NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED

England & Wales · Charity number 1150641

Details

Other names	NHCT CO LTD
Status	Registered
Legal form	Charitable company
Company number	08025757
Registered	2013-01-31
Register	View on the Charity Commission register

Contact

Address	Northwood House Ward Avenue Cowes PO31 8AZ
Phone	01983293642
Email	administrator@northwoodhouse.org
Website	www.northwoodhouse.org

Activities

Objects: THE OBJECTS OF THE CHARITY ARE, FOR THE PUBLIC BENEFIT,(1) THE PROVISION, MAINTENANCE AND SUPPORT OF A PUBLIC PLEASURE GARDEN OR PARK(INCLUDING THE PROVISION OF FACILITIES FOR PLAYING GAMES, SPORTS AND OTHERRECREATIONAL OR LEISURE FACILITIES AND AMENITIES) IN THE AREA OF BENEFIT. THEPROPERTY DESCRIBED IN PART 2 OF THE SCHEDULE TO THIS SCHEME MUST BE RETAINEDFOR USE FOR THIS PURPOSE.(2) THE PROVISION, MAINTENANCE AND SUPPORT OF PUBLIC AMENITIES FOR SUCHCHARITABLE PURPOSES AS THE TRUSTEE FROM TIME TO TIME THINKS FIT (INCLUDING THEPROVISION OF PUBLIC CAR PARKS).(3) THE RESTORATION, PRESERVATION AND MAINTENANCE OF THE PROPERTY OF THE CHARITYWHICH ARE OF HISTORIC OR ARCHITECTURAL MERIT OR IMPORTANCE.(4) IF AND IN SO FAR AS INCOME IS NOT REQUIRED FOR THE ABOVE PURPOSES, FOR ANYCHARITABLE PURPOSE FOR THE BENEFIT OF THE INHABITANTS OF THE AREA OF BENEFIT.

Downloaded from opencharities.uk/ew/1150641

Activities: Maintaining the fabric of Northwood House, both internally and externally, making if available for use by the Public and enabling the buildings and grounds to be maintained in a safe and secure environment.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** General Charitable Purposes, Arts/culture/heritage/science, Amateur Sport, Environment/conservation/heritage, Recreation
- **Who:** Children/young People, Elderly/old People, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Isle Of Wight

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£703,872	£651,933	£678,737	8
2023-12-31	£562,096	£559,739	£624,284	6
2022-12-31	£509,906	£552,277	£616,424	6
2021-12-31	£361,599	£271,223	-	-
2020-12-31	£306,082	£270,911	-	-

Trustees

Name	Role	Appointed
Ben Hicks	Chair	2014-08-28
Kay Ann Marriott		2024-06-12
MRS ROSELEEN ANN CULLEN		2013-01-30
Stephen Henderson		2025-07-31
Susan Collinge		2014-06-18
Timothy Richard Wander		2022-01-10

Downloaded from opencharities.uk/ew/1150641

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED

England & Wales - Charity number 1150641

Accounts

Company Registration No. 08025757 (England and Wales)

Charity Registration No. 1150641

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED

A COMPANY LIMITED BY GUARANTEE

TRUSTEES ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

CONTENTS

	Page
Reference and administrative information	1
Trustees annual report	2 - 7
Independent examiners' report	8
Statement of financial activities	9
Balance Sheet	10 - 11
Cash flow Statement	12
Notes to the accounts	13 – 26

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

REFERENCE AND ADMINISTRATIVE INFORMATION

Registered Company No.	08025757 (England and Wales)
Registered Charity No.	1150641
Registered Office	Northwood House Ward Avenue Cowes Isle of Wight PO31 8AZ
Trustees	Mrs J L Allan Mrs S E Collinge Mrs R A Cullen Mr S Dabell Ms D Deacon (resigned 1 May 2024) Mr B D Hicks Mrs K A Marriott (appointed 13 June 2024) Dr J A Pollard (resigned 15 April 2024) Mr T Wander
Chief Operating Officer	Mr D Cool
Accountants & Independent Examiners	Moore (South) LLP 9 St Johns Place Newport Isle of Wight PO30 1LH
Bankers	CAF Bank Ltd 25 Kings Hill Avenue West Malling Kent ME19 4JQ Lloyds Bank Plc 21 St Thomas Square Newport Isle of Wight Barclays Bank Plc St James' Square Newport Isle of Wight

TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The Charity is a limited company, limited by guarantee, as defined by the Companies Act 2006. Under its Memorandum of Association, local people and organisations can become members of the charitable company for an annual subscription. The charitable company is governed by its Memorandum of Association.

The Charity also acts as Trustee for a separate charity Northwood House Charitable Trust which is registered under charity Number 276153. The Charity is governed by a scheme issued by the Charity Commission for England and Wales and effective 1.11.2012 (ref 534/1213).

Objectives and Aims

Under the Memorandum and Scheme issued by the Charity Commission for England and Wales, the objects of the Charity are for the public benefit,

(1) The provision, maintenance and support of a public pleasure garden or park (including the provision of facilities for playing games, sports and other recreational or leisure facilities and amenities) in the area of benefit.

(2) The provision, maintenance and support of public amenities for such charitable purposes as the trustees from time to time think fit, including the provision of public car parks.

(3) The restoration, preservation and maintenance of the property of the Charity which are of historic or architectural merit or importance.

(4) If and in so far as income is not required for the above purposes, for any charitable purpose for the benefit of the inhabitants of the area of benefit.

Recruitment and Appointment of Trustees

The Trustees are also Directors of the charitable company for company law purposes.

The Charity has sub-committees from where it can identify potential trustees with specific skill sets. Trustees can be recruited from subcommittees within the Charity. By working within the Charity before taking on the role of trustee, the person has a better understanding of and dedication to the Charity.

Once a trustee is appointed or elected, he or she is given an induction pack of documents that includes the scheme issued by the Charity Commission of England and Wales, the memorandum of association, a member's handbook, relevant paperwork and the latest accounts. A newly appointed trustee is given and encouraged to seek information about the responsibilities of being a trustee from the Charity Commission's website. Trustees join the various sub-committees or projects and work with volunteers. Trustees are encouraged to attend seminars and workshops that will make them more effective trustees.

Under the memorandum of association, the minimum number of trustees is three and the maximum is eleven. The Charity may by ordinary resolution appoint a person who is willing to act as a trustee. No person may be appointed a trustee other than in accordance with the procedures set out in the Memorandum.

TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Organisational Structure

In line with our Charitable Objectives, many public and private events such as weddings and concerts were held in the house and park during the year. A full programme of repairs and renovations was also undertaken in the house and park throughout the period.

The Charity had over 300 members during the year, who support the aims and the objectives of the Charity and contribute to and influence the future direction of the Charity. Members also have voting rights on any resolution proposed at the AGM. Members get regular newsletters and updates as well as invitations to take part in social events throughout the year.

The Charity has approximately 70 volunteers who work in the park and raise funds by catering and stewarding at events. With a full trading year during 2024, there were many opportunities for the volunteers to raise funds for the charity through catering and other activities and the gardening volunteers went from strength to strength working in the park throughout the seasons.

Cleaning, bookkeeping, accountancy, and website hosting services continued to be outsourced during the period.

The trading company for the Charity - Northwood House Trading Company Limited (NHTCL), is a company limited by guarantee and its articles require (subject to retention for working capital/accounting requirement) that it donates all its profits to the Charity. Simon Dabell, Roseleen Cullen, Janet Allan, and Ben Hicks are the directors of the trading company. Mirror provisions to those of the charitable company are inserted in its articles to prevent any director gaining benefits.

Both the Charity and the Trading Company operate under a single group VAT registration.

Risk Management

The level of financial reserves brought forward from the previous financial year provided the Trustees with the reasonable expectation that the Charity can continue to manage operational risks. As a consequence, the Trustees believe that it is appropriate to apply the going concern basis of accounting in preparing these accounts.

As always, throughout the period, the trustees and staff have continued to seek to identify ways in which risks to the House and Park can be reduced, managed or, ideally, eliminated in their entirety. During 2024, the Chief Operating Officer and Trustees worked on updating risk assessments and training, to reflect, amongst other things, changes in health and safety requirements and these changes were communicated to staff and volunteers through a series of training sessions during the year.

Staff policies, which are also applicable to all volunteers, are continually under review. These policies include safeguarding, health and safety, equality and diversity and safer recruitment. All the staff policies were redrafted during the year to ensure that all changes in legislation and regulations were up to date.

During the year, new volunteers have undertaken in-house training to ensure compliance with all environmental health requirements, including record keeping. First Aid and Fire Marshall training were also undertaken by staff. Gas safety testing and fire alarm testing are regularly undertaken, as well as any remedial work required.

In the park, the tree survey work was undertaken by a qualified arboriculturist and all remedial works were undertaken in consultation with the Local Authority Tree Officer.

Throughout the year the Charity continued to ensure that the commercial and financial activities of the Charity and its associated entities were carried out in compliance with all applicable regulations whilst protecting and promoting the Charity's interests as far as possible. Professional advice continued to be sought and recommendations implemented where appropriate to achieve these ends.

As in previous years the trustees remain committed to identifying and implementing best practice in relation to the management and governance of the Charity and will continue to do so in the coming year.

Public Benefit
The trustees are aware of and have regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

SIGNIFICANT ACTIVITIES AND ACHIEVEMENTS

During the year, the trustees continued with their work implementing the 10-year strategy for the Charity, which was agreed in 2019. As 2024 represented the five year point in the strategy the Board, with the Chief Operating Officer, undertook a series of workshops to review the progress the charity had made against the strategy and working plans. It was gratifying to evaluate the progress that has been made in the five year period since 2019. As part of the workshops the board ratified the strategy for the remaining period till 2029 and agreed plans for the five years beyond that date, providing the Charity with a strategy and plan until 2034.

As part of the strategy, work continued on the restoration and refurbishment of the fine public rooms. Work commenced, in the spring, on the restoration of the ornate ceiling and fresco panelling in the drawing room. Once this skilled work had been completed, the rest of the room was professionally decorated to bring in up to the standard of the ballroom which had been restored the previous year.

Work also commenced in the early part of the year on the roof above the public toilets and commercial kitchens. Although the work was delayed due to the heavy and prolonged periods of rain experienced throughout the country in the first few months of the year. Once completed, this work enabled these parts of the building to dry out in readiness for future renovation and redecoration.

The Charity continued to maintain the park for the benefit of the public. The Charity is grateful to Cowes Town Council for their continued financial support in the park with mowing the lawns, cutting the hedges, emptying dog waste and litter bins, and cleaning the park toilets.

Tennis courts were available to the public at no charge and were well used. Fundraising, by users of the courts continued during the year for the ongoing repair and maintenance of the courts and these events were well supported by the public.

Cowes Medina Bowling Club continued to operate and maintain the bowling facility on a licence with a peppercorn rent and at no cost to the charity.

SIGNIFICANT ACTIVITIES AND ACHIEVEMENTS (cont ...)

The Charity continued to work with Cowes Town Council to operate a free parking scheme, in the Charity's main car park, for island patients who needed to travel to mainland hospitals for treatment.

The Chief Operating Officer and the board continued to work on a plan for the development of the park over the next five to seven years. This included planting trees to replace those lost over the years due to disease or storm damage. A sponsored tree planting programme was launched in the park during the year with local residents paying for the planting and upkeep of a new tree. This programme had a very successful take up and phase two of the tree planting plan will continue in 2025.

The Charity was honoured to be selected as the sole venue for the planting of the King's Coronation Tree for Isle of Wight. The Lord Lieutenant for the Isle of Wight, Mrs Susie Sheldon, planted the tree in the park in March.

During the year the charity also benefited from a very generous grant from WightAID - a foundation that supports local island charities. The grant enabled us to purchase a new large new greenhouse and ancillary equipment for the volunteers to use for the propagation and growing of plants for the borders and beds within the park.

During 2024 the Charity once again hosted the Spring Art and Garden Show, although it was postponed, from the Easter weekend until May, due to wet weather conditions.

The annual Big Lunch, music, comedy, drama, and murder mystery nights, as well as many weddings and private events were once again held in the house and park.

The Lawn Bar operated very successfully in the park during the summer months. Themed party days ran for the second year on the May and August bank holiday weekends, these again sold out, enhancing this new revenue stream. These events ran alongside a highly successful, volunteer run, vintage afternoon tea service.

Cowes Week activities and live entertainment were held in August and the Cowes Week ladies' lunch, was sold out well in advance and raised funds for the charity.

The Charity was delighted to host an extended Wight Proms in August, as well as a series of monthly Wight Proms lunchtime concerts in the ballroom, throughout the year.

The House and Park were for the second year the venue for The Great Wight Bite. The event, with a culinary focus, ran early September and attracted many visitors, although rain over the two days of the event did result in a much reduced footfall on the previous year.

The Charity was again the main venue for the highly successful Isle of Wight Literary Festival, which except for the Covid years has been held at the House since 2012.

FINANCIAL REVIEW

The Charity reported a surplus for the year to 31 December 2024 of £54,453 (2023: £7,860) on general funds, with major project work undertaken throughout the year, totalling £180,393.

The Trustees look to maintain reserves sufficient to provide six months operating expenses and retain £100,000 as a minimum working reserve. The net assets of the charity at the year end were £678,737 (2023: £624,284) with free reserves amounting to £370,755 (2023: 405,076). Free reserves are defined as unrestricted funds, less those tied up in fixed assets.

Principal Funding Sources

The car park has for many years provided one of the main sources of revenue for the Charity, except for the period of the pandemic when it was severely impacted by the 'stay at home' directives from the government. However, Income has bounced back to exceed pre-covid levels with a 2024 turnover of £229,992 (2023: £210,830).

The Charity's trading arm, Northwood House Trading Company Limited, which raises money for the Charity through the hire of the house for a variety of events including weddings, birthdays, meetings, and conferences reported a deficit of £8,134 (2023 surplus £36,798), and had closing net assets of £25,243 (2023: £66,169).

Tenancies provided the Charity, in the leased office spaces, an income of £131,697 (2023: £118,692).

Public event income, including turnover from the successful Lawn Bar, now a well-established Cowes venue, as well as volunteer catering totalled £456,813, a third consecutive year of exceptional performance.

PLAN FOR FUTURE PERIODS

Members and volunteers continue to be an asset to the Charity, and we look forward to continuing to hold open days, members' events and provide opportunities for volunteering and fundraising either in the house or park. These events, as well as volunteer recruitment mornings, meetings, and forums, enable us to recruit and retain new members and volunteers.

The Charity will also continue to seek out sources of funding for major built environment and park projects.

The Charity will continue to work for the benefit of the community through partnership working on projects with Cowes Town Council and other local charities.

During 2025 we look forward to welcoming annual events to be held in the house and park that will continue to bring visitors and income to the Charity including the Spring Art and Garden Show, The Big Lunch, Cowes Week, Wight Proms and The Isle of Wight Literary Festival.

TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

TRUSTEES RESPONSIBILITIES

The trustees (who are also directors of Northwood House Charitable Trust Company Limited for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company and Charity law require the Directors to prepare accounts for each financial year, which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period.

In preparing those accounts, the Directors are required to:

- Select suitable accounting policies and then apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Trustees are responsible for ensuring that the Charity keeps proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and which enable them to ensure that the financial statements comply with the Companies Act 2006 and Charities Statement of Recommended Practice. They also have responsibility for ensuring that the Charity has appropriate systems and controls (financial and otherwise) and that reasonable steps are taken for safeguarding the assets of the Charity and for the prevention and detection of fraud and other irregularities.

This report, which also meets the requirements of the Directors' Report for company law purposes, has been prepared in accordance with the special provisions applicable to small companies.

Signed on behalf of the Board of Trustees

.....
Mrs R A Cullen– Trustee

Date: 11-08-2025

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED FOR THE YEAR ENDED 31 DECEMBER 2024

Independent Examiner's Report to the Trustees of Northwood House Charitable Trust Company Limited

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 December 2024 which are set out on pages 9 to 26.

Responsibilities and basis of report

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

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

Independent examiner's statement

Since the company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

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

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

Moore (South) LLP

V Drayton ACA
For and on behalf of
Moore (South) LLP
9 St Johns Place
Newport
Isle of Wight
PO30 1LH

Dated: 20/08/2025

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

STATEMENT OF FINANCIAL ACTIVITIES INCORPORATING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds Year to 31 December 2024 £	Total Funds Year to 31 December 2023 £
Income and endowments from:						
Donations and legacies	3	63,928	44,534	-	108,462	32,546
Charitable activities	7	443,400	-	-	443,400	422,894
Other trading activities (fundraising)	4	142,764	-	-	142,764	99,574
Investments	6	9,246	-	-	9,246	7,082
Total income		659,338	44,534	-	703,872	562,096
Expenditure on:						
Raising funds	8	100,907	-	-	100,907	70,243
Charitable activities	9	532,290	13,298	-	545,588	484,639
Other	11	5,438	-	-	5,438	4,857
Total expenditure		638,635	13,298	-	651,933	559,739
Net income/(expenditure)		20,703	31,236	-	51,939	2,357
Other recognised gains/(losses)						
Gains/(losses) on investment assets		-	-	2,514	2,514	5,503
Net movement before transfers	19	20,703	31,236	2,514	54,453	7,860
Transfer between funds		5,750	(5,750)	-	-	-
Net movement in funds	19	26,453	25,486	2,514	54,453	7,860
Reconciliation of Funds						
Total funds brought forward at 1 January 2024		552,537	22,325	49,422	624,284	616,424
Total funds carried forward 31 December 2024		**578,990**	**47,811**	**51,936**	**678,737**	**624,284**

All income and expenditure derive from continuing activities.
The statement of financial activities include all gains and losses recognised during the year.

The notes on pages 13 to 26 form part of these accounts

NORTHWOOD CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

BALANCE SHEET
AS AT 31 DECEMBER 2024

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Fund £	Total funds 31 December 2024 £	Total funds 31 December 2023 £
Fixed assets						
Tangible assets	15	156,299	-	-	156,299	147,461
Fixed asset investments	16	-	-	51,936	51,936	49,422
		156,299	-	51,936	208,235	196,883
Current assets						
Stock		402	-	-	402	402
Debtors	17	32,913	-	-	32,913	30,848
Cash at bank in hand		497,469	25,582	-	523,051	491,945
		530,784	25,582	-	556,366	523,195
Current liabilities						
Creditors: Amounts falling due within one year	18	(85,864)	-	-	(85,864)	(95,794)
Net current assets		444,920	25,582	-	470,502	427,401
Total assets less current Liabilities		601,219	25,582	51,936	678,737	624,284
Net assets		601,219	25,582	51,936	678,737	624,284
Charity funds	19					
Unrestricted		601,219	-	-	601,219	552,537
Restricted funds		-	25,582	-	25,582	22,325
Endowment funds		-	-	51,936	51,936	49,422
Total Funds		601,219	25,582	51,936	678,737	624,284

The notes on pages 13 to 26 form part of these accounts

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2024

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 December 2024.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 December 2024 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and,

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit and loss for each financial year in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to company.

Approved by the Board of Trustees on 11/08/2025 and signed on its behalf by:

.....
Mrs R A Cullen – Trustee

.....
Mr S Dabell – Trustee

Company registration number: **08025757**

The notes on pages 13 to 26 form part of these accounts

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

CASH FLOW STATEMENT
AS AT 31 DECEMBER 2024

		2024 £	2023 £
Cash flow from operating activities			
Net cash flow from operations	As below	43,080	83,361
Total cash flow from operating activities		43,080	83,361
Cash flow from investing activities			
Interest received		9,246	7,802
Payments to acquire fixed assets		(21,220)	(135,050)
Total cash flow on Investing activities		(11,974)	(127,248)
Net increase in cash and cash equivalents		31,106	(43,887)
Cash and cash equivalents at 1 January 2024		491,945	535,832
Cash and cash equivalents at 31 December 2024		523,051	491,945
Cash and cash equivalents consist of:			
Cash at bank and in hand at 31 December 2024		523,051	491,945

Reconciliation of income to net cashflow from operations:

	2024 £	2023 £
Net surplus of income over expenditure for the year	54,453	7,860
Adjustments for:		
Interest received	(9,246)	(7,802)
Depreciation charges	12,382	5,845
(Increase)/decrease in investments	(2,514)	(5,503)
(Increase)/decrease in debtors	(2,065)	38,833
Increase/(decrease) in creditors	(9,930)	44,128
Net cash from operations	43,080	83,361

1. Summary of significant accounting policies

(a) General information and basis of preparation

Northwood House Charitable Trust Company Limited is a charitable company limited by guarantee registered in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities are described on page 2 under the heading "objectives and aims".

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £1.

The charity also manages the assets held within an unincorporated charity (registered number 276153), the assets of which were the subject of a scheme of management by the Charity Commission. The assets of that charity were amalgamated in 2013 with the assets of this Charitable company, and are reported as one entity in these accounts.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

(b) Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

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

Endowment funds represent those assets which must be held permanently by the charity, principally income from previous land sales. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and legal advice relating to the fund are charged against the fund.

(c) Income recognition

All incoming resources are included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Donated facilities and donated professional services are recognised in income at their fair value when their economic benefit is probable, it can be measured reliably and the charity has control over the item. Fair value is determined on the basis of the value of the gift to the charity. For example the amount the charity would be willing to pay in the open market for such facilities and services. A corresponding amount is recognised in expenditure.

No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102). Further detail is given in the Trustees' Annual Report.

Where practicable, gifts in kind donated for distribution to the beneficiaries of the charity are included in stock and donations in the financial statements upon receipt. If it is impracticable to assess the fair value at receipt or if the costs to undertake such a valuation outweigh any benefits, then the fair value is recognised as a component of donations when it is distributed and an equivalent amount recognised as charitable expenditure.

Fixed asset gifts in kind are recognised when receivable and are included at fair value. They are not deferred over the life of the asset.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Income from grants are recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the charity's right to receive payment is established.

Other income includes the conversion of endowment funds into income which arises when capital funds are released to an income fund from expendable endowments or when a charity has authority to adopt a total return approach to its permanent endowment fund. It also includes other income such as gains on disposals of tangible fixed assets.

(d) Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Costs of raising funds includes events;
- Expenditure on charitable activities includes lettings and functions, car parking, grounds costs, house preservation, and grants; and
- Other expenditure represents those items not falling into the categories above.

Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

(e) Support costs allocation

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, administrative, and payroll costs. They are incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Where support costs cannot be directly attributed to particular headings they have been allocated to cost of raising funds and expenditure on charitable activities on a basis consistent with use of the resources. Premises and other overheads have been allocated in a similar basis.

Fund-raising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

The analysis of these costs is included in note 9 to these accounts.

