

The 2023 valuations were made by Galbraith LLP on an open market value for existing use basis.

THE BELSAY TRUST
(A company limited by guarantee)

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

11. Debtors

	2023 £	2022 £
Due within one year		
Trade debtors	51,786	19,899
Other debtors	8,630	7,330
Prepayments and accrued income	9,675	8,760
	<u>70,091</u>	<u>35,989</u>

12. Creditors: Amounts falling due within one year

	2023 £	2022 £
Trade creditors	7,613	23,364
Accruals and deferred income	43,781	34,070
	<u>51,394</u>	<u>57,434</u>

13. Financial instruments

	2023 £	2022 £
Financial assets		
Financial assets measured at fair value through income and expenditure	<u>1,094,066</u>	<u>1,165,341</u>

Financial assets measured at fair value through income and expenditure comprise bank and cash balances.

THE BELSAY TRUST
(A company limited by guarantee)

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

14. Statement of funds

Statement of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2023 £
Unrestricted funds					
General Funds	2,177,903	437,663	(250,917)	-	2,364,649
Endowment funds					
Endowment Fund	13,970,357	-	-	45,036	14,015,393
Total of funds	16,148,260	437,663	(250,917)	45,036	16,380,042

Statement of funds - prior year

	<i>Balance at 1 April 2021 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2022 £</i>
Unrestricted funds					
General Funds	2,003,565	401,332	(226,994)	-	2,177,903
Endowment funds					
Endowment Fund	13,170,357	-	-	800,000	13,970,357
Total of funds	15,173,922	401,332	(226,994)	800,000	16,148,260

THE BELSAY TRUST
(A company limited by guarantee)

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

15. Summary of funds

Summary of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2023 £
General funds	2,177,903	437,663	(250,917)	-	2,364,649
Endowment funds	13,970,357	-	-	45,036	14,015,393
	<u>16,148,260</u>	<u>437,663</u>	<u>(250,917)</u>	<u>45,036</u>	<u>16,380,042</u>

Summary of funds - prior year

	<i>Balance at 1 April 2021 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2022 £</i>
General funds	2,003,565	401,332	(226,994)	-	2,177,903
Endowment funds	13,170,357	-	-	800,000	13,970,357
	<u>15,173,922</u>	<u>401,332</u>	<u>(226,994)</u>	<u>800,000</u>	<u>16,148,260</u>

16. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Endowment funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	1,526,297	288,582	1,814,879
Investment property	12,489,096	963,304	13,452,400
Current assets	-	1,164,157	1,164,157
Creditors due within one year	-	(51,394)	(51,394)
Total	<u>14,015,393</u>	<u>2,364,649</u>	<u>16,380,042</u>

THE BELSAY TRUST
(A company limited by guarantee)

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

16. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	<i>Endowment funds 2022</i>	<i>Unrestricted funds 2022</i>	<i>Total funds 2022</i>
	£	£	£
Tangible fixed assets	1,526,297	289,080	1,815,377
Investment property	12,444,060	744,927	13,188,987
Current assets	-	1,201,330	1,201,330
Creditors due within one year	-	(57,434)	(57,434)
Total	<u>13,970,357</u>	<u>2,177,903</u>	<u>16,148,260</u>

17. Capital commitments

	2023	2022
	£	£
Contracted for but not provided in these financial statements		
Acquisition of tangible fixed assets	-	187,642
	<u>-</u>	<u>187,642</u>

18. Related party transactions

Simon Roger Kirkup is a partner in the firm Womble Bond Dickinson LLP, solicitors of the Charitable Trust. The firm received fees of £14,325 (2022: £18,522) from the Trust in respect of legal fees.

Angus Edward Collingwood-Cameron is a founder of the Northern Farmers and Landowners Group. Expenditure includes a subscription of £210 (2022: £210) paid to this organisation.

THE BELSAY TRUST

England & Wales - Charity number 1149510

Accounts

Registered number: 08217668
Charity number: 1149510

THE BELSAY TRUST
(A company limited by guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

THE BELSAY TRUST
(A company limited by guarantee)

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THE BELSAY TRUST
(A company limited by guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITABLE COMPANY, ITS TRUSTEES AND
ADVISERS
FOR THE YEAR ENDED 31 MARCH 2022**

Trustees	Simon Roger Kirkup John Antony Scott Walton Angus Edward Collingwood-Cameron
Company registered number	08217668
Charity registered number	1149510
Registered office	The Belsay Trust Belsay Newcastle upon Tyne NE20 0DX
Independent auditors	Kinnair Associates Limited Chartered Accountants & Statutory Auditor Aston House Redburn Road Newcastle upon Tyne NE5 1NB
Estate Management	Galbraith LLP (incorporating Land Factor) Blagdon Estate Office Seaton Burn Newcastle upon Tyne NE13 6DE

THE BELSAY TRUST
(A company limited by guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2022

The Trustees present their annual report together with the audited financial statements of the Charitable Company for the year 1 April 2021 to 31 March 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) (effective 1 January 2019).

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's governing document, the Charities Act 2011 and the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Since the Charitable Company qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

● Policies and objectives

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

The primary objective of the charitable company is to preserve, for the benefit of the nation, the property of the charitable company comprising those parts of the Belsay Estate in Northumberland which are of historical or architectural interest or of natural beauty, whether on their own or as a setting for Belsay Castle and Belsay Hall and for such other charitable purposes as the Trustees in their absolute discretion from time to time deem appropriate. The Trustees believe the Trust has met its objectives throughout the year.

● Strategies for achieving objectives

Decisions are made by the Trustees with the land management agents' input as appropriate.

● Activities undertaken to achieve objectives

The activities of the company are farming and the renting out of property comprising the Estate in order to generate income to maintain, preserve, restore, improve and develop the Estate.

