
THE TITSEY FOUNDATION CIO

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2022

THE TITSEY FOUNDATION CIO

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THE TITSEY FOUNDATION CIO

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 SEPTEMBER 2022

Trustees

The Earl of Woolton, Chairman
Mr Ewen Cameron
Mr John St John
Mr Simon Vandeleur

Company registered number

CE002651

Charity registered number

1159986

Registered office

Titsey Place, Titsey, Oxted, Surrey, RH8 OSD

Managing Agents

Strutt & Parker, 201 High Street, Lewes, East Sussex, BN7 2NR

Governor

G A Innes

Independent auditor

CLA Evelyn Partners Limited, Onslow House, Onslow Street, Guildford, GU1 4TL

Bankers

C. Hoare & Co, 37 Fleet Street, London, EC4P 4DQ

Solicitors

Stone King LLP, Boundary House, 91 Charterhouse Street, London, EC1M 6HR

Investment Advisers

Schroder & Co. Limited, 100 Wood Street, London, EC2V 7ER

THE TITSEY FOUNDATION CIO

TRUSTEES' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2022

The Trustees are pleased to present their report, together with the financial statements of The Titsey Foundation CIO (the "Foundation") for the year ended 30 September 2022.

Trustees

The Trustees who served during the financial year and since the year end were:

The Earl of Woolton (Chairman)

Mr Ewen Cameron

Mr John St John

Mr Simon Vandeleur

Structure, Governance and Management

The Foundation was incorporated on 16 January 2015 as the successor of the charitable activities and assets of the former unincorporated charitable trust, The Titsey Foundation (previously registered under number 277943) which had been established by a trust deed on 26 April 1979.

The Foundation operates under its Constitution.

The management of the Foundation is the responsibility of the Trustees. In turn, the Trustees have appointed Mr G A Innes as the Governor, effectively the unpaid chief executive of the Foundation, to manage the day to day running of the Foundation. The Trustees wish to record their on-going thanks to Mr Innes for his dedicated work on behalf of the Foundation.

The Trustees are regularly briefed by CLA Evelyn Partners Limited, Stone King and Strutt & Parker on accountancy, legal and property management issues respectively, and are confident that they are receiving appropriate specialised advice to enable them to effectively fulfil their duties as trustees.

There are two subcommittees of the Trustees with delegated powers and a requirement to report back to the Trustees on their deliberations:

- Investment (comprising The Earl of Woolton & Mr John Innes (co-opted))
- Titsey Place Management (comprising The Earl of Woolton & Mr Cameron)

The Trustees continue to administer the Foundation, meeting three times a year to discuss matters relating to the Foundation, though some of their work is delegated to the subcommittees of the Trustees and the day to day management of the Foundation is carried out by the Governor with the support of the Managing Agents.

During the year the Trustees were pleased to resume in person trustee meetings.

The Trustees do not consider it necessary to appoint any further trustees at present, but continue to keep the position under review.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2022

Objects & Objectives of the Foundation

The Foundation's objects are "the advancement of education, the relief of poverty, the advancement of religion and the promotion and aid of such other purposes as are recognised by English law to be exclusively charitable and in particular and without prejudice to the foregoing:

- the preservation for the public benefit of the whole of such part or parts of the buildings and their grounds and surroundings known as Titsey Place in the County of Surrey ("Titsey Place") as shall or may hereafter be vested in the charity trustees;
- the protection and improvement of the amenities of Titsey Place for the public benefit;
- the preservation for the public benefit of furniture and pictures and chattels of any description ordinarily kept at Titsey Place;
- the facilitation and encouragement of the study and appreciation of Titsey Place and such furniture, pictures and chattels aforesaid by the general public;
- the provision at Titsey Place or such part of it as shall be appropriate in the interest of social welfare and for the purpose of improving the conditions of life for the persons whom the same are intended of facilities for physical recreation which shall be available to members of the public at large; and
- the facilitation and encouragement of the use and occupation of the whole or part of Titsey Place and the use of such chattels as aforesaid for charitable purposes."

The Trustees' main strategic objectives are;

- to continue to improve and maintain Titsey Place and the other land and buildings used by the Foundation to the highest standards for the public benefit
- to encourage and promote members of the public to visit Titsey Place and its grounds; and
- to provide the highest standard of education and advice to visitors.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2022

Charitable Activities

Public Benefit

The Trustees confirm that they have complied with their duty in section 17(5) of the Charities Act 2011 to have due regard to the guidance published by the Charity Commission on public benefit in exercising their powers. In terms of reporting on public benefit, the statement of activities set out below is in their view sufficient evidence of compliance.

The Foundation undertakes a range of activities in furtherance of its charitable objects and for the benefit of the public. The Foundation's activities during the year can be summarised as follows:

Preservation of Titsey Place, The Buildings, Grounds and Surroundings

The Foundation continues to preserve and protect Titsey Place and its associated buildings to the highest possible standards so that visitors may enjoy the house and grounds in their intended state, as a lived-in family home and working estate. During the year the work to renew, extend and modernise the kitchen at Titsey Place was finally completed.

