

**GREAT COMP**  
**REPORT AND ACCOUNTS**  
**FOR THE**  
**YEAR ENDED 31 OCTOBER 2023**

**GREAT COMP**

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**GREAT COMP (Charity number 1189847)  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 OCTOBER 2023**

**OBJECTIVES AND ACTIVITIES**

**OBJECTIVES OF THE CHARITY**

The Great Comp Charitable Trust (charity no. 286118) was formed by Roderick and Joy Cameron in 1982 to ensure the future of Great Comp Garden. They gave the garden to their new charity “for the purposes of a garden for the education and enjoyment of the public and with a view to furthering the study and science of botany and improving the practice and methods of horticulture”. They had developed the garden themselves from a blank canvas, creating a collection of rare and exotic plants, and opened it to visitors. In 2009 Mr Cameron bequeathed the 400 year old house which stands in the garden to the charity.

Great Comp (charity no. 1189847) is the successor of the Great Comp Charitable Trust. The assets and operation of the Trust were transferred to the charity in accordance with an order of the Charity Commission on 30<sup>th</sup> October 2020. The new charity has the same objects as the Trust.

**MAIN ACTIVITIES UNDERTAKEN**

Great Comp Garden is open to the public from 1<sup>st</sup> March to 30<sup>th</sup> November. It is one of Kent’s leading gardens. In spring the garden erupts into bloom with swathes of magnolias, azaleas and rhododendrons, under planted with large drifts of hellebores and spring bulbs, while summer brings warmth and extravagance from one of the most comprehensive and exciting collections of salvias in Europe. Ornamental grasses in great variety punctuate the colourful borders and combine beautifully with the myriad colours of late autumn.

Special events are held to encourage more people to come to the garden including the Snowdrop Sensation day, the Spring Fling plant fair, the Great Comp Summer Show, National Garden Scheme open days and open air theatre. The garden is a Partner Garden of the Royal Horticultural Society. Educational programmes are run for pupils of local schools. In the winter art and wreath making workshops are held. The Tearoom serves lunches and teas to visitors.

The Trustees have regard to the guidance on public benefit issued by the Charity Commission, while planning the activities for the year at their Trustee meetings.

Great Comp benefits from Volunteers who assist with gardening and typically devote a half day of time a week.

**ACHIEVEMENTS AND PERFORMANCE**

2023 was the 55th year that the garden has been open to the public.

Throughout the 2023 season we welcomed 23,951 visits to the garden. The weather was challenging throughout the year, with early frosts, and the wettest March on record since 1981. Despite these difficulties we were very pleased to see an overall annual increase of +2% in footfall compared with the previous year.

**GREAT COMP**  
**REPORT OF THE TRUSTEES (continued)**  
**FOR THE YEAR ENDED 31 OCTOBER 2023**

**ACHIEVEMENTS AND PERFORMANCE (continued)**

We launched the season with a new life membership option for our visitors, and a full schedule of events, including Snowdrop Sensation, Spring Fling, The Great Comp Summer Show and a new Autumn event entitled 'Bulbs 'n' Things'.

The garden was maintained throughout 2023 with a limited garden workforce. There were considerable winter losses amongst our Salvia collection. The combination of a long dry summer in 2022 followed by a wet and mild autumn resulted in a huge flush of soft re-growth. This followed by severe and prolonged frost before Christmas caused widespread damage. Through resilience and dedication, we replaced the lost Salvias, witnessing their flourishing by season's end, a testament to our commitment to maintaining the garden's splendour.

In early 2023 we completed extensive renovation works to the roof of both Great Comp House, The Old Dairy Tearoom and extensive internal and external renovations to Great Comp Cottage. This has helped to safeguard the 17th century manor house for the next 100 years, and the new tearoom roof has significantly improved the inside temperature and ambiance, and provides much needed natural light into this space, making it more versatile and usable throughout the year.

The Cottage, previously occupied by one of Great Comp's gardeners for 17 years and vacant since 2016 was finally let to private tenants in February, and will now bring in additional income to support the charity. In February 2023 we were awarded a £23,000 grant and £77,000 loan from the **Kent Community Foundation** in order to cover some of the costs to renovate the roofs.

Despite maintaining our footfall, the general economic climate in 2023 remained volatile and the 'cost of living crisis' impacted visitor spend in the tearoom. July was the first month that the tearoom income matched that of 2022, however the number of till transactions increased overall compared to 2022 indicating that behaviours changed and visitors chose less expensive refreshment options.