THE BELSAY TRUST
(A company limited by guarantee)

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

Objectives and activities (continued)

• **Main activities undertaken to further the Charitable Company's purposes for the public benefit**

In carrying out the Trust's activities, the trustees have complied with their duty to have due regard to the Charity Commission's guidance on public benefit, including the need to report how they have carried out their charity's purposes for the public benefit, when exercising any powers or duties to which the guidance is relevant.

The charity has furthered its objects for the benefit of the public by carrying out the following activities during the year:

1. Providing public access to the Belsay Estate and engaging with the public regarding the preservation of the Estate, through its relationship with and work alongside English Heritage, which operates Belsay Hall and Belsay Castle and the surrounding grounds. This access enables individuals to learn about various aspects of the Estate and the charity to fund preservation work.

2. Engaging with English Heritage in relation to the Belsay Awakes project, funded by the national heritage lottery fund, in relation to the improvement, maintenance and development of the Belsay Estate improving its accessibility for the public for present and future beneficiaries.

The Trust has worked alongside English Heritage in the planning and preparation for the Belsay Awakes Project which has been ongoing for the past five years. We hold regular meetings with stakeholders, as well as English Heritage consultants and project teams to ensure that the Belsay Awakes Project preserves and develops the Estate in the right way.

3. The Trust works alongside English Heritage to provide access to new areas of the Estate and works with agencies and bodies such as Natural England to preserve and improve the Grade I woodlands and grass parks that surround Belsay Hall, Castle and Gardens, as well as the historic buildings and landmarks within those. For example, the Trust engages specialist contractors to undertake regular tree and wildlife surveys. The Trust also undertakes special projects every year to restore and maintain historic rural buildings and field structures (walls, bridges, fencing and gates) within the parks at Belsay.

4. Support to the local community through initiatives undertaken to include:

The Trust supports the local community surrounding Belsay Estate in numerous ways. The Trust provides relatively low cost housing to local families, and has a reputation as a good and supportive landlord with properties that are well maintained. Any maintenance problems are dealt with quickly and efficiently. The Trust has a good relationship with all its tenants.

The Trust is the owner of the buildings which form Belsay Primary School and Belsay Daycare. The Trust regularly provides financial support to the school and supports its community initiatives.

The Trust also works alongside English Heritage to support its outreach and volunteer programme.

The Trust supports local initiatives to fight rural crime and also contributes to the local Red Squirrel patrol programme in Northumberland.

5. Other activities include:

The Trust Estate Office remained open through the Covid lockdowns, supporting residents and responding to requests for property maintenance where possible and appropriate. The Trust worked to ensure that the Estate (the Hall, Castle and Gardens) were secure by installing security cameras on the main driveway, when relevant parts of English Heritage had to close the site.

THE BELSAY TRUST
(A company limited by guarantee)

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

Achievements and performance

● **Review of activities**

The Trust continues to maintain the properties of the Trust and has established a programme of potential conversion of redundant buildings to productive use, in keeping with the ambience of the Estate and its environs.

Financial review

● **Going concern**

After making appropriate enquiries and considering the possible consequences of the COVID-19 pandemic as it might affect the charitable company the Trustees have concluded that they have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

● **Reserves policy**

It is the policy of the charitable company to maintain free reserves, which at 31 March 2022 stood at £1,143,896 which the Trustees consider to be at an appropriate level to finance the continuing investment in, and improvement of, the charity's assets and to allow for sufficient liquidity to provide funds to cover management, administration and support costs.

● **Investment policy and performance**

In furtherance of the charitable objects of the company, the Trustees have full and unrestricted powers of investment as set out in the Articles of Association.

● **Overview**

The income of the charitable company for the year amounts to £401,332 (2021: £402,878) and costs of £226,994 (2021: £232,819) giving a surplus of £174,338 (2021: £170,059) before taking account of unrealised gains/losses in respect of property revaluations.

Structure, governance and management

● **Constitution**

The Belsay Trust is registered as a charitable company limited by guarantee and was set up by a Trust deed.

● **Methods of appointment or election of Trustees**

The management of the Charitable Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Memorandum of Association.

THE BELSAY TRUST
(A company limited by guarantee)

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

Structure, governance and management (continued)

• **Organisational structure and decision-making policies**

Overall responsibility for the running of the charitable company is vested in the Trustees. Subject thereto, the administration of the day to day running of the charitable company is undertaken by the land management agents, Galbraith LLP.

• **Policies adopted for the induction and training of Trustees**

The Trustees are or have been professional persons with relevant experience in acting in the capacity of Trustees. The Trustees have an established system to train new trustees in relation to their duties and to induct them into the affairs and relevant workings of the charity, as required.

• **Related party relationships**

During the year, trustees the charitable company was provided with legal services by Womble Bond Dickinson LLP in which one of the Trustees, Simon Roger Kirkup, is a partner.

In addition, Angus Edward Collingwood-Cameron, Trustee, is a founder of the Northern Farmers and Landowners Group. The charitable company has an annual subscription to this organisation.

• **Financial risk management**

The Trustees have assessed the major risks to which the Charitable Company is exposed, in particular those related to the operations and finances of the Charitable Company, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Plans for future periods

The Trustees will continue to focus on the investment of any surplus income and/or the proceeds of any asset sales in the Trust's property assets with a view to carrying out their policies and achieving the Trust's objectives.