The Trustees' have a 20 years Woodland Management Plan for improving public access, conservation and to maximise short term income from the sale of timber (as approved by the Forestry Commission). The Trustees consider the maintenance of these woodlands, for the protection of the environment and for the enjoyment of the public, is a key way in which the Foundation provides a benefit to a wide section of the public.

The Foundation carried out works in the Church of St. James the Greater to repair the floor where it had been made unsafe by woodworm.

The Trustees were delighted to congratulate Angela Tester, who works at Titsey Place as a gardener, on completing 40 years of service as an employee in June 2022. The Trustees are very grateful to Angela for her dedicated service and contribution to the life of Titsey Place over this period.

The Trustees permitted the Surrey Archaeological Society access to Titsey Place to carry out surveys to learn more about the Roman ruins at the site. During the 1870s excavations were carried out at Titsey Place by G W G Leveson Gower which revealed something which was thought be in the nature of a Roman watch tower. During later excavations in 1935, Colonel R H Cunnington and James Graham identified a Romano-Celtic temple and Roman road at Titsey Place. During 2022 members of the Surrey Archaeological Society carried out magnetometry, resistivity and metal detecting surveys at Titsey Place with a view to understanding more about the history of the estate. In particular, the Society wanted to locate the temple site and identify possible archaeological features in nearby features that could be contemporary with the temple and the Roman road. The metal detection recovered 22 finds, which support the interpretation that there is a Roman site that began in the early 2nd century and then became derelict sometime in the 3rd century. The hot summer of 2022 was also helpful as the parch marks showing the outline of the temple were particularly detailed. These confirmed the size and layout of the perimeter wall and central structure, as well as revealing previously unrecorded details of what appear to be party walls. These newly discovered markings suggest possible earth-filled oblong features, that could be part of a cella or even represent three tombs. There remain a number of unexplained anomalies about the site and the Society are considering further activity. The Society's findings are reported in more detail in the October 2022 issue of their journal, "Surrey's Past". The Trustees look forward to learning more about the site and its history from future surveys.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2022

Visitors to Titsey Place and Gardens

The 2022 Public Opening Season was to the 29th year of the house and gardens being fully open to the public.

Titsey Place, the Gardens and the tea rooms were opened to the public in mid-May 2022 and remained open until 28 September 2022.

During the season from May through to September, the Foundation had approximately 4,600 visitors to the house and gardens, which was an increase on the previous year and a return to the level that was usual prior to the COVID-19 Pandemic. The Foundation continued to operate within the maximum level imposed by the Planning Authority of 5,000 annual visitors to Titsey Place itself.

A review on Trip Advisor from August 2022 commented:

"Not only a very well stocked walled garden with amazing vegetables and greenhouses but an amazing house full of treasures-and I am not including the guides, who were not 'stuffy', very personal and great delivery of information."

The Trustees were pleased that the National Garden Scheme requested to use the Tea Rooms to host their Surrey Gardener Owners Lunch, during which there was an opportunity to tour the gardens. The Foundation was pleased to welcome NGS back to Titsey Place after an absence of 2 years due to the pandemic. Opening the gardens for the NGS days also raised £1,707 for the charity.

The Foundation also hosted an awards ceremony at Titsey Place for the Order of St. John and the NHS to give awards to families of people who have died and donated their organs for transplant. This was a regular annual occurrence prior to the pandemic and has not been able to take place for two years, so it was pleasing that this was able to resume. The awards ceremony took place in the presence of a representative of the Lord Lieutenant of Kent and approximately 20 families were present.

Educational programmes

No educational programmes were carried out during the year, as the effects of the pandemic were still an issue, but it is hoped that these will be able to resume during 2023.

Online resources

The Titsey website (www.titsey.org) provides a detailed history of the house and grounds as well as practical information for visitors. There were 38,991 unique visits to the website in the financial year to which this report relates. The website continues to act as a valuable resource for those who wish to learn more about Titsey and the Gresham and Leveson Gower families.

Future Plans

At each meeting of the Trustees, plans for the management of the Titsey Estate and its grounds are produced by the Managing Trustees and debated by the Trustees.

The Trustees received the results of the Quinquennial survey for the period 2022 to 2027 which, apart from routine maintenance and refurbishment, did not identify any major issues of concern for the Foundation. Following the outcome of the survey the Trustees have begun exploring, as part of a long term strategy, reviewing potential options for the future heating of Titsey Place and the ability to consider green alternatives to traditional methods of heating.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2022

Grant Funding

The Foundation makes grants on an occasional basis to support local charities and voluntary organisations. During the year the Foundation made a three year grant to Tandridge Voluntary Action to assist with the costs of employing a co-ordinator to run the Tandridge Befriending Scheme. The Scheme aims to provide friendship to those in the area who are feeling lonely or socially isolated. It also made a one off grant of £5,000 to support Oxted Infant School, and a payment of £585 towards installing a new kissing gate to benefit local walkers.

