THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

England & Wales · Charity number 211869

Details

Other names	THE CORPORATION OF THE TRINITY HOUSE
Status	Registered
Legal form	Other
Registered	1966-11-23
Register	View on the Charity Commission register

Contact

Address	Trinity House Tower Hill London EC3N 4DH
Phone	02074816914
Email	martin.atherton@trinityhouse.co.uk
Website	www.trinityhouse.co.uk

Activities

Objects: TO THE USE, COMMODITY, AND PROFIT OF THE MASTER WARDENS AND ASSISTANTS OF THE GUILD FRATERNITY, OR BROTHERHOOD, UNTO AND FOR THE REPAIRING OF A CERTAIN HOUSE, OR TENEMENT, COMMONLY CALLED OR KNOWN BY THE NAME OF TRINITY HOUSE; AND OF OTHER TENEMENTS AND ALMSHOUSES BELONGING TO THE GUILD FRATERNITY OR BROTHERHOOD; AND FOR THE FINDING OF CERTAIN POOR PERSONS, BRETHEREN , AND THE WIVES OF BRETHEREN OF THE GUILD FRATERNITY OR BROTHERHOOD, WHICH ARE FALLEN INTO DECAY, MISERY, POVERTY AND NEED, OR HEREAFTER SHALL FORTUNE TO FALL INTO DECAY, MISERY, POVERTY AND NEED; AND ALSO FOR THE RELIEF OF OTHER POOR MARINERS AND SEA-FARING MEN, SUCH AS BY THEM AND THEIR SUCESSORS SHALL BE THOUGHT MEET AND NECESSARY THEREWITH TO BE RELIEVED; AND FOR OTHER PUBLIC USES OF THE SOCIETY.

Activities: To serve seafarers and their dependants through the provision of welfare services; to provide opportunities for training and to promote public safety and the safety of shipping generally; to act as a Deep Sea Pilotage Authority and provide Nautical Assessors; to maintain the fabric and heritage of Trinity House.

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Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Other Finance, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Education/training, The Prevention Or Relief Of Poverty, Accommodation/housing, Environment/conservation/heritage, Other Charitable Purposes
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups, The General Public/mankind

Geography

- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£13,513,376	£12,570,868	£256,381,749	24
2024-03-31	£12,251,995	£12,526,181	£253,367,381	23
2023-03-31	£12,105,508	£11,829,584	£266,021,603	21
2022-03-31	£10,689,676	£11,963,229	£277,152,582	21
2021-03-31	£9,903,669	£10,375,735	£271,769,000	24

Trustees

Name	Role	Appointed
Rear Admiral Iain Stuart Lower CB MA AFNI	Chair	2024-02-13
CAPTAIN NIGEL HOPE RD MNM FNI		2012-05-10
COMMODORE WILLIAM MICHAEL WALWORTH CBE		2014-09-03
Captain Andrew Lee Holt		2024-10-22
Captain Desmond Maurice Joseph Donworth RN		2026-05-12
Commodore Robert William Dorey RFA		2025-06-24
Jeremy John Leonard Bennett		2025-03-18
Rear Admiral Ian Moncrieff CBE DL		2022-10-18
Sarah Louise Kenny OBE		2025-03-18

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Linked charities

- LADY RIDDELL'S BEQUEST (211869-1)
- GEERE'S GIFT (211869-10)
- MRS DUNKLEY'S LEGACY (211869-11)
- WARDENS TRINITY HOUSE RELIEF FUND (211869-12)
- GEORGE ALLEN BEQUEST (211869-13)
- WILTON'S LEGACY (211869-14)
- MRS CHAMBERLAIN'S LEGACY (211869-15)
- MRS EDITH RIMMER'S BEQUEST (211869-16)
- JOHN WEIR'S GIFT (211869-17)
- VASSALL'S GIFT (211869-18)
- DANIEL COLE'S GIFT (211869-19)
- MRS FISHER'S LEGACY (211869-2)
- CAPTAIN BELLS BEQUEST (211869-20)
- ELIZABETH WILLS ALLEN FUND (211869-21)
- ACTON BLAKE BEQUEST (211869-22)
- TRINITY HOUSE MARITIME CHARITY (211869-23)
- MRS SHANNON'S LEGACY (211869-3)
- MISS MARGERY PAYNE'S LEGACY (211869-4)
- MORTIMER AND STEVENS LEGACIES (211869-5)
- MANGLES LEGACY (211869-6)
- LUCAS' GIFT (211869-7)
- KEIGWIN'S LEGACY (211869-8)
- HUNTER'S LEGACY (211869-9)

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THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

England & Wales - Charity number 211869

Accounts

REGISTERED CHARITY NUMBER: 211869

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

REPORT OF THE CORPORATE BOARD AND GROUP ACCOUNTS OF THE CORPORATE CHARITY AND ITS SUBSIDIARIES, INCLUDING THE TRINITY HOUSE MARITIME CHARITY

FOR THE YEAR ENDED 31 MARCH 2025

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

The members of the Corporate Board, as Trustees, present their Annual Report and Group Accounts for the year ended 31 March 2025.

THE CORPORATION'S OBJECTIVES AND ACTIVITIES

The Corporation of Trinity House of Deptford Strond ("the Corporation" *or* "Trinity House") was incorporated by Royal Charter in 1514 and its primary aims are to:

- serve the mariner with support to those in need;
- provide education and training in seamanship; and
- promote safe navigation at sea.

With this in mind, the Corporation's vision is:

To be a leading, influencing maritime organisation that safeguards shipping and seafarers by providing Welfare, Youth Opportunities, and Training to the seafaring community, and advances Public Safety and Education in the maritime domain

The Corporation's principal charity is the Corporate Charity, which is responsible for:

- maintaining the fabric and heritage of Trinity House, Tower Hill, London;
- the licensing of Deep Sea Pilots; and
- the provision of expertise on maritime matters, including the appointment of Nautical Assessors, to assist the Admiralty Court.

Under its Royal Charters, the Corporation is also responsible for the maintenance and good governance of the Trinity House Fraternity, which now numbers more than 500 Elder and Younger Brethren.

The Corporate Charity's subsidiary charity, the Trinity House Maritime Charity (THMC), is governed by a scheme of the Charity Commission. Its primary objects are:

- the provision of almshouse accommodation for needy mariners and their dependants; and
- the payment of annuities.

The scheme also provides for a number of other charitable objects concerning:

- the relief of need and the promotion of welfare amongst mariners and their dependants;
- education and training in navigation and seamanship;
- the advancement of public safety, in particular the safety of mariners and shipping generally; and
- the education of the public in matters relating to navigation, shipping and seamanship.

The Corporation's activities, as set out below, demonstrate that Trinity House operates for the public benefit under four charitable purposes as defined in the Charities Act 2011. These are:

- the relief of those in need;
- the advancement of education;
- the advancement of health and saving lives; and
- the advancement of the arts, culture, heritage or science.

The Trustees confirm that they have complied with the duty in Section 17(5) of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

The Corporation's activities for the year ended 31 March 2025, in relation to the above objectives are as follows:

Welfare

THMC operates 18 almshouses in Walmer, Kent, which are purpose-built and fitted out for the older person. Otherwise known as Trinity Homes, each bungalow overlooks attractive, landscaped gardens, and a spacious common/dining room is also available to all residents.

The almshouses do not comprise a care home and residents are expected to be capable of living independently, but the General Manager is mindful of their wellbeing and is usually available on weekdays for consultation and advice. Night Attendants are also on duty overnight every day of the week, and an emergency call system is in place which, in the event of sudden illness, a fall, or other urgent need, a resident may use to call for help. A midday meal is provided by the Resident Services Coordinator on Mondays to Fridays, for those who would like one, subsidised by THMC.

To be eligible to live in the Homes, residents must be retired mariners and their partners, or the widows/widowers of mariners, in financial need, who have normally had over 15 years' service at sea. Residents are typically aged 60 and above.

In addition, THMC makes regular payments to around 30 annuitants, some of whom are residents of Trinity Homes.

THMC's other significant activity within the welfare sector is the award of grants to maritime welfare charities. Given the number of well-established maritime charities providing welfare services directly to those in need, the Trustees consider that it would be an inefficient use of resources to duplicate their efforts. They therefore prefer to fulfil the Corporation's objectives through support for these charities by giving grants.