(f) Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) less accumulated depreciation and accumulated impairment losses. Assets below £1,000 are not treated as capital. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land and property	5% straight line
Plant & machinery	10% - 20% straight line

The charity's assets consist of land and property originally conveyed by gift to the Local Authority in 1929 and were passed to this charity by a scheme of management. The Grounds are managed in permanent endowment, and these assets are held at nil cost.

Where expenditure represents an improvement, alteration or an addition to the land or property and it is expected to enhance the property's value, useful life or functionality, bringing future economic benefit, it will be treated as capital. Other expenditure to restore the land or property to its original condition is considered to be repairs.

(g) Investment properties

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in 'net gains / (losses) on investments' in the SoFA.

(h) Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in 'net gains / (losses) on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

(i) Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell.

(j) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

(k) Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

(l) Employee benefits

When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The charity operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

(m) Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010.

(n) Going concern

The Trustees have considered its income forecasts for 2025 and plans for activities at the House and in the grounds. With the stated free reserves at the year end of £371k. The Trustees are confident that it remains appropriate to prepare financial activities on a going concern basis.

(p) Trading subsidiary

The accounts are not consolidated but a summary of the trading company figures are shown in note 5.

2. Comparative Statement of Financial Activities

In line with the charities statement of recommended practice, presented below is the full comparative SOFA

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds Year to 31 December 2023 £
Income and endowments from:					
Donations and legacies	3	24,725	7,821	-	32,546
Charitable activities	7	422,894	-	-	422,894
Other trading activities (fundraising)	4	99,574	-	-	99,574
Investments	6	7,082	-	-	7,082
Total income		554,275	7,821	-	562,096
Expenditure on:					
Raising funds	8	70,243	-	-	70,243
Charitable activities	9	476,253	8,386	-	484,639
Other	11	4,857	-	-	4,857
Total expenditure		551,353	8,386	-	559,739
Net income/(expenditure)		2,922	(565)	-	2,357
Other recognised gains/(losses)					
Gains/(losses) on investment assets		-	-	5,503	5,503
Net movement in funds	19	2,922	(565)	5,503	7,860
Reconciliation of Funds					
Total funds brought forward at 1 January 2023		549,615	22,890	43,919	616,424
Total funds carried forward 31 December 2023		**552,537**	**22,325**	**49,422**	**624,284**

3. Donations and legacies

	Total Funds Year to 31 December 2024 £	Total Funds Year to 31 December 2023 £
Gifts and donations	9,923	7,237
Distribution from trading company	32,792	-
Grants	18,500	6,900
Park services in kind – Cowes Town Council	-	7,981
Membership fees	2,713	2,607
Total Unrestricted Funds	63,928	24,725
Gifts and donations included restricted fund income on		
Grants	8,844	1,275
Swing income	640	-
Tree income	8,250	-
Toilet refurbishments	20,000	-
Tennis court income	6,800	6,546
Total Restricted Funds	44,534	7,821
Total Donations and Legacies	108,462	32,546

4. Activities for generating funds

Fundraising events	142,764	99,574
	142,764	99,574

5. Subsidiary Trading Company

The Charity also has a trading subsidiary company, which is itself limited by guarantee, but which operates functions within the House for the Charity. The accounts are not consolidated, but reflect the monies due from the profits of the trading company. A summary of the trading results of the company is set out below:

Summary Profit and loss	Year to 31 December 2024 £	Year to 31 December 2023 £
Turnover	405,159	383,310
Costs	413,293	346,512
Profit / (loss) for the year	(8,134)	36,798
Net assets	25,243	66,169

Rental payments of £81,000 (2023: £81,000) were paid to the charity for the hire of rooms and grounds to run activities and events. At the year end £22,290 (2023: £22,090) was due to the charity.

6. Investment income

	Total Funds Year to 31 December 2024 £	Total Funds Year to 31 December 2023 £
Deposit account interest	9,246	7,082

7. Income from charitable activities

	Total Funds Year to 31 December 2024 £	Total Funds Year to 31 December 2023 £
Income from car parking facilities	229,992	223,202
Income from lettings, including trading company	213,408	199,692
	443,400	422,894

8. Raising funds expenditure

	Total Funds Year to 31 December 2024 £	Total Funds Year to 31 December 2023 £
Fundraising event costs	87,258	56,706
Fundraising support costs	13,649	13,537
Grants and donations	-	-
	100,907	70,243

9. Charitable activities expenditure

	Direct Costs £	Support Costs (see note 11) £	Year to 31/12/2024 Total £
Lettings and functions	-	15,364	15,364
Grounds maintenance park upkeep	84,579	40,952	125,531
House preservation and restoration	192,855	188,782	381,637
Car parking costs	11,534	11,522	23,056
	288,968	256,620	545,588

Comparative charitable activities expenditure

	Direct Costs £	Support Costs (see note 11) £	Year to 31/12/2023 Total £
Lettings and functions	-	15,347	15,347
Grounds maintenance park upkeep	61,228	40,855	102,083
House preservation and restoration	141,650	187,524	329,174
Car parking costs	26,438	11,597	38,035
	229,316	255,323	484,639

Grounds maintenance includes £Nil (2023 - £7,981) of services in kind, provided by Cowes Town Council in grass cutting, hedge trimming, toilet cleaning, as well as litter and dog waste bin emptying in the Park. From April 2023 funding from Cowes Town Council for this maintenance is received through a grant, instead of services in kind.

10. Support costs

	Year to 31/12/2024 £	Year to 31/12/2023 £
Wages and NI	124,879	126,633
Subscription and licenses	2,443	2,076
Cleaning	20,085	21,303
Light and heat	40,011	41,002
Insurance	30,164	27,808
Water	4,180	4,478
Telephone	2,374	1,898
Printing, postage and stationery	1,750	1,885
Computer costs	3,299	2,689
Sundries	2,176	2,623
Bookkeeping	25,601	22,562
Professional services	725	979
Security	4,466	5,391
Bank charges	8,117	7,533
	270,270	268,860

	Notes		
Allocated to fundraising events	8	13,649	13,537
Allocated to Charitable Activities	9	256,620	255,323
		270,269	268,860

11. Other costs

	Year to 31/12/2024 £	Year to 31/12/2023 £
Other costs are in relation to Governance of the Charity:		
Trustees indemnity insurance	1,453	1,083
Independent examiners remuneration	3,985	3,774
	5,438	4,857

12. Net incoming/(outgoing) resources

Net resources are stated after charging/(crediting):

	Year to 31/12/2024 £	Year to 31/12/2023 £
Depreciation – owned assets	12,382	5,845

13. Trustees' remuneration, benefits and expenses – Related party transactions, and Control

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 (year to 31 December 2023 £nil). There were no trustees' expenses paid for the year ended 31 December 2024 (year end 31 December 2023 £nil).

The Trustees have provided services in their professional capacity at no cost to the Trust, and it is not practicable to value that work.

The charity is under the control of the Trustees.

14. Staff costs

	Year to 31/12/2024 £	Year to 31/12/2023 £
Wages and salaries	144,597	110,113
Social security costs	11,367	6,937
Pension costs	2,460	2,177
	158,424	119,227

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

	Year to 31/12/2024 £	Year to 31/12/2023 £
House	7	5
Administration	1	1
	8	6

No employees received emoluments in excess of £60,000. The total payments including employers NI and pension costs paid to senior management personnel in the year was £ 40,341 (2023:£40,585)

15. Tangible fixed assets

	Land and Property £	Plant & Machinery £	Total £
Cost at 1 January 2024	142,934	80,198	223,132
Additions	-	21,220	21,220
Disposals	-	-	-
At 31 December 2024	142,934	101,418	244,352
Depreciation at 1 January 2024	14,793	60,878	75,671
Charge for the period	7,147	5,235	12,382
Depreciation eliminated on disposal	-	-	-
At 31 December 2024	21,940	66,113	88,053
Net Book Value at 31 December 2024	120,994	35,305	156,299
Net Book Value at 31 December 2023	128,141	19,320	147,461

16. Fixed asset investments

	31/12/2024 £	31/12/2023 £
Market value at 1 January 2024	49,422	43,919
Change in value of investments	2,514	5,503
Market value at 31 December 2024	51,936	49,422

There were no investments held outside the UK. The Charitable company holds 199 COIF (Charities Official Investment Fund) units, which form part of the endowment fund arising from previous sales of land.

17. Debtors: amounts falling due within one year

	31/12/2024 £	31/12/2023 £
Trade debtors	2,229	2,878
Amounts due from trading subsidiary company	21,290	22,089
Other debtors and prepayments	9,394	5,881
	32,913	30,848

18. Creditors: amounts falling due within one year

	31/12/2024 £	31/12/2023 £
Trade creditors	12,629	31,528
Taxation and social security	22,840	21,034
Other creditors and accruals	50,395	43,232
	85,864	95,794

19. Movement in funds

	At 1/01/2024 £	Net movement in funds £	Transfers £	At 31/12/2024 £
Endowment fund	49,422	2,514	-	51,936
Restricted funds				
Tennis courts (1)	19,050	3,787	-	22,837
Outdoor sports equipment (2)	2,000	-	-	2,000
Swing (3)	1,275	(1,275)	-	-
Tree	-	745	-	745
Greenhouse	-	7,979	(5,750)	2,229
Toilet refurbishment	-	20,000	-	20,000
Total Restricted Funds	22,325	31,236	(5,750)	47,811
Unrestricted funds	552,537	20,703	5,750	578,990
	624,284	54,453	-	678,737

(1) The restricted fund donations for Tennis courts, will be spent on improvements to the Tennis Courts.
(2) A grant received in 2019 was restricted for outdoor sports equipment, and this has been transferred.
(3) The swing donations are for the planned replacement of the childrens swings in 2024.

(4) Tree planting programme - sponsorship of new trees by local residents.
(5) Funds from WightAID Foundation for the purchase of a large greenhouse for the gardening volunteers to propagate plants for the park.
(6) Toilet refurbishment funds, donated by a local resident with a restriction that funds are to be used for upgrading the public toilets in the House.

19. **Comparative Movement in funds (continued)**

	At 1/01/2023 £	Net movement in funds £	Transfers £	At 31/12/23 £
Endowment fund	43,919	5,503	-	49,422
Restricted funds				
Tennis courts (1)	20,890	(1,840)	-	19,050
Outdoor sports equipment (2)	2,000	-	-	2,000
Swing (3)	-	1,275	-	1,275
Total Restricted Funds	22,890	(565)	-	22,325
Unrestricted funds	549,615	2,922	-	552,537
	616,424	7,860	-	624,284

(1) The restricted fund donations for Tennis courts, will be spent on improvements to the Tennis Courts.
(2) A grant received in 2019 was restricted for outdoor sports equipment, and this has been transferred.
(3) The swing donations are for the planned replacement of the childrens swings in 2024.

Endowment Fund

The Charity holds expendable endowment funds arising from prior year disposals of land forming part of the Trust property. The make up of the capital element of this is as follows:

	£
Disposal dated 6 April 1964	2,000
Disposal dated 22 July 1987	25,000
Uplift in value to 31 December 2022	16,919
Fund value at 31 December 2022	43,919
Uplift in value in the year to 31 December 2023	5,503
Fund value at 31 December 2023	49,422
Uplift in value in the year to 31 December 2024	2,514
Fund value at 31 December 2024	51,936

Following previous advice of the Charity Commission, the interest earned on the cash element has been treated as unrestricted funds. The unrealised surplus on the underlying investments are added to the value of the endowment fund.

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED

England & Wales - Charity number 1150641

Accounts

Company Registration No. 08025757 (England and Wales)

Charity Registration No. 1150641

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED

A COMPANY LIMITED BY GUARANTEE

TRUSTEES ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

CONTENTS

	Page
Reference and administrative information	1
Trustees annual report	2 - 7
Independent examiners' report	8
Statement of financial activities	9
Balance Sheet	10 - 11
Cash flow Statement	12
Notes to the accounts	13 – 26

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

REFERENCE AND ADMINISTRATIVE INFORMATION

Registered Company No.	08025757 (England and Wales)
Registered Charity No.	1150641
Registered Office	Northwood House Ward Avenue Cowes Isle of Wight PO31 8AZ
Trustees	Mrs J L Allan Mrs S E Collinge Mrs R A Cullen Mr S Dabell Ms D Deacon (resigned 1 May 2024) Mr B D Hicks Mrs K A Marriott (appointed 13 June 2024) Dr J A Pollard (resigned 15 April 2024) Mr T Wander
Chief Operating Officer	Mr D Cool
Accountants & Independent Examiners	Moore (South) LLP 9 St Johns Place Newport Isle of Wight PO30 1LH
Bankers	CAF Bank Ltd 25 Kings Hill Avenue West Malling Kent ME19 4JQ Lloyds Bank Plc 21 St Thomas Square Newport Isle of Wight Barclays Bank Plc St James' Square Newport Isle of Wight

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The Charity is a limited company, limited by guarantee, as defined by the Companies Act 2006. Under its Memorandum of Association, local people and organisations can become members of the charitable company for an annual subscription. The charitable company is governed by its Memorandum of Association.

The Charity also acts as Trustee for a separate charity Northwood House Charitable Trust which is registered under charity Number 276153. The Charity is governed by a scheme issued by the Charity Commission for England and Wales and effective 1.11.2012 (ref 534/1213).

Objectives and Aims

Under the Memorandum and Scheme issued by the Charity Commission for England and Wales, the objects of the Charity are for the public benefit,

(1) The provision, maintenance and support of a public pleasure garden or park (including the provision of facilities for playing games, sports and other recreational or leisure facilities and amenities) in the area of benefit.

(2) The provision, maintenance and support of public amenities for such charitable purposes as the trustees from time to time think fit, including the provision of public car parks.

(3) The restoration, preservation and maintenance of the property of the Charity which are of historic or architectural merit or importance.

(4) If and in so far as income is not required for the above purposes, for any charitable purpose for the benefit of the inhabitants of the area of benefit.

Recruitment and Appointment of Trustees

The Trustees are also Directors of the charitable company for company law purposes.

The Charity has sub-committees from where it can identify potential trustees with specific skill sets. Trustees can be recruited from subcommittees within the Charity. By working within the Charity before taking on the role of trustee, the person has a better understanding of and dedication to the Charity.

Once a trustee is appointed or elected, he or she is given an induction pack of documents that includes the scheme issued by the Charity Commission of England and Wales, the memorandum of association, a member's handbook, relevant paperwork and the latest accounts. A newly appointed trustee is given and encouraged to seek information about the responsibilities of being a trustee from the Charity Commission's website. Trustees join the various sub-committees or projects and work with volunteers. Trustees are encouraged to attend seminars and workshops that will make them more effective trustees.

Under the memorandum of association, the minimum number of trustees is three and the maximum is eleven. The Charity may by ordinary resolution appoint a person who is willing to act as a trustee. No person may be appointed a trustee other than in accordance with the procedures set out in the Memorandum.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2023

Organisational Structure

The Charity had eight volunteer directors during 2023. There were also six paid operational staff - an Administrator, a Chief Operating Officer, three Assistant Managers, as well as a House and Estate Maintenance Supervisor.
The Trustees delegate management responsibilities to the Chief Operating Officer.

In line with our Charitable Objectives, many public and private events such as weddings and concerts were held in the house and park during the year. A full programme of repairs and renovations were also undertaken in the house and park throughout the period.

The Charity had approximately 300 members during the year, who support the aims and the objectives of the Charity and contribute to and influence the future direction of the Charity. Members also have voting rights on any resolution proposed at the AGM. Members get regular newsletters and updates as well as invitations to take part in social events throughout the year.

The Charity has approximately 70 volunteers who work in the park and raise funds by catering and stewarding at events. With a full trading year during 2023, there were many opportunities for the volunteers to raise funds for the charity through catering and other activities and the gardening volunteers went from strength to strength working in the park throughout the seasons.

Cleaning, bookkeeping, accountancy and website hosting services continued to be outsourced during the period.

The trading company for the Charity - Northwood House Trading Company Limited (NHTCL), is a company limited by guarantee and its articles require (subject to retention for working capital/accounting requirement) that it donates all its profits to the Charity. Simon Dabell, Roseleen Cullen, Janet Allan and Ben Hicks are the directors of the trading company. Mirror provisions to those of the charitable company are inserted in its articles to prevent any director gaining benefits.

Both the Charity and the Trading Company operate under a single group VAT registration.

Risk Management

The level of financial reserves brought forward from the previous financial year provided the Trustees with the reasonable expectation that the Charity can continue to manage operational risks. As a consequence, the Trustees believe that it is appropriate to apply the going concern basis of accounting in preparing these accounts.

As always, throughout the period, the trustees and staff have continued to seek to identify ways in which risks to the House and Park can be reduced, managed or, ideally, eliminated in their entirety. During 2023, the Chief Operating Officer and Trustees worked on updating risk assessments, to reflect, amongst other things, changes in health and safety requirements.

Staff policies, which are also applicable to all volunteers, are continually under review. These policies include safeguarding, health and safety, equality and diversity, safer recruitment, and child protection. During the year, new volunteers have undertaken in-house training to ensure compliance with all environmental health requirements, including record keeping. First Aid and Fire Marshall training were also undertaken by staff. Gas safety testing and fire alarm testing are regularly undertaken, as well as any remedial work required.

In the park, and in consultation with the Local Authority Tree Officer, remedial works were undertaken to trees and paths.

Throughout the year the Charity continued to ensure that the commercial and financial activities of the Charity and its associated entities were carried out in compliance with all applicable regulations whilst protecting and promoting the Charity's interests as far as possible. Professional advice continued to be sought and recommendations implemented where appropriate to achieve these ends.

As in previous years the trustees remain committed to identifying and implementing best practice in relation to the management and governance of the Charity and will continue to do so in the coming year.

Public Benefit
The trustees are aware of and have regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

SIGNIFICANT ACTIVITIES AND ACHIEVEMENTS

During the year, the trustees continued with their work implementing the 10-year strategy for the Charity, which was agreed in 2019. As part of that strategy the final phase of the re-develop of the derelict servant's wing into rentable office space was completed. Phases one and two of this restoration work was completed during 2022. By the end of the year all the restored spaces were fully tenanted, bringing an additional income stream to the Charity.

The Condition Survey of the House, which started in 2021 and continued throughout 2022, was completed. This detailed work will provide the board, through the extensive external and internal surveys, the means by which to identify critical structural issues in the main fabric of the building and to set budgets for restoration and maintenance work for the short, medium, and long term. This Condition Survey will eventually allow the development of a Conservation Management Plan, which will further define the priorities for future investment in the built environment.

The ballroom of the house, which is a focal point for weddings, conferences, concerts etc. was completely redecorated during the early part of the year, possibly for the first time in forty or fifty years. New windows were manufactured by experienced craftsmen to replace those that had gone beyond repair and new curtains were made by an expert local firm, using funds raised through the efforts of our volunteer catering team running cafes etc at events.

The Charity continued to maintain the park for the benefit of the public. The Charity is grateful to Cowes Town Council for their continued financial support in the park with mowing the lawns, cutting the hedges, emptying dog waste and litter bins, and cleaning the park toilets.

Tennis courts were available to the public at no charge and were well used. Fundraising, by users of the courts continued during the year for the ongoing repair and maintenance of the courts and these events were well supported by the public.

Cowes Medina Bowling Club continued to operate and maintain the bowling facility on a licence with a peppercorn rent and at no cost to the charity.

SIGNIFICANT ACTIVITIES AND ACHIEVEMENTS (cont …)

The Charity continued to work with Cowes Town Council to operate a free parking scheme, in the Charity's main car park, for island patients who needed to travel to mainland hospitals for treatment.

The Chief Operating Officer and the board worked on a plan for the development of the park over the next five to seven years. This includes planting trees to replace those lost over the years due to disease or storm damage.
Copper beech trees were planted on the park boundary in Ward Avenue and more Sakura Cherry trees were also planted in the park as a continuation of the project kindly sponsored by the Japanese Embassy.

During 2023 the Charity once again hosted the Spring Art and Garden Show, the annual Big Lunch - to celebrate The Coronation, music, comedy, drama, and quiz nights, as well as many weddings and private events.

The Lawn Bar operated very successfully in the park during the summer months. Themed party days ran for the first time on the May and August bank holiday weekends, which sold out, bringing in a new revenue stream. These events ran alongside a highly successful, volunteer run, vintage afternoon tea service.

Cowes Week activities and live entertainment were held in August and the Cowes Week ladies' lunch, was sold out well in advance and raised funds for the charity.

The Charity was delighted to host an extended Wight Proms in August, as well as a series of monthly Wight Proms lunchtime concerts in the ballroom, throughout the year.

The House and Park were the venue for a new event in September, The Great Wight Bite. The event, with a culinary focus, ran for four days in early September and attracted many thousands of visitors.

The Charity was again the main venue for the successful Isle of Wight Literary Festival, which except for the Covid years has been held at the House since 2012.

FINANCIAL REVIEW

The Charity reported a surplus (2022: deficit) of expenditure over income for the year to 31 December 2023 of £7,860 (2022 £(46,712)). However, project work undertaken throughout the year, including the restoration of the derelict servants' wing, totalled £260,586. Of this project work £159,469 was funded from the proceeds of the sale of Church Lodge which reduced the ring-fenced sale proceeds to £nil to be held for future restoration projects.

The Trustees look to maintain reserves sufficient to provide six months operating expenses and retain £100,000 as a minimum working reserve. The net assets of the charity at the year-end were £624,284 (2022: £616,424) with free reserves amounting to £405,076 (2022: £487,440). Free reserves are defined as unrestricted funds, less those tied up in fixed assets.

Principal Funding Sources

The car park has for many years provided one of the main sources of revenue for the Charity, except for the period of the pandemic when it was severely impacted by the 'stay at home' directives from the government. However, income has bounced back to exceed pre-covid levels with a 2023 turnover of £223,202 (2022: £186,664).

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2023

The Charity's trading arm, Northwood House Trading Company Limited, which raises money for the Charity through the hire of the house for a variety of events including weddings, birthdays, meetings, and conferences reported a surplus of £36,798 (2022: £22,928), after making rental payments to the Charity of £81,000 (2022 - £81,000). The trading company had closing net assets of £66,169 (2022: £29 371). Whilst the accounts for the trading company are disclosed, the accounts are not presented in a consolidated format.

Tenancies provided the Charity, in the leased office spaces, an income of £118,692 (2022: £102,607).

Public event income, including turnover from the successful Lawn Bar, now a well-established Cowes venue, as well as volunteer catering totalled £381,760 (2022 - £329,677), a second consecutive year of exceptional performance.

PLAN FOR FUTURE PERIODS

Members and volunteers continue to be an asset to the Charity, and we look forward to continuing to hold open days, members' events and provide opportunities for volunteering and fundraising either in the house or park. These events, as well as volunteer recruitment mornings, meetings, and forums, enable us to recruit and retain new members and volunteers.

