

Charity number: 1157663

**THE COMBINED HARPOLE CHARITABLE TRUST**

**UNAUDITED**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

---

# THE COMBINED HARPOLE CHARITABLE TRUST

---

## CONTENTS

---

|  | Page   |
|--|--------|
| Reference and administrative details of the Charity, its Trustees and advisers | 1      |
| Trustees' report   | 2 - 4  |
| Independent examiner's report  | 5 - 6  |
| Statement of financial activities  | 7      |
| Balance sheet  | 8      |
| Notes to the financial statements  | 9 - 14 |

---

**THE COMBINED HARPOLE CHARITABLE TRUST**

---

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

---

**Trustees**

S French, Chair  
A E Leroy  
M R Burt  
M Jones (appointed 8 June 2021)  
J H Calderwood  
S L Eason, Vice-chair  
S Roberts  
R Fountain  
F L Smethers

**Charity registered number**

1157663

**Principal office**

32 Garners Way, Harpole, Northamptonshire, NN7 4DN

**Accountants**

MHA MacIntyre Hudson, Peterbridge House, The Lakes, Northampton, NN4 7HB

**Solicitors**

Hewitsons, Elgin House, Billing Road, Northampton, NN1 5AU

---

## THE COMBINED HARPOLE CHARITABLE TRUST

---

### TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

---

The Trustees present their annual report together with the financial statements of the Charity for the 1 January 2021 to 31 December 2021. The Trustees confirm that the Annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP) "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 (FRS102) (effective 1 January 2019).

#### Objectives and activities

##### ● Constitution

The Combined Harpole Charitable Trust (CHCT), a Charitable Organisation, was formed in 2014 to encompass the purposes, assets and activities of The Harpole Charities and The Harpole Free School Foundation (the Original Charities). The purposes, assets and activities of each of the Original Charities are under the management of separate boards of Trustees, all of whom are Trustees of the CHCT.

##### ● Activities for achieving objectives

The activity of the CHCT has been in connection with the agricultural lands held in trust by the two Original Charities which are now held under the protection of the CHCT. These lands form approximately 21.9% of the site of a proposed housing development. It is envisaged that the whole development will include approximately 2,200 dwellings although the exact number is not yet fixed.

There has been lengthy negotiation with the developer, Bloor Homes, and the other landowners which include Althorp Estates and members of the Rogers family. Professional advice has been sought from the CHCT's solicitors and land agent throughout the negotiations. A Collaboration Agreement between the various landowners has been signed.

The Trustees signed an Option and Promotion Agreement in respect of the lands in exchange for the sum of £68,553 in 2016 and £56,565 in 2018.

##### ● Main activities undertaken to further the Charity's purposes for the public benefit

The Trustees have considered the Charity Commission's requirement in respect of Public Benefit. In their view the Charity meets, in full, the criteria to satisfy the test. In particular, in planning future activities of the organisation, the Trustees consider how planned activities will contribute to the aims and objectives they have set.

#### Achievements and performance

##### ● Review of activities

Discussions with the developer and the landowners continued throughout 2021. The planning application for the development continued to be reviewed and updated, including S106 contributions, and approval for the outline planning application was granted on 17 December 2020 and detailed planning for phase one was approved during 2021.

The Trustees have also been considering how to develop a medium-term plan for the charity which reflects the phasing of funds/income once planning has been granted.

---

## THE COMBINED HARPOLE CHARITABLE TRUST

---

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

---

#### Financial review

##### • Going concern

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

##### • Post balance sheet events

The impact of the COVID-19 pandemic is being treated as a non-adjusting event, since the trustees have concluded that the charity remains a going concern. Factors which have been considered in drawing this conclusion are explained in accounting policy note 1.2.