To improve further its efficiency in this area, THMC is a member of a number of sector-wide collaborative working groups designed to ensure that the needs of seafarers, both serving and retired, and their families are met. These include the Merchant Navy Welfare Board's Serving Seafarers, and Older Seafarers and Families. Working Groups and the Maritime Charities Group (MCG). The MCG fosters collaboration across the maritime charity sector by sharing information, commissioning research, supporting the education and welfare of seafarers and their families, and by the promotion of best practice within the sector. THMC is also a member of the Equality, Equity, Diversity and Inclusion (EEDI) working group, currently comprising 6 maritime charities. This group has delivered a pilot project to Port Welfare Committees around the country to learn what organisations are already delivering in this area. The outcome of this will be used to develop a sector-wide project to support maritime welfare charities on their journey to increased equity, equality, diversity and inclusion.

Youth Opportunities and Training

THMC's charitable activity enables young people to experience life at sea with a three-fold aim. Firstly, they gain confidence at sea by handling small and larger craft; this, in turn, enhances public safety. Secondly, such activities promote education and training for those who seek to pursue a career at sea. The confidence gained can often open young people's eyes to the wealth of opportunities available that they may not have considered or known about. Finally, this activity improves public awareness of navigation, shipping and seamanship while highlighting the role of Trinity House and other agencies in promoting safety.

THMC provides an annual grant to the Marine Society & Sea Cadets, a maritime charity. The Corporation also funds career development bursaries awarded by the Association of Sail Training Organisations (ASTO), Royal Yachting Association (RYA) Yachtmaster Scholarships for those working in the small commercial vessel sector, and a superyacht cadetship through the United Kingdom Sailing Academy (UKSA).

Education and training in navigation, seamanship and marine engineering are mainly provided through THMC's Merchant Navy Scholarship Scheme (MNSS), whereby young people training to become officers in the Merchant Navy are supported with bursaries for their academic courses and sea-going training. Candidates, who are usually between 18 and 21 years old, undertake a three-year programme split between nautical college and time at sea in a variety of sea-going vessels. Cadets can train as Deck, Engineer or Electro-Technical Officers (ETOs).

Public Safety and Education

The safety of mariners and shipping generally, and of the public who travel by sea, is the core activity of Trinity House in its capacity as a General Lighthouse Authority. It is also an object of the Corporation's charities, which provide a number of major grants for this purpose.

THMC also makes grants towards the advancement of education in maritime matters such as seamanship.

Maintaining the Fabric and Heritage of Trinity House

The maintenance of the fabric and heritage of Trinity House, Tower Hill, London is an essential part of the Corporate Charity's activities. This Grade I listed building dates from 1795 and was restored and re-opened in 1953 following wartime damage.

Most of the costs are found from room-letting income generated by its trading subsidiary, Trinity House Events Ltd (THEL), and the building is normally available for use each day throughout the year apart from a four-week maintenance period in August and the days of, and between, Christmas and New Year.

Although it continues to be the headquarters building of the General Lighthouse Authority and of the Corporation's charities, its ceremonial rooms are normally seen by well over 20,000 visitors each year who attend for conferences, receptions, weddings and other events. These include the annual general meetings of other charities, both in the maritime and wider sectors, as well as film production companies, investment banks, law firms and non-charitable maritime companies, due to the House's location within the Square Mile of the City of London. For the same reason, it is popular with livery companies lacking halls of their own, who choose to host ceremonial court meetings, lunches and dinners there.

Although the building is used extensively for the Corporation's own administrative and operational purposes, its successful promotion to external users not only enhances public understanding of the important role of the Corporation but also optimises the use of its assets; contributes to conservation, preservation, social value and financial sustainability; and maintains a complex balance of historic value and contemporary, forward-looking authority and relevance.

Deep Sea Pilotage and Provision of Nautical Assessors

The Corporation has a strong interest in Deep Sea Pilotage and, by Section 23 of the Pilotage Act 1987, is authorised to grant Deep Sea Pilotage certificates to persons who satisfy the necessary criteria for entry and examination. The Corporation is encouraging more candidates to seek licences because this plays a vital role in the safety of navigation in the English Channel, North Sea and around our coasts, and consequently in the protection of our environment. Whilst not mandatory, the significant risk mitigation afforded by the use of Deep Sea Pilots is well recognised. The overall cost of obtaining a licence can be considerable, so the Corporate Charity awards bursaries to successful candidates to help with the purchase of necessary equipment and with the costs involved in preparation for the role.

In addition, the Corporation appoints Nautical Assessors to assist the Admiralty Court where the Judge requires specialised navigational expertise. Cases may involve complex technical and professional issues and hearings may last several weeks.

Trustees' Review of Charitable Expenditure and Grant-Making Policy

A review of THMC's grant-making procedure was completed during the year ended 31 March 2021 and fully implemented shortly afterwards, bringing greater clarity to the application process for the organisations supported, and resulting in a more streamlined grant programme.

The relationships THMC has with the organisations it supports remain at the core of our work and are valued on both sides. Visits to grant recipients play an important part not only in keeping the Trustees briefed on the impact of THMC's funding but also in ensuring they are aware of the emerging challenges faced by the sector. These visits also make manifest Trinity House's abiding interest in those it supports.

The Trustees maintain a policy of allocating THMC grants in the ratio 6:4:1 between Youth Opportunities and Training, Welfare, and Public Safety as far as possible, while recognising that the funding needs across these areas will vary from year to year.

Subsidiary Companies

The marketing and management of room lettings is undertaken by THEL, a wholly owned subsidiary company of the Corporate Charity (see above). Any profits generated by the company, where not required to be retained, are directed towards the Corporation's charitable objects.

The Corporate Charity is also the sole owner of Trinitas Services Limited (TSL), the principal activity of which is the management and operation of 37 former lighthouse keepers' cottages that are run as holiday accommodation and short-term lets. The day-to-day management of the company is carried out by staff employed by the General Lighthouse Authority (see page 14).

ACHIEVEMENTS AND PERFORMANCE

Welfare

During the year, the Corporation spent £1.7 million towards the welfare of mariners and their dependants compared with £1.8 million in the previous year (see note 7). Including support costs, this equates to 30% of the total charitable expenditure in the year (excluding restricted grants made from the THMC/Department for Transport (THMC/DfT) Fund – see 'Public Safety and Training' below) compared with the Trustees' target of 36% of expenditure.

Expenditure in the year included:

- The maintenance and upkeep of the Trinity Homes almshouses in Walmer (£491,000). The Homes are inspected periodically by the Corporation's surveyor and all 18 bungalows and the communal buildings continue to be in good repair. Quinquennial surveys of all buildings were completed in November 2023, resulting in the production of a planned maintenance programme, from which works commenced in April 2024. Minor improvements to individual properties continue as part of routine maintenance. The gardens remain well cared for and are much appreciated by the residents, adding to their quality of life. One vacated property was occupied during the course of the financial year in January 2025, resulting in the Homes being at full occupancy.

- Annual grants to eleven welfare charities in the maritime sector totalling £597,000.

- Other grants to welfare charities and individuals totalling £259,000, including annuities to 27 retired seafarers in financial need at a rate of £994 per annum.

THMC supports a wide range of maritime welfare organisations.

During the year, a grant of £115,000 was given to the Shipwrecked Mariners' Society. The Society exists to provide financial support to mariners (and their families) who are in need throughout the British Isles. They provide regular and one-off grants for those living on low incomes, and deliver their support through a nationwide network of caseworkers.

A grant of £105,000 was made to the Royal Alfred Seafarers' Society. Based in Banstead, the Society provides nursing, specialist dementia and respite care for seafarers, their widows and dependants at Belvedere House alongside sheltered accommodation at Weston Acres.

The Sailors' Children's Society was awarded a grant of £72,000. They support the families of the Royal Navy and Royal Marines, the Merchant Navy and Fishing Fleet personnel when they are in crisis. The Society provides monthly support grants alongside help to buy school uniforms, laptops and other items throughout the year. They also provide respite breaks.

The Nautilus Welfare Fund offers a range of specialist services to support retired seafarers and their dependants, for those requiring residential or nursing care, as well as retirement accommodation for people living independently. It also provides care at home to help people live independently in their homes for longer. During the year, it received a grant of £87,000 towards its services including Admiral Nurse support for the families of those residents suffering from dementia.

The Fishermen's Mission, which has been supporting the Fishing Fleet and their families for over a hundred years, received a grant of £65,000. The Mission provides practical, welfare, health, pastoral and financial support through its network of port teams around the country as well as a 24/7 response to fishing emergencies at sea.