Throughout the year, the Foundation donated prizes in the form of vouchers for a tour of Titsey Place with a cream tea. 13 prizes were given this year to various charities and good causes including Cambridge Fundraising Choir, North West Surrey Integrated Care Services and Children's Hospital Pyjamas.

Other

The Trustees were pleased to learn that one of the Foundation's tenants has been able to provide support and accommodation in their cottage to a family of Ukrainian Refugees.

Financial Review

The net income for the year was £2,104,382 (2021 - £9,456,293), the substantive decrease was due to the fact that the previous year's figure include a revaluation of the Redlands Moorhouse Site. Total income for the year was £1,215,102 (2021 - £1,160,325). Income from charitable activities was £242,857 (2021 - £212,978). This was primarily from Public Benefit activities.

Charitable expenditure relates to expenditure associated with managing Titsey Place, the gardens and the associated properties, together with the costs of facilitating public access to Titsey Place and its gardens. In addition, a small number of donations were made to the local community.

For accounting purposes, the charitable expenditure is analysed between:

- Costs directly associated with Titsey Place and the gardens, and the woodlands
- The cost of managing and maintaining the other properties associated with the historic house, including St James's Church

Titsey Place and gardens

The expenditure comprises day to day running costs, the costs associated with facilitating public access and the cost of repairs and preservation works.

The expenditure in the year on Titsey Place and gardens was £494,900 (2021 - £404,311).

Estate costs

This expenditure comprises the direct costs relating to the wider Estate, including St James's Church, and its management and was £367,745 (2021 - £316,972) in the year. Input VAT is also incurred on the charity's expenditure, the majority of which cannot be recovered. During the year the irrecoverable VAT was £104,627 (2021 - £107,260).

Gains on investments totalled £1,993,583 (2021 - £9,380,062 – again the significant difference being due to the revaluation of the Redlands Moorhouse Site).

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2022

Investment powers and policy

The Foundation has the power to invest funds in accordance with the provisions of its Constitution.

The Foundation was established to maintain and preserve Titsey in perpetuity. The Constitution places no restriction on the Trustees' power to invest the monies of the Foundation. The Trustees have agreed that the investment portfolio of the Foundation should continue to be run on a discretionary basis by Schroder & Co. Limited, with the objective of growing the capital over the long term. The objective is to be achieved by investment in a portfolio invested primarily in equities with a smaller allocation in hedge funds, private equity, fixed interest and cash.

At the start of the year the investment portfolio was valued at £8,517,004 and by the end of the year it was valued at £6,875,643, comprising listed investments of £6,875,643 (2021 - £8,517,004), due to the prevailing economic circumstances. However, the Foundation also increased the cash held with its investment manager from £419,898 at the start of the year, to £939,208 at the end of the year which reflects part of the change in the value of the investment portfolio.

The portfolio made a total return of -9.9% over the 12-month period; the comparative benchmark used by the Trustees to monitor investment performance was -7.0%.

Risk management

The Trustees have reviewed the significant risks to which the charity is exposed and have ensured that there are sufficient controls to manage those risks. During the year the Trustees have continued to review and update the Foundation's risk policy.

The Trustees have a risk management strategy which comprises a regular review of the risks the Foundation may face, the establishment of systems and procedures to mitigate those risks identified, and the implementation of procedures designed to minimise any potential impact on the Foundation should those risks materialise. The Trustees confirm that they have examined the major risks to which the Foundation is exposed and that there are appropriate systems and procedures to manage those risks.

The main risks identified are:

- the departure for whatever reason of the Governor – as the current Governor was appointed in 2013, the risk of his departure is considered low;
- the reduction in income required to cover core expenditure. Trustees meet on a regular basis with their investment advisors to ensure that the assets of the Foundation are managed appropriately;
- damage to or theft of the Foundation's property with a continued focus on managing Titsey Place and the security arrangements that are in place;
- health and safety issues which are managed in conjunction with the Managing Agents as many of these relate to the operation of the Estate. The Trustees pay particular attention to ensuring that the properties are well maintained and properly secured, and all associated risks minimised. All of the properties owned by the Foundation are included in a maintenance programme to ensure that they are put into a good state of repair and condition and kept in that state.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2022

Reserves

The Foundation has total reserves of £42,405,967 (2021 - £40,301,585) and a balance, after taking account of the amount of reserves invested in the Foundation's property assets, of free reserves of £33,750,234 (2021 - £31,863,018) which are invested to provide an income to pay for the running costs of Titsey Place and its grounds. The public have access to the parkland and woodland walks free of charge, though they are expensive to maintain and the Trustees continue to keep under review the admission prices charged to visitors (currently £8 per adult to visit both the House and the Gardens).

The Trustees have designated three funds totalling £3 million as reserves and the Foundation continued to maintain the three designated reserve funds which helped to ensure that the Foundation was able to meet the future costs of maintaining the properties and the contents:

- £1,000,000 designated to fund emergency or unplanned repairs to Titsey Place. By its nature there is no specific time frame for the use of this fund and it is to be used as and when needed.
- £1,500,000 designated to provide a fund which will generate income in the future to offset the loss of income now that the Tile Works lease has expired.
- £500,000 designated to fund the replacement of soft furnishings, mainly carpets and curtains.