THE BELSAY TRUST
(A company limited by guarantee)

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

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Charitable Company 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, 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 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 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 hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

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 charity's auditors are 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 relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

The auditors, Kinnair Associates Limited, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees on 17 November 2022 and signed on their behalf by:

Simon Roger Kirkup
(Chair of Trustees)

THE BELSAY TRUST
(A company limited by guarantee)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST

Opinion

We have audited the financial statements of The Belsay Trust (the 'charitable company') for the year ended 31 March 2022 which comprise the Statement of financial activities, the Balance sheet, the 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 charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

THE BELSAY TRUST
(A company limited by guarantee)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Annual report, other than the financial statements and our Auditors' report thereon. Our opinion on the financial statements does not cover the other information and 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.

Matters on which we are required to report by exception

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

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; 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 charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

THE BELSAY TRUST
(A company limited by guarantee)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an 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: -

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with trustees and other management, and from our commercial knowledge and experience of the rental sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Charity, including the Charities Act 2011 et seq., the Charities (Protection and Social Investment) Act 2016, the Trustees Acts 1925 and 2000 and Charity Commission regulation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- we ensured that the identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by: -

- making enquiries of management as to where they considered there was susceptibility to fraud and their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations; and

To address the risk of fraud through management bias and override of controls, we: -

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions; and
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the notes to the financial statements were indicative of potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;

THE BELSAY TRUST
(A company limited by guarantee)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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 charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an 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 charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

Kinnair Associates Limited

Chartered Accountants & Statutory Auditor

Aston House

Redburn Road

Newcastle upon Tyne

NE5 1NB

17 November 2022

Kinnair Associates Limited are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE BELSAY TRUST
(A company limited by guarantee)

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

Note	Endowment funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income and endowments from:				
Charitable activities	3	-	401,215	401,215
Investments	4	-	117	1,314
		-	401,332	402,878
Total income and endowments				
Expenditure on:				
Charitable activities	5	-	226,994	232,819
		-	226,994	232,819
Total expenditure				
Net movement in funds before other recognised gains				
		-	174,338	170,059
Other recognised gains:				
Gains on revaluation of fixed assets		800,000	-	800,000
		800,000	174,338	974,338
Net movement in funds				
Reconciliation of funds:				
Total funds brought forward		13,170,357	2,003,565	15,173,922
Net movement in funds		800,000	174,338	974,338
		13,970,357	2,177,903	16,148,260
Total funds carried forward				

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 14 to 26 form part of these financial statements.

THE BELSAY TRUST
(A company limited by guarantee)
REGISTERED NUMBER: 08217668

BALANCE SHEET
AS AT 31 MARCH 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	9	1,815,377	1,808,467
Investment property	10	13,188,987	12,352,400
		<u>15,004,364</u>	<u>14,160,867</u>
Current assets			
Debtors	11	35,989	24,918
Cash at bank and in hand		1,165,341	1,066,398
		<u>1,201,330</u>	<u>1,091,316</u>
Creditors: amounts falling due within one year	12	(57,434)	(78,261)
Net current assets		<u>1,143,896</u>	<u>1,013,055</u>
Total assets less current liabilities		<u>16,148,260</u>	<u>15,173,922</u>
Total net assets		<u>16,148,260</u>	<u>15,173,922</u>
Charity funds			
Endowment funds	14	13,970,357	13,170,357
Unrestricted funds	14	2,177,903	2,003,565
Total funds		<u>16,148,260</u>	<u>15,173,922</u>

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

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

However, an audit is required in accordance with section 144 of the Charities Act 2011.

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

THE BELSAY TRUST
(A company limited by guarantee)
REGISTERED NUMBER: 08217668

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2022

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 on 17 November 2022 and signed on their behalf by:

Simon Roger Kirkup

The notes on pages 14 to 26 form part of these financial statements.

THE BELSAY TRUST
(A company limited by guarantee)

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

1. General information

The Belsay Trust is registered as a charitable company, limited by guarantee and is incorporated in England. The address of its registered office is Belsay Estate Office, Belsay, Newcastle upon Tyne, NE20 0DX. The company's registered number is 08217668 and its charity number is 01149510.

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 financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the relevant version of 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) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn

The Belsay 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.

2.2 Going concern

After making appropriate enquiries and considering the possible consequences of the COVID-19 pandemic as it might affect the charitable company the Trustees have concluded that they have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

2.3 Income

All income is recognised once the Charitable 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.

2.4 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.

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

THE BELSAY TRUST
(A company limited by guarantee)

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

2. Accounting policies (continued)

2.5 Interest receivable

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

2.6 Tangible fixed assets and depreciation

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.

At each reporting date the Charitable Company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

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

Depreciation is provided on the following basis:

Freehold property	-	Not depreciated
Plant and machinery	-	25% Reducing balance

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of financial activities.

2.7 Investments

Fixed asset investment properties are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

Included in investment properties is the property of the charitable company comprising those parts of the Belsay Estate in Northumberland which are of historical or architectural interest or of natural beauty which were originally donated and have been valued at a nominal value of £1.

2.8 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.

2.9 Cash at bank and in hand

Cash at bank and in hand consists of cash only held in the charitable company's bank accounts.

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

2. Accounting policies (continued)

2.10 Liabilities

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 Charitable 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 Charitable Company 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 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 Charitable Company and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £
Rental income - farms	73,390	73,390
Grass Parks	99,528	99,528
Rental income - houses	192,658	192,658
Rental income - commercial and wayleaves	33,389	33,389
Rental income - office and equipment	2,100	2,100
Firewood sales	-	-
Sundry income	150	150
Total 2022	401,215	401,215

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

3. Income from charitable activities (continued)

	<i>Unrestricted funds 2021</i> £	<i>Total funds 2021</i> £
Rental income - farms	73,390	73,390
Grass Parks	106,103	106,103
Rental income - houses	188,023	188,023
Rental income - commercial and wayleaves	30,591	30,591
Rental income - office and equipment	2,100	2,100
Firewood sales	1,276	1,276
Sundry income	81	81
<i>Total 2021</i>	<i>401,564</i>	<i>401,564</i>

4. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £
Investment income - interest	117	117
	117	117

	<i>Unrestricted funds 2021</i> £	<i>Total funds 2021</i> £
Investment income - interest	1,314	1,314
	1,314	1,314

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

5. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2022 £	Total funds 2022 £
Total costs - Charitable activities	226,994	226,994

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Total costs - Charitable activities	232,819	232,819

6. Analysis of expenditure by activities

	Activities undertaken directly 2022 £	Support costs 2022 £	Total funds 2022 £
Total costs - Charitable activities	82,514	144,480	226,994

	<i>Activities undertaken directly 2021 £</i>	<i>Support costs 2021 £</i>	<i>Total funds 2021 £</i>
Total costs - Charitable activities	104,126	128,693	232,819

THE BELSAY TRUST
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

6. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Activities 2022 £	Total funds 2022 £
Grass parks maintenance	55,258	55,258
Property maintenance	27,256	27,256
Total 2022	82,514	82,514

	<i>Activities 2021 £</i>	<i>Total funds 2021 £</i>
Grass parks maintenance	60,931	60,931
Property maintenance	43,195	43,195
<i>Total 2021</i>	<i>104,126</i>	<i>104,126</i>

Analysis of support costs

	Activities 2022 £	Total funds 2022 £
Depreciation	1,786	1,786
Management fees and expenses	65,120	65,120
Legal and professional fees	21,123	21,123
Insurance	15,603	15,603
Heat and light	1,566	1,566
Stationery and sundry expenses	5,822	5,822
Telephone	1,386	1,386
Rates and water	1,743	1,743
Irrecoverable VAT	18,326	18,326
Bank charges	190	190
Governance costs	11,815	11,815
Total 2022	144,480	144,480

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

6. Analysis of expenditure by activities (continued)

Analysis of support costs (continued)

	<i>Activities</i> 2021 £	<i>Total</i> <i>funds</i> 2021 £
Depreciation	2,381	2,381
Management fees and expenses	61,309	61,309
Legal and professional fees	14,722	14,722
Insurance	14,430	14,430
Heat and light	639	639
Stationery and sundry expenses	5,140	5,140
Telephone	1,318	1,318
Rates and water	851	851
Irrecoverable VAT	19,584	19,584
Office repairs and renewals	(44)	(44)
Bad debt	(3,645)	(3,645)
Bank charges	134	134
Governance costs	11,874	11,874
<i>Total 2021</i>	<u>128,693</u>	<u>128,693</u>

7. Auditors' remuneration

	2022 £	2021 £
Fees payable to the Charitable Company's auditor for the audit of the Charitable Company's annual accounts	4,250	7,205
Fees payable to the Charitable Company's auditor in respect of: All non-audit services not included above	-	4,669
	<u>-</u>	<u>4,669</u>

8. Trustees' remuneration and expenses

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

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

THE BELSAY TRUST
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

9. Tangible fixed assets

	Freehold property £	Plant and machinery £	Other fixed assets £	Total £
Cost or valuation				
At 1 April 2021	1,797,600	19,149	3,724	1,820,473
Additions	8,696	-	-	8,696
At 31 March 2022	<u>1,806,296</u>	<u>19,149</u>	<u>3,724</u>	<u>1,829,169</u>
Depreciation				
At 1 April 2021	-	12,006	-	12,006
Charge for the year	-	1,786	-	1,786
At 31 March 2022	<u>-</u>	<u>13,792</u>	<u>-</u>	<u>13,792</u>
Net book value				
At 31 March 2022	<u>1,806,296</u>	<u>5,357</u>	<u>3,724</u>	<u>1,815,377</u>
<i>At 31 March 2021</i>	<u>1,797,600</u>	<u>7,143</u>	<u>3,724</u>	<u>1,808,467</u>

10. Investment property

	Freehold investment property £
Valuation	
At 1 April 2021	12,352,400
Additions	36,587
Surplus on revaluation	800,000
At 31 March 2022	<u>13,188,987</u>

The 2022 valuations were made by Galbraith LLP on an open market value for existing use basis.

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

11. Debtors

	2022	2021
	£	£
Due within one year		
Trade debtors	19,899	11,349
Other debtors	7,330	10,026
Prepayments and accrued income	8,760	3,543
	35,989	24,918

12. Creditors: Amounts falling due within one year

	2022	2021
	£	£
Trade creditors	23,364	55,431
Accruals and deferred income	34,070	22,830
	57,434	78,261

13. Financial instruments

	2022	2021
	£	£
Financial assets		
Financial assets measured at fair value through income and expenditure	1,165,342	1,066,398

Financial assets measured at fair value through income and expenditure comprise bank and cash balances.

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

14. Statement of funds

Statement of funds - current year

	Balance at 1 April 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2022 £
Unrestricted funds					
General Funds	<u>2,003,565</u>	<u>401,332</u>	<u>(226,994)</u>	<u>-</u>	<u>2,177,903</u>
Endowment funds					
Endowment Fund	<u>13,170,357</u>	<u>-</u>	<u>-</u>	<u>800,000</u>	<u>13,970,357</u>
Total of funds	<u><u>15,173,922</u></u>	<u><u>401,332</u></u>	<u><u>(226,994)</u></u>	<u><u>800,000</u></u>	<u><u>16,148,260</u></u>

THE BELSAY TRUST
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

14. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 April 2020 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2021 £</i>
Unrestricted funds					
General Funds	1,833,506	402,878	(232,819)	-	2,003,565
Endowment funds					
Endowment Funds	12,720,357	-	-	450,000	13,170,357
Total of funds	14,553,863	402,878	(232,819)	450,000	15,173,922