Youth Opportunities and Training

Expenditure on this charitable object totalled £3.9 million, including support costs, compared with £3.4 million in the previous year (see note 8), and equates to 68% of the total charitable expenditure in the year compared with the Trustees' target of 55%. These figures exclude restricted grants made from the THMC/DfT Fund (see below).

The cost of the Merchant Navy Scholarship Scheme (MNSS) was the largest item in the year, totalling £2.7 million, a sum partially offset by government grants of £1.5million.

The MNSS continues to evolve, with new objectives aimed at overcoming challenges and influencing training standards. The scheme provides essential support including mentorship to cadets, guiding them from qualification to employment, and enabling them to make a positive contribution to the ever-changing maritime sector. Identifying the right skill sets to meet future demands remains a critical focus.

Over the past year recruitment has been strong, attracting a diverse range of candidates with the required academic abilities and commitment. Most applications have been for Deck and Engine Officer cadetships, with notable improvements in both categories compared to previous years. However, recruiting enough cadets for Electro-Technical Officer (ETO) remains a challenge. Encouragingly, there has been an increase in diversity among applicants, with a significant number of exceptional female candidates joining the programme.

One ongoing challenge outside Trinity House's control is a delay in securing oral examinations. Oral exams are now divided into two parts: Part A, completed online with questions and answers, and Part B, also completed online with an examiner, have both suffered from significant delays. Some cadets have been allotted a Part B exam date three months after completing Part A. The consequence is that expenditure has been higher than anticipated, with additional bursaries and management fees incurred, whilst the receipt of income in the form of SMarT grant payments is delayed, as these grants are dependent on cadets gaining their Certificate of competency.

The MNSS has benefited greatly from Joint Ventures with shipping companies and organisations, where funding is split 50/50 for training a cadet. These partnerships not only provide opportunities for those pursuing maritime careers but also foster greater industry engagement, generating employment opportunities for qualified cadets and investing in the future of highly skilled Merchant Navy officers. Many of these cadets will go on to become leaders within the sector.

The DfT project awarded to Trinity House to train 20 Ukrainian cadets under a government initiative to support Ukrainian refugees has been challenging. The schedule was to have all 20 cadets in training from January 2025 but recruitment has proved difficult, sourcing candidates with the requisite academic entry qualifications together with sufficient written and spoken English. However, those in training are making good progress and the investment made will benefit the programme.

The other major area of expenditure under Youth Opportunities and Training comprised two annual grants totalling £179,000 to charities offering opportunities for young people to experience sailing and other maritime activities, including training. The two grants were awarded to the Marine Society & Sea Cadets (£137,000) and the London Nautical School (£42,000).

Other grants totalling £376,000 included £20,000 to the Portsmouth Sail Training Trust, £28,000 to United World Colleges (UWC) Atlantic College, £19,000 to the Cirdan Sailing Trust, £16,000 to the High Tide Foundation, £11,000 to the Scaramouche Sailing Trust and £21,000 to the Association of Sail Training Organisations.

Public Safety and Education

Including support costs, grant expenditure from unrestricted funds on Public Safety and Education totalled £125,000 compared with £93,000 in the previous year (see note 9). This equates to 2% of the total charitable expenditure in the year compared with the Trustees' target allocation of 9% but, while lower than the target, it is substantially supplemented by grants from the restricted THMC/DfT fund detailed immediately below.

CHIRP (Confidential Human Factors Incident Reporting Programme) Maritime was awarded £21,000 to help encourage incident reporting so that safety lessons can be learned and disseminated. CHIRP aims to encompass every aspect of seamanship where safety has a critical role, including leisure boating, the fishing industry, commercial maritime, offshore, pilotage, military, and port operations. Their vision is one of maritime safety continually improved by tackling the human factors that give rise to safety-related issues.

The Royal Institute of Navigation was awarded a grant of £21,000. The Institute's core objective is to bring together those with an interest in navigation, and to advance the art, science and practice of navigation, promoting knowledge of navigation and its associated sciences.

Public Safety and Education grants disbursed from the THMC/DfT fund

In addition to grant expenditure from unrestricted funds, grants totalling £185,000 were disbursed from the restricted fund administered by THMC jointly with the DfT. This figure was partially offset by the return to THMC of £125,000 of unused grant funds, leaving the net expenditure from the fund at £60,000.

As set out in previous Reports and Accounts, a Grant Funding Agreement with the DfT approving a grant to THMC of £3.0 million was signed on 27 March 2019. This grant, received in April 2019, was in support of safety and training-related matters within THMC's objects. A further award of £1.0 million was subsequently added to the fund by the DfT.

Disbursements in the year were made mainly to Heriot-Watt University (£69,000), the International Maritime Rescue Federation (£45,000) and the University of Aberdeen (£29,000).

Funding provided to the International Seafarers' Welfare Assistance Network (ISWAN) was in support of the continuing Social Interaction Matters (SIM) project aimed at improving the lives of seafarers and their families worldwide by increasing awareness of the importance of social interaction for seafarer health and safety and campaigning for improved standards.

The University of Aberdeen's funding will enable them to build on the foundation of their initial research into the key non-technical skills used by commercial fishermen by exploring the factors that might influence skill performance, and the extent to which non-technical skills might differ across Skipper and Deckhand roles. They will also compare stakeholder perspectives to gain an insight into work-as-imagined versus work-as-done in order to develop tailored training materials specific to roles and articulate factors that might act as barriers to skills performance.

Other grants were awarded to Leeds Trinity University and the Maritime Skills Alliance.

Maintenance of the Fabric and Heritage of Trinity House

Expenditure in the year on this 18th century, Grade I listed building totalled £840,000 compared with £824,000 in the previous year (see note 10).

Investments

- *Trinity Village* (value £216.9 million (2024: £214.8 million)): the primary objective for the year concerning THMC's main investment property portfolio was to minimise the number of residential voids at any one time whilst optimising the levels of rental income for both new lets and renewals. Key components of this strategy were the maintenance of the estate at a sufficiently high standard to achieve the best possible rental levels; bringing below-market rents up to an appropriate level in a fair and measured fashion; and agile marketing. THMC continues to prioritise its reputation as a fair and considerate landlord.

  The Trustees report that the value of the estate has not changed significantly, with a small increase of 1% in the year.

  Given the proactive management of the portfolio, it is pleasing to report that gross rental income for Trinity Village was up by 6% in the year.

- *Portfolio investme*nts (value £19,539,000 (2024: £19,928,000)).

  The primary portfolio is the permanent endowment ('Capital') fund and this recorded a total return in the financial year of 5.14% compared with the benchmark of 5.18%. Performance continues to be monitored by the Corporate Board's Investment and Estates Committee (I&EC) and by the Board itself on a regular basis.

The Trinity House Corporate Pension Scheme ("the Scheme")

The Scheme is a defined benefits scheme and was approved as an 'exempt approved scheme' under the terms of the Income and Corporation Taxes Act 1988. It is now a registered pension scheme under Part 4, Chapter 2 of the Finance Act 2004. The Scheme was established on 1 October 1977 and is governed by a Definitive Trust Deed and Rules dated 3 October 2008 as amended 27 July 2011. The sponsoring employer of the Scheme is the Corporation of Trinity House of Deptford Strond (the Corporation). The Scheme was closed to new members of staff with effect from 18 July 2006. The Scheme was also closed from 1 September 2006 to existing staff who were not already members.

There are 3 active, 9 deferred and 31 pensioners in the fund.

Under the rules of the Scheme, appointment and removal of pension trustees is the responsibility of the Corporation. Appointments are made by agreement of the Corporate Board. The pension trustee board comprises the Chair (Mr Richard Sadler - Elder Brother and member of the Corporate Board until 20 September 2022), Ms Zoë Turner (a deferred member and Head of Events at Trinity House until January 2025) and Mr William Everard (an external independent advisor and pension trustee specialist). Quantum Advisory LLP remain as the scheme's actuarial, secretarial, administrative and investment advisors. Hymans Robertson LLP remain as the Corporation's independent advisors.

The fund is audited by Johnston Carmichael and the Scheme's Annual Report and Financial Statements for the year ended 30 September 2024 are available. The recent actuarial valuation, at 1 October 2023, showed a surplus of £169,000, with a funding level of 103%. The investment strategy agreed in 2022 between the Corporation and the pension trustees, with support from the advisors, remains in place to protect this surplus in the coming years. The triennial review of the investment strategy is currently underway. With the current surplus, it is concluded that the pension scheme is in a healthy financial and organisational position.

See note 25 for pension commitments under 'Financial Reporting Standard 102 - Retirement Benefits'.