Fundraising

In accordance with Section 162A Charities Act 2011, the Trustees of the Foundation confirm that:

- (a) The Foundation does not actively fund-raise from members of the public and relies upon its investment income and revenue from ticket prices and sales in the tea rooms to fund its charitable activity.
- (b) The Foundation does not make use of any professional fund-raisers and has not entered into any agreements with any commercial participators.
- (c) Neither the Foundation nor any person acting on its behalf was subject to an undertaking to be bound by any voluntary scheme for regulating fund-raising, or any voluntary standard of fund-raising, in respect of the Foundation's activities.
- (d) The Foundation has not received any complaints during the year in relation to fund-raising.
- (e) As the Foundation does not carry out any fund-raising activity it does not consider it necessary, at present, to have any arrangements in place to monitor fund-raising activity and has not needed to take any steps to ensure that any fund-raising activity is carried out in a way that protects vulnerable people and members of the public from the behaviour as set out in Section 162A(2) Charities Act 2011. If the Trustees decide to undertake fundraising activity appropriate arrangements would be put in place.

This report was approved by the Trustees and signed on their behalf by:



Lord Woolton (Jun 28, 2023 19:25 GMT+1)

The Earl of Woolton

Date: 28/06/2023

**STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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).

Charity law 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 of the Charity 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 judgements 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; and
- 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 Constitution. 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.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE TITSEY FOUNDATION CIO

Opinion

We have audited the financial statements of The Titsey Foundation CIO (the 'Charity') for the year ended 30 September 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 30 September 2022 and of its result for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE TITSEY FOUNDATION CIO (CONTINUED)

Other information

The other information comprises the information included in the Trustees' Report and Financial Statements, other than the financial statements and our auditor's report thereon. The trustees' are responsible for the other information contained within the Trustees' Report and Financial Statements. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

- sufficient accounting records have not been kept; or
- the information given in the financial statements is inconsistent in any material respect with the Trustees' Annual Report; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement set out on page 9, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE TITSEY FOUNDATION CIO (CONTINUED)

Auditor's responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We obtained a general understanding of the charity's legal and regulatory framework through enquiry of management concerning their understanding of relevant laws and regulations and the entity's policies and procedures regarding compliance.

We understand that the charity complies with the framework through:

- Outsourcing property management, accounts preparation and tax compliance to external experts
- Subscribing to relevant updates from external experts, and making changes to internal procedures and controls as necessary

In the context of the audit, we considered those laws and regulations which determine the form and content of the financial statements, which are central to the charity's ability to conduct its business, and where there is a risk that failure to comply could result in material penalties. We identified the following laws and regulations as being of significance in the context of the charity's activities:

- the Charities Act 2011
- FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities SORP (FRS 102)

Based on our understanding we performed the following specific procedures to gain evidence about compliance with the significant laws and regulations identified above:

- making enquiries of management and those charged with governance to understand their awareness of any non-compliance of laws and regulations
- inquiring about the policies that have been established to prevent non-compliance with laws and regulations by officers of the charity

The senior statutory auditor led a discussion with senior members of the engagement team regarding the susceptibility of the entity's financial statements to material misstatement, including how fraud might occur. The areas identified in this discussion were:

- Manipulation of the financial statements via fraudulent journal entries

These areas were communicated to the other members of the engagement team not present at the discussion. The procedures we carried out to gain evidence in the above areas included:

- Testing journal entries in the underlying accounting records which are deemed to present specific risks

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE TITSEY FOUNDATION CIO (CONTINUED)

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

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

CLA Evelyn Partners Limited
CLA Evelyn Partners Limited (Jun 29, 2023 11:16 GMT+1)

CLA Evelyn Partners Limited

Chartered Accountants
Statutory Auditor

Onslow House
Onslow Street
Guildford
GU1 4TL

Date: 29/06/2023

CLA Evelyn Partners Limited is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE TITSEY FOUNDATION CIO

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 SEPTEMBER 2022

	Note	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income from:				
Donations and legacies	4	13	13	66,917
Charitable activities	5	242,857	242,857	212,978
Investments	6	971,707	971,707	876,099
Other income		525	525	4,331
Total income		1,215,102	1,215,102	1,160,325
Expenditure on:				
Raising funds	7	242,300	242,300	362,841
Charitable activities	8	862,003	862,003	721,253
Total expenditure		1,104,303	1,104,303	1,084,094
Net gains on investments		1,993,583	1,993,583	9,380,062
Net income		2,104,382	2,104,382	9,456,293
Reconciliation of funds:				
Total funds brought forward		40,301,585	40,301,585	30,845,292
Net movement in funds		2,104,382	2,104,382	9,456,293
Total funds carried forward		42,405,967	42,405,967	40,301,585

All activities relate to continuing operations.

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

The notes on pages 18 to 38 form part of these financial statements.

