

TRUSTEES' REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
FOR
THE CHOLDERTON ESTATE TRUST

Martin and Company
25 St Thomas Street
Winchester
Hampshire
SO23 9HJ

THE CHOLDERTON ESTATE TRUST

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FOR THE YEAR ENDED 31 DECEMBER 2021

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THE CHOLDERTON ESTATE TRUST

REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 DECEMBER 2021

TRUSTEES

Anthony Fry
Merrick Thompson
Henry Edmunds
Tracé Williams

PRINCIPAL ADDRESS

91A Downs Road
South Wonston
Winchester
SO21 3EW

**REGISTERED CHARITY
NUMBER**

1176973

INDEPENDENT EXAMINER

Martin and Company
25 St Thomas Street
Winchester
Hampshire
SO23 9HJ

THE CHOLDERTON ESTATE TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of 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).

Legal and administrative information set out on page 1 forms part of this report

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's objectives are: the advancement of education in relation to environmental and ecological matters through the promotion of organic and sustainable farming and land management practices on the Cholderton Estate in Wiltshire; to further such charitable purposes (according to the law of England and Wales) as the charity trustees see fit.

Public benefit

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 and have referred to the guidance contained in the Charity Commission's general guidance on public.

THE CHOLDERTON ESTATE TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The Trustees had hoped that the restrictions relating to the pandemic imposed by the government in 2020 would not extend into 2021. Unfortunately, this was not the case. The plan to commence the year with a repeat of the successful open days for families to see lambing in February had to be cancelled. The remainder of the year was punctuated by restrictions on gatherings making it almost impossible to be certain that any pre-planned events would take place. When all pandemic related restrictions were finally lifted in December the Trustees were able to concentrate on 2022 to pursue the Trust's aims to promote awareness of the benefits of organic farming methods and demonstrate the work being done by the Cholderton Estate in the protection of habitats for wildlife and the promotion of diversity.

Despite the continuing restrictions the Trustees were able to build on the work that had been done the previous year with the Department of Environment Food and Rural Affairs (Defra), its agencies and environmental organisations, on the development of the Environmental Land Management Scheme (ELMs). Details of this work that involved all trustees is shown below.

Work by the Trustees

In last year's report we set out the work of the Trustees on assisting the Department of Environment, Food and Rural Affairs (DEFRA) develop the new Environmental Land Management (ELM) system to replace the Common Agricultural Policy in 2024. At the time the Cholderton ELM Test and Trial was halfway through the programme of research and development. The programme was completed in December 2021 with an extensive final report submitted to DEFRA supported by 10 separate research reports covering a variety of supporting topics for the development of a Model Land Management Plan for mixed farms on chalk soils.

During the summer months of 2021 a series of farm visits was organised by the Trustees with 90 different organisations spending half a day being shown round the estate over 6 days of visits. Each session explained the concept and details of sustainable farming techniques at the same time as demonstrating the outcomes on the ground. Each session stimulated extensive debate and questions. The majority those attending were from the farming community, often including parents and their farming children. However other professional organisations also attended including representatives of DEFRA, the Wildlife Trust, the South Downs National Park Authority, North Wessex Downs AONB, the Cranbourne Chase AONB and the Forestry Commission.

The Cholderton Report was submitted to the Climate Challenge Cup as part of the COP conference in Glasgow. This attracted entries from all over the UK and North America for any organisation demonstrating innovation in tackling climate change. The Trustees are delighted to announce that the Trust's submission was an Award Winning finalist in the top 6 from across both countries.

In response to the success of the contribution the Trust has made to the development of the ELM system, DEFRA invited the Trust to become a guest blogger. The blog was finally published in the early months of 2022 and stimulated much debate. Of specific note was the scientific evidence of the potential extent of carbon sequestration in chalk soils which had not been fully understood before the Cholderton Estate Trust submission.

The Trustees have made several presentations on the conclusions of the work to the National Farmers Union AGM, the Conservative Rural Forum, an Irish Conference, a European Webinar, and more events are planned for later in 2022.