##### • Reserves policy

The finances of the charity remain sound. Trustees set a reserves policy annually, and the current policy remains that we will hold a minimum of three months' running costs plus liabilities. This is to allow any potential winding up of the organisation to go ahead, and is in line with recommendations from the Charities Commission. The charity has total funds at the year end of £6,675,698, of which £1,200,696 are unrestricted funds and £5,475,002 are revaluation reserve. Within the overall funds, is £200,698 of net current assets.

##### • Principal funding

During the year the principal funding related to rental income received.

#### Structure, governance and management

##### • Methods of appointment or election of Trustees

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

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

Trustees are recruited with a view to their experience and skills. Potential Trustees are encouraged to attend a meeting of the Board of Trustees and to be initially co-opted to the Board if they are interested. A new Trustees' induction session is offered to all newly elected Trustees. Training is provided as necessary to all Trustees.

Trustees have a range of qualifications and skills, as well as a range of experience in the voluntary, statutory and private sectors.

##### • Organisational structure and decision making

The charity is governed by a Board of Trustees, which is responsible to the membership for its effective management and future development.



---

## THE COMBINED HARPOLE CHARITABLE TRUST

---

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

---

#### Structure, governance and management (continued)

##### • Risk management

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

##### • Future developments

Whilst the charity is continuing with its normal activity as usual, the Trustees are putting in place plans to help ensure effective management of the charity and the ability to achieve the purpose of the charity on an ongoing basis. One of the key developments has been putting in place a Communications Plan to ensure all stakeholders are updated on the activities of the charity and the funding opportunities that may be available. The Trustees will consider a medium term plan once the phasing of the receipt of funds from the sale of land has been confirmed.

#### Statement of Trustees' responsibilities

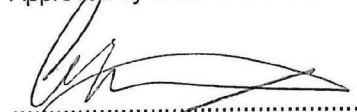
The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

*The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:*

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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



A E Leroy

Trustee

Date: 11 August 2022

---

**THE COMBINED HARPOLE CHARITABLE TRUST**

---

**INDEPENDENT EXAMINER'S REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2021**

---

**Independent examiner's report to the Trustees of The Combined Harpole Charitable Trust ('the Charity')**

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2021.

**Responsibilities and basis of report**

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

***Independent examiner's statement***

Your attention is drawn to the fact that the Charity has prepared the accounts 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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 Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

---

**THE COMBINED HARPOLE CHARITABLE TRUST**

---

**INDEPENDENT EXAMINER'S REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2021**

---

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

Signed: *Rebecca Hughes*

Dated: *8 September 2022*

Rebecca Hughes BSc (Hons) FCCA

**MHA MacIntyre Hudson**

Chartered Accountants

Northampton, United Kingdom



---

THE COMBINED HARPOLE CHARITABLE TRUST

---

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2021

---

|                                    | Note | Unrestricted<br>funds<br>2021<br>£ | Total<br>funds<br>2021<br>£ | Total<br>funds<br>2020<br>£ |
|------------------------------------|------|------------------------------------|-----------------------------|-----------------------------|
| <b>Income from:</b>                |      |                                    |                             |                             |
| Other trading activities           |      | 8,909                              | 8,909                       | 11,620                      |
| Investments                        | 2    | 127                                | 127                         | 127                         |
| <b>Total income</b>                |      | <b>9,036</b>                       | <b>9,036</b>                | <b>11,747</b>               |
| <b>Expenditure on:</b>             |      |                                    |                             |                             |
| Charitable activities              | 3    | 2,409                              | 2,409                       | 13,565                      |
| Other expenditure                  |      | 1,540                              | 1,540                       | 1,769                       |
| <b>Total expenditure</b>           |      | <b>3,949</b>                       | <b>3,949</b>                | <b>15,334</b>               |
| <b>Net movement in funds</b>       |      | <b>5,087</b>                       | <b>5,087</b>                | <b>(3,587)</b>              |
| <b>Reconciliation of funds:</b>    |      |                                    |                             |                             |
| Total funds brought forward        |      | 6,670,611                          | 6,670,611                   | 6,674,198                   |
| Net movement in funds              |      | 5,087                              | 5,087                       | (3,587)                     |
| <b>Total funds carried forward</b> |      | <b>6,675,698</b>                   | <b>6,675,698</b>            | <b>6,670,611</b>            |

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

The notes on pages 9 to 14 form part of these financial statements.