THE TITSEY FOUNDATION CIO
REGISTERED NUMBER: CE002651

BALANCE SHEET
AS AT 30 SEPTEMBER 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	12	82,377	121,544
Heritage assets	14	3,383,208	3,006,116
Investments	15	6,875,643	8,517,004
Investment property	13	30,905,000	27,984,754
		<u>41,246,228</u>	<u>39,629,418</u>
Current assets			
Debtors	16	199,599	183,235
Cash at bank and in hand		1,323,490	745,581
		<u>1,523,089</u>	<u>928,816</u>
Creditors: amounts falling due within one year	17	(363,350)	(256,649)
Net current assets		<u>1,159,739</u>	<u>672,167</u>
Total net assets		<u><u>42,405,967</u></u>	<u><u>40,301,585</u></u>
Charity funds			
Designated funds	18	3,000,000	3,000,000
General funds	18	39,405,967	37,301,585
Total unrestricted funds	18	<u>42,405,967</u>	<u>40,301,585</u>
Total funds		<u><u>42,405,967</u></u>	<u><u>40,301,585</u></u>

THE TITSEY FOUNDATION CIO

BALANCE SHEET (CONTINUED)
AS AT 30 SEPTEMBER 2022

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



[Lord Woolton \(Jun 28, 2023 19:25 GMT+1\)](#)

The Earl of Woolton

Date: 28/06/2023

The notes on pages 18 to 38 form part of these financial statements.

THE TITSEY FOUNDATION CIO

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

	2022 £	2021 £
Cash flows from operating activities		
Net cash used in operating activities (Note 20)	(472,249)	(344,770)
Cash flows from investing activities		
Proceeds from sale of investments	1,884,045	2,237,003
Additions to investments properties	(10,415)	-
Additions to investments	(1,158,931)	(2,113,260)
Additions to heritage assets	(393,948)	(441,949)
Surplus from investing activities	729,407	524,265
Net cash provided by investing activities	1,050,158	206,059
Change in cash and cash equivalents in the year	577,909	(138,711)
Cash and cash equivalents at the beginning of the year	745,581	884,292
Cash and cash equivalents at the end of the year	1,323,490	745,581

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

1. General information

Titsey Foundation CIO is a charitable incorporated organisation, having restricted funds and incorporated in England and Wales (charity number: 1159986). The principal office is Titsey Place, Titsey, Oxted, Surrey, RH8 OSD.

The Charity's functional and presentational currency is GBP.

2. Accounting policies

2.1 Basis of preparation of financial statements

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

CIO Status

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

2.2 Going concern

There are no material uncertainties about the CIO's ability to continue as a going concern. The CIO has unrestricted reserves of £42m and free reserves of £36m which is considered sufficient to enable it to continue as a going concern for the foreseeable future.

2.3 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

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.

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

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

2. Accounting policies (continued)

2.4 Income

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

Interest on funds held on deposit is included when receivables and the amount can be measured reliably. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due. This is usually upon notification from investment managers.

Rental income is recognised net of VAT on an accruals basis in accordance with the relevant rental agreements.

Gifted assets are recognised at fair value when they meet the criteria for recognition as income.

2.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on raising funds consists of the costs of running the Charity's investment property portfolio and management fees payable to the investment managers.

Cost of charitable activities includes costs in relation to the preservation of Titsey Place and making the estate available to the public, as well as governance costs which are in relation to the Charity's public accountability and compliance with regulation.

2.6 Tangible fixed assets and depreciation

Tangible fixed assets costing £1,000 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying amount value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

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

Depreciation is provided on the following bases:

Freehold land and buildings	- Nil
Plant, machinery and vehicles	- 20-25%
Office equipment	- 25%
Improvements	- 5%

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

2. Accounting policies (continued)

2.7 Heritage assets

The Foundation's heritage assets comprise Titsey Place and its contents, Titsey Park, the Woodlands, St James Church in Titsey village and some of the surrounding farmland.

The heritage assets were acquired by way of gifts from the two founders and by subsequent purchase of a leasehold interest in the Woodlands. The Trustees' policy is to retain, manage and preserve these heritage assets for the benefit of the public and future generations. The Trustees do not envisage acquiring any further heritage assets, but capital improvements directly associated with these assets are also considered to be heritage in nature and are capitalised along with the underlying assets.

Expenditure incurred to maintain the assets is expensed as incurred.

Land and buildings encompasses Titsey Place, Titsey Park, St James' Church, the Woodlands and surrounding farmland.

The deemed cost of the land and buildings was derived from valuations undertaken just prior to the original donations from the Foundation's founders in 1979. St James' Church on Titsey Estate was subsequently transferred to the Foundation for £1 consideration. Additionally, the Foundation, as freeholder, bought out a leasehold interest in 157 acres of Woodland adjacent to the Estate 1997. As the Foundation's heritage land and buildings are considered to be both inalienable and have an almost indefinite useful life, they are not depreciated, but rather held at their original transfer value in the account subject to an impairment review.