The Charity will also continue to seek out sources of funding for major built environment and park projects.

The Charity will continue to work for the benefit of the community through partnership working on projects with Cowes Town Council and other local charities.

During 2024 we look forward to welcoming annual events to be held in the house and park that will continue to bring visitors and income to the Charity including the Spring Art and Garden Show, The Big Lunch, Cowes Week, Wight Proms, The Great Wight Bite and The Isle of Wight Literary Festival.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2023

TRUSTEES RESPONSIBILITIES

The trustees (who are also directors of Northwood House Charitable Trust Company Limited for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company and Charity law require the Directors to prepare accounts for each financial year, which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period.

In preparing those accounts, the Directors are required to:

- Select suitable accounting policies and then apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Trustees are responsible for ensuring that the Charity keeps proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and which enable them to ensure that the financial statements comply with the Companies Act 2006 and Charities Statement of Recommended Practice. They also have responsibility for ensuring that the Charity has appropriate systems and controls (financial and otherwise) and that reasonable steps are taken for safeguarding the assets of the Charity and for the prevention and detection of fraud and other irregularities.

This report, which also meets the requirements of the Directors' Report for company law purposes, has been prepared in accordance with the special provisions applicable to small companies.

Signed on behalf of the Board of Trustees

…….. Date: .....
Mrs R A Cullen– Trustee

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED FOR THE YEAR ENDED 31 DECEMBER 2023

Independent Examiner's Report to the Trustees of Northwood House Charitable Trust Company Limited

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 December 2023 which are set out on pages 9 to 25.

Responsibilities and basis of report

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

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

Independent examiner's statement

Since the company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

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

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

K R Cooper BA FCA DCha
For and on behalf of
Moore (South) LLP
9 St Johns Place
Newport
Isle of Wight
PO30 1LH

Dated:

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

STATEMENT OF FINANCIAL ACTIVITIES INCORPORATING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds Year to 31 December 2023 £	Total Funds Year to 31 December 2022 £
Income and endowments from:						
Donations and legacies	3	24,725	7,821	-	32,546	37,037
Charitable activities	7	422,894	-	-	422,894	372,271
Other trading activities (fundraising)	4	99,574	-	-	99,574	99,107
Investments	6	7,082	-	-	7,082	1,491
Total income		554,275	7,821	-	562,096	509,906
Expenditure on:						
Raising funds	8	70,243	-	-	70,243	61,968
Charitable activities	9	476,253	8,386	-	484,639	486,315
Other	11	4,857	-	-	4,857	3,994
Total expenditure		551,353	8,386	-	559,739	552,277
Net income/(expenditure)		2,922	(565)	-	2,357	(42,371)
Other recognised gains/(losses)						
Gains/(losses) on investment assets		-	-	5,503	5,503	(4,341)
Net movement in funds	19	2,922	(565)	5,503	7,860	(46,712)
Reconciliation of Funds						
Total funds brought forward at 1 January 2023		549,615	22,890	43,919	616,424	663,136
Total funds carried forward 31 December 2023		**552,537**	**22,325**	**49,422**	**624,284**	**616,424**

All income and expenditure derive from continuing activities.
The statement of financial activities include all gains and losses recognised during the year.

The notes on pages 13 to 26 form part of these accounts

NORTHWOOD CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

BALANCE SHEET
AS AT 31 DECEMBER 2023

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Fund £	Total funds 31 December 2023 £	Total funds 31 December 2022 £
Fixed assets						
Tangible assets	15	147,461	-	-	147,461	18,256
Fixed asset investments	16	-	-	49,422	49,422	43,919
		147,461	-	49,422	196,883	62,175
Current assets						
Stock		402	-	-	402	402
Debtors	17	30,848	-	-	30,848	69,682
Cash at bank in hand		469,620	22,325	-	491,945	535,832
		500,870	22,325	-	523,195	605,916
Current liabilities						
Creditors: Amounts falling due within one year	18	(95,794)	-	-	(95,794)	(51,667)
Net current assets		405,076	22,325	-	427,401	554,249
Total assets less current Liabilities		552,537	22,325	49,422	624,284	616,424
Net assets		552,537	22,325	49,422	624,284	616,424
Charity funds	19					
Unrestricted		552,537	-	-	552,537	549,615
Restricted funds		-	22,325	-	22,325	22,890
Endownment funds		-	-	49,422	49,422	43,919
Total Funds		552,537	22,325	49,422	624,284	616,424

The notes on pages 13 to 26 form part of these accounts

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2023

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

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

The trustees acknowledge their responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and,

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit and loss for each financial year in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to company.

Approved by the Board of Trustees on and signed on its behalf by:

……..
Mrs R A Cullen – Trustee

……..
Mr S Dabell – Trustee

Company registration number: **08025757**

The notes on pages 13 to 26 form part of these accounts

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

CASH FLOW STATEMENT
AS AT 31 DECEMBER 2023

		2023 £	2022 £
Cash flow from operating activities			
Net cash flow from operations	As below	83,361	52,500
Total cash flow from operating activities		83,361	52,500
Cash flow from investing activities			
Interest received		7,802	1,491
Payments to acquire fixed assets		(135,050)	-
Total cash flow on Investing activities		(127,248)	1,491
Net increase in cash and cash equivalents		(43,887)	53,991
Cash and cash equivalents at 1 January 2023		535,832	481,841
Cash and cash equivalents at 31 December 2023		491,945	535,832
Cash and cash equivalents consist of:			
Cash at bank and in hand at 31 December 2023		491,945	535,832

Reconciliation of income to net cashflow from operations:

	2023 £	2022 £
Net surplus of income over expenditure for the year	7,860	(46,712)
Adjustments for:		
Interest received	(7,802)	(1,491)
Depreciation charges	5,845	11,514
(Increase)/decrease in stock	(5,503)	4,341
(Increase)/decrease in debtors	38,833	72,204
Increase/(decrease) in creditors	44,128	12,644
Net cash from operations	83,361	52,500

1. Summary of significant accounting policies

(a) General information and basis of preparation

Northwood House Charitable Trust Company Limited is a charitable company limited by guarantee registered in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities are described on page 2 under the heading "objectives and aims".

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £1.

The charity also manages the assets held within an unincorporated charity (registered number 276153), the assets of which were the subject of a scheme of management by the Charity Commission. The assets of that charity were amalgamated in 2013 with the assets of this Charitable company, and are reported as one entity in these accounts.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

(b) Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

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

Endowment funds represent those assets which must be held permanently by the charity, principally income from previous land sales. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and legal advice relating to the fund are charged against the fund.

(c) Income recognition

All incoming resources are included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Donated facilities and donated professional services are recognised in income at their fair value when their economic benefit is probable, it can be measured reliably and the charity has control over the item. Fair value is determined on the basis of the value of the gift to the charity. For example the amount the charity would be willing to pay in the open market for such facilities and services. A corresponding amount is recognised in expenditure.

No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102). Further detail is given in the Trustees' Annual Report.

Where practicable, gifts in kind donated for distribution to the beneficiaries of the charity are included in stock and donations in the financial statements upon receipt. If it is impracticable to assess the fair value at receipt or if the costs to undertake such a valuation outweigh any benefits, then the fair value is recognised as a component of donations when it is distributed and an equivalent amount recognised as charitable expenditure.

Fixed asset gifts in kind are recognised when receivable and are included at fair value. They are not deferred over the life of the asset.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Income from grants are recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the charity's right to receive payment is established.

Other income includes the conversion of endowment funds into income which arises when capital funds are released to an income fund from expendable endowments or when a charity has authority to adopt a total return approach to its permanent endowment fund. It also includes other income such as gains on disposals of tangible fixed assets.

(d) Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Costs of raising funds includes events;
- Expenditure on charitable activities includes lettings and functions, car parking, grounds costs, house preservation, and grants; and
- Other expenditure represents those items not falling into the categories above.

Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

(e) Support costs allocation

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, administrative, and payroll costs. They are incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Where support costs cannot be directly attributed to particular headings they have been allocated to cost of raising funds and expenditure on charitable activities on a basis consistent with use of the resources. Premises and other overheads have been allocated in a similar basis.

Fund-raising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

The analysis of these costs is included in note 9 to these accounts.

(f) Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) less accumulated depreciation and accumulated impairment losses. Assets below £1,000 are not treated as capital. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land and property	5% straight line
Plant & machinery	20% straight line

The charity's assets consist of land and property originally conveyed by gift to the Local Authority in 1929 and were passed to this charity by a scheme of management. The Grounds are managed in permanent endowment, and these assets are held at nil cost.

Where expenditure represents an improvement, alteration or an addition to the land or property and it is expected to enhance the property’s value, useful life or functionality, bringing future economic benefit, it will be treated as capital. Other expenditure to restore the land or property to its orginal condition is considered to be repairs.

(g) Investment properties

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in 'net gains / (losses) on investments' in the SoFA.

(h) Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in 'net gains / (losses) on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

(i) Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell.

(j) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

(k) Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

(l) Employee benefits

When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The charity operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

(m) Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010.

(n) Going concern

The Trustees have considered its income forecasts for 2023 and plans for activities at the House and in the grounds. With the stated free reserves at the year end of £405k. The Trustees are confident that it remains appropriate to prepare financial activities on a going concern basis.

(p) Trading subsidiary

The accounts are not consolidated but a summary of the trading company figures are shown in note 5.

2. Comparative Statement of Financial Activities

In line with the charaties statement of reccomended practice, presented below is the full comparative SOFA

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds Year to 31 December 2022 £
Income and endowments from:					
Donations and legacies	3	30,785	6,252	-	37,037
Charitable activities	7	372,271	-	-	372,271
Other trading activities (fundraising)	4	99,107	-	-	99,107
Investments	6	1,491	-	-	1,491
Total income		503,654	6,252	-	509,906
Expenditure on:					
Raising funds	8	61,968	-	-	61,968
Charitable activities	9	468,132	18,183	-	486,315
Other	10	3,994	-	-	3,994
Total expenditure		534,094	18,183	-	552,277
Net income/(expenditure)		(30,440)	(11,931)	-	(42,371)
Other recognised gains/(losses)					
Gains/(losses) on investment assets		-	-	(4,341)	(4,341)
Net movement in funds	19	(30,440)	(11,931)	(4,341)	(46,712)
Reconciliation of Funds					
Total funds brought forward at 1 January 2022		580,055	34,821	48,260	663,136
Total funds carried forward 31 December 2022		**549,615**	**22,890**	**43,919**	**616,424**

3. Donations and legacies

	Total Funds Year to 31 December 2023 £	Total Funds Year to 31 December 2022 £
Gifts and donations	7,237	7,357
Distribution from trading company	-	-
Grants	6,900	4,258
Park services in kind – Cowes Town Council	7,981	16,505
Membership fees	2,607	2,665
Total Unrestricted Funds	24,725	30,785
Gifts and donations included restricted fund income on		
Grants	1,275	-
Tennis court income	6,546	6,252
Total Restricted Funds	7,821	6,252
Total Donations and Legacies	32,546	37,037

4. Activities for generating funds

Fundraising events	99,574	99,107
	99,574	99,107

5. Subsidiary Trading Company

The Charity also has a trading subsidiary company, which is itself limited by guarantee, but which operates functions within the House for the Charity. The accounts are not consolidated, but reflect the monies due from the profits of the trading company. A summary of the trading results of the company is set out below:

Summary Profit and loss	Year to 31 December 2023 £	Year to 31 December 2022 £
Turnover	383,310	333,077
Costs	346,512	(310,149)
Surplus for the year	36,798	22,928
Net assets	36,798	22,928

Rental payments of £81,000 (2022: £81,000) were paid to the charity for the hire of rooms and grounds to run activities and events. At the year end £22,090 (2022: £61,117) was due to the charity.

6. Investment income

	Total Funds Year to 31 December 2023 £	Total Funds Year to 31 December 2022 £
Deposit account interest	7,082	1,491

7. Income from charitable activities

	Total Funds Year to 31 December 2023 £	Total Funds Year to 31 December 2022 £
Income from car parking facilities	223,202	186,664
Income from lettings, including trading company	199,692	183,607
	422,894	372,271

8. Raising funds expenditure

	Total Funds Year to 31 December 2023 £	Total Funds Year to 31 December 2022 £
Fundraising event costs	56,706	51,384
Fundraising support costs	13,537	10,584
Grants and donations	-	-
	70,243	61,968

9. Charitable activities expenditure

	Direct Costs	Support Costs (see note 11)	Year to 31/12/2023 Total
	£	£	£
Lettings and functions	-	15,347	15,347
Grounds maintenance park upkeep	61,228	40,855	102,083
House preservation and restoration	141,650	187,524	329,174
Car parking costs	26,438	11,597	38,035
	229,316	255,323	484,639

Comparative charitable activities expenditure

	Direct Costs	Support Costs (see note 11)	Year to 31/12/2022 Total
	£	£	£
Lettings and functions	-	11,900	11,900
Grounds maintenance park upkeep	28,986	31,272	60,258
House preservation and restoration	257,629	144,230	401,859
Car parking costs	3,618	8,680	12,298
	290,233	196,082	486,315

Grounds maintenance includes £7,981 (2022 - £16,505) of services in kind, provided by Cowes Town Council in grass cutting, hedge trimming, toilet cleaning, as well as litter and dog waste bin emptying in the Park. From April 2023 funding from Cowes Town Council for this maintenance is received through a grant, instead of services in kind.

10. Support costs

	Notes	Year to 31/12/2023 £	Year to 31/12/2022 £
Wages and NI		126,633	90,760
Subscription and licenses		2,076	4,798
Cleaning		21,303	14,628
Light and heat		41,002	33,453
Insurance		27,808	21,352
Water		4,478	3,367
Telephone		1,898	2,066
Printing, postage and stationery		1,885	1,538
Computer costs		2,689	2,987
Sundries		2,623	1,407
Bookkeeping		22,562	19,513
Professional services		979	35
Security		5,391	4,237
Bank charges		7,533	6,525
		268,860	206,666
Allocated to fundraising events	8	13,537	10,584
Allocated to Charitable Activities	9	255,323	196,082
		268,860	206,666

11. Other costs

	Year to 31/12/2023 £	Year to 31/12/2022 £
Other costs are in relation to Governance of the Charity:		
Trustees indemnity insurance	1,083	1,083
Independent examiners remuneration	3,774	2,911
	4,857	3,994

12. Net incoming/(outgoing) resources

Net resources are stated after charging/(crediting):

	Year to 31/12/2023 £	Year to 31/12/2022 £
Depreciation – owned assets	5,845	11,514

13. Trustees' remuneration, benefits and expenses – Related party transactions, and Control

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 (year to 31 December 2022 £nil). There were no trustees' expenses paid for the year ended 31 December 2023 (year end 31 December 2022 £nil).

The Trustees have provided services in their professional capacity at no cost to the Trust, and it is not practicable to value that work.

The charity is under the control of the Trustees.

14. Staff costs

	Year to 31/12/2023 £	Year to 31/12/2022 £
Wages and salaries	110,113	83,412
Social security costs	6,937	5,538
Pension costs	2,177	1,810
	119,227	90,760

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

	Year to 31/12/2023 £	Year to 31/12/2022 £
House	5	5
Administration	1	1
	6	6

No employees received emoluments in excess of £60,000. The total payments including employers NI and pension costs paid to senior management personnel in the year was £40,585 (2022:£33,500) .

15. Tangible fixed assets

	Land and Property £	Plant & Machinery £	Total £
Cost at 1 January 2023	28,343	64,526	92,869
Additions	114,591	20,459	135,050
Disposals	-	(4,787)	(4,787)
At 31 December 2023	142,934	80,198	223,132
Depreciation at 1 January 2023	13,376	61,237	74,613
Charge for the period	1,417	4,428	5,845
Depreciation eliminated on disposal	-	(4,787)	(4,787)
At 31 December 2023	14,793	60,878	75,671
Net Book Value at 31 December 2023	128,141	19,320	147,461
Net Book Value at 31 December 2022	14,967	3,289	18,256

16. Fixed asset investments

	31/12/2023 £	31/12/2022 £
Market value at 1 January 2023	43,919	48,260
Change in value of investments	5,503	(4,341)
Market value at 31 December 2023	49,422	43,919

There were no investments held outside the UK. The Charitable company holds 199 COIF (Charities Official Investment Fund) units, which form part of the endowment fund arising from previous sales of land.

17. Debtors: amounts falling due within one year

	31/12/2023 £	31/12/2022 £
Trade debtors	2,878	2,844
Amounts due from trading subsidiary company	22,089	61,117
Other debtors and prepayments	5,881	5,721
	30,848	69,682

18. Creditors: amounts falling due within one year

	31/12/2023 £	31/12/2022 £
Trade creditors	31,528	11,628
Taxation and social security	21,034	15,426
Other creditors and accruals	43,232	24,613
	95,794	51,667

19. Movement in funds

	At 1/01/2023 £	Net movement in funds £	Transfers £	At 31/12/2023 £
Endowment fund	43,919	5,503	-	49,422
Restricted funds				
Tennis courts (1)	20,890	(1,840)	-	19,050
Outdoor sports equipment (2)	2,000	-	-	2,000
Swing (3)	-	1,275	-	1,275
Total Restricted Funds	22,890	(565)	-	22,325
Unrestricted funds	549,615	2,922	-	552,537
	616,424	7,860	-	624,284

(1) The restricted fund donations for Tennis courts, will be spent on improvements to the Tennis Courts.
(2) A grant received in 2019 was restricted for outdoor sports equipment, and this has been transferred.
(3) The swing donations are for the planned replacement of the childrens swings in 2024.

19. Comparative Movement in funds (continued)

	At 1/01/2022 £	Net movement in funds £	Transfers £	At 31/12/22 £
Endowment fund	48,260	(4,341)	-	43,919
Restricted funds				
Tennis courts (1)	17,821	3,069	-	20,890
Stables – Community Centre (2)	-	-	-	-
Outdoor sports equipment (3)	2,000	-	-	2,000
Donation – restoration (4)	15,000	(15,000)	-	-
Total Restricted Funds	34,821	(11,931)	-	22,890
Unrestricted funds	580,055	(30,440)	-	549,615
	663,136	(46,712)	-	616,424

(1) The restricted fund donations for Tennis courts, will be spent on improvements to the Tennis Courts.
(2) The Charity received a National Lottery grant towards the renovation of the stables, spent in 2021.
(3) A grant received in 2019 was restricted for outdoor sports equipment, and this has been transferred.
(4) During the year a rstricted donation was received for house restoration work.

Endowment Fund

The Charity holds expendable endowment funds arising from prior year disposals of land forming part of the Trust property. The make up of the capital element of this is as follows:

	£
Disposal dated 6 April 1964	2,000
Disposal dated 22 July 1987	25,000
Uplift in value to 31 December 2022	16,919
Fund value at 31 December 2022	43,919
Uplift in value in the year to 31 December 2023	5,503
Fund value at 31 December 2023	49,422

Following previous advice of the Charity Commission, the interest earned on the cash element has been treated as unrestricted funds. The unrealised surplus on the underlying investments are added to the value of the endowment fund.

Company Registration No. 08025757 (England and Wales)

Charity Registration No. 1150641

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED

A COMPANY LIMITED BY GUARANTEE

TRUSTEES ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

CONTENTS

	Page
Reference and administrative information	1
Trustees annual report	2 - 7
Independent examiners' report	8
Statement of financial activities	9
Balance Sheet	10 - 11
Cash flow Statement	12
Notes to the accounts	13 – 26

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

REFERENCE AND ADMINISTRATIVE INFORMATION

Registered Company No.	08025757 (England and Wales)
Registered Charity No.	1150641
Registered Office	Northwood House Ward Avenue Cowes Isle of Wight PO31 8AZ
Trustees	Mrs J L Allan Mrs S E Collinge Mrs R A Cullen Mr S Dabell Ms D Deacon (resigned 1 May 2024) Mr B D Hicks Mrs K A Marriott (appointed 13 June 2024) Dr J A Pollard (resigned 15 April 2024) Mr T Wander
Chief Operating Officer	Mr D Cool
Accountants & Independent Examiners	Moore (South) LLP 9 St Johns Place Newport Isle of Wight PO30 1LH
Bankers	CAF Bank Ltd 25 Kings Hill Avenue West Malling Kent ME19 4JQ Lloyds Bank Plc 21 St Thomas Square Newport Isle of Wight Barclays Bank Plc St James' Square Newport Isle of Wight

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The Charity is a limited company, limited by guarantee, as defined by the Companies Act 2006. Under its Memorandum of Association, local people and organisations can become members of the charitable company for an annual subscription. The charitable company is governed by its Memorandum of Association.

The Charity also acts as Trustee for a separate charity Northwood House Charitable Trust which is registered under charity Number 276153. The Charity is governed by a scheme issued by the Charity Commission for England and Wales and effective 1.11.2012 (ref 534/1213).

Objectives and Aims

Under the Memorandum and Scheme issued by the Charity Commission for England and Wales, the objects of the Charity are for the public benefit,

(1) The provision, maintenance and support of a public pleasure garden or park (including the provision of facilities for playing games, sports and other recreational or leisure facilities and amenities) in the area of benefit.

(2) The provision, maintenance and support of public amenities for such charitable purposes as the trustees from time to time think fit, including the provision of public car parks.

(3) The restoration, preservation and maintenance of the property of the Charity which are of historic or architectural merit or importance.

(4) If and in so far as income is not required for the above purposes, for any charitable purpose for the benefit of the inhabitants of the area of benefit.

Recruitment and Appointment of Trustees

The Trustees are also Directors of the charitable company for company law purposes.

The Charity has sub-committees from where it can identify potential trustees with specific skill sets. Trustees can be recruited from subcommittees within the Charity. By working within the Charity before taking on the role of trustee, the person has a better understanding of and dedication to the Charity.

Once a trustee is appointed or elected, he or she is given an induction pack of documents that includes the scheme issued by the Charity Commission of England and Wales, the memorandum of association, a member's handbook, relevant paperwork and the latest accounts. A newly appointed trustee is given and encouraged to seek information about the responsibilities of being a trustee from the Charity Commission's website. Trustees join the various sub-committees or projects and work with volunteers. Trustees are encouraged to attend seminars and workshops that will make them more effective trustees.

Under the memorandum of association, the minimum number of trustees is three and the maximum is eleven. The Charity may by ordinary resolution appoint a person who is willing to act as a trustee. No person may be appointed a trustee other than in accordance with the procedures set out in the Memorandum.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2023

Organisational Structure

The Charity had eight volunteer directors during 2023. There were also six paid operational staff - an Administrator, a Chief Operating Officer, three Assistant Managers, as well as a House and Estate Maintenance Supervisor.
The Trustees delegate management responsibilities to the Chief Operating Officer.