FUTURE PLANS

During the coming year the Trustees will seek to:

- Disburse £848,000 in annual grants from the charities' unrestricted funds, and a further £762,000 in grants and annuities to other maritime charities, organisations and individuals.
- Continue to disburse grants from the THMC/DfT fund while it remains in being, towards safety and training-related matters, in accordance with THMC's objects.
- Continue to maintain the almshouses to a high standard and at the fullest occupancy possible.
- Continue to attract high-quality candidates to the MNSS; to monitor the sub-contracted management of the scheme; and to explore related new opportunities with other charities and organisations.
- Implement the actions arising from the strategic review of all investments held within THMC's Capital Fund, the Investment Strategy Review (ISR), to ensure that the investment portfolio is correctly positioned to optimise the yield and return on the underlying assets, at the minimum risk deemed acceptable. Further detail on the progress of the ISR is detailed within the Investment Policy section below.
- Following the agreed staged implementation of the ISR, consider the extent to which the discrete elements of the Trinity Village Business Plan (TVBP - prepared by Knight Frank in June 2020, with the objectives of growing the net income of the estate and ascertaining the options for investment diversification) are still appropriate for implementation or may need amendment.
- Consider and, if deemed appropriate, implement a policy of Total Return Investment.
- Maximise the income earned by the Corporate Charity's subsidiary, THEL, to provide essential funding for the principal object of maintaining the fabric and heritage of Trinity House.
- Continue to maintain the Trinity House Grade I listed building to an appropriately high standard.
- Consider the funding requirements of the above and devise and implement an appropriate strategy to meet them.
- Consider the increased deployment of funds towards the provision of expertise on maritime matters (and specifically Deep Sea Pilotage) by the Corporate Charity.
- Continue to review and update appropriate policies, processes and procedures for application and consistency across the organisation.
- Continue to examine, develop and improve the charities' Environmental, Social and Governance (ESG) profile, with an enhanced approach in particular to Sustainability where applicable, and an increased focus on risk deriving from Climate Change.
- Resource and develop a range of change initiatives, including a major project to make better use of the potential inherent in the Fraternity of Younger Brethren as a strategic asset.
- Continue to assess options for recommendation to the Court to ensure that the Corporation's Charters remain fit for purpose.
- Continue to develop the Risk Management process and to maintain the Risk Register with the ongoing involvement of staff from across the Corporate Department; conduct in-depth reviews of selected risks to ensure that mitigating actions specified under the 'Control and Treatment' of risks in the Register are valid and undertaken.
- Conduct the quinquennial valuation of the Corporate Charity's Treasures, for insurance purposes.
- Continue driving to ensure that the charities are fundamentally imbued with the Corporation's values, and in particular EEDI.
- Conduct a review of the THMC's Charity Commission scheme (7 August 1995) to ensure that it remains fit for purpose.

FINANCIAL REVIEW

Financial Commentary

The accounts following this Annual Report show the combined accounts of the Corporate Charity and THMC (together 'the combined charities'), and the Group Accounts which also include the results of the Corporate Charity's two subsidiary companies, TSL and THEL. The following narrative relates to the Group Accounts only.

Starting with by far the larger of the two charities, THMC's unrestricted funds resulted in net income (before investment gains/losses) in the year of £875,000 compared with the previous year which produced net income of £589,000.

THMC's unrestricted income rose from £9.0 million to £9.6 million, primarily as a result of a 4.6% increase in Trinity Village estate income, which totalled £9.0 million for the year (2024: £8.6 million).

Unrestricted charitable expenditure totalled £4.3 million compared with £4.1 million the previous year. This comprised £1,689,000 on welfare activities, £2,514,000 on youth opportunities and training, and £125,000 on public safety and education. Unrestricted expenditure on raising funds (principally in relation to the generation of investment property income) was £4.4 million in the year compared with £4.3 million the previous year.

Overall, after taking account of an actuarial gain on the pension scheme (under the provisions of FRS 102) of £142,000, THMC's unrestricted reserves increased by £1,017,000 to £3,309,000.

With regard to THMC's restricted funds, notable activity included a further £185,000 of grants that were disbursed from the THMC/DfT Fund; the balance of the Fund at the year end was £218,000 (see note 22). There was also £371,000 of grant funding from the DfT in relation to the Ukraine Maritime Officer Cadetships Fund, with £199,000 of expenditure in the year. THMC's restricted funds at the year end stood at £716,000 compared with £611,000 at 31 March 2024.

THMC's permanent endowment ('Capital') funds increased by £1.8 million in the year to £242.1 million (see note 23). This was mainly as a result of a 1.0% revaluation gain on the Trinity Village investment property portfolio which, at the year end, was valued at £216.9 million.

Turning to the Corporate Charity and its subsidiaries, room letting income increased to £531,000 during the year from £482,000 in the prior year reflecting a slight improvement in trading conditions compared with the previous year, however, performance remains below levels achieved prior to the Covid-19 pandemic. The lighthouse cottage letting income of TSL increased from £923,000 in the previous year to £1,034,000, a result of improved occupancy rates throughout the year. Additionally, the Corporate Charity received a business interruption insurance settlement of £100,000 in the year in respect of lost room letting earnings during the Covid-19 pandemic. As a result, the Corporate Charity's overall income increased from £2.1 million in the previous year to £2.4 million. The Corporate Charity's expenditure increased from £2.2 million in the previous year to £2.4 million. As a result, the Corporate Charity achieved net income of £12,000 before investment gains/losses. Overall, after investment gains of £9,000 and an actuarial gain of £53,000 on the pension scheme, the Corporate Charity showed a net increase in funds of £74,000 to £10.2 million.

Overall, the total combined funds of the two charities and their subsidiaries stood at £256.4 million compared with £253.4 million at 31 March 2024.

Investment Policy

THMC's investment portfolio is comprised of residential and commercial property ('Trinity Village') which was valued at £216.9 million at 31 March 2025; agricultural holdings valued at £5.3 million; and portfolio investments (including cash awaiting investment) valued at £18.9 million. The Corporate Charity also has portfolio investments which were valued at £0.7 million.

The Trustees' policy with regard to Trinity Village is to:

- Seek the optimal level of sustainable rental income consistent with good stewardship as a landlord;
- Undertake scheduled and periodic property maintenance obligations as they arise and in accordance with high standards of workmanship and safe working practice in the interests of preserving the investment value of the properties, both as capital and in terms of rental income;
- Enhance further, where appropriate, the prime residential areas of Trinity Village internally and externally;
- Examine opportunities for strategic redevelopment of commercial properties, usually upon reversion of leases.

During the year ended 31 March 2021, the Trustees received, and agreed to implement, the recommendations of a business plan (the TVBP) prepared by Knight Frank, the estate managers, following their strategic review in the preceding year. Whilst the implementation of the plan was delayed by the pandemic, a number of specific, discrete feasibility studies were progressed in the previous two years and in the year under review in order that they could be presented for approval by the Trustees as soon as appropriate. The objectives of the plan remained the sustainable growth of net income from the estate, and investment diversification to mitigate risk and increase income. The discrete elements of the plan that remain continue to be under review as to their continued applicability, given the outcome of the first stage of the wider review (the ISR) referred to above and below of THMC's investments held within its Capital Fund.

On 13 May 2025, as part of the ISR, the Corporate Board requested and received approval from the Court of Elder Brethren of the Corporation for the disposal of five of the THMC's investment properties, totalling a book value of £10.7m, as at 31 March 2025. Four of these properties were put on the market in September and October 2025. The Trustees are in discussion with the tenant of the fifth property with a view to negotiating a sale at an open market value, failing which it will also be put on the market. The specific properties are not listed for reasons of commercial confidentiality.

During the year, the Trustees' policy with regard to the primary investment portfolio (the THMC 'Capital Fund') remained to grow the Fund in order to support capital expenditure on Trinity Village. Accordingly, BlackRock was instructed to maintain a primarily passive approach to provide a cost-efficient way of gaining exposure to developed liquid markets (i.e. equities, bonds and gilts).

The agreed asset allocations are as follows:

Name of BlackRock Pooled Fund	Benchmark	Benchmark Allocation	Actual Allocation (Note 16)
Shares Developed World Index Fund GBP Hedged	MSCI World Net TR Index	67.5%	68.4%
Shares UK Credit Bond Index Fund	iBoxx Sterling Non-Gilts Index	17.0%	16.4%
Shares Index Linked Gilt Index Fund	FTSE Actuaries UK Index-Linked Gilts over 5 years	8.0%	7.3%
Shares Emerging Markets Index Fund	MSCI Emerging Markets Index, Net Returns in GBP	7.5%	7.9%

On receipt of the proceeds of the properties disposed of in accordance with the approval granted under the ISR (as noted above), it is the Trustees' intention to review its investment policy and investment management structure. This will cover both these funds and those currently held by BlackRock (the THMC 'Capital Fund').