15. Summary of funds

Summary of funds - current year

	Balance at 1 April 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2022 £
General funds	2,003,565	401,332	(226,994)	-	2,177,903
Endowment funds	13,170,357	-	-	800,000	13,970,357
	15,173,922	401,332	(226,994)	800,000	16,148,260

Summary of funds - prior year

	<i>Balance at 1 April 2020 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2021 £</i>
General funds	1,833,506	402,878	(232,819)	-	2,003,565
Endowment funds	12,720,357	-	-	450,000	13,170,357
	14,553,863	402,878	(232,819)	450,000	15,173,922

THE BELSAY TRUST
(A company limited by guarantee)

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

16. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Endowment funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	1,526,297	289,080	1,815,377
Investment property	12,444,060	744,927	13,188,987
Current assets	-	1,201,330	1,201,330
Creditors due within one year	-	(57,434)	(57,434)
Total	13,970,357	2,177,903	16,148,260

Analysis of net assets between funds - prior year

	<i>Endowment funds 2021 £</i>	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Tangible fixed assets	1,526,297	282,170	1,808,467
Investment property	11,644,060	708,340	12,352,400
Current assets	-	1,091,316	1,091,316
Creditors due within one year	-	(78,261)	(78,261)
Total	13,170,357	2,003,565	15,173,922

17. Capital commitments

	2022 £	2021 £
Contracted for but not provided in these financial statements		
Acquisition of tangible fixed assets	187,642	-

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

18. Related party transactions

Simon Roger Kirkup is a partner in the firm Womble Bond Dickinson LLP, solicitors of the Charitable Trust. The firm received fees of £18,522 (2021: £14,925) from the Trust in respect of legal fees.

Angus Edward Collingwood-Cameron is a founder of the Northern Farmers and Landowners Group. Expenditure includes a subscription of £210 (2021: £210) paid to this organisation.

THE BELSAY TRUST

England & Wales - Charity number 1149510

Accounts

Registered number: 08217668
Charity number: 1149510

THE BELSAY TRUST
(A company limited by guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

THE BELSAY TRUST
(A company limited by guarantee)

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THE BELSAY TRUST
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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITABLE COMPANY, ITS TRUSTEES AND
ADVISERS
FOR THE YEAR ENDED 31 MARCH 2021**

Trustees	Simon Roger Kirkup Mrs Anne-Marie Belinda Trevelyan (resigned 20 April 2020) John Antony Scott Walton Angus Edward Collingwood-Cameron
Company registered number	08217668
Charity registered number	1149510
Registered office	Belsay Estate Office Belsay Newcastle upon Tyne NE20 0DX
Independent auditors	Ryecroft Glenton Chartered Accountants & Statutory Auditor 32 Portland Terrace Jesmond Newcastle upon Tyne NE2 1QP
Estate Management	Galbraith LLP (incorporating Land Factor) Blagdon Estate Office Seaton Burn Newcastle upon Tyne NE13 6DE

THE BELSAY TRUST
(A company limited by guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2021

The Trustees present their annual report together with the audited financial statements of the The Belsay Trust for the year 1 April 2020 to 31 March 2021. 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) (effective 1 January 2019).

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's governing document, the Charities Act 2011 and the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Since the Charitable Company qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

a. Policies and objectives

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

The primary objective of the charitable company is to preserve, for the benefit of the nation, the property of the charitable company comprising those parts of the Belsay Estate in Northumberland which are of historical or architectural interest or of natural beauty, whether on their own or as a setting for Belsay Castle and Belsay Hall and for such other charitable purposes as the Trustees in their absolute discretion from time to time deem appropriate. The Trustees believe the Trust has met its objectives throughout the year.

b. Strategies for achieving objectives

Decisions are made by the Trustees with the land management agents' input as appropriate.

c. Activities undertaken to achieve objectives

The activities of the company are farming and the renting out of property comprising the estate in order to generate income to maintain, preserve, restore, improve and develop the estate.

THE BELSAY TRUST
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021

Objectives and activities (continued)

d. Main activities undertaken to further the Charitable Company's purposes for the public benefit

In carrying out the Trust's activities, the trustees have complied with their duty to have due regard to the Charity Commission's guidance on public benefit, including the need to report how they have carried out their charity's purposes for the public benefit, when exercising any powers or duties to which the guidance is relevant.

The charity has furthered its objects for the benefit of the public by carrying out the following activities during the year:

1. Providing public access to the Belsay Estate and engaging with the public regarding the preservation of the Estate, through its relationship with and work alongside English Heritage, which operates Belsay Hall and Belsay Castle and the surrounding grounds. This access enables individuals to learn about various aspects of the Estate and the charity to fund preservation work.

2. Engaging with English Heritage in relation to the Belsay Awakes project, funded by the national heritage lottery fund, in relation to the improvement, maintenance and development of the Belsay Estate improving its accessibility for the public for present and future beneficiaries.

The Trust has worked alongside English Heritage in the planning and preparation for the Belsay Awakes Project which has been ongoing for the past 5 years. We hold regular meetings with stakeholders, as well as English Heritage consultants and project teams to ensure that the Belsay Awakes Project preserves and develops the Estate in the right way.

3. The Trust works alongside English Heritage to provide access to new areas of the Estate and works with agencies and bodies such as Natural England to preserve and improve the grade 1 woodlands and grass parks that surround Belsay Hall, Castle and Gardens, as well as the historic buildings and landmarks within those. For example, the Trustees employ specialist contractors to undertake regular tree and wildlife surveys. The Trust also undertakes special projects every year to restore and maintain historic rural buildings and field structures (walls, bridges, fencing and gates) within the parks at Belsay.