In line with our Charitable Objectives, many public and private events such as weddings and concerts were held in the house and park during the year. A full programme of repairs and renovations were also undertaken in the house and park throughout the period.

The Charity had approximately 300 members during the year, who support the aims and the objectives of the Charity and contribute to and influence the future direction of the Charity. Members also have voting rights on any resolution proposed at the AGM. Members get regular newsletters and updates as well as invitations to take part in social events throughout the year.

The Charity has approximately 70 volunteers who work in the park and raise funds by catering and stewarding at events. With a full trading year during 2023, there were many opportunities for the volunteers to raise funds for the charity through catering and other activities and the gardening volunteers went from strength to strength working in the park throughout the seasons.

Cleaning, bookkeeping, accountancy and website hosting services continued to be outsourced during the period.

The trading company for the Charity - Northwood House Trading Company Limited (NHTCL), is a company limited by guarantee and its articles require (subject to retention for working capital/accounting requirement) that it donates all its profits to the Charity. Simon Dabell, Roseleen Cullen, Janet Allan and Ben Hicks are the directors of the trading company. Mirror provisions to those of the charitable company are inserted in its articles to prevent any director gaining benefits.

Both the Charity and the Trading Company operate under a single group VAT registration.

Risk Management

The level of financial reserves brought forward from the previous financial year provided the Trustees with the reasonable expectation that the Charity can continue to manage operational risks. As a consequence, the Trustees believe that it is appropriate to apply the going concern basis of accounting in preparing these accounts.

As always, throughout the period, the trustees and staff have continued to seek to identify ways in which risks to the House and Park can be reduced, managed or, ideally, eliminated in their entirety. During 2023, the Chief Operating Officer and Trustees worked on updating risk assessments, to reflect, amongst other things, changes in health and safety requirements.

Staff policies, which are also applicable to all volunteers, are continually under review. These policies include safeguarding, health and safety, equality and diversity, safer recruitment, and child protection. During the year, new volunteers have undertaken in-house training to ensure compliance with all environmental health requirements, including record keeping. First Aid and Fire Marshall training were also undertaken by staff. Gas safety testing and fire alarm testing are regularly undertaken, as well as any remedial work required.

In the park, and in consultation with the Local Authority Tree Officer, remedial works were undertaken to trees and paths.

Throughout the year the Charity continued to ensure that the commercial and financial activities of the Charity and its associated entities were carried out in compliance with all applicable regulations whilst protecting and promoting the Charity's interests as far as possible. Professional advice continued to be sought and recommendations implemented where appropriate to achieve these ends.

As in previous years the trustees remain committed to identifying and implementing best practice in relation to the management and governance of the Charity and will continue to do so in the coming year.

Public Benefit
The trustees are aware of and have regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

SIGNIFICANT ACTIVITIES AND ACHIEVEMENTS

During the year, the trustees continued with their work implementing the 10-year strategy for the Charity, which was agreed in 2019. As part of that strategy the final phase of the re-develop of the derelict servant's wing into rentable office space was completed. Phases one and two of this restoration work was completed during 2022. By the end of the year all the restored spaces were fully tenanted, bringing an additional income stream to the Charity.

The Condition Survey of the House, which started in 2021 and continued throughout 2022, was completed. This detailed work will provide the board, through the extensive external and internal surveys, the means by which to identify critical structural issues in the main fabric of the building and to set budgets for restoration and maintenance work for the short, medium, and long term. This Condition Survey will eventually allow the development of a Conservation Management Plan, which will further define the priorities for future investment in the built environment.

The ballroom of the house, which is a focal point for weddings, conferences, concerts etc. was completely redecorated during the early part of the year, possibly for the first time in forty or fifty years. New windows were manufactured by experienced craftsmen to replace those that had gone beyond repair and new curtains were made by an expert local firm, using funds raised through the efforts of our volunteer catering team running cafes etc at events.

The Charity continued to maintain the park for the benefit of the public. The Charity is grateful to Cowes Town Council for their continued financial support in the park with mowing the lawns, cutting the hedges, emptying dog waste and litter bins, and cleaning the park toilets.

Tennis courts were available to the public at no charge and were well used. Fundraising, by users of the courts continued during the year for the ongoing repair and maintenance of the courts and these events were well supported by the public.

Cowes Medina Bowling Club continued to operate and maintain the bowling facility on a licence with a peppercorn rent and at no cost to the charity.

SIGNIFICANT ACTIVITIES AND ACHIEVEMENTS (cont …)

The Charity continued to work with Cowes Town Council to operate a free parking scheme, in the Charity's main car park, for island patients who needed to travel to mainland hospitals for treatment.

The Chief Operating Officer and the board worked on a plan for the development of the park over the next five to seven years. This includes planting trees to replace those lost over the years due to disease or storm damage.
Copper beech trees were planted on the park boundary in Ward Avenue and more Sakura Cherry trees were also planted in the park as a continuation of the project kindly sponsored by the Japanese Embassy.

During 2023 the Charity once again hosted the Spring Art and Garden Show, the annual Big Lunch - to celebrate The Coronation, music, comedy, drama, and quiz nights, as well as many weddings and private events.

The Lawn Bar operated very successfully in the park during the summer months. Themed party days ran for the first time on the May and August bank holiday weekends, which sold out, bringing in a new revenue stream. These events ran alongside a highly successful, volunteer run, vintage afternoon tea service.

Cowes Week activities and live entertainment were held in August and the Cowes Week ladies' lunch, was sold out well in advance and raised funds for the charity.

The Charity was delighted to host an extended Wight Proms in August, as well as a series of monthly Wight Proms lunchtime concerts in the ballroom, throughout the year.

The House and Park were the venue for a new event in September, The Great Wight Bite. The event, with a culinary focus, ran for four days in early September and attracted many thousands of visitors.

The Charity was again the main venue for the successful Isle of Wight Literary Festival, which except for the Covid years has been held at the House since 2012.

FINANCIAL REVIEW

The Charity reported a surplus (2022: deficit) of expenditure over income for the year to 31 December 2023 of £7,860 (2022 £(46,712)). However, project work undertaken throughout the year, including the restoration of the derelict servants' wing, totalled £260,586. Of this project work £159,469 was funded from the proceeds of the sale of Church Lodge which reduced the ring-fenced sale proceeds to £nil to be held for future restoration projects.

The Trustees look to maintain reserves sufficient to provide six months operating expenses and retain £100,000 as a minimum working reserve. The net assets of the charity at the year-end were £624,284 (2022: £616,424) with free reserves amounting to £405,076 (2022: £487,440). Free reserves are defined as unrestricted funds, less those tied up in fixed assets.

Principal Funding Sources

The car park has for many years provided one of the main sources of revenue for the Charity, except for the period of the pandemic when it was severely impacted by the 'stay at home' directives from the government. However, income has bounced back to exceed pre-covid levels with a 2023 turnover of £223,202 (2022: £186,664).

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2023

The Charity's trading arm, Northwood House Trading Company Limited, which raises money for the Charity through the hire of the house for a variety of events including weddings, birthdays, meetings, and conferences reported a surplus of £36,798 (2022: £22,928), after making rental payments to the Charity of £81,000 (2022 - £81,000). The trading company had closing net assets of £66,169 (2022: £29 371). Whilst the accounts for the trading company are disclosed, the accounts are not presented in a consolidated format.

Tenancies provided the Charity, in the leased office spaces, an income of £118,692 (2022: £102,607).

Public event income, including turnover from the successful Lawn Bar, now a well-established Cowes venue, as well as volunteer catering totalled £381,760 (2022 - £329,677), a second consecutive year of exceptional performance.

PLAN FOR FUTURE PERIODS

Members and volunteers continue to be an asset to the Charity, and we look forward to continuing to hold open days, members' events and provide opportunities for volunteering and fundraising either in the house or park. These events, as well as volunteer recruitment mornings, meetings, and forums, enable us to recruit and retain new members and volunteers.

The Charity will also continue to seek out sources of funding for major built environment and park projects.

The Charity will continue to work for the benefit of the community through partnership working on projects with Cowes Town Council and other local charities.

During 2024 we look forward to welcoming annual events to be held in the house and park that will continue to bring visitors and income to the Charity including the Spring Art and Garden Show, The Big Lunch, Cowes Week, Wight Proms, The Great Wight Bite and The Isle of Wight Literary Festival.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2023

TRUSTEES RESPONSIBILITIES

The trustees (who are also directors of Northwood House Charitable Trust Company Limited for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company and Charity law require the Directors to prepare accounts for each financial year, which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period.

In preparing those accounts, the Directors are required to:

- Select suitable accounting policies and then apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Trustees are responsible for ensuring that the Charity keeps proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and which enable them to ensure that the financial statements comply with the Companies Act 2006 and Charities Statement of Recommended Practice. They also have responsibility for ensuring that the Charity has appropriate systems and controls (financial and otherwise) and that reasonable steps are taken for safeguarding the assets of the Charity and for the prevention and detection of fraud and other irregularities.

This report, which also meets the requirements of the Directors' Report for company law purposes, has been prepared in accordance with the special provisions applicable to small companies.

Signed on behalf of the Board of Trustees

…….. Date: .....
Mrs R A Cullen– Trustee

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED FOR THE YEAR ENDED 31 DECEMBER 2023

Independent Examiner's Report to the Trustees of Northwood House Charitable Trust Company Limited

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 December 2023 which are set out on pages 9 to 25.

Responsibilities and basis of report

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

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

Independent examiner's statement

Since the company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

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

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

K R Cooper BA FCA DCha
For and on behalf of
Moore (South) LLP
9 St Johns Place
Newport
Isle of Wight
PO30 1LH

Dated:

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

STATEMENT OF FINANCIAL ACTIVITIES INCORPORATING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds Year to 31 December 2023 £	Total Funds Year to 31 December 2022 £
Income and endowments from:						
Donations and legacies	3	24,725	7,821	-	32,546	37,037
Charitable activities	7	422,894	-	-	422,894	372,271
Other trading activities (fundraising)	4	99,574	-	-	99,574	99,107
Investments	6	7,082	-	-	7,082	1,491
Total income		554,275	7,821	-	562,096	509,906
Expenditure on:						
Raising funds	8	70,243	-	-	70,243	61,968
Charitable activities	9	476,253	8,386	-	484,639	486,315
Other	11	4,857	-	-	4,857	3,994
Total expenditure		551,353	8,386	-	559,739	552,277
Net income/(expenditure)		2,922	(565)	-	2,357	(42,371)
Other recognised gains/(losses)						
Gains/(losses) on investment assets		-	-	5,503	5,503	(4,341)
Net movement in funds	19	2,922	(565)	5,503	7,860	(46,712)
Reconciliation of Funds						
Total funds brought forward at 1 January 2023		549,615	22,890	43,919	616,424	663,136
Total funds carried forward 31 December 2023		**552,537**	**22,325**	**49,422**	**624,284**	**616,424**

All income and expenditure derive from continuing activities.
The statement of financial activities include all gains and losses recognised during the year.

The notes on pages 13 to 26 form part of these accounts

NORTHWOOD CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

BALANCE SHEET
AS AT 31 DECEMBER 2023

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Fund £	Total funds 31 December 2023 £	Total funds 31 December 2022 £
Fixed assets						
Tangible assets	15	147,461	-	-	147,461	18,256
Fixed asset investments	16	-	-	49,422	49,422	43,919
		147,461	-	49,422	196,883	62,175
Current assets						
Stock		402	-	-	402	402
Debtors	17	30,848	-	-	30,848	69,682
Cash at bank in hand		469,620	22,325	-	491,945	535,832
		500,870	22,325	-	523,195	605,916
Current liabilities						
Creditors: Amounts falling due within one year	18	(95,794)	-	-	(95,794)	(51,667)
Net current assets		405,076	22,325	-	427,401	554,249
Total assets less current Liabilities		552,537	22,325	49,422	624,284	616,424
Net assets		552,537	22,325	49,422	624,284	616,424
Charity funds	19					
Unrestricted		552,537	-	-	552,537	549,615
Restricted funds		-	22,325	-	22,325	22,890
Endownment funds		-	-	49,422	49,422	43,919
Total Funds		552,537	22,325	49,422	624,284	616,424

The notes on pages 13 to 26 form part of these accounts

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2023

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

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

The trustees acknowledge their responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and,

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit and loss for each financial year in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to company.

Approved by the Board of Trustees on and signed on its behalf by:

……..
Mrs R A Cullen – Trustee

……..
Mr S Dabell – Trustee

Company registration number: **08025757**

The notes on pages 13 to 26 form part of these accounts

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

CASH FLOW STATEMENT
AS AT 31 DECEMBER 2023

		2023 £	2022 £
Cash flow from operating activities			
Net cash flow from operations	As below	83,361	52,500
Total cash flow from operating activities		83,361	52,500
Cash flow from investing activities			
Interest received		7,802	1,491
Payments to acquire fixed assets		(135,050)	-
Total cash flow on Investing activities		(127,248)	1,491
Net increase in cash and cash equivalents		(43,887)	53,991
Cash and cash equivalents at 1 January 2023		535,832	481,841
Cash and cash equivalents at 31 December 2023		491,945	535,832
Cash and cash equivalents consist of:			
Cash at bank and in hand at 31 December 2023		491,945	535,832

Reconciliation of income to net cashflow from operations:

	2023 £	2022 £
Net surplus of income over expenditure for the year	7,860	(46,712)
Adjustments for:		
Interest received	(7,802)	(1,491)
Depreciation charges	5,845	11,514
(Increase)/decrease in stock	(5,503)	4,341
(Increase)/decrease in debtors	38,833	72,204
Increase/(decrease) in creditors	44,128	12,644
Net cash from operations	83,361	52,500

1. Summary of significant accounting policies

(a) General information and basis of preparation

Northwood House Charitable Trust Company Limited is a charitable company limited by guarantee registered in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities are described on page 2 under the heading "objectives and aims".

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £1.

The charity also manages the assets held within an unincorporated charity (registered number 276153), the assets of which were the subject of a scheme of management by the Charity Commission. The assets of that charity were amalgamated in 2013 with the assets of this Charitable company, and are reported as one entity in these accounts.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

(b) Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

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

Endowment funds represent those assets which must be held permanently by the charity, principally income from previous land sales. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and legal advice relating to the fund are charged against the fund.

(c) Income recognition

All incoming resources are included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Donated facilities and donated professional services are recognised in income at their fair value when their economic benefit is probable, it can be measured reliably and the charity has control over the item. Fair value is determined on the basis of the value of the gift to the charity. For example the amount the charity would be willing to pay in the open market for such facilities and services. A corresponding amount is recognised in expenditure.

No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102). Further detail is given in the Trustees' Annual Report.

Where practicable, gifts in kind donated for distribution to the beneficiaries of the charity are included in stock and donations in the financial statements upon receipt. If it is impracticable to assess the fair value at receipt or if the costs to undertake such a valuation outweigh any benefits, then the fair value is recognised as a component of donations when it is distributed and an equivalent amount recognised as charitable expenditure.

Fixed asset gifts in kind are recognised when receivable and are included at fair value. They are not deferred over the life of the asset.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Income from grants are recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the charity's right to receive payment is established.

Other income includes the conversion of endowment funds into income which arises when capital funds are released to an income fund from expendable endowments or when a charity has authority to adopt a total return approach to its permanent endowment fund. It also includes other income such as gains on disposals of tangible fixed assets.

(d) Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Costs of raising funds includes events;
- Expenditure on charitable activities includes lettings and functions, car parking, grounds costs, house preservation, and grants; and
- Other expenditure represents those items not falling into the categories above.

Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

(e) Support costs allocation

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, administrative, and payroll costs. They are incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Where support costs cannot be directly attributed to particular headings they have been allocated to cost of raising funds and expenditure on charitable activities on a basis consistent with use of the resources. Premises and other overheads have been allocated in a similar basis.

Fund-raising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

The analysis of these costs is included in note 9 to these accounts.

(f) Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) less accumulated depreciation and accumulated impairment losses. Assets below £1,000 are not treated as capital. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land and property	5% straight line
Plant & machinery	20% straight line

The charity's assets consist of land and property originally conveyed by gift to the Local Authority in 1929 and were passed to this charity by a scheme of management. The Grounds are managed in permanent endowment, and these assets are held at nil cost.

Where expenditure represents an improvement, alteration or an addition to the land or property and it is expected to enhance the property’s value, useful life or functionality, bringing future economic benefit, it will be treated as capital. Other expenditure to restore the land or property to its orginal condition is considered to be repairs.

(g) Investment properties

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in 'net gains / (losses) on investments' in the SoFA.

(h) Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in 'net gains / (losses) on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

(i) Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell.

(j) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

(k) Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

(l) Employee benefits

When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The charity operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

(m) Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010.

(n) Going concern

The Trustees have considered its income forecasts for 2023 and plans for activities at the House and in the grounds. With the stated free reserves at the year end of £405k. The Trustees are confident that it remains appropriate to prepare financial activities on a going concern basis.

(p) Trading subsidiary

The accounts are not consolidated but a summary of the trading company figures are shown in note 5.

2. Comparative Statement of Financial Activities

In line with the charaties statement of reccomended practice, presented below is the full comparative SOFA

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds Year to 31 December 2022 £
Income and endowments from:					
Donations and legacies	3	30,785	6,252	-	37,037
Charitable activities	7	372,271	-	-	372,271
Other trading activities (fundraising)	4	99,107	-	-	99,107
Investments	6	1,491	-	-	1,491
Total income		503,654	6,252	-	509,906
Expenditure on:					
Raising funds	8	61,968	-	-	61,968
Charitable activities	9	468,132	18,183	-	486,315
Other	10	3,994	-	-	3,994
Total expenditure		534,094	18,183	-	552,277
Net income/(expenditure)		(30,440)	(11,931)	-	(42,371)
Other recognised gains/(losses)					
Gains/(losses) on investment assets		-	-	(4,341)	(4,341)
Net movement in funds	19	(30,440)	(11,931)	(4,341)	(46,712)
Reconciliation of Funds					
Total funds brought forward at 1 January 2022		580,055	34,821	48,260	663,136
Total funds carried forward 31 December 2022		**549,615**	**22,890**	**43,919**	**616,424**

3. Donations and legacies

	Total Funds Year to 31 December 2023 £	Total Funds Year to 31 December 2022 £
Gifts and donations	7,237	7,357
Distribution from trading company	-	-
Grants	6,900	4,258
Park services in kind – Cowes Town Council	7,981	16,505
Membership fees	2,607	2,665
Total Unrestricted Funds	24,725	30,785
Gifts and donations included restricted fund income on		
Grants	1,275	-
Tennis court income	6,546	6,252
Total Restricted Funds	7,821	6,252
Total Donations and Legacies	32,546	37,037

4. Activities for generating funds

Fundraising events	99,574	99,107
	99,574	99,107

5. Subsidiary Trading Company

The Charity also has a trading subsidiary company, which is itself limited by guarantee, but which operates functions within the House for the Charity. The accounts are not consolidated, but reflect the monies due from the profits of the trading company. A summary of the trading results of the company is set out below:

Summary Profit and loss	Year to 31 December 2023 £	Year to 31 December 2022 £
Turnover	383,310	333,077
Costs	346,512	(310,149)
Surplus for the year	36,798	22,928
Net assets	36,798	22,928

Rental payments of £81,000 (2022: £81,000) were paid to the charity for the hire of rooms and grounds to run activities and events. At the year end £22,090 (2022: £61,117) was due to the charity.

6. Investment income

	Total Funds Year to 31 December 2023 £	Total Funds Year to 31 December 2022 £
Deposit account interest	7,082	1,491

7. Income from charitable activities

	Total Funds Year to 31 December 2023 £	Total Funds Year to 31 December 2022 £
Income from car parking facilities	223,202	186,664
Income from lettings, including trading company	199,692	183,607
	422,894	372,271

8. Raising funds expenditure

	Total Funds Year to 31 December 2023 £	Total Funds Year to 31 December 2022 £
Fundraising event costs	56,706	51,384
Fundraising support costs	13,537	10,584
Grants and donations	-	-
	70,243	61,968

9. Charitable activities expenditure

	Direct Costs	Support Costs (see note 11)	Year to 31/12/2023 Total
	£	£	£
Lettings and functions	-	15,347	15,347
Grounds maintenance park upkeep	61,228	40,855	102,083
House preservation and restoration	141,650	187,524	329,174
Car parking costs	26,438	11,597	38,035
	229,316	255,323	484,639

Comparative charitable activities expenditure

	Direct Costs	Support Costs (see note 11)	Year to 31/12/2022 Total
	£	£	£
Lettings and functions	-	11,900	11,900
Grounds maintenance park upkeep	28,986	31,272	60,258
House preservation and restoration	257,629	144,230	401,859
Car parking costs	3,618	8,680	12,298
	290,233	196,082	486,315

Grounds maintenance includes £7,981 (2022 - £16,505) of services in kind, provided by Cowes Town Council in grass cutting, hedge trimming, toilet cleaning, as well as litter and dog waste bin emptying in the Park. From April 2023 funding from Cowes Town Council for this maintenance is received through a grant, instead of services in kind.

10. Support costs

	Notes	Year to 31/12/2023 £	Year to 31/12/2022 £
Wages and NI		126,633	90,760
Subscription and licenses		2,076	4,798
Cleaning		21,303	14,628
Light and heat		41,002	33,453
Insurance		27,808	21,352
Water		4,478	3,367
Telephone		1,898	2,066
Printing, postage and stationery		1,885	1,538
Computer costs		2,689	2,987
Sundries		2,623	1,407
Bookkeeping		22,562	19,513
Professional services		979	35
Security		5,391	4,237
Bank charges		7,533	6,525
		268,860	206,666
Allocated to fundraising events	8	13,537	10,584
Allocated to Charitable Activities	9	255,323	196,082
		268,860	206,666

11. Other costs

	Year to 31/12/2023 £	Year to 31/12/2022 £
Other costs are in relation to Governance of the Charity:		
Trustees indemnity insurance	1,083	1,083
Independent examiners remuneration	3,774	2,911
	4,857	3,994

12. Net incoming/(outgoing) resources

Net resources are stated after charging/(crediting):

	Year to 31/12/2023 £	Year to 31/12/2022 £
Depreciation – owned assets	5,845	11,514

13. Trustees' remuneration, benefits and expenses – Related party transactions, and Control

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 (year to 31 December 2022 £nil). There were no trustees' expenses paid for the year ended 31 December 2023 (year end 31 December 2022 £nil).

The Trustees have provided services in their professional capacity at no cost to the Trust, and it is not practicable to value that work.

The charity is under the control of the Trustees.