Principal risks and uncertainties

The Corporation's Risk Register is reviewed twice a year by the Audit and Risk Committee (A&RC). The Register is then submitted for scrutiny and endorsement by the Corporate Board together with the minutes of the A&RC.

The Register covers all aspects of Corporate operations, including property and portfolio investment management, the Trinity House building and contents, income levels, financial management, human resources, pension provision, information technology, regulation, governance and reputation. All potential risks are assessed on their probability of occurrence and impact upon the Corporation both prior to mitigation and post-mitigation on a scale ranging from 'low' (less than 20% chance) likelihood to 'very high' (more than 80% chance).

The Register identifies the key risks to the charities and subsidiary companies as follows:

- *Trinity Village Estate:* loss or diminution in value of property assets; flood risk (both pluvial and fluvial); loss of income for charitable purposes; litigation by tenants and leaseholders; prosecution by statutory authorities; failure to exploit asset value; insufficient diversity in the property and investment portfolio.

  The Trustees believe that the above risks have been mitigated by the retention of suitably qualified and experienced property management agents and surveyors, legal advisers and insurance brokers. The managing agents and lawyers provide regular detailed reports that are discussed at quarterly monitoring meetings, and the Executive also report through the Management Committee (ManCom) and the I&EC, and directly, to each meeting of the Corporate Board. Other less formal meetings are also regularly held, often on the estate itself. The Trustees retain an Honorary Surveyor who attends the I&EC, is independent of the professional advisers, and from whom they occasionally seek advice; he is fully involved with the current ISR.

  The Trustees maintain suitable levels of reserves to mitigate against a loss in rental income from the estate. Estate income and expenditure are also monitored by the Board through the production of quarterly management accounts and budgets.

  Notwithstanding this mitigation, the Trustees' ISR of THMC's investments held within its Capital Fund, both property and non-property, will continue to ensure that it is correctly positioned to optimise the yield and return on the underlying assets, at the minimum acceptable risk.

- *Trinity House Building:* loss of room-letting income (through the Corporation's subsidiary company, THEL - see below); potential loss of life or injury and damage to property through fire, flood, terrorism or inadequate maintenance; failure of the building management system; loss of heritage.

  The Trustees believe that the above risks are mitigated by regular property maintenance and safety checks, fire drills and reviews of evacuation procedures. Insurance is reviewed annually and a planned maintenance programme, drawn up and managed by the Corporation's second Honorary Surveyor at Cluttons, is carried out each year. The surveyor also ensures that full compliance with building and other regulations is maintained. The Tower of London has kindly agreed to provide emergency conservator and storage support for the fine art treasures in the event of an incident.

  Income from the letting of the ceremonial rooms and the building's maintenance costs are monitored by the Board by means of quarterly management accounts and budgets. In addition to free reserves, the Trustees have maintained a designated fund ('House Designated Fund') to ensure that sufficient monies are available for major repairs and refurbishments to the building, both emergency and planned, in the immediate future.

  To the extent that more material funding is required for a longer-term Preventative Maintenance Plan, and that such funding is not available from either the HDF or the non-designated free reserves of the Corporate Charity, the Trustees will need to devise and implement an appropriate strategy to fund such requirements.

- *Pandemic Level Disease:* whilst thought largely to have passed, the effects of the Covid-19 pandemic posed (and, to a limited degree, still pose) differing risks to the Corporate Charity and THMC, as well as to the health and safety of staff and visitors. The biggest risk is currently assessed as the emergence of a significant new variant of Covid-19, bringing with it substantial re-imposition of restrictions and constraints. The same risk applies to the emergence at pandemic level of any similar type of restrictive or incapacitating disease in the future.

  For the Corporate Charity: the risk to income (associated with the inability to let rooms in the building due to compliance with related legislation and guidance, and diminished public appetite for events) would again lead to depletion of reserves and potential failure of THEL as a going concern.

The Trustees believe that these risks would be mitigated by similar courses of action as previously, where applicable, and obviously dependant on the nature of the disease, including acceptance of government support; the regular and frequent monitoring of the company's cash flows, both actual and forecast, and operational requirements; and the minimisation of any appropriate variable costs. The directors of THEL remain alert to the need to ensure that the company remains a going concern in all circumstances.

Depending again on the nature of the disease, risks to staff and visitors would include the possibility of an outbreak in Trinity House leading to enforced closure of the building (also depending on prevailing requirements), further loss of income, liability and reputational damage. This would be mitigated by a full risk assessment resulting in all measures having been taken, as and when necessary, to render and sustain Trinity House as a Covid (or other disease)-safe environment. Ongoing arrangements within the House would be compliant with legislation.

For THMC: risks to income from Trinity Village associated with the inability of residential tenants to pay rent, commercial tenant business failures, excessive voids at lockdown, government constraints on landlords, and broader impact on the rental market in London in general and in the area of Trinity Village in particular. Any impact upon income would again affect charitable disbursements and estate husbandry.

The Trustees believe that these risks would be mitigated by careful superintendence from their estate managers (Knight Frank), advice from them and others, and taking careful account of lessons learned so far from the Covid-19 pandemic.

The Trustees also believe that the disposal of the five properties, and the reinvestment of the proceeds received into more liquid assets (referred to above) will also serve to mitigate its exposure to current risks in regard to its holdings in property.

The Trustees have assessed the major risks to which the charities are exposed and are satisfied that these have been identified, and that appropriate measures and effective systems and controls are in place to mitigate them. As noted above within *Future Plans*, work continues with regard to the risk management process and to ensure that the risk register is a practical management tool with risk ownership embedded throughout the organisation.

Reserves Policy

Corporate Charity

The Corporate Charity has reserves totalling £9,462,000 (2024: £9,372,000) and comprising designated funds (£8,955,000), a pension reserve (£87,000), restricted funds (£60,000) and unrestricted funds (free reserves) of £360,000. The designated funds are made up as follows:

- *House Designated Fund*: to ensure that the Corporate Charity can maintain the fabric and heritage of Trinity House, Tower Hill, London, specifically including any major refurbishments of the building to be carried out in accordance with long-term maintenance plans drawn up by the Corporate Charity's surveyor. The costs of maintaining a Grade I listed building are high and the plan has identified the requirement for considerable maintenance expenditure over the next 5 to 10 years. This is essential in light of the building's listing and the need to maintain it to a high standard to attract clients wishing to hire the function rooms, thus sustaining the Corporate Charity's room letting income. The balance of the Fund is £444,000 (2024: £444,000).

- *Fixed Assets Fund*: this is represented by tangible fixed assets not readily available to meet expenditure, and the balance at the year end was £8.5 million (2024: £8.6 million).

The Trustees review the Corporate Charity's free reserves policy annually and the current policy is to maintain free reserves at a level equivalent to between 6 and 9 months' operating expenditure (uplifted from a previous policy of between 3 and 6 months following lessons learned about resilience during the Covid-19 pandemic). The balance of free reserves at the year end was £360,000 (2024: £221,000) which is 6 months' budgeted operating expenditure. This position represents a return to being in line with the reserves policy two years earlier than previously anticipated.

Trinity House Maritime Charity (THMC)

THMC has reserves totalling £246.1 million (2024: £243.2 million) comprising permanent endowment funds (£242,113,000), designated funds (£677,000), a pension reserve (£233,000), restricted funds (£716,000) and unrestricted funds (free reserves) of £2,399,000. Income received from the permanent endowment funds is available for general purposes in accordance with THMC's governing documents. The designated funds are made up as follows:

- *Extraordinary Repair Fund*: to meet the requirement of THMC's governing document to provide for extraordinary repairs, improvement and rebuilding at Trinity Homes, Walmer. At the year end, the balance of this fund was £177,000 (2024: £177,000).
- *Merchant Navy Scholarship Scheme fund (MNSS)*: the Trustees' policy is to maintain this fund at a level equivalent to between 3 and 6 months of the operating costs of the MNSS. The balance of the fund at the year end was £500,000 (2024: £500,000) which was equivalent to approximately 3 months' operating costs.