We made efforts to reach a wider community, and support local residents by joining the Chatty Café scheme, encouraging visitors to our tearoom every Monday to meet new people and help to combat loneliness.

In September 2023, our garden was showcased on BBC Gardeners' World, spotlighting our extensive Salvia collection and featuring an insightful interview with our Curator William Dyson. This national recognition reaffirms our position as a beacon of horticultural excellence.

As we reflect on the milestones and challenges of 2023, we extend our heartfelt gratitude to our loyal visitors, dedicated staff, and supportive community.

**FINANCIAL REVIEW**

Income exceeded expenditure by £74,016. There were net gains on investments of £1,113 and the charity's total funds increased by £75,129. Total funds on 31<sup>st</sup> October 2023 were £3,090,876.

**GREAT COMP  
REPORT OF THE TRUSTEES (continued)  
FOR THE YEAR ENDED 31 OCTOBER 2023**

**INVESTMENT SELECTION POLICY**

The charity's investments were managed on a discretionary basis by Evelyn Partners Investment Management LLP, but all investments had been sold by 31 October 2023.

**RISK MANAGEMENT**

The charity maintains a risk register which is reviewed regularly by management and trustees.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**GOVERNING DOCUMENT**

The charity is a charitable incorporated organisation (CIO). It was incorporated on 9th June 2020 with a constitution in the standard CIO form of the Charity Commission.

**TRUSTEE SELECTION METHOD**

Trustees are appointed by the existing trustees. There must be at least three and not more than twelve trustees.

**MANAGEMENT**

The charity is managed by a management team led by the Curator.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**CHARITY NAME**

Great Comp

**CHARITY COMMISSION REGISTERED NUMBER**

1189847

**CHARITY'S PRINCIPAL ADDRESS**

Great Comp, Comp Lane, Platt, Sevenoaks, Kent TN15 8QS

**NAMES OF TRUSTEES WHO ACTED DURING THE PERIOD**

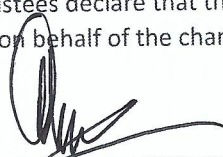
David Chesover (chair)  
Nigel Britten  
Amanda Cottrell OBE  
Andy Garland  
Susan Chandler (appointed 18/02/2024)  
Peter Knapton (resigned 25/08/2023)



**GREAT COMP  
REPORT OF THE TRUSTEES (continued)  
FOR THE YEAR ENDED 31 OCTOBER 2023**

**SIGNATURE AND DECLARATION**

The Trustees declare that they have approved the Trustees' report above.  
Signed on behalf of the charity's Trustees:

  
.....  
DAVID CHESOVER  
CHAIR

30<sup>th</sup> May 2024  
.....

Signature

Full Name  
Position

Date

  
.....  
NIGEL BRITTEN  
TRUSTEE

7 June 2024  
.....

**GREAT COMP****INDEPENDENT EXAMINER'S REPORT**

Report to the trustees of Great Comp on the accounts of the Charitable Incorporated Organisation (Charity number 1189847) for the year ended 31 October 2023, which are set out on pages 7 to 17.

I report to the trustees on my examination of the accounts of the above charity ("Great Comp") for the year ended 31 October 2023.

**RESPONSIBILITIES AND BASIS OF REPORT**

As the charity's trustees, 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 Great Comp's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**INDEPENDENT EXAMINER'S STATEMENT**

The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the ICAEW.

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.



A-M Johnstone ACA  
J & F Accountancy Limited  
Chartered Accountants  
1 Station Court  
Borough Green  
Sevenoaks, Kent  
TN15 8AD