14. Staff costs

	Year to 31/12/2023 £	Year to 31/12/2022 £
Wages and salaries	110,113	83,412
Social security costs	6,937	5,538
Pension costs	2,177	1,810
	119,227	90,760

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

	Year to 31/12/2023 £	Year to 31/12/2022 £
House	5	5
Administration	1	1
	6	6

No employees received emoluments in excess of £60,000. The total payments including employers NI and pension costs paid to senior management personnel in the year was £40,585 (2022:£33,500) .

15. Tangible fixed assets

	Land and Property £	Plant & Machinery £	Total £
Cost at 1 January 2023	28,343	64,526	92,869
Additions	114,591	20,459	135,050
Disposals	-	(4,787)	(4,787)
At 31 December 2023	142,934	80,198	223,132
Depreciation at 1 January 2023	13,376	61,237	74,613
Charge for the period	1,417	4,428	5,845
Depreciation eliminated on disposal	-	(4,787)	(4,787)
At 31 December 2023	14,793	60,878	75,671
Net Book Value at 31 December 2023	128,141	19,320	147,461
Net Book Value at 31 December 2022	14,967	3,289	18,256

16. Fixed asset investments

	31/12/2023 £	31/12/2022 £
Market value at 1 January 2023	43,919	48,260
Change in value of investments	5,503	(4,341)
Market value at 31 December 2023	49,422	43,919

There were no investments held outside the UK. The Charitable company holds 199 COIF (Charities Official Investment Fund) units, which form part of the endowment fund arising from previous sales of land.

17. Debtors: amounts falling due within one year

	31/12/2023 £	31/12/2022 £
Trade debtors	2,878	2,844
Amounts due from trading subsidiary company	22,089	61,117
Other debtors and prepayments	5,881	5,721
	30,848	69,682

18. Creditors: amounts falling due within one year

	31/12/2023 £	31/12/2022 £
Trade creditors	31,528	11,628
Taxation and social security	21,034	15,426
Other creditors and accruals	43,232	24,613
	95,794	51,667

19. Movement in funds

	At 1/01/2023 £	Net movement in funds £	Transfers £	At 31/12/2023 £
Endowment fund	43,919	5,503	-	49,422
Restricted funds				
Tennis courts (1)	20,890	(1,840)	-	19,050
Outdoor sports equipment (2)	2,000	-	-	2,000
Swing (3)	-	1,275	-	1,275
Total Restricted Funds	22,890	(565)	-	22,325
Unrestricted funds	549,615	2,922	-	552,537
	616,424	7,860	-	624,284

(1) The restricted fund donations for Tennis courts, will be spent on improvements to the Tennis Courts.
(2) A grant received in 2019 was restricted for outdoor sports equipment, and this has been transferred.
(3) The swing donations are for the planned replacement of the childrens swings in 2024.

19. Comparative Movement in funds (continued)

	At 1/01/2022 £	Net movement in funds £	Transfers £	At 31/12/22 £
Endowment fund	48,260	(4,341)	-	43,919
Restricted funds				
Tennis courts (1)	17,821	3,069	-	20,890
Stables – Community Centre (2)	-	-	-	-
Outdoor sports equipment (3)	2,000	-	-	2,000
Donation – restoration (4)	15,000	(15,000)	-	-
Total Restricted Funds	34,821	(11,931)	-	22,890
Unrestricted funds	580,055	(30,440)	-	549,615
	663,136	(46,712)	-	616,424

(1) The restricted fund donations for Tennis courts, will be spent on improvements to the Tennis Courts.
(2) The Charity received a National Lottery grant towards the renovation of the stables, spent in 2021.
(3) A grant received in 2019 was restricted for outdoor sports equipment, and this has been transferred.
(4) During the year a rstricted donation was received for house restoration work.

Endowment Fund

The Charity holds expendable endowment funds arising from prior year disposals of land forming part of the Trust property. The make up of the capital element of this is as follows:

	£
Disposal dated 6 April 1964	2,000
Disposal dated 22 July 1987	25,000
Uplift in value to 31 December 2022	16,919
Fund value at 31 December 2022	43,919
Uplift in value in the year to 31 December 2023	5,503
Fund value at 31 December 2023	49,422

Following previous advice of the Charity Commission, the interest earned on the cash element has been treated as unrestricted funds. The unrealised surplus on the underlying investments are added to the value of the endowment fund.

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED

England & Wales - Charity number 1150641

Accounts

Company Registration No. 08025757 (England and Wales)

Charity Registration No. 1150641

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED

A COMPANY LIMITED BY GUARANTEE

TRUSTEES ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

THURSDAY

ACA3XFE3

A09 17/08/2023 #190

COMPANIES HOUSE

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

CONTENTS

	Page
Reference and administrative information	1
Trustees annual report	2 - 7
Independent examiners' report	8
Statement of financial activities	9
Balance Sheet	10 - 11
Cash flow Statement	12
Notes to the accounts	13 – 26

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

REFERENCE AND ADMINISTRATIVE INFORMATION

Registered Company No.	08025757 (England and Wales)
Registered Charity No.	1150641
Registered Office	Northwood House Ward Avenue Cowes Isle of Wight PO31 8AZ
Trustees	Mrs J L Allan Mrs S E Collinge Mrs R A Cullen Mr S Dabell Ms D Deacon Mr B D Hicks Dr J A Pollard Mr T Wander (appointed 10 January 2022)
Chief Operating Officer	Mr D Cool
Accountants & Independent Examiners	Moore (South) LLP 9 St Johns Place Newport Isle of Wight PO30 1LH
Bankers	CAF Bank Ltd 25 Kings Hill Avenue West Malling Kent ME19 4JQ Lloyds Bank Plc 21 St Thomas Square Newport Isle of Wight Barclays Bank Plc St James' Square Newport Isle of Wight

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The Charity is a limited company, limited by guarantee, as defined by the Companies Act 2006. Under its Memorandum of Association, local people and organisations can become members of the charitable company for an annual subscription. The charitable company is governed by its Memorandum of Association.

The Charity also acts as Trustee for a separate charity Northwood House Charitable Trust which is registered under charity Number 276153. The Charity is governed by a scheme issued by the Charity Commission for England and Wales and effective 1.11.2012 (ref 534/1213).

Objectives and Aims

Under the Memorandum and Scheme issued by the Charity Commission for England and Wales, the objects of the Charity are for the public benefit,

(1) The provision, maintenance and support of a public pleasure garden or park (including the provision of facilities for playing games, sports and other recreational or leisure facilities and amenities) in the area of benefit.

(2) The provision, maintenance and support of public amenities for such charitable purposes as the trustees from time to time think fit, including the provision of public car parks.

(3) The restoration, preservation and maintenance of the property of the Charity which are of historic or architectural merit or importance.

(4) If and in so far as income is not required for the above purposes, for any charitable purpose for the benefit of the inhabitants of the area of benefit.

Recruitment and Appointment of Trustees

The Trustees are also Directors of the charitable company for company law purposes.

The Charity has sub-committees from where it can identify potential trustees with specific skill sets. Trustees can be recruited from subcommittees within the Charity. By working within the Charity before taking on the role of trustee, the person has a better understanding of and dedication to the Charity.

Once a trustee is appointed or elected, he or she is given an induction pack of documents that includes the scheme issued by the Charity Commission of England and Wales, the memorandum of association, a member's handbook, relevant paperwork and the latest accounts. A newly appointed trustee is given and encouraged to seek information about the responsibilities of being a trustee from the Charity Commission's website. Trustees join the various sub-committees or projects and work with volunteers. Trustees are encouraged to attend seminars and workshops that will make them more effective trustees.

Under the memorandum of association, the minimum number of trustees is three and the maximum is eleven. The Charity may by ordinary resolution appoint a person who is willing to act as a trustee. No person may be appointed a trustee other than in accordance with the procedures set out in the Memorandum.

Organisational Structure

The Charity had eight volunteer directors during 2022. There were also five paid operational staff - an Administrator, a Chief Operating Officer, an Assistant Manager, a Front of House and Functions Supervisor, as well as a House and Estate Maintenance Supervisor. The Trustees delegate management responsibilities to the Chief Operating Officer.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2022

After two years of Government restrictions the Charity was able to Trade for a full 12 month period during 2022, the first time it has been able to do so since 2019. As a result both public and private events such as weddings and concerts were held in the house and park throughout the year.

The Charity had 279 members at the start of the period who support the aims and the objectives of the Charity and contribute to and influence the future direction of the Charity. Members also have voting rights on any resolution proposed at the AGM. Members get regular invitations to take part in social events throughout the year.

The Charity has approximately 50 volunteers who work in the park and raise funds by catering at events. With a full trading year during 2022, there were many opportunities for the volunteers to raise funds for the charity through catering and other activities and with no social distancing or lockdowns, the gardening volunteers were back to full strength working in the park throughout the year.

Cleaning, bookkeeping, accountancy and website hosting services continued to be outsourced during the period.

The trading company for the Charity - Northwood House Trading Company Limited (NHTCL), is a company limited by guarantee and its articles require (subject to retention for working capital/accounting requirement) that it donates all its profits to the Charity. Simon Dabell, Roseleen Cullen, Janet Allan and Ben Hicks are the directors of the trading company. Mirror provisions to those of the charitable company are inserted in its articles to prevent any director gaining benefits.

Both the Charity and the Trading Company operate under a single group VAT registration.

Risk Management

The Trustees evaluated the impact that Covid-19 had on the activities of the Charity and its subsidiary trading company during the previous 12 month period. As a result, budgets and financial forecasts were amended to reflect changes in income generating activities, such as the main car park managed by the charity, as commuter use declined as a result of changes to work patterns such as working from home which continued post Covid-19.

The level of financial reserves brought forward provided the Trustees with the reasonable expectation that the Charity can continue to manage operational risks. As a consequence, the Trustees believe that it is appropriate to apply the going concern basis of accounting in preparing these accounts.

As always, throughout the period, the trustees and staff have continued to seek to identify ways in which risks to the House and Park can be reduced, managed or, ideally, eliminated in their entirety. During 2022, the Chief Operating Officer and Trustees worked on updating risk assessments post Covid-19, to reflect, amongst other things, changes in health and safety requirements .

Staff policies, which are also applicable to all volunteers, are continually under review. These policies include safeguarding, health and safety, equality and diversity, safer recruitment, and child protection. During the year, new volunteers have undertaken in-house training to ensure compliance with all environmental health requirements, including record keeping. First Aid and Fire Marshall training were also undertaken by staff. Gas safety testing and fire alarm testing are regularly undertaken, as well as any remedial work required.

In the park, and in consultation with the Local Authority Tree Officer, remedial works were undertaken to trees and paths.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2022

Throughout the year the Charity continued to ensure that the commercial and financial activities of the Charity and its associated entities were carried out in compliance with all applicable regulations whilst protecting and promoting the Charity's interests as far as possible. Professional advice continued to be sought and recommendations implemented where appropriate to achieve these ends.

As in previous years the trustees remain committed to identifying and implementing best practice in relation to the management and governance of the Charity and will continue to do so in the coming year.

Public Benefit
The trustees are aware of and have regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

SIGNIFICANT ACTIVITIES AND ACHIEVEMENTS

During the year, the trustees continued with their work implementing the 10-year strategy for the Charity, which was agreed in 2019. As part of that strategy the board agreed to re-develop the derelict servant's wing into rentable office space. Phase one of this restoration work was completed at the end of quarter one and immediately fully tenanted. Phase two of this project commenced in September 2022.

The Condition Survey of the House, started in 2021, continued throughout 2022 with extensive surveys both externally and internally, to identify critical structural issues in the main fabric of the building. This Condition Survey will eventually allow the development of a Conservation Management Plan, which will further define the priorities for investment in the built environment.

The Charity continued to maintain the park for the benefit of the public. The Charity is grateful to Cowes Town Council for their continued financial support in the park with mowing the lawns, cutting the hedges, emptying dog waste and litter bins, and cleaning the park toilets.

Tennis courts were available to the public at no charge and were well used. Fundraising for the ongoing repair and maintenance of the courts re-started after a hiatus during the pandemic.

Cowes Medina Bowling Club continued to operate and maintain the bowling facility on a licence with a peppercorn rent and at no cost to the charity.

The Charity continued to work with Cowes Town Council to operate a free parking scheme, in the Charity's main car park, for island patients who needed to travel to mainland hospitals for treatment.

Again after a two year gap, the Charity was once again able to host the Spring Art and Garden Show, the annual Big Lunch - to commemorate H.M. The Queen's Platinum Jubilee, music, comedy, drama and quiz nights, as well as many weddings and private events.

The Lawn Bar operated very successfully, during the summer months and ran alongside a very successful volunteer run Tea Garden.

SIGNIFICANT ACTIVITIES AND ACHIEVEMENTS (cont ...)

Cowes Week activities and live entertainment were held in August, finally back to the size and scale of pre-pandemic years. The Cowes Week ladies lunch, held for the first time since 2019, was sold out well in advance and raised funds for the charity.

The Charity was delighted to host an extended Wight Proms in August, as well as a series of monthly Wight Proms lunchtime concerts in the ballroom.

The Charity also welcomed the return of The Isle of Wight Literary Festival, which except for the Covid years has been held at the House since 2012.

FINANCIAL REVIEW

The Charity reported a loss for the year to 31 December 2022 of £(46,712) (31 December 2021 surplus £97,546) on general funds. However, project work undertaken throughout the year, including the restoration of the derelict servants wing, totalled £198,444. Of this project work £94,243 was funded from the proceeds of the sale of Church Lodge which reduced the ring fenced sale proceeds to £159,469, to be held for future restoration projects.

The Trustees look to maintain reserves sufficient to provide six months operating expenses and retain £100,000 as a minimum working reserve. The net assets of the charity at the year-end were £616,424 (2021: £663,136) with free reserves amounting to £487,440 (2021: £550,285). Free reserves are defined as unrestricted funds, less those tied up in fixed assets.

Principal Funding Sources

The car park, which for many years has provided one of the main sources of revenue for the Charity, was severely impacted by the 'stay at home' directives from the government during the previous two years, bounced back in 2022 with income of £188,664 (2021: £134,348) .

The Charity's trading arm, Northwood House Trading Company Limited, which raises money for the Charity through the hire of the house for a variety of events including weddings, birthdays, meetings, and conferences reported a surplus of £22,928 (2021: £6,442), and had closing net assets of £29,371 (2021: £6,443).

Tenancies provided the Charity, in the leased office spaces, an income of £102,259 (2021: £94,973).

Public event income, including turnover from the highly successful Lawn Bar, now a well-established Cowes venue, as well as volunteer catering produced £346,767 of turnover - exceeding all forecasts.

PLAN FOR FUTURE PERIODS

Members and volunteers continue to be an asset to the Charity, and we look forward to continuing to hold open days, members' events and provide opportunities for volunteering and fundraising either in the house or park. These events, as well as volunteer meetings and forums, enable us to recruit and retain new members and volunteers.

The Charity will also continue to seek out sources of funding for major built environment projects.

The Charity will continue to work for the benefit of the community through partnership working on projects with Cowes Town Council and other local charities.

During 2023 we look forward to welcoming annual events to be held in the house and park that will continue to bring visitors and income to the Charity including the Spring Art and Garden Show, members' social evenings, The Big Lunch, Cowes Week, Wight Proms and The Isle of Wight Literary Festival.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2022

TRUSTEES RESPONSIBILITIES

The trustees (who are also directors of Northwood House Charitable Trust Company Limited for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company and Charity law require the Directors to prepare accounts for each financial year, which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period.

In preparing those accounts, the Directors are required to:

- Select suitable accounting policies and then apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Trustees are responsible for ensuring that the Charity keeps proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and which enable them to ensure that the financial statements comply with the Companies Act 2006 and Charities Statement of Recommended Practice. They also have responsibility for ensuring that the Charity has appropriate systems and controls (financial and otherwise) and that reasonable steps are taken for safeguarding the assets of the Charity and for the prevention and detection of fraud and other irregularities.

This report, which also meets the requirements of the Directors' Report for company law purposes, has been prepared in accordance with the special provisions applicable to small companies.

Signed on behalf of the Board of Trustees

R A Cullen

Mrs R A Cullen– Trustee

Date: 9-8-2023

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED FOR THE YEAR ENDED 31 DECEMBER 2022

Independent Examiner's Report to the Trustees of Northwood House Charitable Trust Company Limited

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 December 2022 which are set out on pages 9 to 25.

Responsibilities and basis of report

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

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

Independent examiner's statement

Since the company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

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

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

Moore (South) LLP

K R Cooper BA FCA DCha
For and on behalf of
Moore (South) LLP
9 St Johns Place
Newport
Isle of Wight
PO30 1LH

Dated: 10 August 2023

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

STATEMENT OF FINANCIAL ACTIVITIES INCORPORATING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds Year to 31 December 2022 £	Total Funds Year to 31 December 2021 £
Income and endowments from:						
Donations and legacies	3	30,785	6,252	-	37,037	68,499
Charitable activities	7	372,271	-	-	372,271	267,104
Other trading activities (fundraising)	4	99,107	-	-	99,107	25,960
Other income	8	-	-	-	-	-
Investments	6	1,491	-	-	1,491	36
Total income		503,654	6,252	-	509,906	361,599
Expenditure on:						
Raising funds	9	61,968	-	-	61,968	25,603
Charitable activities	10	468,132	18,183	-	486,315	241,775
Other	12	3,994	-	-	3,994	3,845
Total expenditure		534,094	18,183	-	552,277	271,223
Net income/(expenditure)		(30,440)	(11,931)	-	(42,371)	90,376
Trasnfers between funds		-	-	-	-	-
Other recognised gains/(losses)						
Gains/(losses) on investment assets		-	-	(4,341)	(4,341)	7,170
Net movement in funds	20	(30,440)	(11,931)	(4,341)	(46,712)	97,546
Reconciliation of Funds		-	-	-	-	-
Total funds brought forward at 1 January 2022		580,055	34,821	48,260	663,136	565,590
Total funds carried forward 31 December 2022		**549,615**	**22,890**	**43,919**	**616,424**	**663,136**

All income and expenditure derive from continuning activities.
The statement of financial activities include all gains and losses recognised during the year.

The notes on pages 12 to 25 form part of these accounts

NORTHWOOD CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

BALANCE SHEET
AS AT 31 DECEMBER 2022

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Fund £	Total funds 31 December 2022 £	Total funds 31 December 2021 £
Fixed assets						
Tangible assets	16	18,256	-	-	18,256	29,770
Fixed asset investments	17	-	-	43,919	43,919	48,260
		18,256	-	43,919	62,175	78,030
Current assets						
Stock		402	-	-	402	402
Debtors	18	69,682	-	-	69,682	141,886
Cash at bank in hand		512,942	22,890	-	535,832	481,841
		583,026	22,890	-	605,916	624,129
Current liabilities						
Creditors: Amounts falling due within one year	19	(51,667)	-	-	(51,667)	(39,023)
Net current assets		531,359	22,890	-	554,249	585,106
Total assets less current Liabilities		549,615	22,890	43,919	616,424	663,136
Net assets		549,615	22,890	43,919	616,424	663,136
Charity funds						
Unrestricted	20	549,615	-	-	549,615	580,055
Restricted funds	20	-	22,890	-	22,890	34,821
Endownment funds	20	-	-	43,919	43,919	48,260
Total Funds		549,615	22,890	43,919	616,424	663,136

Of the comparative balances £34,821 cash at bank represented restricted funds and the fixed asset investments of £48,260 represented endowment funds.

The notes on pages 12 to 25 form part of these accounts

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2022

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

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

The trustees acknowledge their responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and,

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit and loss for each financial year in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to company.

Approved by the Board of Trustees on 9 August 2023 and signed on its behalf by:

.....
Mrs R A Cullen – Trustee

.....
Mr S Dabell – Trustee

Company registration number: **08025757**

The notes on pages 13 to 26 form part of these accounts

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

CASH FLOW STATEMENT
AS AT 31 DECEMBER 2022

		2022 £	2021 £
Cash flow from operating activities			
Net cash flow from operations	As below	52,500	23,031
Total cash flow from operating activities		52,500	23,031
Cash flow from investing activities			
Interest received		1,491	36
Payments to acquire fixed assets		-	(2,850)
Total cash flow on Investing activities		1,491	(2,814)
Net increase in cash and cash equivalents		53,991	20,217
Cash and cash equivalents at 1 January 2021		481,841	461,624
Cash and cash equivalents at 31 December 2022		535,832	481,841
Cash and cash equivalents consist of:			
Cash at bank and in hand at 31 December 2022		535,832	481,841

Reconciliation of income to net cashflow from operations:

	2022 £	2021 £
Net surplus of income over expenditure for the year	(46,712)	97,546
Adjustments for:		
Interest received	(1,491)	(36)
Depreciation charges	11,514	11,087
(Increase)/decrease in stock	4,341	(7,170)
(Increase)/decrease in debtors	72,204	(88,787)
Increase/(decrease) in creditors	12,644	10,391
Net cash from operations	52,500	23,031

1. Summary of significant accounting policies

(a) General information and basis of preparation

Northwood House Charitable Trust Company Limited is a charitable company limited by guarantee registered in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities are described on page 2 under the heading "objectives and aims".

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £1.

The charity also manages the assets held within an unincorporated charity (registered number 276153), the assets of which were the subject of a scheme of management by the Charity Commission. The assets of that charity were amalgamated in 2013 with the assets of this Charitable company, and are reported as one entity in these accounts.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

(b) Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

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

Endowment funds represent those assets which must be held permanently by the charity, principally income from previous land sales. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and legal advice relating to the fund are charged against the fund.

(c) Income recognition

All incoming resources are included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.
Donated facilities and donated professional services are recognised in income at their fair value when their economic benefit is probable, it can be measured reliably and the charity has control over the item. Fair value is determined on the basis of the value of the gift to the charity. For example the amount the charity would be willing to pay in the open market for such facilities and services. A corresponding amount is recognised in expenditure.

No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102). Further detail is given in the Trustees' Annual Report.

Where practicable, gifts in kind donated for distribution to the beneficiaries of the charity are included in stock and donations in the financial statements upon receipt. If it is impracticable to assess the fair value at receipt or if the costs to undertake such a valuation outweigh any benefits, then the fair value is recognised as a component of donations when it is distributed and an equivalent amount recognised as charitable expenditure.

Fixed asset gifts in kind are recognised when receivable and are included at fair value. They are not deferred over the life of the asset.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Income from grants are recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the charity's right to receive payment is established.

Other income includes the conversion of endowment funds into income which arises when capital funds are released to an income fund from expendable endowments or when a charity has authority to adopt a total return approach to its permanent endowment fund. It also includes other income such as gains on disposals of tangible fixed assets.

(d) Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Costs of raising funds includes events;
- Expenditure on charitable activities includes lettings and functions, car parking, grounds costs, house preservation, and grants; and
- Other expenditure represents those items not falling into the categories above.

Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

(e) Support costs allocation

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, administrative, and payroll costs. They are incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Where support costs cannot be directly attributed to particular headings they have been allocated to cost of raising funds and expenditure on charitable activities on a basis consistent with use of the resources. Premises and other overheads have been allocated in a similar basis.

Fund-raising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

The analysis of these costs is included in note 9 to these accounts.

(f) Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) or valuation less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land and property	5% straight line
Plant & machinery	20% straight line

The charity's assets consist of land and property originally conveyed by gift to the Local Authority in 1929 and were passed to this charity by a scheme of management. The Grounds are managed in permanent endowment, and these assets are held at nil cost.

(g) Investment properties

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in 'net gains / (losses) on investments' in the SoFA.

(h) Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in 'net gains / (losses) on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

(i) Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell.

(j) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

(k) Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

(l) Employee benefits

When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The charity operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

(m) Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010.

(n) Going concern

The Trustees have considered its income forecasts for 2023 and plans for activities at the House and in the grounds. With the stated free reserves at the year end of £487k. The Trustees are confident that it remains appropriate to prepare financial activities on a going concern basis.

(p) Trading subsidiary

The accounts are not consolidated but a summary of the trading company figures are shown in note 5.

2. Comparative Statement of Financial Activities

In line with the charaties statement of reccomended practice, presented below is the full comparative SOFA

		Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds Year to 31 December 2021	Total Funds Year to 31 December 2020
		£	£	£	£	£
Income and endowments from:						
Donations and legacies	3	50,521	17,978	-	68,499	54,753
Charitable activities	7	267,104	-	-	267,104	163,128
Other trading activities (fundraising)	4	25,960	-	-	25,960	27,561
Other income	8	-	-	-	-	60,550
Investments	6	36	-	-	36	90
Total income		343,621	17,978	-	361,599	306,082
Expenditure on:						
Raising funds	9	25,603	-	-	25,603	19,114
Charitable activities	10	235,811	5,964	-	241,775	248,422
Other	12	3,845	-	-	3,845	3,375
Total expenditure		265,259	5,964	-	271,223	270,911
Net income/(expenditure)		78,362	12,014	-	90,376	35,171
Trasnfers between funds		(2,000)	2,000	-	-	-
Other recognised gains/(losses)						
Gains/(losses) on investment assets		-	-	7,170	7,170	3,673
Net movement in funds	20	76,362	14,014	7,170	97,546	38,844
Reconciliation of Funds						
Total funds brought forward at 1 January 2021		503,693	20,807	41,090	565,590	526,746
Total funds carried forward 31 December 2021		**580,055**	**34,821**	**48,260**	**663,136**	**565,590**

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

3. Donations and legacies

	Total Funds Year to 31 December 2022 £	Total Funds Year to 31 December 2021 £
Gifts and donations	7,357	1,706
Distribution from trading company	-	18,798
Grants	4,258	13,928
Park services in kind – Cowes Town Council	16,505	13,009
Membership fees	2,665	3,080
Total Unrestricted Funds	30,785	50,521
Gifts and donations included restricted fund income on		
Grants	-	15,000
Tennis court income	6,252	2,978
Total Restricted Funds	6,252	17,978
Total Donations and Legacies	37,037	68,499

4. Activities for generating funds

Fundraising events	99,107	25,960
	99,107	25,960

5. Subsidiary Trading Company

The Charity also has a trading subsidiary company, which is itself limited by guarantee, but which operates functions within the House for the Charity. The accounts are not consolidated, but reflect the monies due from the profits of the trading company. A summary of the trading results of the company is set out below:

Summary Profit and loss	Year to 31 December 2022 £	Year to 31 December 2021 £
Turnover	333,077	191,751
Costs	(310,149)	(185,309)
Surplus for the year	22,928	6,442
Net assets	22,928	6,443

Rental payments of £81,000 (2021: £55,202) were paid to the charity for the hire of rooms and grounds to run activities and events. At the year end £61,117 (2021: £134,296) was due to the charity.

6. Investment income

	Total Funds Year to 31 December 2022 £	Total Funds Year to 31 December 2021 £
Deposit account interest	1,491	36

7. Income from charitable activities

	Total Funds Year to 31 December 2022 £	Total Funds Year to 31 December 2021 £
Income from car parking facilities	188,664	134,348
Income from lettings, including trading company	183,607	132,756
	372,271	267,104

8. Other income

	Total Funds Year to 31 December 2022 £	Total Funds Year to 31 December 2021 £
Profit on disposal of fixed assets	-	-

9. Raising funds expenditure

	Total Funds Year to 31 December 2022 £	Total Funds Year to 31 December 2021 £
Fundraising event costs	51,384	17,185
Fundraising support costs	10,584	8,418
Grants and donations	-	-
	61,968	25,603

10. Charitable activities expenditure

	Direct Costs £	Support Costs (see note 11) £	Year to 31/12/2022 Total £
Lettings and functions	-	11,900	11,900
Grounds maintenance park upkeep	28,986	31,272	60,258
House preservation and restoration	257,629	144,230	401,859
Car parking costs	3,618	8,680	12,298
	290,233	196,082	486,315

Comparative charitable activities expenditure

	Direct Costs £	Support Costs (see note 11) £	Year to 31/12/2021 Total £
Lettings and functions	-	9,350	9,350
Grounds maintenance park upkeep	28,849	25,395	54,244
House preservation and restoration	53,386	114,877	168,263
Car parking costs	2,617	7,301	9,918
	84,852	156,923	241,775

Grounds maintenance includes £16,505 (2021 - £13,009) of services in kind, provided by Cowes Town Council in grass cutting, hedge trimming, toilet cleaning, as well as litter and dog waste bin emptying in the Park.

11. Support costs

	Notes	Year to 31/12/2022 £	Year to 31/12/2021 £
Wages and NI		90,760	83,883
Subscription and licenses		4,798	1,907
Cleaning		14,628	9,266
Light and heat		33,453	21,894
Insurance		21,352	19,665
Water		3,367	3,839
Telephone		2,066	1,994
Printing, postage and stationery		1,538	1,671
Computer costs		2,987	2,942
Sundries		1,407	347
Bookkeeping		19,513	11,166
Accountancy		-	845
Professional services		35	35
Security		4,237	2,987
Bank charges		6,525	2,899
		206,666	165,341
Allocated to fundraising events	7	10,584	8,418
Allocated to Charitable Activities	8	196,082	156,923
		206,666	165,341

12. Other costs

	Year to 31/12/2022 £	Year to 31/12/2021 £
Trustees indemnity insurance	1,083	1,095
Independent examiners remuneration	2,911	2,750
	3,994	3,845

Other costs are in relation to Governance of the Charity.

13. Net incoming/(outgoing) resources

Net resources are stated after charging/(crediting):

	Year to 31/12/2022 £	Year to 31/12/2021 £
Depreciation – owned assets	11,514	11,087

14. Trustees' remuneration, benefits and expenses – Related party transactions

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 (year to 31 December 2021 £nil). There were no trustees' expenses paid for the year ended 31 December 2022 (year end 31 December 2021 £nil).

The Trustees have provided services in their professional capacity at no cost to the Trust, and it is not practicable to value that work.

15. Staff costs

	Year to 31/12/2022 £	Year to 31/12/2021 £
Wages and salaries	83,412	75,983
Social security costs	5,538	7,900
Pension costs	1,810	1,750
	90,760	85,633

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

	Year to 31/12/2022 £	Year to 31/12/2021 £
House	5	4
Administration	1	1
	6	5

No employees received emoluments in excess of £60,000. The total payments including employers NI and Pension costs paid to senior management personnel in the year was £33,500.

16. Tangible fixed assets

	Land and Property £	Plant & Machinery £	Total £
Cost at 1 January 2022	28,343	64,526	92,869
Additions	-	-	-
Disposals	-	-	-
At 31 December 2022	28,343	64,526	92,869
Depreciation at 1 January 2022	11,959	51,140	63,099
Charge for the period	1,417	10,097	11,514
Depreciation eliminated on disposal	-	-	-
At 31 December 2022	13,376	61,237	74,613
Net Book Value at 31 December 2022	14,967	3,289	18,256
Net Book Value at 31 December 2021	16,384	13,386	29,770

17. Fixed asset investments

	31/12/2022 £	31/12/2021 £
Market value at 1 January 2022	48,260	41,090
Change in value of investments	(4,341)	7,170
Market value at 31 December 2022	43,919	48,260

There were no investments held outside the UK. The Charitable company holds 199 COIF (Charities Official Investment Fund) units, which form part of the endowment fund arising from previous sales of land.

18. Debtors: amounts falling due within one year

	31/12/2022 £	31/12/2021 £
Trade debtors	2,844	2,345
Amounts due from trading subsidiary company	61,117	134,296
Other debtors and prepayments	5,721	5,245
	69,682	141,886

19. Creditors: amounts falling due within one year

	31/12/2022 £	31/12/2021 £
Trade creditors	11,628	7,998
Taxation and social security	15,426	11,817
Other creditors and accruals	24,613	19,208
	51,667	39,023

20. Movement in funds

	At 1/01/2022 £	Net movement in funds £	Transfers £	At 31/12/2022 £
Endowment fund	48,260	(4,341)	-	43,919
Restricted funds				
Tennis courts (1)	17,821	3,069	-	20,890
Stables – Community Centre (2)	-	-	-	-
Outdoor sports equipment (3)	2,000	-	-	2,000
Donation – restoration (4)	15,000	(15,000)	-	-
Total Restricted Funds	34,821	(11,931)	-	22,890
Unrestricted funds	580,055	(30,440)	-	549,615
	663,136	(46,712)	-	616,424

(1) The restricted fund donations for Tennis courts, will be spent on improvements to the Tennis Courts.
(2) The Charity received a National Lottery grant towards the renovation of the stables, spent in 2021.
(3) A grant received in 2019 was restricted for outdoor sports equipment, and this has been transferred.
(4) During the year a rstricted donation was received for house restoration work.

20. Comparative Movement in funds

	At 1/01/2021 £	Net movement in funds £	Transfers £	At 31/12/21 £
Endowment fund	41,090	7,170	-	48,260
Restricted funds				
Tennis courts (1)	16,557	1,264	-	17,821
Stables – Community Centre (2)	4,250	(4,250)	-	-
Outdoor sports equipment (3)	-	-	2,000	2,000
Donation – restoration (4)	-	15,000	-	15,000
Total Restricted Funds	20,807	12,014	2,000	34,821
Unrestricted funds	453,693	78,362	48,000	580,055
Designated renovation fund (5)	50,000	-	(50,000)	-
	565,590	97,546	-	663,136

(1) The restricted fund donations for Tennis courts, will be spent on improvements to the Tennis Courts.
(2) The Charity received a National Lottery grant towards the renovation of the stables, spent in 2021.
(3) A grant received in 2019 was restricted for outdoor sports equipment, and this has been transferred.
(4) During the year a rstricted donation was received for house restoration work.
(5) The Trustees released the designation of funds from 2018 towards house renovations of £50,000.

Endowment Fund

The Charity holds expendable endowment funds arising from prior year disposals of land forming part of the Trust property. The make up of the capital element of this is as follows:

	£
Disposal dated 6 April 1964	2,000
Disposal dated 22 July 1987	25,000
Uplift in value	16,919
	43,919

Following previous advice of the Charity Commission, the interest earned on the cash element has been treated as unrestricted funds. The unrealised surplus on the underlying investments are added to the value of the endowment fund.

21. Control

The charity is under the control of the Trustees.

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED

England & Wales - Charity number 1150641

Accounts

Company Registration No. 08025757 (England and Wales)

Charity Registration No. 1150641

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED

A COMPANY LIMITED BY GUARANTEE

TRUSTEES ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

CONTENTS

	Page
Reference and administrative information	1
Trustees annual report	2 - 7
Independent examiners' report	8
Statement of financial activities	9
Balance Sheet	10 – 11
Notes to the accounts	12 – 25

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

REFERENCE AND ADMINISTRATIVE INFORMATION

Registered Company No.	08025757 (England and Wales)
Registered Charity No.	1150641
Registered Office	Northwood House Ward Avenue Cowes Isle of Wight PO31 8AZ
Trustees	Mrs JL Allan Mrs SE Collinge Mrs RA Cullen Mr S Dabell Ms D Deacon Mr BD Hicks Dr JA Pollard Mr T Wander (appointed 10 January 2022)
Accountants & Independent Examiners	Moore (South) LLP 9 St Johns Place Newport Isle of Wight PO30 1LH
Bankers	CAF Bank Ltd 25 Kings Hill Avenue West Malling Kent ME19 4JQ Lloyds Bank Plc 21 St Thomas Square Newport Isle of Wight Barclays Bank Plc St James' Square Newport Isle of Wight

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document
The Charity is a limited company, limited by guarantee, as defined by the Companies Act 2006. Under its Memorandum of Association, local people and organisations can become members of the charitable company for an annual subscription. The charitable company is governed by its Memorandum of Association.

The Charity also acts as Trustee for a separate charity Northwood House Charitable Trust which is registered under charity Number 276153. The Charity is governed by a scheme issued by the Charity Commission for England and Wales and effective 1.11.2012 (ref 534/1213).

Objectives and Aims
Under the Memorandum and Scheme issued by the Charity Commission for England and Wales, the objects of the Charity are for the public benefit,

(1) The provision, maintenance and support of a public pleasure garden or park (including the provision of facilities for playing games, sports and other recreational or leisure facilities and amenities) in the area of benefit.

(2) The provision, maintenance and support of public amenities for such charitable purposes as the trustees from time to time think fit, including the provision of public car parks.

(3) The restoration, preservation and maintenance of the property of the Charity which are of historic or architectural merit or importance.

(4) If and in so far as income is not required for the above purposes, for any charitable purpose for the benefit of the inhabitants of the area of benefit.

Recruitment and Appointment of Trustees
The Trustees are also Directors of the charitable company for company law purposes.

The Charity has sub-committees from where it can identify potential trustees with specific skill sets. Trustees can be recruited from subcommittees within the Charity. By working within the Charity before taking on the role of trustee, the person has a better understanding of and dedication to the Charity.

Once a trustee is appointed or elected, he or she is given an induction pack of documents that includes the scheme issued by the Charity Commission of England and Wales, the memorandum of association, a member's handbook, relevant paperwork and the latest accounts. A newly appointed trustee is given and encouraged to seek information about the responsibilities of being a trustee from the Charity Commission's website. Trustees join the various sub-committees or projects and work with volunteers. Trustees are encouraged to attend seminars and workshops that will make them more effective trustees.

Under the memorandum of association, the minimum number of trustees is three and the maximum is eleven. The Charity may by ordinary resolution appoint a person who is willing to act as a trustee. No person may be appointed a trustee other than in accordance with the procedures set out in the Memorandum.

Organisational Structure
The Charity had seven volunteer directors during 2021. There were also five paid operational staff - an administrator, a general manager, an assistant manager, a front of house and functions supervisor, as well as a house and estate maintenance supervisor. The general manager reports to the Chair of the Board.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2021

The Charity, in accordance with Government legislation, had to cease all events and trading with the imposition of the third national lockdown from 6th January 2021, until 17th May 2021, when indoor venues were allowed to re-open under step three of the government roadmap for lifting the lockdown. By June 14th all restrictions on weddings and funerals were abolished, which meant that we could re-start some of our core trading business such as weddings. By 19th July, when the final lockdown restrictions were lifted, we could trade as normal. However, the lockdown measures from January meant that for the second consecutive year the Charity lost almost six months of trading, in events, weddings and other revenue generating activities.

The Charity had 232 members at the start of the period who support the aims and the objectives of the Charity and contribute to and influence the future direction of the Charity. As well as voting rights on any resolution proposed at the AGM, members get regular invitations to take part in social events throughout the year. However, during 2021 and due in part to Covid-19 lockdowns the number of members declined, through non renewals by 8% to 213 by 31 December 2021.

The Charity has approximately 60 volunteers who work in the park, raise funds by catering at events and act as administrative assistants. However, volunteering opportunities were restricted during the third national lockdown.

Cleaning, bookkeeping, accountancy and website hosting services continued to be outsourced during the period.

The trading company for the Charity - Northwood House Trading Company Limited (NHTCL), is a company limited by guarantee and its articles require (subject to retention for working capital/accounting requirement) that it donates all its profits to the Charity. Simon Dabell, Roseleen Cullen, Janet Allan and Ben Hicks are the directors of the trading company. Mirror provisions to those of the charitable company are inserted in its articles to prevent any director gaining benefits.

Both the Charity and the Trading Company operate under a single group VAT registration.

Risk Management

Covid-19 - The Trustees have evaluated the effects of Covid-19 on the activities of the Charity and its subsidiary trading company. Budgets and forecasts have been amended, and will continue to be amended as the period continues. As well as monitoring costs, the charity has taken advantage of the Government Job Retention Scheme, and received hospitality grants from the local authority. The level of reserves brought forward combined with the above measures have provided the Trustees with the reasonable expectation that the Charity can continue to manage these operational risks. As a consequence, the Trustees believe that it is appropriate to apply the going concern basis of accounting in preparing these accounts.

Throughout the period, the trustees and staff have continued to seek to identify ways in which risks to the House and Park can be reduced, managed or, ideally, eliminated in their entirety. During 2021, for a second consecutive year, risk management focussed on Covid-19 compliance, updating risk assessments to reflect changes in legislation or guidance. This obviously impacted work activities during the period we were able to trade during the year.

Staff policies, which are also applicable to all volunteers, have also been continually under review. These policies include Covid-19 compliance, safeguarding, health and safety, equality and diversity, safer recruitment, and child protection. During the year new volunteers have undertaken in-house training to ensure compliance with all environmental health requirements, including record keeping. Gas safety testing and fire alarm testing are regularly undertaken, as well as any remedial work required.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2021

Throughout the pandemic the Charity continued to ensure that the commercial and financial activities of the Charity and its associated entities were carried out in compliance with all applicable regulations whilst protecting and promoting the Charity's interests as far as possible. Professional advice continued to be sought and the recommendations implemented where appropriate to achieve these ends. Business continuity planning has also been undertaken to reinforce the Charity's organisational resilience in the face of such adverse events.

As in previous years the trustees remain committed to identifying and implementing best practice in relation to the management and governance of the Charity and will continue to do so in the coming year.

Public Benefit
The trustees are aware of and have regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2021

SIGNIFICANT ACTIVITIES AND ACHIEVEMENTS

During the year, the trustees continued with their work implementing the 10-year strategy for the Charity, which was agreed in 2019. To deliver the agreed strategy, the trustees held a series of workshops in May, June and October to consider the priorities for the park, the built environment and how to fund these priorities.

During 2021 the Trustees also agreed to fund a Condition Survey of the House, both external and internal, to identify critical structural issues in the main fabric of the building. This Condition Survey will allow the development of a Conservation Management Plan, which will further define the priorities for investment in the built environment.

The Charity continued to maintain the park for the benefit of the public. The Charity is grateful to Cowes Town Council for their continued financial support in the park with mowing the lawns, cutting the hedges, emptying dog waste and litter bins, and cleaning the park toilets.

Tennis courts were available to the public at no charge and were well used, when permitted under Covid-19 legislation and guidance.

Cowes Medina Bowling Club continued to operate and maintain the bowling facility on a licence with a peppercorn rent and at no cost to the charity.

The Charity continued to work with Cowes Town Council to operate a free parking scheme, in the Charity's main car park, for island patients who needed to travel to mainland hospitals for treatment.

For the second year the Charity had to cancel the Spring Art and Garden Show, the annual Big Lunch, many weddings and private events as well as community groups and activities in line with Covid-19 restrictions, during the third national lockdown.

The Lawn Bar operated very successfully, during the summer months, from a newly purchased, customised container bar.

Cowes Week activities and entertainment were held in August, although on a smaller scale than previously.

The Charity was delighted to host The Wight Proms in August after the 2020 concerts had to be cancelled and both this event and Cowes Week entertainment brought back many welcome visitors to the park.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2021

FINANCIAL REVIEW

The Charity reported a surplus for the year to 31 December 2021 of £97,546 (2020 surplus £35,171) on total funds. Of this £14,014 was in respect of restricted funds and the timing of project expenditure (2020 – deficit £16,689). The endowment funds grew by £7,170 (2020 - £3,673). The Trustees look to maintain reserves sufficient to provide six months operating expenses and retain £100,000 as a minimum working reserve. The net assets of the charity at the year-end were £663,136 (2020 - £565,590) with free reserves amounting to £550,285 (2020 - £465.686). Free reserves are defined as unrestricted funds, less those tied up in fixed assets.

Principal Funding Sources
The car park, which in previous years has provided the main revenue for the Charity, was severely impacted by the 'stay at home' directives from the government, bounced back to £134,348 (2020 - £84,246).

The Charity's trading arm, Northwood House Trading Company Limited, which normally raises money for the Charity through the hire of the house for a variety of events including weddings, birthdays, meetings, and conferences. This trade continued to be severely impacted by Covid-19 restrictions, but generated a surplus of £6,442 (2020 - £18,798).

However, the Charity retained its tenants in the leased office spaces, and this provided a constant source of income throughout the year.

The Charity took full advantage of the support available from the government during the pandemic. Some staff were necessarily furloughed again in January using HMRC's Coronavirus Job Retention Scheme. Grants administered by the Isle of Wight Council, on behalf of the government, for closed hospitality businesses, were again applied for successfully.

Following the lifting of the third national lockdown, the staff and volunteers operated a successful Lawn Bar and Tea Garden in the curtilage of the house, which again allowed socially distanced hospitality to flourish outdoors. These activities provided much needed trading turnover for an 11-week period from mid-July to the end of September.

Again, the staff and volunteers operated a successful, socially distanced House Lounge for three weekends in December.

PLAN FOR FUTURE PERIODS

Members and volunteers continue to be an asset to the Charity, and we look forward to being able to hold open days, members' events and provide opportunities once again for volunteering either in the house or park. These events as well as volunteer meetings and forums enable us to recruit and retain new members and volunteers.

The Charity will also continue to seek out sources of funding for major built environment projects.

The Charity will continue to work for the benefit of the community through partnership working on projects with Cowes Town Council and other local charities.

We also look forward to welcoming back events to be held in the house and park that will continue to bring visitors and income to the Charity. We look forward to once again being able to hold open days including tours of the house, car boot sales, art and garden shows, members' social evenings, The Big Lunch, Cowes Week, Wight Proms and The Isle of Wight Literary Festival.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2021

TRUSTEES RESPONSIBILITIES

The trustees (who are also directors of Northwood House Charitable Trust Company Limited for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company and Charity law require the Directors to prepare accounts for each financial year, which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period.