4. Support to the local community through initiatives undertaken to include:

The Trust supports the local community surrounding Belsay Estate in numerous ways. The Trust provides relatively low cost housing to local families, and has a reputation as a good and supportive landlord with properties that are well maintained. Any maintenance problems are dealt with quickly and efficiently. The Trust has a good relationship with all its tenants.

The Trust is the owner of the buildings which form Belsay Primary School and Belsay Daycare. The Trustees regularly provides financial support to the school and supports its community initiatives.

The Trust also works alongside English Heritage to support its outreach and volunteer programme.

The Trust supports local initiatives to fight rural crime and also contributes to the local Red Squirrel patrol programme in Northumberland.

5. Other activities include:

The Trust Estate Office remained open through the Covid lockdowns, supporting residents and responding to requests for property maintenance where possible and appropriate. The Trust worked to ensure that the Estate (the Hall, Castle and Gardens) were secure by installing security cameras on the main driveway, when English Heritage had to close the site.

THE BELSAY TRUST
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021

Achievements and performance

a. Review of activities

The Trustees continue to maintain the properties of the Trust and have put in hand a programme of potential conversion of redundant buildings to productive use, in keeping with the ambience of the estate and its environs.

Financial review

a. Going concern

After making appropriate enquiries and considering the possible consequences of the COVID-19 pandemic as it might affect the charitable company the Trustees have concluded that they have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

It is the policy of the charitable company to maintain free reserves, which at 31 March 2021 stood at £1,013,055 which the Trustees consider to be at an appropriate level to finance the continuing investment in, and improvement of, the charity's assets and to allow for sufficient liquidity to provide funds to cover management, administration and support costs.

c. Investment policy and performance

In furtherance of the charitable objects of the company, the Trustees have full and unrestricted powers of investment as set out in the Articles of Association.

d. Overview

The income of the charitable company for the year amounts to £402,878 (2020: £403,073) and costs of £232,819 (2020: £283,907) giving a surplus of £170,059 (2020: £119,166) before taking account of unrealised gains/losses in respect of property revaluations.

Structure, governance and management

a. Constitution

The Belsay Trust is registered as a charitable company limited by guarantee and was set up by a Trust deed.

b. Methods of appointment or election of Trustees

The management of the Charitable Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Memorandum of Association.

THE BELSAY TRUST
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021

Structure, governance and management (continued)

c. Organisational structure and decision-making policies

Overall responsibility for the running of the charitable company is vested in the Trustees. Subject thereto, the administration of the day to day running of the charitable company is undertaken by the land management agents, Galbraith LLP.

d. Policies adopted for the induction and training of Trustees

The Trustees are or have been professional persons with relevant experience in acting in the capacity of Trustees. The Trustees have an established system to train new Trustees in relation to their duties and to induct them into the affairs and relevant workings of the charity, as required.

e. Related party relationships

During the year, the charitable company was provided with legal services by Womble Bond Dickinson LLP in which Trustee, Simon Roger Kirkup, is a partner.

In addition, Angus Edward Collingwood-Cameron, Trustee, is a founder of the Northern Farmers and Landowners Group. The charitable company has an annual subscription to this organisation.

f. Financial risk management

The Trustees have assessed the major risks to which the Charitable Company is exposed, in particular those related to the operations and finances of the Charitable Company, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Plans for future periods

The Trustees will continue to focus on the investment of any surplus income and/or the proceeds of any asset sales in the Trust's property assets with a view to carrying out their policies and achieving their objectives.

THE BELSAY TRUST
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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Charitable Company 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, 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 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 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 hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

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 charity's auditors are 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 relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

The auditors, Ryecroft Glenton, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees on 19 November 2021 and signed on their behalf by:



Simon Roger Kirkup
(Chair of Trustees)

THE BELSAY TRUST
(A company limited by guarantee)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST

Opinion

We have audited the financial statements of The Belsay Trust (the 'charitable company') for the year ended 31 March 2021 which comprise the Statement of financial activities, the Balance sheet, the 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 charitable company's affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the 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 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.

THE BELSAY TRUST
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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' 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.

Matters on which we are required to report by exception

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

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; 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 charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

THE BELSAY TRUST
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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an 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:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- We identified the laws and regulations applicable to the Charitable Company through discussions with trustees and other management, and from our commercial knowledge and experience of the rental sector;
- We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Charitable Company, including Charities Act 2011 et seq., the Charities (Protection and Social Investment) Act 2016, the Trustees Acts 1925 and 2000 and Charity Commission regulation.
- We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- We ensured that the identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charitable Company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by: -

- Making enquiries of management as to where they considered there was susceptibility to fraud and their knowledge of actual, suspected and alleged fraud; and
- Considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we: -

- Performed analytical procedures to identify any unusual or unexpected relationships;
- Tested journal entries to identify unusual transactions; and
- Assessed whether judgements and assumptions made in determining the accounting estimates set out in Note 10 were indicative of potential bias; and

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE BELSAY TRUST (CONTINUED)

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to: -

- Agreeing financial statement disclosures to underlying supporting documentation;
- Reading the minutes of meetings of those charged with governance;
- Enquiring of management as to actual and potential litigation and claims; and
- Reviewing correspondence with relevant regulators and the Charitable Company's legal advisors.

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



Rycroft Glenton

Chartered Accountants & Statutory Auditor

32 Portland Terrace

Jesmond

Newcastle upon Tyne

NE2 1QP

19 November 2021

Rycroft Glenton are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

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

	Note	Endowment funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income and endowments from:					
Charitable activities	3	-	401,564	401,564	402,501
Investments	4	-	1,314	1,314	572
		-	402,878	402,878	403,073
Total income and endowments					
Expenditure on:					
Charitable activities	5	-	232,819	232,819	283,907
		-	232,819	232,819	283,907
Total expenditure					
Net movement in funds before other recognised gains					
		-	170,059	170,059	119,166
Other recognised gains:					
Gains on revaluation of fixed assets		450,000	-	450,000	45,304
		450,000	170,059	620,059	164,470
Net movement in funds					
Reconciliation of funds:					
Total funds brought forward		12,720,357	1,833,506	14,553,863	14,389,393
Net movement in funds		450,000	170,059	620,059	164,470
		13,170,357	2,003,565	15,173,922	14,553,863
Total funds carried forward					

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 14 to 26 form part of these financial statements.