Date

## GREAT COMP

## STATEMENT OF FINANCIAL ACTIVITIES

## FOR THE YEAR ENDED 31 OCTOBER 2023

	<u>Note</u>	<u>2023</u>	<u>2022</u>		
		Unrestricted Funds £	Restricted income funds £	Total funds £	Prior year funds £
<b>INCOMING RESOURCES</b>	<b>3</b>				
<b>Income and endowments from:</b>					
Donations and legacies		74,703	-	74,703	10,456
Charitable activities		141,393	-	141,393	119,727
Other trading activities		159,628	-	159,628	177,130
Investments		55,802	-	55,802	45,237
Other		-	-	-	67
<b>TOTAL</b>		<b>431,526</b>	<b>-</b>	<b>431,526</b>	<b>352,617</b>
<b>RESOURCES EXPENDED</b>	<b>4</b>				
<b>Expenditure on:</b>					
Raising funds		176,851	-	176,851	183,298
Charitable activities		171,206	-	171,206	159,715
Other		9,453	-	9,453	6,585
<b>TOTAL</b>		<b>357,510</b>	<b>-</b>	<b>357,510</b>	<b>349,598</b>
<b>NET INCOME/(EXPENDITURE) BEFORE INVESTMENT GAINS/(LOSSES)</b>		<b>74,016</b>	<b>-</b>	<b>74,016</b>	<b>3,019</b>
Net gains/(losses) on investments		1,651	-	1,651	(42,939)
<b>NET INCOME/(EXPENDITURE)</b>		<b>75,667</b>	<b>0</b>	<b>75,667</b>	<b>(39,920)</b>
<b>OTHER RECOGNISED GAINS/(LOSSES)</b>					
Other gains/(losses)		(538)	-	(538)	-
<b>NET MOVEMENT IN FUNDS</b>		<b>75,129</b>	<b>0</b>	<b>75,129</b>	<b>(39,920)</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward	<b>13</b>	3,013,747	2,000	3,015,747	3,055,667
Transfer between funds	<b>13</b>	-	-	-	-
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>3,088,876</b>	<b>2,000</b>	<b>3,090,876</b>	<b>3,015,747</b>



## BALANCE SHEET AS AT 31 OCTOBER 2023

	Note	Unrestricted Funds £	2023 Restricted income funds £	Total funds £	2022 Prior year funds £
<b>FIXED ASSETS</b>					
Tangible assets	8	2,292,895	-	2,292,895	2,136,622
Investments	9	717,563	-	717,563	805,429
<b>Total fixed assets</b>		<b>3,010,458</b>	<b>-</b>	<b>3,010,458</b>	<b>2,942,051</b>
<b>CURRENT ASSETS</b>					
Debtors	10	17,056	-	17,056	7,369
Investments	9	-	-	-	2,177
Cash at bank and in hand	11	150,574	2,000	152,574	131,558
<b>Total current assets</b>		<b>167,630</b>	<b>2,000</b>	<b>169,630</b>	<b>141,104</b>
<b>CREDITORS: amounts falling due within one year</b>	12	<b>37,879</b>	<b>-</b>	<b>37,879</b>	<b>67,408</b>
<b>NET CURRENT ASSETS</b>		<b>129,751</b>	<b>2,000</b>	<b>131,751</b>	<b>73,696</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>3,140,209</b>	<b>2,000</b>	<b>3,142,209</b>	<b>3,015,747</b>
<b>CREDITORS: amounts falling due after one year</b>	12	<b>51,333</b>	<b>-</b>	<b>51,333</b>	<b>-</b>
<b>TOTAL NET ASSETS</b>		<b>3,088,876</b>	<b>2,000</b>	<b>3,090,876</b>	<b>3,015,747</b>
<b>FUNDS OF THE CHARITY</b>					
RESTRICTED INCOME FUNDS	14	-	2,000	2,000	2,000
UNRESTRICTED FUNDS	14	1,837,293	-	1,837,293	1,762,164
REVALUATION RESERVE	14	1,251,583	-	1,251,583	1,251,583
<b>TOTAL FUNDS</b>		<b>3,088,876</b>	<b>2,000</b>	<b>3,090,876</b>	<b>3,015,747</b>

Signed by one or two trustees on behalf of all the trustees:

Signature:



Print name:

DAVID CHESOVER

Date of approval  
(dd/mm/yyyy):30<sup>th</sup> May 2024


NIGEL BRITTEN

7 June 2024

**1. BASIS OF PREPARATION**

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**1.1 BASIS OF ACCOUNTING**

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The accounts have been prepared in accordance with:

- the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014
- and with the Charities Act 2011

**2. ACCOUNTING POLICIES**

**2.1 INCOME**

**Recognition of income**

These are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources;
- it is more likely than not that the trustees will receive the resources; and
- the monetary value can be measured with sufficient reliability.

**Offsetting**

There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP or FRS 102.

**Grants and donations**

Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS102 SORP).

**Tax reclaims on donations and gifts**

Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise.

**Support costs**

The charity has incurred expenditure on support costs.