As with the Corporate Charity, the Trustees review THMC's free reserves policy annually and the current policy is to maintain reserves at a level equivalent to between 6 and 9 months' operating expenditure. The balance of free reserves at the year end totalled £2,399,000 (2024: £1,553,000) which is equivalent to approximately 6 months' operating expenditure. As for the Corporate Charity this position reflects a return to reserves being in line with policy two years earlier than expected.

STRUCTURE, GOVERNANCE AND MANAGEMENT

As explained earlier, Trinity House was incorporated by Royal Charter in 1514. A Charter of Confirmation was granted in 1685 and, although supplemental Charters were granted for specific purposes between 1870 and 2022 (the latest having been granted on 31 January 2022), the 1685 Charter remains the Corporation's principal governing document. The Corporation's duties as a General Lighthouse Authority are conducted under powers given by the Merchant Shipping Acts. However, the funding, operations and management of the Lighthouse Authority are entirely separate from those of the Corporation's charity undertakings and, as a result, are not dealt with in these accounts.

The Corporate Charity is the principal charity (Registration Number 211869). THMC is a subsidiary of the Corporate Charity (Registration Number 211869-23) and is governed by a Scheme of the Charity Commission dated 7 August 1995. The Charity Commission granted a Uniting Direction on 24 May 2004 to enable the two charities to be combined for the purposes of reporting and the presentation of accounts.

The members of the Corporate Board are elected by the Court of the Corporation and act as Trustees of the charities. The Trustees who served during the period from 1 April 2024 to the date of this Report were as follows:

Rear Admiral Iain Lower CB MA AFNI *(Deputy Master)*	*A,B,C,D*
Captain Roger Barker MNM FNI (resigned 11 June 2025)	*A,B,C*
Captain Stephen Gobbi MNM FNI FIMarEST JP MA LLB MBA (resigned 11 June 2025)	*A,B*
Captain Nigel Hope RD* MNM FNI RNR	*A*
Commodore William Walworth CBE MNM RFA	
Commodore Robert Dorey RFA (resigned 18 March 2025, re-appointed 24 June 2025)	
Malcolm Glaister Esq. (resigned 26 November 2024)	*B,D*
Commander Nigel Hare FRIN RN (resigned 30 September 2025)	*A*
Rear Admiral Ian Moncrieff CBE DL	
Captain Andrew Holt (appointed 22 October 2024)	
Sarah Kenny (appointed 18 March 2025)	*B, C, D*
Jeremy Bennett Esq (appointed 18 March 2025)	*B, D*

Committee membership:

A Member of the Management Committee
B Member of the Investment and Estates Committee
C Member of the Audit and Risk Committee
D Member of the Remuneration Committee

The Board meets four times a year and has appointed a number of committees to discharge certain functions. The committees are constituted as the Investment and Estates (I&EC), Audit and Risk (A&RC), and Remuneration (RemCom) Committees. The Management Committee (ManCom) is constituted with its authority *pari passu* with the other committees and meets four times a year, in the intervals between Board meetings.

Commodore Martin Atherton OBE MA FCMI FCILT RN is Secretary to the Corporation. The Secretary is the Chief Executive Officer of the two charities with day-to-day responsibility for their effective operation and administration; he is also responsible for the administration and co-ordination of the Fraternity of Elder and Younger Brethren.

The Corporation's Royal Charters provide for the election of 31 active Elder Brethren who collectively constitute the voting members of the Court, its governing body. All the Trustees of the charities are Elder Brethren and Court Assistants. The Court is supported and advised by the Younger Brethren among the Fraternity, both women and men, who represent the broad constituencies with which the Corporation is associated. They are likely to be senior professionals from the Royal Navy or the Merchant Navy, Pilots or Harbour Masters, or those engaged in other areas of Maritime including the shipping industry and associated businesses or statutory agencies; others may have a background in the law or sailing or the voluntary sector.

Those selected to serve as Trustees reflect this broad range of skills and experience, and the Board therefore comprises extensive knowledge and experience of the maritime sector in its widest sense. All are, or have been, senior figures in the sector. Many also serve on the governing bodies of, or are associated with, other agencies and charities. Two members of the Board are required to have particular business or investment experience respectively.

Since Trustees are elected from the Fraternity, they will normally already have an understanding of the functions and operation of Trinity House's charities. Nevertheless, new Trustees are made aware of their statutory responsibilities and are briefed formally by the Secretary on their role; on the charities' governing documents; the way in which the Trustee body operates; and on the activities of the charities. Trustees are also apprised of developments within the sector.

The staff of the charities are led by the Secretary. They are engaged in financial and operational administration, income generation and the provision of support services at the Corporation's headquarters building at Tower Hill. THMC employs a small staff at Trinity Homes, Walmer, who also report to the Secretary.

The key personnel are the Trustees, the Secretary, the Finance and Commercial Director (who is also a Deputy Secretary to the Corporation), the Head of Events and the Head of Charitable Giving.

Staff salaries are reviewed annually by the Corporate Remuneration Committee, comprising the Deputy Master and the two Business / Investment Trustees, one of whom acts as Chair. The Corporation believes in attracting and retaining high quality staff for the long term, and a comprehensive quinquennial benchmarking review was undertaken during the prior year against appropriate external sector comparators.

As mentioned above, the Corporate Charity has two wholly owned subsidiary companies.

The first, Trinitas Services Limited (TSL), was incorporated in 1993 and its principal activity is the operation of 37 former lighthouse keepers' cottages as holiday accommodation and short term lets. Two of the five directors of the company are also members of the Corporate Board and a third director is the Secretary to the Corporation and Chief Executive of the charities.

The principal activity of the second company, Trinity House Events Ltd (THEL), is the generation of income for the Corporate Charity by letting of the function rooms at Trinity House. Two of the company's three directors are members of the Corporate Board and the third is the Secretary to the Corporation.

Fundraising Statement

During the prior year and the year under review, the charities did not actively solicit donations with the exception of a limited fundraising campaign in aid of the Worcester Merchant Navy Cadet Scheme (WMNCS). No public fundraising has been, or will be involved. A substantial part of the total sum raised to date has come from voluntary donations by alumni of the Merchant Navy Training College, HMS Worcester, which closed in 1969. Other funding for WMNCS has arisen from the sponsorship of four cadets by the TK Foundation, one cadet by the Gosling Foundation, one partially by the Swire family foundation and one by the Woods family.

Given that there has been no public fundraising and the narrow scope of this activity, the charities have not registered with the Fundraising Regulator; and did not subscribe to any fundraising codes of practice. When donations from individuals are received, the charities aim to protect personal data and never sell data or swap data with other organisations. During the year, the charities received no complaints about fundraising activities.

THE CORPORATE BOARD'S RESPONSIBILITIES IN RELATION TO THE ACCOUNTS

The Corporate Board is responsible for preparing the Report of the Corporate Board and Group Accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Corporate Board to prepare accounts for each financial year that give a true and fair view of the state of affairs of the combined charities and the group (the combined charities and subsidiary companies) and of the income and expenditure of the charities and the group for that period.

In preparing these accounts, the Corporate Board is required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in 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);
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charities and the group will continue in operation.

The Corporate Board is responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charities and the group and enable it to ensure that the accounts comply with the Charities Act 2011, applicable Charity (Accounts and Reports) Regulations and the provisions of the charities' governing documents. It is also responsible for safeguarding the assets of the charities and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board considers that it has discharged these responsibilities and complied with the associated requirements.

Approved by the Corporate Board on 25 November 2025 and signed on its behalf by

Rear Admiral Iain Lower CB MA AFNI
Deputy Master and Chair of Trustees

OTHER REFERENCE DETAILS

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INDEPENDENT AUDITOR'S REPORT TO THE CORPORATE BOARD OF THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

Opinion

We have audited the accounts of the combined charities of the Corporation of Trinity House of Deptford Strond (the 'combined charities') and their subsidiaries (the 'group') for the year ended 31 March 2025 which comprise the group and combined charities' statement of financial activities, the group and combined charities' balance sheets, the group statement of cash flows, the principal accounting policies and the notes to the accounts. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the accounts:

- give a true and fair view of the state of the group's and of the combined charities' affairs as at 31 March 2025 and of their incoming resources and application of resources 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 requirements of 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 accounts section of our report. We are independent of the group in accordance with the ethical requirements that are relevant to our audit of the accounts in the UK, including the FRC's Ethical Standard. 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 accounts, we have concluded that the Corporate Board's use of the going concern basis of accounting in the preparation of the accounts 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 group and combined charities' ability to continue as a going concern for a period of at least twelve months from when the accounts are authorised for issue.