Impairment reviews for all property are undertaken whenever there is evidence that the value of the underlying assets may be less than their carrying amounts in the accounts; no impairment has been required since the original transfer.

Heritage contents include furniture, pictures, porcelain and a library of books held within Titsey Place. As with the Land & Buildings, they were professionally valued in 1979 upon the transfer to the Foundation.

These are also considered to have an indefinite useful life and have therefore been capitalised at their original valuation when transferred to the Foundation, and are not depreciated.

Improvements consist of construction and other fixed assets additions directly attributable to the aforementioned heritage land & buildings which have been capitalised since the original transfer of the assets. Only those improvements which directly enhance the underlying heritage asset's value to the public have been classified as heritage assets.

Depreciation is provided on the following bases:

Freehold land and buildings	- Nil
Contents	- Nil
Improvements	- 5%

2.8 Investment property

Investment property is carried out at fair value. Revaluation surpluses are recognised in the Statement of Financial Activities.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

2. Accounting policies (continued)

2.9 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Net gains/(losses) on investments' in the Statement of Financial Activities.

2.10 Financial instruments

Financial assets and financial liabilities are recognised in the Balance Sheet when the Charity becomes a party to the contractual provisions of the instrument.

Investments in listed shares are classified as basic financial instruments. They are initially measured at transaction price and subsequently measured at fair value, with changes in fair value being recognised in profit or loss. Fair value is determined using the quoted bid price at the balance sheet date.

Trade and other debtors and creditors are classified as basic financial instruments and measured on initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the Charity will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of three months or less and bank overdrafts which are an integral part of the Charity's cash management.

3. Critical accounting estimates and areas of judgement

The preparation of financial statements in conformity with generally accepted accounting practice requires management to make estimates and judgements that affect the reported amounts of assets and liabilities as well as the disclosure of contingent assets and liabilities at the balance sheet date and the reported amounts of revenues and expenses during the reporting period.

Investment properties valuation

Land and buildings are stated at fair value based on the valuation performed by an independent professional valuer, Strutt & Parker, with recent experience in the location and category of property valued. The valuer used observable market prices adjusted as necessary for any difference in the future, location or condition of the specific asset.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. Income from donations and legacies

	Unrestricted funds 2022 £	Total funds 2022 £
Donations	13	13
	<u> </u>	<u> </u>
	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Legacies	66,917	66,917
	<u> </u>	<u> </u>

5. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £
House admissions and tearoom income	67,080	67,080
Public benefit	153,450	153,450
Woodland income	22,327	22,327
	<u> </u>	<u> </u>
	242,857	242,857
	<u> </u>	<u> </u>
	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
House admissions and tearoom income	71,133	71,133
Public benefit	133,269	133,269
Woodland income	8,576	8,576
	<u> </u>	<u> </u>
	212,978	212,978
	<u> </u>	<u> </u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

6. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £
Rental income	831,934	831,934
Investment income	139,773	139,773
	<u>971,707</u>	<u>971,707</u>

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Rental income	768,162	768,162
Investment income	107,937	107,937
	<u>876,099</u>	<u>876,099</u>

7. Cost of raising funds

	Unrestricted funds 2022 £	Total funds 2022 £
Investment advice	53,645	53,645
Property costs	188,655	188,655
	<u>242,300</u>	<u>242,300</u>

THE TITSEY FOUNDATION CIO

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

7. Cost of raising funds (continued)

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Investment advice	58,700	58,700
Property costs	304,141	304,141
	<u>362,841</u>	<u>362,841</u>

8. Analysis of expenditure on charitable activities

Summary by fund type

	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Estate costs	367,103	367,103
Titsey Place and Garden	494,900	494,900
	<u>862,003</u>	<u>862,003</u>

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Estate costs	316,942	316,942
Titsey Place and Garden	404,311	404,311
	<u>721,253</u>	<u>721,253</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

9. Analysis of expenditure by activities

	Activities undertaken directly 2022 £	Support costs 2022 £	Total funds 2022 £
Estate costs	353,866	13,237	367,103
Titsey Place and Garden	481,662	13,238	494,900
	<u>835,528</u>	<u>26,475</u>	<u>862,003</u>

	Activities undertaken directly 2021 £	Support costs 2021 £	Total funds 2021 £
Estate costs	305,492	11,450	316,942
Titsey Place and Garden	392,861	11,450	404,311
	<u>698,353</u>	<u>22,900</u>	<u>721,253</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

9. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Estate costs 2022 £	Titsey Place and Garden 2022 £	Total funds 2022 £
Staff costs including tea room	-	216,036	216,036
Depreciation	44,342	11,000	55,342
Professional fees	37,340	19,212	56,552
Property account expenditure	38,684	28,234	66,918
Titsey Place and garden expenditure	-	13,661	13,661
Utilities	6,459	43,017	49,476
Insurance	23,390	29,179	52,569
Titsey Church expenses	10,693	-	10,693
Tree surgery	73,006	-	73,006
Irrecoverable VAT	104,627	-	104,627
Sundry expenses	11,664	71,502	83,166
Advertising	-	22,276	22,276
Tea room expenses	-	22,863	22,863
Rates	3,534	4,682	8,216
Bad debts	127	-	127
	<u>353,866</u>	<u>481,662</u>	<u>835,528</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