In preparing those accounts, the Directors are required to:

- Select suitable accounting policies and then apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Trustees are responsible for ensuring that the Charity keeps proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and which enable them to ensure that the financial statements comply with the Companies Act 2006 and Charities Statement of Recommended Practice. They also have responsibility for ensuring that the Charity has appropriate systems and controls (financial and otherwise) and that reasonable steps are taken for safeguarding the assets of the Charity and for the prevention and detection of fraud and other irregularities.

This report, which also meets the requirements of the Directors' Report for company law purposes, has been prepared in accordance with the special provisions applicable to small companies.

Signed on behalf of the Board of Trustees



.....
Mrs R A Cullen– Trustee

Dated: 15 August 2022

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED FOR THE YEAR ENDED 31 DECEMBER 2021

Independent Examiner's Report to the Trustees of Northwood House Charitable Trust Company Limited

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 December 2020 which are set out on pages 9 to 25.

Responsibilities and basis of report

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

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

Independent examiner's statement

Since the company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

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

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

K R Cooper BA FCA DCha
For and on behalf of
Moore (South) LLP
9 St Johns Place
Newport
Isle of Wight
PO30 1LH

Dated: 15 August 2022

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

STATEMENT OF FINANCIAL ACTIVITIES INCORPORATING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds Year to 31 December 2021 £	Total Funds Year to 31 December 2020 £
Income and endowments from:						
Donations and legacies	3	50,521	17,978	-	68,499	54,753
Charitable activities	7	267,104	-	-	267,104	163,128
Other trading activities (fundraising)	4	25,960	-	-	25,960	27,561
Other income	8	-	-	-	-	60,550
Investments	6	36	-	-	36	90
Total income		343,621	17,978	-	361,599	306,082
Expenditure on:						
Raising funds	9	25,603	-	-	25,603	19,114
Charitable activities	10	235,811	5,964	-	241,775	248,422
Other	12	3,845	-	-	3,845	3,375
Total expenditure		265,259	5,964	-	271,223	270,911
Net income/(expenditure)		78,362	12,014	-	90,376	35,171
Trasnfers between funds		(2,000)	2,000	-	-	-
Other recognised gains/(losses)						
Gains/(losses) on investment assets		-	-	7,170	7,170	3,673
Net movement in funds	20	76,362	14,014	7,170	97,546	38,844
Reconciliation of Funds						
Total funds brought forward at 1 January 2020		503,693	20,807	41,090	565,590	526,746
Total funds carried forward 31 December 2021		**580,055**	**34,821**	**48,260**	**663,136**	**565,590**

All income and expenditure derive from continuning activities.
The statement of financial activities include all gains and losses recognised during the year

The notes on pages 12 to 25 form part of these accounts

NORTHWOOD CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

BALANCE SHEET
AS AT 31 DECEMBER 2021

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Fund £	Total funds 31 December 2021 £	Total funds 31 December 2020 £
Fixed assets						
Tangible assets	16	29,770	-	-	29,770	38,007
Fixed asset investments	17	-	-	48,260	48,260	41,090
		29,770	-	48,260	78,030	79,097
Current assets						
Stock		402	-	-	402	402
Debtors	18	141,886	-	-	141,886	53,099
Cash at bank in hand		447,020	34,821	-	481,841	461,624
		589,308	34,821	-	624,129	515,125
Current liabilities						
Creditors: Amounts falling due within one year	19	(39,023)	-	-	(39,023)	(28,632)
Net current assets		550,285	34,821	-	585,106	486,493
Total assets less current Liabilities		580,055	34,821	48,260	663,136	565,590
Net assets		580,055	34,821	48,260	663,136	565,590
Charity funds						
Unrestricted	20	580,055	-	-	577,805	503,693
Restricted funds	20	-	34,821	-	37,071	20,807
Endownment funds	20	-	-	48,260	48,260	41,090
Total Funds		580,055	34,821	48,260	663,136	565,590

Of the comparative balances £20,807 cash at bank represented restricted funds and the fixed asset investments of £41,090 represented endowment funds.

The notes on pages 12 to 25 form part of these accounts

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2021

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 December 2021.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 December 2020 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and,

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit and loss for each financial year in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to company.

Approved by the Board of Trustees on 15 August 2022 and signed on its behalf by:

.....
Mrs R A Cullen – Trustee

.....
Mr S Dabell – Trustee

Company registration number: **08025757**

The notes on pages 13 to 26 form part of these accounts

1. Summary of significant accounting policies

(a) General information and basis of preparation

Northwood House Charitable Trust Company Limited is a charitable company limited by guarantee registered in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities are described on page 2 under the heading "objectives and aims".

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £1.

The charity also manages the assets held within an unincorporated charity (registered number 276153), the assets of which were the subject of a scheme of management by the Charity Commission. The assets of that charity were amalgamated in 2013 with the assets of this Charitable company, and are reported as one entity in these accounts.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

(b) Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

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

Endowment funds represent those assets which must be held permanently by the charity, principally income from previous land sales. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and legal advice relating to the fund are charged against the fund.

(c) Income recognition

All incoming resources are included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.
Donated facilities and donated professional services are recognised in income at their fair value when their economic benefit is probable, it can be measured reliably and the charity has control over the item. Fair value is determined on the basis of the value of the gift to the charity. For example the amount the charity would be willing to pay in the open market for such facilities and services. A corresponding amount is recognised in expenditure.

No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102). Further detail is given in the Trustees' Annual Report.

Where practicable, gifts in kind donated for distribution to the beneficiaries of the charity are included in stock and donations in the financial statements upon receipt. If it is impracticable to assess the fair value at receipt or if the costs to undertake such a valuation outweigh any benefits, then the fair value is recognised as a component of donations when it is distributed and an equivalent amount recognised as charitable expenditure.

Fixed asset gifts in kind are recognised when receivable and are included at fair value. They are not deferred over the life of the asset.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Income from grants are recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the charity's right to receive payment is established.

Other income includes the conversion of endowment funds into income which arises when capital funds are released to an income fund from expendable endowments or when a charity has authority to adopt a total return approach to its permanent endowment fund. It also includes other income such as gains on disposals of tangible fixed assets.

(d) Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Costs of raising funds includes events;
- Expenditure on charitable activities includes lettings and functions, car parking, grounds costs, house preservation, and grants; and
- Other expenditure represents those items not falling into the categories above.

Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

(e) Support costs allocation

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, administrative, and payroll costs. They are incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Where support costs cannot be directly attributed to particular headings they have been allocated to cost of raising funds and expenditure on charitable activities on a basis consistent with use of the resources. Premises and other overheads have been allocated in a similar basis.

Fund-raising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

The analysis of these costs is included in note 9 to these accounts.

(f) Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) or valuation less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land and property	5% straight line
Plant & machinery	20% straight line

The charity's assets consist of land and property originally conveyed by gift to the Local Authority in 1929 and were passed to this charity by a scheme of management. The Grounds are managed in permanent endowment, and these assets are held at nil cost.

(g) Investment properties

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in 'net gains / (losses) on investments' in the SoFA.

(h) Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in 'net gains / (losses) on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

(i) Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell.

(j) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

(k) Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

(l) Employee benefits

When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The charity operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

(m) Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010.

(n) Going concern

The Trustees have considered the impact of Covid-19 on income forecasts for 2020 and 2021 and its effect on activities at the House and in the grounds. With the stated free reserves at the year end of £204k, and the support of programmes to mitigate the financial effects of the pandemic, the Charity's forecasts and budgets have been amended. The Trustees are confident that it remains appropriate to prepare financial activities on a going concern basis.

(p) Trading subsidiary

The accounts are not consolidated but a summary of the trading company figures are shown in note 4.

2. Comparative Statement of Financial Activities

In line with the charaties statement of reccomended practice, presented below is the full comparative SOFA

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds Year to 31 December 2020	Total Funds Year to 31 December 2019
	£	£	£	£	£
Income and endowments from:					
Donations and legacies	49,616	5,137	-	54,753	159,759
Charitable activities	163,128	-	-	163,128	314,319
Other trading activities (fundraising)	27,561	-	-	27,561	51,035
Other income	60,550	-	-	60,550	
Investments	90	-	-	90	120
Total income	300,945	5,137	-	306,082	525,233
Expenditure on:					
Raising funds	19,114	-	-	19,114	35,212
Charitable activities	226,596	21,826	-	248,422	446,318
Other	3,375	-	-	3,375	3,615
Total expenditure	249,085	21,826	-	270,911	485,145
Net income/(expenditure)	51,860	(16,689)	-	35,171	40,088
Other recognised gains/(losses)					
Gains/(losses) on investment assets	-	-	3,673	3,673	5,586
Net movement in funds	51,860	(16,689)	6,673	38,844	45,674
Reconciliation of Funds					
Total funds brought forward at 1 January 2019	451,833	37,496	37,417	526,746	481,072
Total funds carried forward 31 December 2020	**503,693**	**20,807**	**41,090**	**565,590**	**526,746**

3. Donations and legacies

	Total Funds Year to 31 December 2021 £	Total Funds Year to 31 December 2020 £
Gifts and donations	1,706	1,636
Distribution from trading company	18,798	-
Grants	13,928	33,239
Park services in kind – Cowes Town Council	13,009	11,503
Membership fees	3,080	3,238
Total Unrestricted Funds	50,521	49,616
Gifts and donations included restricted fund income on		
Grants	15,000	-
Tennis court income	2,978	5,137
Total Restricted Funds	17,978	5,137
Total Donations and Legacies	68,499	54,753

4. Activities for generating funds

Fundraising events	25,960	27,561
	25,960	27,561

5. Subsidiary Trading Company

The Charity also has a trading subsidiary company, which is itself limited by guarantee, but which operates functions within the House for the Charity. The accounts are not consolidated, but reflect the monies due from the profits of the trading company. A summary of the trading results of the company is set out below:

Summary Profit and loss	Year to 31 December 2021 £	Year to 31 December 2020 £
Turnover	191,751	90,406
Costs	(185,309)	(71,608)
Surplus for the year	6,442	18,798
Net assets	6,443	18,799

A distribution was made of £18,798 to the Trust.

6. Investment income

	Total Funds Year to 31 December 2021 £	Total Funds Year to 31 December 2020 £
Deposit account interest	36	90

7. Income from charitable activities

	Total Funds Year to 31 December 2021 £	Total Funds Year to 31 December 2020 £
Income from car parking facilities	134,348	84,246
Income from lettings	132,756	78,882
	267,104	163,128

8. Other income

	Total Funds Year to 31 December 2021 £	Total Funds Year to 31 December 2020 £
Profit on disposal of fixed assets	-	60,550

9. Raising funds expenditure

	Total Funds Year to 31 December 2021 £	Total Funds Year to 31 December 2020 £
Fundraising event costs	17,185	9,885
Fundraising support costs	8,418	9,229
Grants and donations	-	-
	25,603	19,114

10. Charitable activities expenditure

	Direct Costs £	Support Costs (see note 11) £	Year to 31/12/2021 Total £
Lettings and functions	-	9,350	9,350
Grounds maintenance park upkeep	28,849	25,395	54,244
House preservation and restoration	53,386	114,877	168,263
Car parking costs	2,617	7,301	9,918
	84,852	156,923	241,775

Comparative charitable activities expenditure

	Direct Costs £	Support Costs (see note 11) £	Year to 31/12/2020 Total £
Lettings and functions	7,044	9,927	16,971
Grounds maintenance park upkeep	17,150	27,870	45,020
House preservation and restoration	48,701	122,931	171,632
Car parking costs	5,825	8,974	14,799
	78,720	169,702	248,422

Grounds maintenance includes £13,009 (2020 - £11,521) of services in kind, provided by Cowes Town Council in grass cutting, hedge trimming, toilet cleaning, as well as litter and dog waste bin emptying in the Park.

11. Support costs

	Year to 31/12/2021 £	Year to 31/12/2020 £
Wages and NI	83,883	95,806
Subscription and licenses	1,907	1,567
Cleaning	9,266	6,810
Light and heat	21,894	19,848
Insurance	19,665	22,839
Water	3,839	2,892
Telephone	1,994	2,445
Printing, postage and stationery	1,671	1,238
Computer costs	2,942	3,040
Sundries	347	204
Subcontractor costs	-	6,215
Bookkeeping	11,166	9,077
Accountancy	845	700
Professional services	35	395
Security	2,987	3,211
Bank charges	2,899	2,644
	165,341	178,931

	Notes		
Allocated to fundraising events	7	8,418	9,229
Allocated to Charitable Activities	8	156,923	169,702
		165,341	178,931

12. Other costs

	Year to 31/12/2021 £	Year to 31/12/2020 £
Trustees indemnity insurance	1,095	1,025
Independent examiners remuneration	2,750	2,350
	3,845	3,375

Other costs are in relation to Governance of the Charity.

13. Net incoming/(outgoing) resources

Net resources are stated after charging/(crediting):

	Year to 31/12/2021 £	Year to 31/12/2020 £
Depreciation – owned assets	11,087	10,100

14. Trustees' remuneration, benefits and expenses – Related party transactions

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 (year to 31 December 2020 £nil). There were no trustees' expenses paid for the year ended 31 December 2021 (year end 31 December 2020 £nil).

The Trustees have provided services in their professional capacity at no cost to the Trust, and it is not practicable to value that work.

15. Staff costs

	Year to 31/12/2021 £	Year to 31/12/2020 £
Wages and salaries	75,983	86,774
Social security costs	7,900	9,032
	83,883	95,806

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

	Year to 31/12/2021 £	Year to 31/12/2020 £
House	4	4
Administration	1	1
	5	5

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

16. Tangible fixed assets

	Land and Property £	Plant & Machinery £	Total £
Cost at 1 January 2021	28,343	61,676	90,019
Additions	-	2,850	2,850
Disposals	-	-	-
At 31 December 2021	28,343	64,526	92,869
Depreciation at 1 January 2021	10,542	41,470	52,012
Charge for the period	1,417	9,670	11,087
Depreciation eliminated on disposal	-	-	-
At 31 December 2021	11,959	51,140	63,099
Net Book Value at 31 December 2021	16,384	13,386	29,770
Net Book Value at 31 December 2020	17,801	20,206	38,007

17. Fixed asset investments

	31/12/2021 £	31/12/2020 £
Market value at 1 January 2021	41,090	37,417
Change in value of investments	7,170	3,673
Market value at 31 December 2020	48,260	41,090

There were no investments held outside the UK. The Charitable company holds 199 COIF (Charities Official Investment Fund) units, which form part of the endowment fund arising from previous sales of land.

18. Debtors: amounts falling due within one year

	31/12/2021 £	31/12/2020 £
Trade debtors	2,345	1,397
Amounts due from trading subsidiary company	134,296	41,908
Other debtors and prepayments	5,245	9,794
	141,886	53,099

19. Creditors: amounts falling due within one year

	31/12/2021 £	31/12/2020 £
Trade creditors	7,998	3,597
Taxation and social security	11,817	14,347
Amounts owing to trading subsidiary company	-	-
Other creditors and accruals	19,208	10,688
	39,023	28,632

20. Movement in funds

	At 1/01/2021 £	Net movement in funds £	Transfers £	At 31/12/20 £
Endowment fund	41,090	7,170	-	48,260
Restricted funds				
Tennis courts (1)	16,557	1,264	-	17,821
Stables – Community Centre (2)	4,250	(4,250)	-	-
Outdoor sports equipment (3)	-	-	2,000	2,000
Donation – restoration (4)	-	15,000	-	15,000
Total Restricted Funds	20,807	12,014	2,000	34,821
Unrestricted funds	453,693	78,362	48,000	580,055
Designated renovation fund (5)	50,000	-	(50,000)	-
	565,590	97,546	-	663,136

(1) The restricted fund donations for Tennis courts, will be spent on improvements to the Tennis Courts.
(2) The Charity received a National Lottery grant towards the renovation of the stables, spent in 2021.
(3) A grant received in 2019 was restricted for outdoor sports equipment, and this has been transferred.
(4) During the year a rstricted donation was received for house restoration work.
(5) The Trustees released the designation of funds from 2018 towards house renovations of £50,000.

20. Comparative Movement in funds

	At 1/01/2020 £	Net movement in funds £	Transfers £	At 31/12/20 £
Endowment fund	37,417	3,673	-	41,090
Restricted funds				
Tennis courts (1)	33,246	(16,689)	-	16,557
Stables – Community Centre (2)	4,250	-	-	4,250
Total Restricted Funds	37,496	(16,689)	-	20,807
Unrestricted funds	401,833	51,860	-	453,693
Designated renovation fund(3)	50,000	-	-	50,000
	526,746	38,844	-	565,590

(1) The restricted fund donations including the Beaverbrook Foundation grant for "Tennis in the Park", will be spent on improvements to the Tennis Courts in 2020.
(2) The Charity received a National Lottery grant towards the renovation of the stables.
(3) During 2018, the Trustees resolved to designate funds towards house renovations of £50,000.

21. Control

The charity is under the control of the Trustees.

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED

England & Wales - Charity number 1150641

Accounts

Company Registration No. 08025757 (England and Wales)

Charity Registration No. 1150641

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED

A COMPANY LIMITED BY GUARANTEE

TRUSTEES ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

CONTENTS

	Page
Reference and administrative information	1
Trustees annual report	2 - 7
Independent examiners' report	8
Statement of financial activities	9
Balance Sheet	10 – 11
Cashflow statement	12
Notes to the accounts	13 – 26

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

REFERENCE AND ADMINISTRATIVE INFORMATION

Registered Company No.	08025757 (England and Wales)
Registered Charity No.	1150641
Registered Office	Northwood House Ward Avenue Cowes Isle of Wight PO31 8AZ
Trustees	Mrs JL Allan Mrs SE Collinge Mrs RA Cullen Mr S Dabell Ms D Deacon Mr BD Hicks Dr JA Pollard
Accountants & Independent Examiners	Moore (South) LLP 9 St Johns Place Newport Isle of Wight PO30 1LH
Bankers	CAF Bank Ltd 25 Kings Hill Avenue West Malling Kent ME19 4JQ Lloyds Bank Plc 21 St Thomas Square Newport Isle of Wight Barclays Bank Plc St James' Square Newport Isle of Wight

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2020

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The Charity is a limited company, limited by guarantee, as defined by the Companies Act 2006. Under its Memorandum of Association, local people and organisations can become members of the charitable company for an annual subscription. The charitable company is governed by its Memorandum of Association.

The Charity also acts as Trustee for a separate charity Northwood House Charitable Trust which is registered under charity Number 276153. The Charity is governed by a scheme issued by the Charity Commission for England and Wales and effective 1.11.2012 (ref 534/1213).

Objectives and Aims

Under the Memorandum and Scheme issued by the Charity Commission for England and Wales, the objects of the Charity are for the public benefit,

(1) The provision, maintenance and support of a public pleasure garden or park (including the provision of facilities for playing games, sports and other recreational or leisure facilities and amenities) in the area of benefit.

(2) The provision, maintenance and support of public amenities for such charitable purposes as the trustees from time to time think fit, including the provision of public car parks.

(3) The restoration, preservation and maintenance of the property of the Charity which are of historic or architectural merit or importance.

(4) If and in so far as income is not required for the above purposes, for any charitable purpose for the benefit of the inhabitants of the area of benefit.

Recruitment and Appointment of Trustees

The Trustees are also Directors of the charitable company for company law purposes.

The Charity has sub-committees from where it can identify potential trustees with specific skill sets. Trustees can be recruited from subcommittees within the Charity. By working within the Charity before taking on the role of trustee, the person has a better understanding of and dedication to the Charity.

Once a trustee is appointed or elected, he or she is given an induction pack of documents that includes the scheme issued by the Charity Commission of England and Wales, the memorandum of association, a member's handbook, relevant paperwork and the latest accounts. A newly appointed trustee is given and encouraged to seek information about the responsibilities of being a trustee from the Charity Commission's website. Trustees join the various sub-committees or projects and work with volunteers. Trustees are encouraged to attend seminars and workshops that will make them more effective trustees.

Under the memorandum of association, the minimum number of trustees is three and the maximum is eleven. The Charity may by ordinary resolution appoint a person who is willing to act as a trustee. No person may be appointed a trustee other than in accordance with the procedures set out in the Memorandum.

Organisational Structure

The Charity had seven volunteer directors during 2020. There were also five paid operational staff - an administrator, a general manager, an assistant manager, a front of house and functions supervisor, as well as a house and estate maintenance supervisor. The general manager reports to the Chair of the Board.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2020

The Charity, in accordance with Government legislation, had to cease all events and trading from 23rd March 2020, until 23rd June and then again from 5th November till 2nd December with the implementation of the first and second national lockdowns, in response to the emergence and spread of Covid-19.

The Charity had 360 members at the start of the period who support the aims and the objectives of the Charity and contribute to and influence the future direction of the Charity. As well as voting rights on any resolution proposed at the AGM, members get regular invitations to take part in social events throughout the year. However, during the 2020 Covid-19 lockdowns the number of members declined, through non renewals by 22.5%, to 279 by 31 December 2020.

The Charity has approximately 60 volunteers who work in the park, raise funds by catering at events and act as administrative assistants. However, volunteering opportunities were restricted to the periods between the two lockdowns.

Cleaning, bookkeeping, and accountancy services continued to be outsourced during the period. Public Relations and website hosting were also outsourced.

The trading company for the Charity - Northwood House Trading Company Limited (NHTCL), is a company limited by guarantee and its articles require (subject to retention for working capital/accounting requirement) that it donates all its profits to the Charity. Simon Dabell, Roseleen Cullen, Janet Allan and Ben Hicks are the directors of the trading company. Mirror provisions to those of the charitable company are inserted in its articles to prevent any director gaining benefits.

Both the Charity and the Trading Company operate under a single group VAT registration.

Risk Management

Covid-19 The Trustees have evaluated the effects of Covid-19 on the activities of the Charity and its trading subsidiary company. Budgets and forecasts have been amended, and will continue to be amended as the period continues. As well as monitoring costs, the charity has taken advantage of the Government Job Retention Scheme, and received hospitality grants from the local authority. The level of reserves brought forward combined with the above measures have provided the Trustees with the reasonable expectation that the Charity can continue to manage these operational risks. As a consequence the Trustees believe that it is appropriate to apply the going concern basis of accounting in preparing these accounts.

Throughout the period, the trustees and staff have continued to seek to identify ways in which risks to the House and Park can be reduced, managed or, ideally, eliminated in their entirety. During 2020, risk management focussed on Covid-19 compliance, updating risk assessments to reflect changes in legislation or guidance. This obviously impacted work activities during the limited periods we were able to trade during the year.