Cholderton & District Water Company Ltd

The Trust is the majority and controlling shareholder in the Cholderton & District Water Company Ltd. The Trustees work together with the Customer Challenge and Advisory Group (CCAG) which represents the interests of water consumers and has as its members representatives from local authorities, the Environmental Agency, Natural England and customer representatives from the larger parishes. The CCAG plays a significant role in making sure all water consumers continue to receive the safeguards and benefits that the trustees guaranteed under the 'Statement of Commitment'. The Trust has responsibility for upholding the protection of consumer rights and in the governance of the company by the directors.

The CCAG held virtual meetings twice in 2021. At the meeting held in March the Company, represented by one of the Trustees and the CCAG set the charges scheme for the year 2021 - 2022. This was a milestone in so far as it demonstrated consumers were able to have a reasonable say in the level of their water bills for the following year.

THE CHOLDERTON ESTATE TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

The company made a reasonable profit in the year ended March 2021 and this will continue in the year 2021-22. There were no water quality incidents throughout the period. The reduction in water abstraction following the implementation of water efficiency measures and leak detection meant that headroom improved significantly.

Vulnerability to high nitrate levels remains despite the success of catchment management programmes. In February 2021 water in tankers was needed to dilute water from one of the boreholes to maintain nitrate levels within the Drinking Water Standard. Additional investment has been implemented since then with the aim of improving resilience against severe weather events which are likely to become more frequent.

Finances

The Trust has been fortunate that the Cholderton Estate has met all costs relating to farm visits, and the trustees themselves have paid all their own expenses. The water company, which made a small donation to the Trust during the year, will continue to support the Trust as circumstances permit.

FINANCIAL REVIEW

Financial position

As at 31st December 2021 the funds of the charity amounted to £282,044.

Investment policy and objectives

Under the Trust Deed, the charity has the power to make any investment which the Trustees see fit. The Trustees have a policy to maintain investments to ensure that a sufficient level of income is generated to fund the ongoing operational needs of the charity.

Reserves policy

It is the policy of the Trust to maintain its free reserves at a level which generates maximum investment income.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity was established by constitution as a charitable incorporated organisation and registered at the Charity Commission on 5th February 2018.

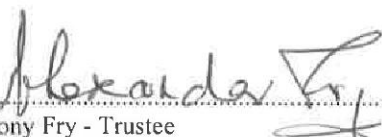
Recruitment and appointment of new trustees

The charity is required to have a minimum of three trustees. New trustees may be appointed by a resolution of the existing trustees at a special meeting.

Risk management

The Trustees have carried out a review of the charity's activities and the risks to which it is exposed and confirm that controls are in place to mitigate those risks.

Approved by order of the board of trustees on 14th July 2022 and signed on its behalf by:


Anthony Fry - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE CHOLDERTON ESTATE TRUST**

Independent examiner's report to the trustees of The Cholderton Estate Trust

I report to the charity trustees on my examination of the accounts of The Cholderton Estate Trust (the Trust) for the year ended 31 December 2021.

Responsibilities and basis of report

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

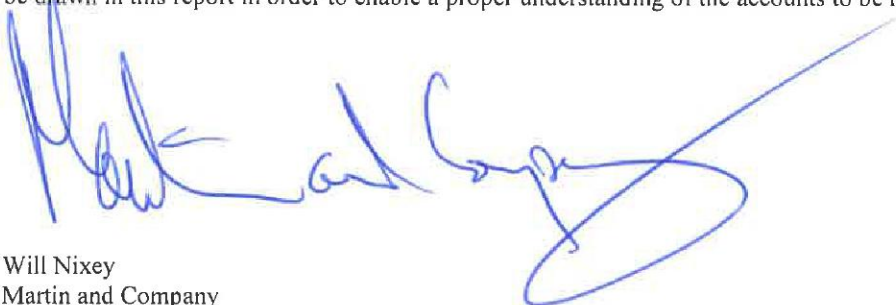
I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material 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 Trust as required by section 130 of the 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.