9. Analysis of expenditure by activities (continued)

Analysis of direct costs (continued)

	<i>Estate costs</i> 2021 £	<i>Titsey Place and Garden</i> 2021 £	<i>Total funds</i> 2021 £
Staff costs including tea room	-	195,795	195,795
Depreciation	41,747	4,975	46,722
Professional fees	36,190	20,472	56,662
Property account expenditure	22,604	48,980	71,584
Titsey Place and garden expenditure	-	8,990	8,990
Utilities	11,661	22,050	33,711
Insurance	28,098	28,383	56,481
Titsey Church expenses	1,071	-	1,071
Tree surgery	11,732	-	11,732
Irrecoverable VAT	107,260	-	107,260
Sundry expenses	48,873	28,753	77,626
Advertising	-	13,925	13,925
Tea room expenses	-	14,752	14,752
Rates	-	4,515	4,515
Bad debts	(3,744)	-	(3,744)
Loss on disposal of fixed assets	-	1,271	1,271
	<u>305,492</u>	<u>392,861</u>	<u>698,353</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

9. Analysis of expenditure by activities (continued)

Analysis of support costs

	Estate costs 2022 £	Titsey Place and Garden 2022 £	Total funds 2022 £
Governance costs	13,237	13,238	26,475

	Estate costs 2021 £	Titsey Place and Garden 2021 £	Total funds 2021 £
Governance costs	11,450	11,450	22,900

10. Auditor's remuneration

	2022 £	2021 £
Fees payable to the Charity's auditor for the audit of the Charity's annual accounts	24,175	21,775
Fees payable to the Charity's auditor in respect of:		
All taxation advisory services not included above	900	-
All non-audit services not included above	1,800	1,800

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

11. Staff costs

	2022 £	2021 £
Wages and salaries	193,913	175,188
Social security costs	17,994	16,704
Contribution to defined contribution pension schemes	4,129	3,903
	<u>216,036</u>	<u>195,795</u>

The average number of persons employed by the Charity during the year was as follows:

	2022 No.	2021 No.
Estate staff	<u>12</u>	<u>10</u>

No employee received remuneration amounting to more than £60,000 in either year.

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

During the year ended 30 September 2022, no Trustee expenses have been incurred (2021 - Nil).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

12. Tangible fixed assets

	Improvements £	Plant & machinery and vehicles £	Office equipment £	Total £
Cost				
At 1 October 2021	2,235,327	193,252	3,872	2,432,451
Disposals	-	(91,897)	-	(91,897)
At 30 September 2022	<u>2,235,327</u>	<u>101,355</u>	<u>3,872</u>	<u>2,340,554</u>
Depreciation				
At 1 October 2021	2,125,758	181,277	3,872	2,310,907
Charge for the year	28,167	11,000	-	39,167
On disposals	-	(91,897)	-	(91,897)
At 30 September 2022	<u>2,153,925</u>	<u>100,380</u>	<u>3,872</u>	<u>2,258,177</u>
Net book value				
At 30 September 2022	<u>81,402</u>	<u>975</u>	<u>-</u>	<u>82,377</u>
At 30 September 2021	<u>109,569</u>	<u>11,975</u>	<u>-</u>	<u>121,544</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

13. Investment property

	Freehold investment property £
Valuation	
At 1 October 2021	27,984,754
Additions	10,415
Surplus on revaluation	2,909,831
At 30 September 2022	<u>30,905,000</u>

The 2022 valuations were made by Strutt & Parker, on an open market basis. The historical cost of investment properties held at fair value is £4,569,908 (2021 - £4,559,493).

14. Heritage assets

Assets recognised at cost

	Improvements 2022 £	Land and buildings 2022 £	Contents 2022 £	Total 2022 £
Carrying value at 1 October 2021	1,675,596	450,557	879,963	3,006,116
Additions	393,948	-	-	393,948
Depreciation	(16,856)	-	-	(16,856)
At 30 September 2022	<u>2,052,688</u>	<u>450,557</u>	<u>879,963</u>	<u>3,383,208</u>

Analysis of heritage asset transactions

	2022 £	2021 £	2020 £	2019 £	2018 £
Additions	<u>393,948</u>	<u>380,299</u>	<u>365,809</u>	<u>12,522</u>	<u>28,772</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

15. Fixed asset investments

	Listed investments £	
Cost or valuation		
At 1 October 2021		8,517,004
Additions		1,158,931
Disposals		(2,115,238)
Revaluations		(685,054)
At 30 September 2022		<u>6,875,643</u>
Net book value		
At 30 September 2022		<u>6,875,643</u>
At 30 September 2021		<u>8,517,004</u>
	2022 £	2021 £
Analysis of investments		
Equities	6,017,143	7,665,562
Bonds	91,640	128,120
Alternatives	766,860	723,322
Total	<u>6,875,643</u>	<u>8,517,004</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