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

Other information

The other information comprises the information included in the Report of the Corporate Board and Group Accounts other than the accounts and our auditor's report thereon. The Corporate Board is responsible for the other information contained within the annual report. Our opinion on the accounts does not cover the other information and 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 accounts 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 accounts 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

In the light of the knowledge and understanding of the group and combined charities and their environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Corporate Board.

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

- the information given in the Report of the Corporate Board is inconsistent in any material respect with the accounts; or
- sufficient accounting records have not been kept by the combined charities; or
- the combined charities' accounts 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 the Corporate Board

As explained more fully in the Corporate Board's responsibilities statement set out on page 15, the Corporate Board is responsible for the preparation of the accounts and for being satisfied that they give a true and fair view, and for such internal control as the Corporate Board determines is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

In preparing the accounts, the Corporate Board is responsible for assessing the group's and the combined charities' 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 Corporate Board either intends to liquidate the group or the combined charities or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the accounts

We have been appointed as auditor under section 151 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 accounts 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 accounts.

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:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the combined charities and the group through discussions with management and from our knowledge and experience of the sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the accounts or the operations of the combined charities and the group, including the Charities Act 2011 and the financial reporting framework referred to above; and
- we understood how the combined charities and the group are complying with those legal and regulatory frameworks by making enquiries of management and those responsible for legal and compliance procedures. We corroborated our enquiries through our review of the minutes of meetings of those charged with governance.

Auditor's responsibilities for the audit of the accounts (continued)

We assessed the susceptibility of the combined charities' and group's accounts to material misstatement, including obtaining an understanding of how fraud might occur. Audit procedures performed by the engagement team included:

- making enquiries of management and those charged with governance as to their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected financial relationships;
- tested journal entries to identify unusual transactions;
- performed substantive testing of expenditure including testing the authorisation thereof; and
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- reading the minutes of meetings of those charged with governance; and
- enquiring of management and the Corporate Board as to actual and potential litigation and claims.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Corporate Board and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the accounts is located 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 Corporate Board, 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 Corporate Board, those matters we are required to state to it 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 combined charities and the Corporate Board as a body, for our audit work, for this report, or for the opinions we have formed.

Buzzacott Audit LLP

27 November 2025

Buzzacott Audit LLP
Statutory Auditor
130 Wood Street
London
EC2V 6DL

Buzzacott Audit LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

GROUP STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2025

	Notes	Corporate Charity funds (including subsidiaries)	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	**Total 2025**	Total 2024
		£000	£000	£000	£000	**£000**	£000
INCOME FROM:							
Donations and legacies		1	13	49	-	**63**	108
Charitable activities	2	676	82	1,490	-	**2,248**	1,762
Other trading activities	3	1,565	-	-	-	**1,565**	1,405
Other operating income	4	109	-	-	-	**109**	4
Investments	5	17	9,513	-	-	**9,530**	8,974
TOTAL INCOME		2,368	9,608	1,539	-	**13,515**	12,253
EXPENDITURE ON:							
Raising funds	6	1,406	4,405	-	7	**5,818**	5,629
Charitable activities:							
Welfare	7	16	1,689	-	44	**1,749**	1,759
Youth opportunities and training	8	-	2,514	1,374	-	**3,888**	3,438
Public safety and education	9	-	125	60	-	**185**	814
Maintaining the fabric and heritage of Trinity House	10	840	-	-	-	**840**	824
Role as a Deep Sea Pilotage Authority	11	66	-	-	-	**66**	46
Provision of Nautical Assessors	11	28	-	-	-	**28**	17
TOTAL EXPENDITURE		2,356	8,733	1,434	51	**12,574**	12,527
NET INCOME / (EXPENDITURE) BEFORE INVESTMENT GAINS AND LOSSES		12	875	105	(51)	**941**	(274)
Gains / (losses) on the revaluation and disposal of investment properties	16	-	-	-	1,267	**1,267**	(13,814)
Gains on the revaluation and disposal of portfolio investments	16	9	-	-	603	**612**	2,313
NET (EXPENDITURE) / INCOME		21	875	105	1,819	**2,820**	(11,775)
OTHER RECOGNISED (LOSSES) / GAINS:							
Actuarial gain / (loss) on defined benefit pension scheme	25	53	142	-	-	**195**	(880)
NET MOVEMENT IN FUNDS		74	1,017	105	1,819	**3,015**	(12,655)
BALANCE AT 1 APRIL 2024		10,170	2,292	611	240,294	**253,367**	266,022
BALANCE AT 31 MARCH 2025		10,244	3,309	716	242,113	**256,382**	253,367

Detailed comparative figures are disclosed in note 29 to the accounts.

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

COMBINED CHARITIES' STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2025

		Corporate Charity	Trinity House Maritime Charity			**Total**	Total
		Charity funds	Unrestricted funds	Restricted funds	Permanent Endowment funds	**2025**	2024
	Notes	£000	£000	£000	£000	**£000**	£000
INCOME FROM:							
Donations and legacies		1	13	49	-	**63**	108
Charitable activities	*2*	676	82	1,490	-	**2,248**	1,762
Other trading activities	*3*	433	-	-	-	**433**	601
Other operating income	*4*	107	-	-	-	**107**	-
Investments	*5*	17	9,513	-	-	**9,530**	8,974
TOTAL INCOME		1,234	9,608	1,539	-	**12,381**	11,445
EXPENDITURE ON:							
Raising funds	*6*	256	4,405	-	7	**4,668**	4,558
Charitable activities:							
Welfare	*7*	16	1,689	-	44	**1,749**	1,759
Youth opportunities and training	*8*	-	2,514	1,374	-	**3,888**	3,438
Public safety and education	*9*	-	125	60	-	**185**	814
Maintaining the fabric and heritage of Trinity House	*10*	840	-	-	-	**840**	824
Role as a Deep Sea Pilotage Authority	*11*	66	-	-	-	**66**	46
Provision of Nautical Assessors	*11*	28	-	-	-	**28**	17
TOTAL EXPENDITURE		1,206	8,733	1,434	51	**11,424**	11,456
NET INCOME / (EXPENDITURE) BEFORE INVESTMENT GAINS AND LOSSES		28	875	105	(51)	**957**	(11)
Gains / (losses) on the revaluation and disposal of investment properties	*16*	-	-	-	1,267	**1,267**	(13,814)
Gains on the revaluation and disposal of portfolio investments	*16*	9	-	-	603	**612**	2,313
NET INCOME / (EXPENDITURE)		37	875	105	1,819	**2,836**	(11,512)
OTHER RECOGNISED (LOSSES) / GAINS:							
Actuarial gain / (loss) on defined benefit pension scheme	*25*	53	142	-	-	**195**	(880)
NET MOVEMENT IN FUNDS		90	1,017	105	1,819	**3,031**	(12,392)
BALANCE AT 1 APRIL 2024		9,372	2,292	611	240,294	**252,569**	264,961
BALANCE AT 31 MARCH 2025		9,462	3,309	716	242,113	**255,600**	252,569

Detailed comparative figures are disclosed in note 29 to the accounts.

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND
BALANCE SHEETS
at 31 March 2025

	Notes	Group 2025 £000	Combined Charities 2025 £000	Group 2024 £000	Combined Charities 2024 £000
FIXED ASSETS					
Tangible fixed assets	15	**10,706**	**10,201**	10,971	10,391
Investments	16	**242,369**	**242,369**	240,641	240,641
		253,075	**252,570**	251,612	251,032
CURRENT ASSETS					
Stocks		**49**	**41**	45	36
Debtors	17	**3,024**	**2,924**	2,845	2,789
Cash at bank and on deposit		**3,020**	**2,458**	2,660	2,100
		6,093	**5,423**	5,550	4,925
CURRENT LIABILITIES					
Amounts falling due within one year	18	**(3,106)**	**(2,713)**	(3,880)	(3,473)
NET CURRENT ASSETS		**2,987**	**2,710**	1,670	1,452
NET ASSETS EXCLUDING PENSION ASSET		**256,062**	**255,280**	253,282	252,484
Defined benefit pension asset	25	**320**	**320**	85	85
NET ASSETS INCLUDING PENSION ASSET		**256,382**	**255,600**	253,367	252,569
FUNDS					
Corporate Charity					
Income funds:					
Designated funds	19	**8,955**	**8,955**	9,068	9,068
Other unrestricted funds		**360**	**360**	221	221
Pension reserve		**87**	**87**	23	23
Restricted funds	20	**60**	**60**	60	60
		9,462	**9,462**	9,372	9,372
Trinity House Maritime Charity					
Income funds:					
Designated funds	21	**677**	**677**	677	677
Other unrestricted funds		**2,399**	**2,399**	1,553	1,553
Pension reserve		**233**	**233**	62	62
Restricted funds	22	**716**	**716**	611	611
		4,025	**4,025**	2,903	2,903
Capital funds:					
Permanent endowment funds	23	**242,113**	**242,113**	240,294	240,294
		246,138	**246,138**	243,197	243,197
Non-charitable Trading Funds	24	**782**	**-**	798	-
TOTAL FUNDS		**256,382**	**255,600**	253,367	252,569