**Volunteer help**

The value of any voluntary help received is not included in the accounts but is described in the trustees' annual report.

**Income from interest, royalties and dividends**

This is included in the accounts when receipt is probable and the amount receivable can be measured reliably.

**Investment gains and losses**

This includes any realised or unrealised gains or losses on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

## **2.2 EXPENDITURE AND LIABILITIES**

### **Liability recognition**

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

### **Governance and support costs**

Support costs have been allocated between governance costs and other support. Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice.

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

### **Creditors**

The charity has creditors which are measured at settlement amounts less any trade discounts.

### **Basic financial instruments**

The charity accounts for basic financial instruments on initial recognition as per paragraph 11.7 FRS102 SORP. Subsequent measurement is as per paragraphs 11.17 to 11.19, FRS102 SORP.

## **2.3 ASSETS**

### **Tangible fixed assets for use by charity**

- These are capitalised if they can be used for more than one year, and cost at least £300.
- They are valued at cost, with the exception of the land and buildings which are shown at valuation.
- The depreciation rates and methods used are disclosed in note 8.2.

### **Investments**

Fixed asset investments in quoted shares, traded bonds and similar investments are valued at initially at cost and subsequently at fair value (their market value) at the year end. The same treatment is applied to unlisted investments unless fair value cannot be measured reliably in which case it is measured at cost less impairment.

Investments held for resale or pending their sale and cash and cash equivalents with a maturity date of less than 1 year are treated as current asset investments.

### **Debtors**

Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

### **Current asset investments**

The charity has investments which it holds for resale or pending their sale and cash and cash equivalents with a maturity date less than one year. These include cash on deposit and cash equivalents with a maturity date of less than one year held for investment purposes rather than to meet short term cash commitments as they fall due.

They are valued at fair value except where they qualify as basic financial instruments.

**GREAT COMP**  
**NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2023**

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**3. ANALYSIS OF INCOME**

	Unrestricted funds £	Restricted income funds £	Total funds £	Prior year funds £
<b>Donations and legacies:</b>				
Donations and gifts	54,480	-	54,480	2,767
Gift Aid	20,223	-	20,223	5,689
General grants provided by government/other charities	-	-	-	2,000
<b>Total</b>	<b>74,703</b>	<b>-</b>	<b>74,703</b>	<b>10,456</b>
<b>Charitable activities:</b>				
Entrance fees	141,393	-	141,393	119,727
<b>Total</b>	<b>141,393</b>	<b>-</b>	<b>141,393</b>	<b>119,727</b>
<b>Other trading activities:</b>				
Tearoom	146,866	-	146,866	168,003
Special events	11,850	-	11,850	8,228
Guide books	912	-	912	899
<b>Total</b>	<b>159,628</b>	<b>-</b>	<b>159,628</b>	<b>177,130</b>
<b>Income from investments:</b>				
Interest income	429	-	429	73
Dividend income	348	-	348	4,765
Rental and leasing income	55,025	-	55,025	40,399
<b>Total</b>	<b>55,802</b>	<b>-</b>	<b>55,802</b>	<b>45,237</b>
<b>Other:</b>				
Other	-	-	-	67
Covid-19 related grants	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>67</b>
<b>TOTAL INCOME</b>	<b>431,526</b>	<b>-</b>	<b>431,526</b>	<b>352,617</b>

**Other information:**

All income in the prior year was unrestricted except for General grants in the amount of £2,000.



4. ANALYSIS OF EXPENDITURE

	Unrestricted funds £	Restricted income funds £	Total funds £	Prior year funds £
<b>Expenditure on raising funds:</b>				
Incurring seeking grants	-	-	-	-
Staging fundraising events	6,214	-	6,214	4,474
Advertising, marketing, direct mail and publicity	9,614	-	9,614	15,134
Tearoom running costs	145,527	-	145,527	147,101
Investment management costs	213	-	213	2,168
Rent collection, property repairs and maintenance charges	15,283	-	15,283	14,421
<b>Total</b>	<b>176,851</b>	<b>-</b>	<b>176,851</b>	<b>183,298</b>
<b>Expenditure on charitable activities:</b>				
Wages and labour costs	122,373	-	122,373	134,066
Garden expenses	10,498	-	10,498	7,144
Utilities, telephone, postage, stationery, insurance and sundry	32,711	-	32,711	8,242
Legal and professional fees	4,568	-	4,568	9,005
Depreciation	1,056	-	1,056	1,258
<b>Total</b>	<b>171,206</b>	<b>-</b>	<b>171,206</b>	<b>159,715</b>
<b>Other:</b>				
Bank and credit card charges	8,999	-	8,999	3,699
Sundry	454	-	454	2,886
<b>Total</b>	<b>9,453</b>	<b>-</b>	<b>9,453</b>	<b>6,585</b>
<b>TOTAL EXPENDITURE</b>	<b>357,510</b>	<b>-</b>	<b>357,510</b>	<b>349,598</b>

Other information:

All expenditure in the prior year was unrestricted.