Staff policies, which are also applicable to all volunteers, have also been continually under review. These policies include Covid-19 compliance, safeguarding, health and safety, equality and diversity, safer recruitment, and child protection. During the year new volunteers have undertaken in house training to ensure compliance with all environmental health requirements, including record keeping. Gas safety testing and fire alarm testing are regularly undertaken, as well as any remedial work required.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2020

Throughout the pandemic the Charity continued to ensure that the commercial and financial activities of the Charity and its associated entities were carried out in compliance with all applicable regulations whilst protecting and promoting the Charity's interests as far as possible. Professional advice continued to be sought and the recommendations implemented where appropriate to achieve these ends. Business continuity planning has also been undertaken to reinforce the Charity's organisational resilience in the face of such adverse events.

As in previous years the trustees remain committed to identifying and implementing best practice in relation to the management and governance of the Charity and will continue to do so in the coming year.

Public Benefit

The trustees are aware of and have regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2020

SIGNIFICANT ACTIVITIES AND ACHIEVEMENTS

During the year, the trustees continued with their work implementing the 10-year strategy for the Charity, which was agreed in 2019.

As part of the agreed strategy, Church Lodge, a derelict grade 2 listed cottage, on the edge of the estate was sold in August 2020. The sale provided the charity with much needed funds, in the most challenging year we have ever faced. These funds have been ringfenced for future significant restoration projects.

The charity traded as normal for the first 12 weeks of the year, before the lockdown in March. During this time events including a ball, an antiques fair, a jazz social and a play were all held in the House. Income was also strong from the car park.

The Charity continued to maintain the park for the benefit of the public. The Charity is grateful to Cowes Town Council for their continued financial support in the park with mowing the lawns, cutting the hedges, emptying dog waste and litter bins, and cleaning the park toilets.

Tennis courts were available to the public at no charge and were well used, when permitted under Covid-19 legislation and guidance.

Cowes Medina Bowling Club continued to operate and maintain the bowling facility on a licence with a peppercorn rent and at no cost to the charity.

The Charity continued to work with Cowes Town Council to operate a free parking scheme, in the Charity's main car park, for island patients who needed to travel to mainland hospitals for treatment.

The Charity had to cancel the Spring Art and Garden Show, the annual Big Lunch, entertainment during Cowes Week, many weddings and private events as well as community groups and activities in line with Covid-19 restrictions.

The House and Grounds were hired by Britbox in October as a filming location for their production of the Nicholas Blake murder mystery to be screened in 2021.

FINANCIAL REVIEW

The Charity reported a surplus for the year to 31 December 2020 of £51,860 (31 December 2019 surplus £10,890) on general funds. The Trustees look to maintain reserves sufficient to provide six months operating expenses and retain £100,000 as a minimum working reserve. The net assets of the charity at the year-end were £565,590 (2019: £526,746) with free reserves amounting to £465,686 (2019: 203,921). Free reserves are defined as unrestricted funds, less those tied up in fixed assets.

Principal Funding Sources

The car park, which in previous years has provided the main revenue for the Charity, was severely impacted by the 'stay at home' directives from the government. The total car parking income for the year was down 55% on the previous year.

The Charity's trading arm, Northwood House Trading Company Limited, normally raises money for the Charity through the hire of the house for a variety of events including weddings, birthdays, meetings, and conferences, was also severely impacted by Covid-19.

However, the Charity retained its tenants in the leased office spaces, and this provided a small but constant source of income throughout the year.

The Charity took full advantage of the support available from the government during the pandemic. Some staff were furloughed or flexibly furloughed using HMRC's Coronavirus Job Retention Scheme. Grants administered by the Isle of Wight, on behalf of the government, for closed hospitality businesses were applied for successfully.

Following the lifting of the first lockdown, the staff and volunteers operated a successful Lawn Bar and Tea Garden in the curtilage of the house, which allowed socially distanced hospitality to flourish outdoors. These activities provided much needed trading turnover for an 11-week period from mid-July to the end of September.

Following the lifting of the second lockdown and adhering to all government guidance, the staff and volunteers again operated a successful, socially distanced House Lounge for three weekends in December.

PLAN FOR FUTURE PERIODS

Members and volunteers continue to be an asset to the Charity, and we look forward to being able to hold open days, members' events and provide opportunities once again for volunteering either in the house or park. These events as well as volunteer meetings and forums enable us to recruit and retain new members and volunteers.

The Charity will also continue to seek out sources of funding for major built environment projects.
The Charity will continue to work for the benefit of the community through partnership working on projects with Cowes Town Council and other local charities.

We also look forward to welcoming back events to be held in the house and park that will continue to bring visitors and income to the Charity. We look forward to once again being able to hold open days including tours of the house, car boot sales, art and garden shows, members' social evenings, The Big Lunch, Cowes Week, Wight Proms and The Isle of Wight Literary Festival.

TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2020

TRUSTEES RESPONSIBILITIES

The trustees (who are also directors of Northwood House Charitable Trust Company Limited for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company and Charity law require the Directors to prepare accounts for each financial year, which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period.

In preparing those accounts, the Directors are required to:

- Select suitable accounting policies and then apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Trustees are responsible for ensuring that the Charity keeps proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and which enable them to ensure that the financial statements comply with the Companies Act 2006 and Charities Statement of Recommended Practice. They also have responsibility for ensuring that the Charity has appropriate systems and controls (financial and otherwise) and that reasonable steps are taken for safeguarding the assets of the Charity and for the prevention and detection of fraud and other irregularities.

This report, which also meets the requirements of the Directors' Report for company law purposes, has been prepared in accordance with the special provisions applicable to small companies.

Signed on behalf of the Board of Trustees

.....
Mrs R A Cullen– Trustee

Date: 20 August 2021

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED FOR THE YEAR ENDED 31 DECEMBER 2020

Independent Examiner's Report to the Trustees of Northwood House Charitable Trust Company Limited

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 December 2020 which are set out on pages 9 to 26.

Responsibilities and basis of report

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

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

Independent examiner's statement

I confirm that I am qualified to undertake the examination because I am a member of the Institute of chartered accountants of England and Wales.

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

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

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

Moore (South) LLP

K R Cooper BA FCA DCha
For and on behalf of
Moore (South) LLP
9 St Johns Place
Newport
Isle of Wight
PO30 1LH

Dated: 20 August 2021

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

STATEMENT OF FINANCIAL ACTIVITIES INCORPORATING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds Year to 31 December 2020 £	Total Funds Year to 31 December 2019 £
Income and endowments from:						
Donations and legacies	3	49,616	5,137	-	54,753	159,759
Charitable activities	7	163,128	-	-	163,128	314,319
Other trading activities (fundraising)	4	27,561	-	-	27,561	51,035
Other income	8	60,550	-	-	60,550	-
Investments	6	90	-	-	90	120
Total income		300,945	5,137	-	306,082	525,233
Expenditure on:						
Raising funds	9	19,114	-	-	19,114	35,212
Charitable activities	10	226,596	21,826	-	248,422	446,318
Other	12	3,375	-	-	3,375	3,615
Total expenditure		249,085	21,826	-	270,911	485,145
Net income/(expenditure)		51,860	(16,689)	-	35,171	40,088
Other recognised gains/(losses)						
Gains/(losses) on investment assets		-	-	3,673	3,673	5,586
Net movement in funds	20	51,860	(16,689)	3,673	38,844	45,674
Reconciliation of Funds						
Total funds brought forward at 1 January 2019		451,833	37,496	37,417	526,746	481,072
Total funds carried forward 31 December 2020		**503,693**	**20,807**	**41,090**	**565,590**	**526,746**

All income and expenditure derive from continuning activities.

The statement of financial activities include all gains and losses recognised during the year

The notes on pages 13 to 26 form part of these accounts

NORTHWOOD CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

BALANCE SHEET
AS AT 31 DECEMBER 2020

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Fund £	Total funds 31 December 2020 £	Total funds 31 December 2019 £
Fixed assets						
Tangible assets	16	38,007	-	-	38,007	247,912
Fixed asset investments	17	-	-	41,090	41,090	37,417
		38,007	-	41,090	79,097	285,329
Current assets						
Stock		402	-	-	402	402
Debtors	18	53,099	-	-	53,099	4,487
Cash at bank in hand		440,817	20,807	-	461,624	282,008
		494,318	20,807	-	515,125	286,897
Current liabilities						
Creditors: Amounts falling due within one year	19	(28,632)	-	-	(28,632)	(45,480)
Net current assets		465,686	20,807	-	486,493	241,417
Total assets less current Liabilities		503,693	20,807	41,090	565,590	526,746
Net assets		503,693	20,807	41,090	565,590	526,746
Charity funds						
Unrestricted	20	503,693	-	-	503,693	451,833
Restricted funds	20	-	20,807	-	20,807	37,496
Endownment funds	20	-	-	41,090	41,090	37,417
Total Funds		503,693	20,807	41,090	565,590	526,746

Of the comparative balances £37,496 cash at bank represented restricted funds and the fixed asset investments of £37,417 represented endowment funds.

The notes on pages 13 to 26 form part of these accounts

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2020

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 December 2020.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 December 2019 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and,

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit and loss for each financial year in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to company.

Approved by the Board of Trustees on 20 August 2021 and signed on its behalf by:

.....
Mrs R A Cullen – Trustee

.....
Mr S Dabell – Trustee

Company registration number: **08025757**

The notes on pages 13 to 26 form part of these accounts

NORTHWOOD HOUSE CHARITABLE TRUST COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

CASHFLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2020

		2020 £	2019 £
Cash flow from operating activities			
Net cash flow from operations	As below	(77,156)	76,603
Total cash flow from operating activities		(77,156)	76,603
Cash flow from investing activities			
Interest received		90	120
Sale proceeds of fixed assets		262,500	-
Payments to acquire fixed assets		(2,145)	(6,490)
Total cash flow on Investing activities		260,445	(6,370)
Net increase in cash and cash equivalents		183,289	70,233
Cash and cash equivalents at 1 January 2020		319,425	249,192
Cash and cash equivalents at 31 December 2020		502,714	319,425
Cash and cash equivalents consist of:			
Cash at bank and in hand		461,624	282,008
Fixed asset investments		41,090	37,417
Cash and cash equivalent at 31 December 2020		502,714	319,425

Reconciliation of income to net cashflow from operations:

	2020 £	2019 £
Net surplus of income over expenditure for the year	38,844	45,674
Adjustments for:		
Interest received	(90)	(120)
Depreciation charges	10,100	11,782
Profit on disposal	(60,550)	-
(Increase)/decrease in debtors	(48,612)	11,856
Increase/(decrease) in creditors	(16,848)	7,411
Net cash from operations	(77,156)	76,603

1. Summary of significant accounting policies

(a) General information and basis of preparation

Northwood House Charitable Trust Company Limited is a charitable company limited by guarantee registered in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities are described on page 2 under the heading "objectives and aims".

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £1.

The charity also manages the assets held within an unincorporated charity (registered number 276153), the assets of which were the subject of a scheme of management by the Charity Commission. The assets of that charity were amalgamated in 2013 with the assets of this Charitable company, and are reported as one entity in these accounts.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

(b) Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

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

Endowment funds represent those assets which must be held permanently by the charity, principally income from previous land sales. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and legal advice relating to the fund are charged against the fund.

(c) Income recognition

All incoming resources are included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.
Donated facilities and donated professional services are recognised in income at their fair value when their economic benefit is probable, it can be measured reliably and the charity has control over the item. Fair value is determined on the basis of the value of the gift to the charity. For example the amount the charity would be willing to pay in the open market for such facilities and services. A corresponding amount is recognised in expenditure.

No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102). Further detail is given in the Trustees' Annual Report.

Where practicable, gifts in kind donated for distribution to the beneficiaries of the charity are included in stock and donations in the financial statements upon receipt. If it is impracticable to assess the fair value at receipt or if the costs to undertake such a valuation outweigh any benefits, then the fair value is recognised as a component of donations when it is distributed and an equivalent amount recognised as charitable expenditure.

Fixed asset gifts in kind are recognised when receivable and are included at fair value. They are not deferred over the life of the asset.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Income from grants are recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the charity's right to receive payment is established.

Other income includes the conversion of endowment funds into income which arises when capital funds are released to an income fund from expendable endowments or when a charity has authority to adopt a total return approach to its permanent endowment fund. It also includes other income such as gains on disposals of tangible fixed assets.

(d) Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Costs of raising funds includes events;
- Expenditure on charitable activities includes lettings and functions, car parking, grounds costs, house preservation, and grants; and
- Other expenditure represents those items not falling into the categories above.

Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

(e) Support costs allocation

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, administrative, and payroll costs. They are incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Where support costs cannot be directly attributed to particular headings they have been allocated to cost of raising funds and expenditure on charitable activities on a basis consistent with use of the resources. Premises and other overheads have been allocated in a similar basis.

Fund-raising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

The analysis of these costs is included in note 9 to these accounts.

(f) Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) or valuation less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land and property	5% straight line
Plant & machinery	20% straight line

The charity's assets consist of land and property originally conveyed by gift to the Local Authority in 1929 and were passed to this charity by a scheme of management. The Grounds are managed in permanent endowment, and these assets are held at nil cost.

(g) Investment properties

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in 'net gains / (losses) on investments' in the SoFA.

(h) Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in 'net gains / (losses) on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

(i) Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell.

(j) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

(k) Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

(l) Employee benefits

When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The charity operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

(m) Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010.

(n) Going concern

The Trustees have considered the impact of Covid-19 on income forecasts for 2020 and 2021 and its effect on activities at the House and in the grounds. With the stated free reserves at the year end of £204k, and the support of programmes to mitigate the financial effects of the pandemic, the Charity's forecasts and budgets have been amended. The Trustees are confident that it remains appropriate to prepare financial activities on a going concern basis.

(p) Trading subsidiary

The accounts are not consolidated but a summary of the trading company figures are shown in note 4.

2. Comparative Statement of Financial Activities

In line with the charaties statement of reccomended practice, presented below is the full comparative SOFA

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds Year to 31 December 2019 £	Total Funds Year to 31 December 2018 £
Income and endowments from:						
Donations and legacies		20,579	139,180	-	159,759	28,770
Charitable activities		314,319	-	-	314,319	320,905
Other trading activities (fundraising)		51,035	-	-	51,035	27,609
Investments		120	-	-	120	25,019
Total income		386,053	139,180	-	525,233	402,303
Expenditure on:						
Raising funds		35,212	-	-	35,212	37,288
Charitable activities		336,336	109,982	-	446,318	300,348
Other		3,615	-	-	3,615	3,323
Total expenditure		375,163	109,982	-	485,145	340,959
Net income/(expenditure)		10,890	29,198	-	40,088	61,344
Other recognised gains/(losses)						
Gains/(losses) on investment assets		-	-	5,586	5,586	2,058
Net movement in funds		10,890	29,198	5,586	45,674	63,402
Reconciliation of Funds						
Total funds brought forward at 1 January 2018		440,943	8,298	31,831	481,072	417,670
Total funds carried forward 31 December 2019		**451,833**	**37,496**	**37,417**	**526,746**	**481,072**

3. Donations and legacies

	Total Funds Year to 31 December 2020 £	Total Funds Year to 31 December 2019 £
Gifts and donations	1,636	5,278
Grants	33,239	-
Park services in kind – Cowes Town Council	11,503	12,198
Membership fees	3,238	3,103
Total Unrestricted Funds	49,616	20,579
Gifts and donations included restricted fund income on		
Rotunda repairs - Coastal Revival Fund	-	50,000
Improvements to The Stables – National Lottery	-	4,250
Tennis court income	5,137	84,930
Total Restricted Funds	5,137	139,180
Total Donations and Legacies	54,753	159,759

4. Activities for generating funds

Fundraising events	27,561	51,035
	27,561	51,035

5. Subsidiary Trading Company

The Charity also has a trading subsidiary company, which is itself limited by guarantee, but which operates functions within the House for the Charity. The accounts are not consolidated, but reflect the monies due from the profits of the trading company. A summary of the trading results of the company is set out below:

Summary Profit and loss	Year to 31 December 2020 £	Year to 31 December 2019 £
Turnover	90,406	183,463
Costs	(71,608)	(183,463)
(Deficit) / Surplus for the year	18,798	-
Net assets	18,799	1

6. Investment income

	Total Funds Year to 31 December 2020 £	Total Funds Year to 31 December 2019 £
Deposit account interest	90	120
	90	120

7. Income from charitable activities

	Total Funds Year to 31 December 2020 £	Total Funds Year to 31 December 2019 £
Income from car parking facilities	84,246	196,995
Income from lettings	78,882	117,324
	163,128	314,319

8. Other income

	Total Funds Year to 31 December 2020 £	Total Funds Year to 31 December 2019 £
Profit on disposal of fixed assets	60,550	-

9. Raising funds expenditure

	Total Funds Year to 31/12/2020 £	Total Funds Year to 31/12/2019 £
Fundraising event costs	9,885	24,538
Fundraising support costs	9,229	9,793
Grants and donations	-	881
	19,114	35,212

10. Charitable activities expenditure

	Direct Costs £	Support Costs (see note 11) £	Year to 31/12/2020 Total £
Lettings and functions	7,044	9,927	16,971
Grounds maintenance park upkeep	17,150	27,870	45,020
House preservation and restoration	48,701	122,931	171,632
Car parking costs	5,825	8,974	14,799
	78,720	169,702	248,422

Comparative charitable activities expenditure

	Direct Costs £	Support Costs (see note 11) £	Year to 31/12/2019 Total £
Lettings and functions	203	11,599	11,802
Grounds maintenance park upkeep	19,232	33,236	52,468
House preservation and restoration	215,413	142,665	358,078
Car parking costs	13,198	10,772	23,970
	248,046	198,272	446,318

Grounds maintenance includes £11,521 (2019 - £12,198) of services in kind, provided by Cowes Town Council in grass cutting, hedge trimming, toilet cleaning, as well as litter and dog waste bin emptying in the Park.

11. Support costs

	Year to 31/12/2020 £	Year to 31/12/2019 £
Wages and NI	95,806	99,654
Subscription and licenses	1,567	472
Cleaning	6,810	16,232
Light and heat	19,848	24,353
Insurance	22,839	21,803
Water	2,892	1,161
Telephone	2,445	3,840
Printing, postage and stationery	1,238	2,351
Computer costs	3,040	2,386
Training		-
Sundries	204	3,251
Subcontractor costs	6,215	8,690
Bookkeeping	9,077	7,064
Accountancy	700	1,905
Professional services	395	8,545
Security	3,211	2,452
Bank charges	2,644	4,787
	178,931	208,946

	Notes		
Allocated to fundraising events	7	9,229	10,674
Allocated to Charitable Activities	8	169,702	198,272
		178,931	208,946

12. Other costs

	Year to 31/12/2020 £	Year to 31/12/2019 £
Trustees indemnity insurance	1,025	1,265
Independent examiners remuneration	2,350	2,350
	3,375	3,615

Other costs are in relation to Governance of the Charity.

13. Net incoming/(outgoing) resources

Net resources are stated after charging/(crediting):

	Year to 31/12/2020 £	Year to 31/12/2019 £
Depreciation – owned assets	10,100	11,782

14. Trustees' remuneration, benefits and expenses – Related party transactions

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 (year to 31 December 2019 £nil). There were no trustees' expenses paid for the year ended 31 December 2020 (year end 31 December 2019 £nil).

The Trustees have provided services in their professional capacity at no cost to the Trust, and it is not practicable to value that work.

15. Staff costs

	Year to 31/12/2020 £	Year to 31/12/2019 £
Wages and salaries	86,774	89,164
Social security costs	9,032	10,164
	95,806	99,328

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

	Year to 31/12/2020 £	Year to 31/12/2019 £
House	4	4
Administration	1	1
	5	5

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

16. Tangible fixed assets

	Land and Property £	Plant & Machinery £	Total £
Cost at 1 January 2020	228,343	62,781	291,124
Additions	-	2,145	2,145
Disposals	(200,000)	(3,250)	(203,250)
At December 2020	28,343	61,676	90,019
Depreciation at 1 January 2020	9,125	34,087	43,212
Charge for the period	1,417	8,683	10,100
Depreciation eliminated on disposal	-	(1,300)	(1,300)
At 31 December 2020	10,542	41,470	52,012
Net Book Value at 31 December 2020	17,801	20,206	38,007
Net Book Value at 31 December 2019	219,218	28,694	247,912

17. Fixed asset investments

	31/12/2020 £	31/12/2019 £
Market value at 1 January 2020	37,417	31,831
Change in value of investments	3,673	5,586
Market value at 31 December 2020	41,090	37,417

There were no investments held outside the UK. The Charitable company holds 199 COIF (Charities Official Investment Fund) units, which form part of the endowment fund arising from previous sales of land.

18. Debtors: amounts falling due within one year

	31/12/2020 £	31/12/2019 £
Trade debtors	1,397	2,451
Amounts due from trading subsidiary company	41,908	-
Other debtors and prepayments	9,794	2,036
	53,099	4,487

19. Creditors: amounts falling due within one year

	31/12/2020 £	31/12/2019 £
Trade creditors	3,597	8,666
Taxation and social security	14,347	22,662
Amounts owing to trading subsidiary company	-	6,245
Other creditors and accruals	10,688	7,907
	28,632	45,480

20. Movement in funds

	At 1.01.2020 £	Net movement in funds £	Transfers £	At 31.12.20 £
Endowment fund	37,417	3,673	-	41,090
Restricted funds				
Tennis courts (1)	33,246	(16,689)	-	16,557
Stables – Community Centre (2)	4,250	-	-	4,250
Total Restricted Funds	37,496	(16,689)	-	20,807
Unrestricted funds	401,833	51,860	-	453,693
Designated renovation fund(3)	50,000	-	-	50,000
	526,746	38,844	-	565,590

(1) The restricted fund donations for Tennis courts, will be spent on improvements to the Tennis Courts.
(2) The Charity received a National Lottery grant towards the renovation of the stables.
(3) During 2018, the Trustees resolved to designate funds towards house renovations of £50,000.

20. Comparative Movement in funds

	At 1.01.2019 £	Net movement in funds £	Transfers £	At 31.12.19 £
Endowment fund	31,831	5,586	-	37,417
Restricted funds				
Tennis in the Park (1)	8,298	24,948	-	33,246
Stables – Community Centre (2)	-	4,250	-	4,250
Total Restricted Funds	8,298	29,198	-	37,496
Unrestricted funds	390,943	10,890	-	401,833
Designated renovation fund(3)	50,000	-	-	50,000
	481,072	45,674	-	526,746

(1) The restricted fund donations including the Beaverbrook Foundation grant for "Tennis in the Park", will be spent on improvements to the Tennis Courts in 2020.
(2) The Charity received a National Lottery grant towards the renovation of the stables.
(3) During 2018, the Trustees resolved to designate funds towards house renovations of £50,000.

21. Control

The charity is under the control of the Trustees.