Will Nixey
Martin and Company
25 St Thomas Street
Winchester
Hampshire
SO23 9HJ

Date:

18th July 2022

THE CHOLDERTON ESTATE TRUST

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

| | | 31.12.21 | 31.12.20 |
|--|-------|---------------------|-----------------|
| | | Unrestricted | Total |
| | | fund | funds |
| | | £ | £ |
| INCOME AND ENDOWMENTS FROM | Notes | | |
| Donations and legacies | | 3,000 | 750 |
| EXPENDITURE ON | | | |
| Charitable activities | 2 | | |
| Environment and Ecology | | 1,000 | 637 |
| Net gains/(losses) on investments | | (80,000) | (20,000) |
| NET INCOME/(EXPENDITURE) | | (78,000) | (19,887) |
| RECONCILIATION OF FUNDS | | | |
| Total funds brought forward | | 360,044 | 379,931 |
| TOTAL FUNDS CARRIED FORWARD | | 282,044 | 360,044 |

The notes form part of these financial statements

THE CHOLDERTON ESTATE TRUST

BALANCE SHEET
31 DECEMBER 2021

| | | 31.12.21 Unrestricted fund £ | 31.12.20 Total funds £ |
|--|-------|---------------------------------------|---------------------------------|
| FIXED ASSETS | Notes | | |
| Investments | 6 | 280,000 | 360,000 |
| CURRENT ASSETS | | | |
| Cash at bank | | 7,764 | 764 |
| CREDITORS | | | |
| Amounts falling due within one year | 7 | (5,720) | (720) |
| NET CURRENT ASSETS | | <u>2,044</u> | <u>44</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | <u>282,044</u> | <u>360,044</u> |
| NET ASSETS | | <u>282,044</u> | <u>360,044</u> |
| FUNDS | 8 | | |
| Unrestricted funds | | <u>282,044</u> | <u>360,044</u> |
| TOTAL FUNDS | | <u>282,044</u> | <u>360,044</u> |

The financial statements were approved by the Board of Trustees and authorised for issue on 11th July 2022 and were signed on its behalf by:


Anthony Fry - Trustee

The notes form part of these financial statements

THE CHOLDERTON ESTATE TRUST

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2021

| | Notes | 31.12.21 £ | 31.12.20 £ |
|--|-------|---------------|---------------|
| Cash flows from operating activities | | | |
| Cash generated from operations | 1 | 7,000 | 113 |
| Net cash provided by operating activities | | 7,000 | 113 |
| | | | |
| Change in cash and cash equivalents in the reporting period | | 7,000 | 113 |
| Cash and cash equivalents at the beginning of the reporting period | | 764 | 651 |
| Cash and cash equivalents at the end of the reporting period | | 7,764 | 764 |

The notes form part of these financial statements

THE CHOLDERTON ESTATE TRUST

NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2021

1. RECONCILIATION OF NET EXPENDITURE TO NET CASH FLOW FROM OPERATING ACTIVITIES

| | 31.12.21 £ | 31.12.20 £ |
|---|---------------|---------------|
| Net expenditure for the reporting period (as per the Statement of Financial Activities) | (78,000) | (19,887) |
| Adjustments for: | | |
| Losses on investments | 80,000 | 20,000 |
| Increase in creditors | 5,000 | - |
| Net cash provided by operations | <u>7,000</u> | <u>113</u> |

2. ANALYSIS OF CHANGES IN NET FUNDS

| | At 1.1.21 £ | Cash flow £ | At 31.12.21 £ |
|--------------|----------------|----------------|------------------|
| Net cash | | | |
| Cash at bank | 764 | 7,000 | 7,764 |
| | <u>764</u> | <u>7,000</u> | <u>7,764</u> |
| Total | <u>764</u> | <u>7,000</u> | <u>7,764</u> |

The notes form part of these financial statements

THE CHOLDERTON ESTATE TRUST

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

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended practice effective from 1st April 2005 which has since been withdrawn.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

All funds held by the charity are unrestricted general funds which can be used in accordance with the charitable objectives at the discretion of the Trustees.

Investments

Investments are included in the Balance Sheet at their market value at the year end. Movements in market value are included in the Statement of Financial Activities.