Analysis of expenditure on charitable activities

Activity or programme	Activities undertaken directly £	Support Costs £	Total this year £	Total prior year £
Other	165,248	5,958	171,206	159,715
<b>Total</b>	<b>165,248</b>	<b>5,958</b>	<b>171,206</b>	<b>159,715</b>

Prior year expenditure on charitable activities can be analysed as follows:

Other: Activities undertaken directly £151,614, support costs £8,101, total £159,715.



**GREAT COMP**  
**NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2023**

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**5. SUPPORT COSTS**

**This year**

Support cost	Charitable activities £	Other trading activities £	Grand total £	Basis of allocation
Governance	2,798	3,160	5,958	See below
<b>Total</b>	<b>2,798</b>	<b>3,160</b>	<b>5,958</b>	

**Last year**

Support cost	Charitable activities £	Other trading activities £	Grand total £	Basis of allocation
Governance	4,318	3,783	8,101	See below
<b>Total</b>	<b>4,318</b>	<b>3,783</b>	<b>8,101</b>	

**Apportionment of costs between activities:**

On the basis of materiality, support costs are split between the main activities, Charitable and Other Trading Activities.

**5. DETAILS OF CERTAIN ITEMS OF EXPENDITURE**

**5.1 Fees for examination of the accounts**

	<b>This year £</b>	<b>Last year £</b>
Independent examiner's fees	1,759	1,675

**6. PAID EMPLOYEES**

	<b>This year £</b>	<b>Last year £</b>
<b>6.1 Staff costs</b>		
Salaries and wages	190,459	182,573
Social security costs	8,373	10,900
Pension costs (defined contribution scheme)	5,213	5,336
<b>Total staff costs</b>	<b>204,045</b>	<b>198,809</b>

There were no staff working for the charity whose contracts were with and were paid by a related party.

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000.

**6.2 Average head count in the year**

	<b>This year Number</b>	<b>Last year Number</b>
The parts of the charity in which the employees work:		
Fundraising	9	8
Charitable Activities	4	4
Governance	-	-
Other	-	-
	<b>13</b>	<b>12</b>

## 7. DEFINED CONTRIBUTION PENSION SCHEME

	This year £	Last year £
Amount of contributions recognised in the SOFA as an expense:	5,213	5,336

Please explain the basis for allocating the liability and expense of defined contribution pension scheme between activities and between restricted and unrestricted funds:

All attributed to unrestricted funds and charitable activities on the basis of materiality and the area employees work in.

## 8. TANGIBLE FIXED ASSETS

	Freehold land & buildings £	Plant and machinery £	Fixtures, fittings and equipment £	Total £
<b>8.1 Cost or valuation</b>				
At beginning of year	2,133,823	43,042	39,850	2,216,715
Additions	157,329	-	-	157,329
Disposals	-	-	-	-
Net gain/(loss) on revaluation	-	-	-	-
At end of year	<b>2,291,152</b>	<b>43,042</b>	<b>39,850</b>	<b>2,374,044</b>
<b>8.2 Depreciation and impairments</b>				
Basis		Straight line	Straight line	
Rate		20%	20 - 25%	
At beginning of year	-	41,390	38,703	80,093
Depreciation	-	483	573	1,056
Disposals	-	-	-	-
Impairment	-	-	-	-
At end of year	-	<b>41,873</b>	<b>39,276</b>	<b>81,149</b>
<b>8.3 Net book value</b>				
Net book value at the end of the year	<b>2,291,152</b>	<b>1,169</b>	<b>574</b>	<b>2,292,895</b>
Net book value at the beginning of the year	2,133,823	1,652	1,147	2,136,622

## 8.4 Revaluation

- the freehold land and buildings were valued on 8 August 2017 at £1,775,000. The Trustees consider this value is not materially different from the amount they would have been valued at on the transfer of the assets from Great Comp Charitable Trust.
- the independent valuer was Lambert & Foster, Chartered Surveyors.
- the property was valued using the comparable method, taking into account the condition of the buildings and the existing tenancies.