---

# THE COMBINED HARPOLE CHARITABLE TRUST

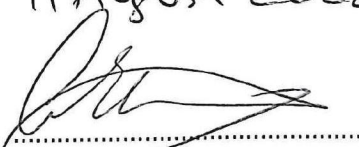
---

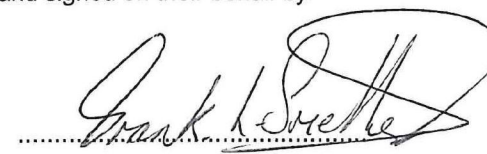
## BALANCE SHEET AS AT 31 DECEMBER 2021

---

|  | Note | 2021<br>£               | 2020<br>£               |
|--|------|-------------------------|-------------------------|
| <b>Fixed assets</b>                            |      |                         |                         |
| Tangible assets                                | 5    | 6,475,000               | 6,475,000               |
| <b>Current assets</b>                          |      |                         |                         |
| Cash at bank and in hand                       |      | 202,798                 | 205,798                 |
| Creditors: amounts falling due within one year | 6    | (2,100)                 | (10,187)                |
| <b>Net current assets</b>                      |      | <u>200,698</u>          | <u>195,611</u>          |
| <b>Total net assets</b>                        |      | <u><u>6,675,698</u></u> | <u><u>6,670,611</u></u> |
| <b>Charity funds</b>                           |      |                         |                         |
| Restricted funds                               | 7    | -                       | -                       |
| Unrestricted funds                             | 7    | 6,675,698               | 6,670,611               |
| <b>Total funds</b>                             |      | <u><u>6,675,698</u></u> | <u><u>6,670,611</u></u> |

The financial statements were approved and authorised for issue by the Trustees on 11 August 2022 and signed on their behalf by:

  
A E Leroy  
(Trustee)

  
(Vice-chair) FRANK L. SMETHERS

The notes on pages 9 to 14 form part of these financial statements.

---

## THE COMBINED HARPOLE CHARITABLE TRUST

---

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

---

#### 1. Accounting policies

##### 1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

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

##### 1.2 Going concern

The trustees have concluded that there are no material uncertainties about the Trusts ability to continue as a going concern and that they can continue to adopt the going concern basis in preparing the annual report and accounts.

##### 1.3 Income

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

##### 1.4 Expenditure

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

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

All expenditure is inclusive of irrecoverable VAT.

##### 1.5 Interest receivable

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



---

## THE COMBINED HARPOLE CHARITABLE TRUST

---

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

---

#### 3. Analysis of expenditure on charitable activities

##### Summary by fund type

|  | Unrestricted<br>funds<br>2021<br>£ | Total<br>funds<br>2021<br>£ | Total<br>funds<br>2020<br>£ |
|--|------------------------------------|-----------------------------|-----------------------------|
| Governance costs - Audit and accounts fees | (3,191)                            | (3,191)                     | 9,315                       |
| Direct costs - Donations and gifts         | 5,600                              | 5,600                       | 4,250                       |
| <b>Total 2021</b>                          | <b>2,409</b>                       | <b>2,409</b>                | <b>13,565</b>               |
| <b>Total 2020</b>                          | <b>13,565</b>                      | <b>13,565</b>               |                             |

#### 4. Trustees' remuneration and expenses

During the year, S Eason, a Trustee was paid £300 for Administration costs (2020- £nil)

No additional Trustee received any remuneration or other benefits (2020 - £NIL).

During the year £12 of expenses were re-imbursed to M Burt a Trustee, (2020 - £nil)

Costs are incurred by the Trustees personally in pursuance of the charities objectives. There were no further expenses reimbursed to the Trustees during the period (2020 - £nil).