THE CHOLDERTON ESTATE TRUST

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

2. CHARITABLE ACTIVITIES COSTS

| | Direct Costs £ | Grant funding of activities £ | Support costs (see note 3) £ | Totals £ |
|-------------------------|----------------------|--|---------------------------------------|--------------|
| Environment and Ecology | <u>50</u> | <u>350</u> | <u>600</u> | <u>1,000</u> |

3. SUPPORT COSTS

| | Governance costs £ |
|-------------------------|--------------------------|
| Environment and Ecology | <u>600</u> |

Support costs, included in the above, are as follows:

Management

| | 31.12.21 Total activities £ | 31.12.20 Total activities £ |
|--------------|--------------------------------------|--------------------------------------|
| Bank charges | <u>-</u> | <u>37</u> |

Governance costs

| | 31.12.21 Environment and Ecology £ | 31.12.20 Total activities £ |
|-----------------------------|--|--------------------------------------|
| Independent examiner's fees | <u>600</u> | <u>600</u> |

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

THE CHOLDERTON ESTATE TRUST

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

5. STAFF COSTS

There are no employees so consequently no staff costs have been incurred.

6. FIXED ASSET INVESTMENTS

| | Unlisted investments £ |
|-----------------------|------------------------------|
| MARKET VALUE | |
| At 1 January 2021 | 360,000 |
| Revaluations | (80,000) |
| At 31 December 2021 | 280,000 |
| NET BOOK VALUE | |
| At 31 December 2021 | 280,000 |
| At 31 December 2020 | 360,000 |

There were no investment assets outside the UK.

The investment in Cholderton & District Water Company Limited is valued at current market value.

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 31.12.21 £ | 31.12.20 £ |
|------------------|---------------|---------------|
| Other creditors | 5,000 | - |
| Accrued expenses | 720 | 720 |
| | 5,720 | 720 |

8. MOVEMENT IN FUNDS

| | At 1.1.21 £ | Net movement in funds £ | At 31.12.21 £ |
|---------------------------|----------------|----------------------------------|---------------------|
| Unrestricted funds | | | |
| General fund | 360,044 | (78,000) | 282,044 |
| TOTAL FUNDS | 360,044 | (78,000) | 282,044 |

THE CHOLDERTON ESTATE TRUST

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

8. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

| | Incoming resources £ | Resources expended £ | Gains and losses £ | Movement in funds £ |
|---------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| Unrestricted funds | | | | |
| General fund | 3,000 | (1,000) | (80,000) | (78,000) |
| TOTAL FUNDS | <u>3,000</u> | <u>(1,000)</u> | <u>(80,000)</u> | <u>(78,000)</u> |

Comparatives for movement in funds

| | At 1.1.20 £ | Net movement in funds £ | At 31.12.20 £ |
|---------------------------|----------------|----------------------------------|---------------------|
| Unrestricted funds | | | |
| General fund | 379,931 | (19,887) | 360,044 |
| TOTAL FUNDS | <u>379,931</u> | <u>(19,887)</u> | <u>360,044</u> |

Comparative net movement in funds, included in the above are as follows:

| | Incoming resources £ | Resources expended £ | Gains and losses £ | Movement in funds £ |
|---------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| Unrestricted funds | | | | |
| General fund | 750 | (637) | (20,000) | (19,887) |
| TOTAL FUNDS | <u>750</u> | <u>(637)</u> | <u>(20,000)</u> | <u>(19,887)</u> |

9. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2021.

THE CHOLDERTON ESTATE TRUST

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

| | 31.12.21 £ | 31.12.20 £ |
|---|-----------------|-----------------|
| INCOME AND ENDOWMENTS | | |
| Donations and legacies | | |
| Donations | 3,000 | 750 |
| Total incoming resources | 3,000 | 750 |
| EXPENDITURE | | |
| Charitable activities | | |
| Sundries | 50 | - |
| Grants to institutions | 350 | - |
| | 400 | - |
| Support costs | | |
| Management | | |
| Bank charges | - | 37 |
| Governance costs | | |
| Independent examiner's fees | 600 | 600 |
| Total resources expended | 1,000 | 637 |
| Net income before gains and losses | 2,000 | 113 |
| Realised recognised gains and losses | | |
| Gains/(losses) on fixed asset investments | (80,000) | (20,000) |
| Net expenditure | (78,000) | (19,887) |

This page does not form part of the statutory financial statements