**9. INVESTMENT ASSETS**

**9.1 Fixed asset investments**

	<b>Listed investments</b>	<b>Investment properties</b>	<b>Total</b>
Carrying (fair) value at beginning of period	87,866	717,563	805,429
Add: additions to investments during period	6,521	-	6,521
Less: disposals at carrying value	(96,039)	-	(96,039)
Less: impairments	-	-	-
Add: Reversal of impairments	-	-	-
Add/(deduct): net gain/(loss) on revaluation	1,652	-	1,652
Carrying (fair) value at end of year	<b>0</b>	<b>717,563</b>	<b>717,563</b>

Please note that Fair Value in this context is the amount for which an asset could be exchanged between knowledgeable and willing parties in an arm's length transaction. For traded securities, the fair value is the value of the security quoted on the London Stock Exchange Daily Official List or equivalent. For other assets where there is no market price on a traded market, it is the trustees' or valuers' best estimate of fair value.

**9.2 Analysis of investments**

<b>This year</b>	<b>Fair value at period end</b>	<b>Cost less impairment</b>
Listed investments	-	-
Investment properties	717,563	-
Total	<b>717,563</b>	<b>-</b>
<b>Grand total (Fair value at year-end + Cost less impairment)</b>		<b>717,563</b>

<b>Last year</b>	<b>Fair value at period end</b>	<b>Cost less impairment</b>
Listed investments	87,866	-
Investment properties	717,563	-
Total	<b>805,429</b>	<b>-</b>
<b>Grand total (Fair value at year-end + Cost less impairment)</b>		<b>805,429</b>

**9.3 Investment properties**

(i) The property was valued using the comparable method, taking into account the condition of the buildings and the existing tenancies, on 8 August 2017. The Trustees consider this value is not materially different from the amount it would have been valued at on the transfer of the assets to Great Comp CIO.

(ii) The independent valuer was Lambert & Foster, Chartered Surveyors.

(iii) The investment property formed part of the Great Comp Charitable Trust prior to the transfer to Great Comp CIO.

(iv) There are no contractual obligations for the repairs and maintenance of the Investment property, but the Trustees were responsible for maintaining the Trust properties.

**GREAT COMP**  
**NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2023**

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**9.4 Current asset investments**

**Analysis of current asset investments**

	<b>This year</b>	<b>Last year</b>
	<b>£</b>	<b>£</b>
Cash or cash equivalents	-	2,177
<b>Total</b>	<b>-</b>	<b>2,177</b>

**9.5 Additional information**

The investments provided income which allowed the Trustees to carry out the objects of the charity.

**10. DEBTORS AND PREPAYMENTS**

**10.1 Analysis of debtors**

	<b>This year</b>	<b>Last year</b>
	<b>£</b>	<b>£</b>
Trade debtors	1,369	15
Prepayments and accrued income	15,687	7,354
Other debtors	-	-
<b>Total</b>	<b>17,056</b>	<b>7,369</b>

**11. CASH AT BANK AND IN HAND**

	<b>This year</b>	<b>Last year</b>
	<b>£</b>	<b>£</b>
Cash at bank and on hand	152,574	131,558
<b>Total</b>	<b>152,574</b>	<b>131,558</b>

**12. CREDITORS**

**Amounts falling due within one year:**

	<b>This year</b>	<b>Last year</b>
	<b>£</b>	<b>£</b>
Loan	15,400	30,000
Accruals and deferred income	9,679	33,073
Taxation and social security	12,800	4,335
<b>Total</b>	<b>37,879</b>	<b>67,408</b>

**Amounts falling due after one year:**

	<b>£</b>	<b>£</b>
Loan	51,333	-
<b>Total</b>	<b>51,333</b>	<b>-</b>



**13. CHARITY FUNDS**

**13.1 Details of material funds held and movements during the CURRENT reporting period**

<b>Fund name</b>	<b>Revaluation reserve</b>	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total funds</b>
Fund balances brought forward	1,251,583	1,762,164	2,000	3,015,747
Income	-	431,526	-	431,526
Expenditure	-	(357,510)	-	(357,510)
Transfer between funds	-	-	-	-
Gains and losses	-	1,113	-	1,113
Fund balances carried forward	1,251,583	1,837,293	2,000	3,090,876