THE BELSAY TRUST
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REGISTERED NUMBER: 08217668

BALANCE SHEET
AS AT 31 MARCH 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	9	1,808,467	1,807,510
Investment property	10	12,352,400	11,902,400
		<u>14,160,867</u>	<u>13,709,910</u>
Current assets			
Debtors	11	24,918	57,937
Cash at bank and in hand		1,066,398	842,525
		<u>1,091,316</u>	<u>900,462</u>
Creditors: amounts falling due within one year	12	(78,261)	(56,509)
Net current assets		1,013,055	843,953
Total assets less current liabilities		15,173,922	14,553,863
Net assets excluding pension asset		15,173,922	14,553,863
Total net assets		15,173,922	14,553,863
Charity funds			
Endowment funds	14	13,170,357	12,720,357
Restricted funds	14	-	-
Unrestricted funds	14	2,003,565	1,833,506
Total funds		15,173,922	14,553,863

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

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

However, an audit is required in accordance with section 144 of the Charities Act 2011.

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 BELSAY TRUST
(A company limited by guarantee)
REGISTERED NUMBER: 08217668

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2021

The financial statements were approved and authorised for issue by the Trustees on 19 November 2021 and signed on their behalf by:



Simon Roger Kirkup

The notes on pages 14 to 26 form part of these financial statements.

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

1. General information

The Belsay Trust is registered as a charitable company, limited by guarantee and is incorporated in England. The address of its registered office is Belsay Estate Office, Belsay, Newcastle upon Tyne, NE20 0DX. The company's registered number is 08217668 and its charity number is 01149510.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the relevant version of 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) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn

The Belsay 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.

2.2 Going concern

After making appropriate enquiries and considering the possible consequences of the COVID-19 pandemic as it might affect the charitable company the Trustees have concluded that they have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

2.3 Income

All income is recognised once the Charitable 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.

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

2. Accounting policies (continued)

2.4 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.

Resources expended on charitable activities include both direct costs and support costs being those costs incurred directly in support of expenditure on the objects of the company and include project management costs. Governance costs are those incurred in connection with administration of the company and compliance with constitutional and statutory requirements.

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

2.5 Interest receivable

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

2.6 Tangible fixed assets and depreciation

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.

At each reporting date the Charitable Company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Freehold property	-	Not depreciated
Plant and machinery	-	25% Reducing balance

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of financial activities.

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

2. Accounting policies (continued)

2.7 Investments

Fixed asset investment properties are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

Included in investment properties is the property of the charitable company comprising those parts of the Belsay Estate in Northumberland which are of historical or architectural interest or of natural beauty which were originally donated and have been valued at a nominal value of £1.

2.8 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.

2.9 Cash at bank and in hand

Cash at bank and in hand consists of cash only held in the charitable company's bank accounts.

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 Charitable 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.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

2.11 Financial instruments

The Charitable Company 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 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 Charitable Company and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the appropriate fund.

THE BELSAY TRUST
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

3. Income from charitable activities

	Unrestricted funds 2021 £	Total funds 2021 £
Rental income - farms	73,390	73,390
Grass Parks	106,103	106,103
Rental income - houses	188,023	188,023
Rental income - commercial and wayleaves	30,591	30,591
Rental income - office and equipment	2,100	2,100
Firewood sales	1,276	1,276
Sundry income	81	81
Total 2021	<u>401,564</u>	<u>401,564</u>

	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Rental income - farms	71,080	71,080
Grass Parks	105,501	105,501
Rental income - houses	197,083	197,083
Rental income - commercial and wayleaves	26,041	26,041
Rental income - office and equipment	2,100	2,100
Sundry income	696	696
<i>Total 2020</i>	<u>402,501</u>	<u>402,501</u>

4. Investment income

	Unrestricted funds 2021 £	Total funds 2021 £
Investment income - interest	1,314	1,314

THE BELSAY TRUST
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

4. Investment income (continued)

	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Investment income - interest	572	572

5. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2021 £	Total funds 2021 £
Total costs - Charitable activities	232,819	232,819

	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Total costs - Charitable activities	283,907	283,907

Summary by expenditure type

	Depreciatio n 2021 £	Other costs 2021 £	Total funds 2021 £
Total costs - Charitable activities	2,381	230,438	232,819

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

5. Analysis of expenditure on charitable activities (continued)

Summary by expenditure type (continued)

	<i>Depreciation 2020 £</i>	<i>Other costs 2020 £</i>	<i>Total funds 2020 £</i>
Total costs - Charitable activities	998	282,909	283,907

6. Analysis of expenditure by activities

	Activities undertaken directly 2021 £	Support costs 2021 £	Total funds 2021 £
Total costs - Charitable activities	104,126	128,693	232,819

	<i>Activities undertaken directly 2020 £</i>	<i>Support costs 2020 £</i>	<i>Total funds 2020 £</i>
Total costs - Charitable activities	84,897	199,010	283,907

Analysis of direct costs

	Activities 2021 £	Total funds 2021 £
Grass parks maintenance	60,931	60,931
Property maintenance	43,195	43,195
	<u>104,126</u>	<u>104,126</u>

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

6. Analysis of expenditure by activities (continued)

Analysis of direct costs (continued)