---

## THE COMBINED HARPOLE CHARITABLE TRUST

---

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

---

#### 5. Tangible fixed assets

|                          | Freehold<br>property<br>£ |
|--------------------------|---------------------------|
| <b>Cost or valuation</b> |                           |
| At 1 January 2021        | 6,475,000                 |
| At 31 December 2021      | <u>6,475,000</u>          |
| <b>Net book value</b>    |                           |
| At 31 December 2021      | <u>6,475,000</u>          |
| At 31 December 2020      | <u>6,475,000</u>          |

Freehold land with a valuation of £6,475,000 is not depreciated.

The Trustees note that the freehold land valuation does not take into account any costs that will be incurred as part of the sale agreement. These include fees for professional services, Section 106 and Community Infrastructure Levy costs.

The Charity has adopted a policy of revaluation for tangible fixed assets. Had these assets been measured at historic cost, the carrying values would have been as follows:

|                   | 2021<br>£      | 2020<br>£      |
|-------------------|----------------|----------------|
| Freehold property | <u>999,998</u> | <u>999,998</u> |

#### 6. Creditors: Amounts falling due within one year

|                              | 2021<br>£    | 2020<br>£     |
|------------------------------|--------------|---------------|
| Accruals and deferred income | <u>2,100</u> | <u>10,187</u> |



---

**THE COMBINED HARPOLE CHARITABLE TRUST**

---

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

---

**7. Statement of funds**

**Statement of funds - current year**

|                           | Balance at 1<br>January<br>2021 | Income       | Expenditure    | Balance at<br>31<br>December<br>2021 |
|---------------------------|---------------------------------|--------------|----------------|--------------------------------------|
| <b>Unrestricted funds</b> |                                 |              |                |                                      |
| General Funds - all funds | 1,195,609                       | 9,036        | (3,949)        | 1,200,696                            |
| Revaluation reserve       | 5,475,002                       | -            | -              | 5,475,002                            |
|                           | <u>6,670,611</u>                | <u>9,036</u> | <u>(3,949)</u> | <u>6,675,698</u>                     |

**Statement of funds - prior year**

|                           | Balance at<br>1 January<br>2020 | Income        | Expenditure     | Balance at<br>31<br>December<br>2020 |
|---------------------------|---------------------------------|---------------|-----------------|--------------------------------------|
| <b>Unrestricted funds</b> |                                 |               |                 |                                      |
| General funds - all funds | 1,199,196                       | 11,747        | (15,334)        | 1,195,609                            |
| Revaluation reserve       | 5,475,002                       | -             | -               | 5,475,002                            |
|                           | <u>6,674,198</u>                | <u>11,747</u> | <u>(15,334)</u> | <u>6,670,611</u>                     |

**8. Analysis of net assets between funds**

**Analysis of net assets between funds - current year**

|                               | Unrestricted<br>funds<br>2021<br>£ | Total<br>funds<br>2021<br>£ |
|-------------------------------|------------------------------------|-----------------------------|
| Tangible fixed assets         | 6,475,000                          | 6,475,000                   |
| Current assets                | 202,798                            | 202,798                     |
| Creditors due within one year | (2,100)                            | (2,100)                     |
| <b>Total</b>                  | <u>6,675,698</u>                   | <u>6,675,698</u>            |

---

THE COMBINED HARPOLE CHARITABLE TRUST

---

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

---

8. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

|                               | Unrestricted<br>funds<br>2020<br>£ | Total<br>funds<br>2020<br>£ |
|-------------------------------|------------------------------------|-----------------------------|
| Tangible fixed assets         | 6,475,000                          | 6,475,000                   |
| Current assets                | 205,798                            | 205,798                     |
| Creditors due within one year | (10,187)                           | (10,187)                    |
| <b>Total</b>                  | <b>6,670,611</b>                   | <b>6,670,611</b>            |