**13.2 Details of material funds held and movements during the PREVIOUS reporting period**

<b>Fund name</b>	<b>Revaluation reserve</b>	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total funds</b>
Fund balances brought forward	1,251,583	1,804,084	-	3,055,667
Income	-	350,617	2,000	352,617
Expenditure	-	(349,598)	-	(349,598)
Transfer between funds	-	-	-	-
Gains and losses	-	(42,939)	-	(42,939)
Fund balances carried forward	1,251,583	1,762,164	2,000	3,015,747

The Restricted Funds are made up of Grants received and the related expenditure.

**14. TRANSACTIONS WITH TRUSTEES AND RELATED PARTIES**

**14.1 Trustee remuneration and benefits**

None of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity. This is the case for both this year and last year.

**14.2 Trustees' expenses**

No trustee expenses have been incurred, this year or last year.



## **FY22/23 (year ending 31.10.23)**

### **ACHIEVEMENTS AND PERFORMANCE**

2023 was the 55th year that the garden has been open to the public.

Throughout the 2023 season we welcomed 23,951 visits to the garden. The weather was challenging throughout the year, with early frosts, and the wettest March on record since 1981. Despite these difficulties we were very pleased to see an overall annual increase of +2% in footfall compared with the previous year.

We launched the season with a new life membership option for our visitors, and a full schedule of events, including Snowdrop Sensation, Spring Fling, The Great Comp Summer Show and a new Autumn event entitled 'Bulbs 'n' Things'.

The garden was maintained throughout 2023 with a limited garden workforce. There were considerable winter losses amongst our Salvia collection. The combination of a long dry summer in 2022 followed by a wet and mild autumn resulted in a huge flush of soft re-growth. This followed by severe and prolonged frost before Christmas caused widespread damage. Through resilience and dedication, we replaced the lost Salvias, witnessing their flourishing by season's end, a testament to our commitment to maintaining the garden's splendour.

In early 2023 we completed extensive renovation works to the roof of both Great Comp House, The Old Dairy Tearoom and extensive internal and external renovations to Great Comp Cottage. This has helped to safeguard the 17th century manor house for the next 100 years, and the new tearoom roof has significantly improved the inside temperature and ambiance, and provides much needed natural light into this space, making it more versatile and usable throughout the year.

The Cottage, previously occupied by one of Great Comp's gardeners for 17 years and vacant since 2016 was finally let to private tenants in February, and will now bring in additional income to support the charity. In February 2023 we were awarded a £23,000 grant and £77,000 loan from the **Kent Community Foundation** in order to cover some of the costs to renovate the roofs.

Despite maintaining our footfall, the general economic climate in 2023 remained volatile and the 'cost of living crisis' impacted visitor spend in the tearoom. July was the first month that the tearoom income matched that of 2022, however the number of till transactions increased overall compared to 2022 indicating that behaviours changed and visitors chose less expensive refreshment options.

We made efforts to reach a wider community, and support local residents by joining the Chatty Café scheme, encouraging visitors to our tearoom every Monday to meet new people and help to combat loneliness.

In September 2023, our garden was showcased on BBC Gardeners' World, spotlighting our extensive Salvia collection and featuring an insightful interview with our Curator William Dyson. This national recognition reaffirms our position as a beacon of horticultural excellence.

As we reflect on the milestones and challenges of 2023, we extend our heartfelt gratitude to our loyal visitors, dedicated staff, and supportive community.

**GREAT COMP**

**INDEPENDENT EXAMINER'S REPORT**

Report to the trustees of Great Comp on the accounts of the Charitable Incorporated Organisation (Charity number 1189847) for the year ended 31 October 2023, which are set out on pages 7 to 17.

I report to the trustees on my examination of the accounts of the above charity ("Great Comp") for the year ended 31 October 2023.

**RESPONSIBILITIES AND BASIS OF REPORT**

As the charity's trustees, 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 Great Comp's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**INDEPENDENT EXAMINER'S STATEMENT**

The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the ICAEW.

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.



A-M Johnstone ACA  
J & F Accountancy Limited  
Chartered Accountants  
1 Station Court  
Borough Green  
Sevenoaks, Kent  
TN15 8AD

  
Date