	<i>Activities 2020 £</i>	<i>Total funds 2020 £</i>
Grass parks maintenance	17,543	17,543
Woodlands maintenance	1,650	1,650
Property maintenance	65,704	65,704
	<u>84,897</u>	<u>84,897</u>

Analysis of support costs

	Activities 2021 £	Total funds 2021 £
Depreciation	2,381	2,381
Management fees and expenses	61,309	61,309
Legal and professional fees	14,722	14,722
Insurance	14,430	14,430
Heat and light	639	639
Stationery and sundry expenses	5,140	5,140
Telephone	1,318	1,318
Rates and water	851	851
Irrecoverable VAT	19,584	19,584
Office repairs and renewals	(44)	(44)
Bad debt	(3,645)	(3,645)
Bank charges	134	134
Governance costs	11,874	11,874
	<u>128,693</u>	<u>128,693</u>

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

6. Analysis of expenditure by activities (continued)

Analysis of support costs (continued)

	<i>Activities</i> 2020 £	<i>Total</i> <i>funds</i> 2020 £
Depreciation	998	998
Management fees and expenses	64,905	64,905
Legal and professional fees	44,012	44,012
Insurance	15,175	15,175
Heat and light	1,144	1,144
Stationery and sundry expenses	6,243	6,243
Telephone	1,371	1,371
Rates and water	396	396
Irrecoverable VAT	32,215	32,215
Office repairs and renewals	99	99
Bank charges	5,492	5,492
Loan interest payable	15,820	15,820
Governance costs	11,140	11,140
	<u>199,010</u>	<u>199,010</u>

7. Auditors' remuneration

The auditors' remuneration amounts to an auditor fee of £7,205 (2020 - £6,865), and for non-audit services of £4,669 (2020 - £4,275).

8. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

During the year ended 31 March 2021, no Trustee expenses have been incurred (2020 - £NIL).

THE BELSAY TRUST
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

9. Tangible fixed assets

	Freehold property £	Plant and machinery £	Other fixed assets £	Total £
Cost or valuation				
At 1 April 2020	1,797,600	15,811	3,724	1,817,135
Additions	-	3,338	-	3,338
At 31 March 2021	<u>1,797,600</u>	<u>19,149</u>	<u>3,724</u>	<u>1,820,473</u>
Depreciation				
At 1 April 2020	-	9,625	-	9,625
Charge for the year	-	2,381	-	2,381
At 31 March 2021	<u>-</u>	<u>12,006</u>	<u>-</u>	<u>12,006</u>
Net book value				
At 31 March 2021	<u>1,797,600</u>	<u>7,143</u>	<u>3,724</u>	<u>1,808,467</u>
At 31 March 2020	<u>1,797,600</u>	<u>6,186</u>	<u>3,724</u>	<u>1,807,510</u>

10. Investment property

	Freehold investment property £
Valuation	
At 1 April 2020	11,902,400
Surplus on revaluation	450,000
At 31 March 2021	<u>12,352,400</u>

The 2021 valuations were made by Galbraith LLP on an open market value for existing use basis.

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

11. Debtors

	2021 £	2020 £
Due within one year		
Trade debtors	11,349	34,581
Other debtors	10,026	708
Prepayments and accrued income	3,543	22,648
	<u>24,918</u>	<u>57,937</u>

12. Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	55,431	25,754
Accruals and deferred income	22,830	30,755
	<u>78,261</u>	<u>56,509</u>

13. Financial instruments

	2021 £	2020 £
Financial assets		
Financial assets measured at fair value through income and expenditure	<u>1,066,398</u>	<u>842,525</u>

Financial assets measured at fair value through income and expenditure comprise bank and cash balances.

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

14. Statement of funds

Statement of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2021 £
Unrestricted funds					
General Funds - all funds	1,833,506	402,878	(232,819)	-	2,003,565
Endowment funds					
Endowment Funds - all funds	12,720,357	-	-	450,000	13,170,357
Total of funds	14,553,863	402,878	(232,819)	450,000	15,173,922

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

14. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 April 2019 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2020 £</i>
Unrestricted funds					
General Funds - all funds	1,714,340	403,073	(283,907)	-	1,833,506
Endowment funds					
Endowment Funds - all funds	12,675,053	-	-	45,304	12,720,357
Total of funds	<u>14,389,393</u>	<u>-</u>	<u>(283,907)</u>	<u>45,304</u>	<u>14,553,863</u>

15. Summary of funds

Summary of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2021 £
General funds	1,833,506	402,878	(232,819)	-	2,003,565
Endowment funds	12,720,357	-	-	450,000	13,170,357
	<u>14,553,863</u>	<u>402,878</u>	<u>(232,819)</u>	<u>450,000</u>	<u>15,173,922</u>

Summary of funds - prior year

	<i>Balance at 1 April 2019 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2020 £</i>
General funds	1,714,340	403,073	(283,907)	-	1,833,506
Endowment funds	12,675,053	-	-	45,304	12,720,357
	<u>14,389,393</u>	<u>403,073</u>	<u>(283,907)</u>	<u>45,304</u>	<u>14,553,863</u>

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

16. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Endowment funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	1,526,297	282,170	1,808,467
Investment property	11,644,060	708,340	12,352,400
Current assets	-	1,091,316	1,091,316
Creditors due within one year	-	(78,261)	(78,261)
Total	13,170,357	2,003,565	15,173,922

Analysis of net assets between funds - prior year

	<i>Endowment funds 2020 £</i>	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Tangible fixed assets	1,526,297	281,213	1,807,510
Investment property	11,194,060	708,340	11,902,400
Current assets	-	900,462	900,462
Creditors due within one year	-	(56,509)	(56,509)
Total	12,720,357	1,833,506	14,553,863