16. Debtors

	2022 £	2021 £
Due within one year		
Trade debtors	126,510	106,582
Other debtors	22,269	18,747
Prepayments and accrued income	50,820	57,906
	<u>199,599</u>	<u>183,235</u>

17. Creditors: Amounts falling due within one year

	2022 £	2021 £
Trade creditors	66,926	60,651
Other taxation and social security	30,571	24,552
Other creditors	63,518	13,798
Accruals and deferred income	202,335	157,648
	<u>363,350</u>	<u>256,649</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

18. Statement of funds

Statement of funds - current year

	Balance at 1 October 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 September 2022 £
Unrestricted funds					
Designated funds					
Lease replacement reserves	1,500,000	-	-	-	1,500,000
Repairs and improvement reserves	1,000,000	-	-	-	1,000,000
Soft furnishings renewal reserve	500,000	-	-	-	500,000
	<u>3,000,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,000,000</u>
General funds					
Reserves	<u>37,301,585</u>	<u>1,215,102</u>	<u>(1,104,303)</u>	<u>1,993,583</u>	<u>39,405,967</u>
Total Unrestricted funds	<u><u>40,301,585</u></u>	<u><u>1,215,102</u></u>	<u><u>(1,104,303)</u></u>	<u><u>1,993,583</u></u>	<u><u>42,405,967</u></u>

The lease replacement reserve is designated to enable income to be maintained in the event of let investment properties becoming totally or partially void or lettable at reduced rates.

The repairs and improvements reserve is designated to fund emergency or unplanned repairs to Titsey Place.

The soft furnishings renewal reserve is designated to fund the replacement of soft furnishing, mainly carpets and curtains, at Titsey Place.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

18. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 October 2020 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Transfers in/out £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 30 September 2021 £</i>
Unrestricted funds						
Designated funds						
Lease replacement reserves	1,483,667	-	-	16,333	-	1,500,000
Repairs and improvement reserves	650,000	-	-	350,000	-	1,000,000
Soft furnishings renewal reserve	300,000	-	-	200,000	-	500,000
	<u>2,433,667</u>	<u>-</u>	<u>-</u>	<u>566,333</u>	<u>-</u>	<u>3,000,000</u>
General funds						
Reserves	<u>28,411,625</u>	<u>1,160,325</u>	<u>(1,084,094)</u>	<u>(566,333)</u>	<u>9,380,062</u>	<u>37,301,585</u>
Total Unrestricted funds	<u>30,845,292</u>	<u>1,160,325</u>	<u>(1,084,094)</u>	<u>-</u>	<u>9,380,062</u>	<u>40,301,585</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

19. Summary of funds

Summary of funds - current year

	Balance at 1 October 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 September 2022 £
Designated funds	3,000,000	-	-	-	3,000,000
General funds	37,301,585	1,215,102	(1,104,303)	1,993,583	39,405,967
	<u>40,301,585</u>	<u>1,215,102</u>	<u>(1,104,303)</u>	<u>1,993,583</u>	<u>42,405,967</u>

Summary of funds - prior year

	Balance at 1 October 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 30 September 2021 £
Designated funds	2,433,667	-	-	566,333	-	3,000,000
General funds	28,411,625	1,160,325	(1,084,094)	(566,333)	9,380,062	37,301,585
	<u>30,845,292</u>	<u>1,160,325</u>	<u>(1,084,094)</u>	<u>-</u>	<u>9,380,062</u>	<u>40,301,585</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

20. Reconciliation of net movement in funds to net cash flow from operating activities

	2022 £	2021 £
Net income for the year (as per Statement of Financial Activities)	2,104,382	9,470,641
Adjustments for:		
Depreciation charges	56,023	46,722
Surplus on investing activities	(729,407)	(524,265)
(Increase)/decrease in debtors	(16,364)	56,487
(Increase)/decrease in creditors	106,700	(15,564)
Profit on sale on fixed assets	-	1,271
Net gains on investments	(1,993,583)	(9,380,062)
Net cash used in operating activities	(472,249)	(344,770)

21. Analysis of cash and cash equivalents

	2022 £	2021 £
Cash and cash equivalents	1,323,490	745,581

22. Analysis of changes in net debt

	At 1 October 2021 £	Cash flows £	At 30 September 2022 £
Cash at bank and in hand	745,581	577,909	1,323,490

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

23. Related party transactions

During the year, the CIO received rental income of £35,000 (2021 - £35,000) from the governor G A Innes and recharged expenses totalling £47,151 (2021 - £42,979) to G A Innes. At the year-end G A Innes owed the CIO £10,942 (2021 - £10,769). The CIO also received rental income from Pitchfont Farm Partnership, an entity in which G A Innes is a partner, of £37,000 (2021 - £37,000). At the year-end the CIO owed Pitchfont Farm Partnership, an entity in which G A Innes is a partner, £146 (2021 - £Nil).

24. Controlling party

There is considered to be no ultimate controlling party.