Approved by the Corporate Board on 25 November 2025 and signed on its behalf by

Rear Admiral Iain Lower CB
Deputy Master and Chair of Trustees

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND
GROUP STATEMENT OF CASH FLOWS
For the year ended 31 March 2025

	2025	2024
	£000	£000
NET CASH USED IN OPERATING ACTIVITIES (A)	**(8,977)**	(8,788)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Payments to acquire tangible fixed assets	**(74)**	(202)
Payments to improve investment properties	**(1,022)**	(1,739)
Proceeds from sales of investment properties	**146**	6,889
Payments to acquire portfolio investments	**(22)**	(5,833)
Proceeds from sales of portfolio investments	**1,023**	333
Repayment of programme-related investments	**29**	43
Income from investments	**9,530**	8,974
NET CASH PROVIDED BY INVESTING ACTIVITIES	**9,610**	8,465
Repayment of Coronavirus Business Interruption Loan	**-**	(50)
NET CASH USED IN FINANCING ACTIVITIES	**-**	(50)
CHANGE IN CASH AND CASH EQUIVALENTS	**633**	(373)
CASH AND CASH EQUIVALENTS AT 1 APRIL 2024	**3,605**	3,978
CASH AND CASH EQUIVALENTS AT 31 MARCH 2025 (B)	**4,238**	3,605

(A) RECONCILIATION OF NET EXPENDITURE TO NET CASH USED IN OPERATING ACTIVITIES:

	2025	2024
	£000	£000
Net (expenditure)/income for the year before investment gains and losses	**941**	(274)
Adjustments for:		
Depreciation	**337**	326
Loss on disposal of tangible fixed assets	**2**	4
Change in stocks	**(4)**	(7)
Change in debtors	**92**	(601)
Change in creditors	**(774)**	785
Income from investments	**(9,530)**	(8,974)
FRS 102 pension cost adjustment	**(41)**	(47)
Net cash used in operating activities	**(8,977)**	(8,788)

(B) ANALYSIS OF CASH AND CASH EQUIVALENTS:

	31 March 2025	31 March 2024
	£000	£000
Cash at bank and on deposit	**3,020**	2,660
Cash held on deposit by estate managing agents (note 17)	**997**	726
Cash held on deposit by managing agents of Merchant Navy Scholarship Scheme (note 17)	**177**	177
Cash held by investment managers (note 16)	**43**	42
	4,237	3,605

(C) ANALYSIS OF CHANGES IN NET DEBT:

	1 April 2024	Cash flows	**31 March 2025**
	£000	£000	**£000**
Cash and cash equivalents	3,605	632	**4,237**

1. ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the Accounts are laid out below.

Basis of Preparation

These Accounts have been prepared for the year to 31 March 2024 with comparative information presented for the year to 31 March 2023.

These Accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant accounting policies below or the notes to these Accounts.

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

The charities constitute public benefit entities as defined by FRS 102.

The Accounts are presented in sterling and are rounded to the nearest one thousand pounds.

Basis of Consolidation

The assets and liabilities and the income and expenditure of the Corporation as General Lighthouse Authority for England and Wales are administered by it under statutory authority and are dealt with in separate accounts.

Group:

The Group statement of financial activities and Group balance sheet consolidate the accounts of the subsidiary undertakings with those of the combined charities.

Combined charities:

In accordance with the Uniting Direction approved by the Charity Commission on 24 May 2004, the combined charities' accounts deal with the assets and liabilities, the income and expenditure of the Corporation of Trinity House of Deptford Strond (in its Corporate capacity, 'the Corporate Charity') and the assets and liabilities, the income and the expenditure of the Trinity House Maritime Charity, which is also under the trusteeship of the Corporation.

As the restricted funds of the Corporate Charity are not material, their income and expenditure are not shown separately in the statement of financial activities but are disclosed in the notes.

Critical Accounting Estimates and Areas of Judgement

Preparation of the Accounts requires the trustees and management to make significant judgements and estimates. The more significant areas in the accounts where these judgements and estimates have been made include:

- allocation of support costs across charitable activities
- investment property valuation (see note 16)
- pension surplus or deficit valuation
- useful economic life of tangible fixed assets, and consequent rates of depreciation
- recoverability of programme-related investments

1. ACCOUNTING POLICIES (continued)

Assessment of Going Concern

The Trustees have assessed whether the use of the going concern assumption is appropriate in preparing these Accounts. The Trustees have made this assessment in respect of a period of at least one year from the date of approval of these Accounts.

The Trustees of the charities have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. The Trustees are of the opinion that the Group members will have sufficient resources to meet their liabilities as they fall due. The most significant areas of judgement that affect items in the accounts are detailed above. With regard to the next accounting period, the year ending 31 March 2025, the most significant areas that affect the carrying value of the assets held by the charities are the level of investment return and the performance of the investment markets (see the 'Investment Policy' and 'Principal Risks and Uncertainties' sections of the Annual Report of the Corporate Board for more information).

Income Recognition

Income is recognised in the period in which the Group has entitlement to the income, when that income can be measured reliably and when it is probable that it will be received.

Grants from government and other agencies have been included as income from charitable activities where these amount to a contract for service but as donations where the money is given with greater freedom of use. Donations are recognised when the charities have confirmation of both the amount and settlement date. For donations pledged but not received, the amount is accrued when the receipt is considered probable. Income from charitable activities comprises grants from government and other agencies relating to cadet training, and an annual contribution from the General Lighthouse Authority. Grants are accrued for when the receipt is considered probable.

Other trading activities relate to income from the charities' two subsidiaries, Trinitas Services Limited and Trinity House Events Limited.

Investment income comprises dividends from the charities' listed investment portfolios and rental income from the investment property portfolio. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due. Rental income is recognised throughout the year as and when rents fall due.

Expenditure Recognition

All expenditure is accounted for on an accruals basis. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings. The classification between activities is as follows:

a. The costs of raising funds include the salaries, direct costs and overheads associated with generating rental income from Trinity House, Tower Hill, London and the lighthouse cottages which are let by Trinitas Services Limited, the maintenance cost of the investment properties, fees paid in connection with the management of the charities' investments and related support costs.

b. The costs of charitable activities comprise expenditure on the charities' primary charitable purposes as described in the Annual Report of the Corporate Board and include an appropriate proportion of support costs. Costs are analysed by the principal activities of welfare, youth opportunities and training, public safety and education, maintaining the fabric and heritage of Trinity House, role as a Deep Sea Pilotage Authority and provision of Nautical Assessors.

1. ACCOUNTING POLICIES (continued)

c. Grants are charged to the statement of financial activities when the beneficiary has been informed of the grant and there are no conditions that enable the charities to avoid the expenditure. Where the charities retain the discretion to avoid the expenditure, such grants are noted as financial commitments in the notes to the accounts. Grants are classified as 'grants paid - annual' and 'grants paid - other'.

d. Support costs comprise the cost of staff employed under joint contracts of employment and administration costs. The Corporate Charity meets all of these costs which are subsequently allocated between the Corporate Charity and the Trinity House Maritime Charity. The basis of apportionment of these support costs between the Corporate Charity and the Trinity House Maritime Charity is reviewed periodically in the light of the level of activity of each charity during the year.

Tangible Fixed Assets
All assets with a cost of over £500 and with an expected useful life of more than one year are capitalised.

Freehold properties, leasehold improvements, treasures and plant and equipment and fixtures and fittings are stated at cost less depreciation or impairment.

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Freehold properties - 2%
Plant and equipment - 25%
Fixtures and fittings - 10 - 20%
Leasehold improvements - 5%

No depreciation is charged in respect of the treasures as it is not deemed to be material after taking account of their expected useful lives and expected residual values. Where there is an indication of a decrease in value, an impairment review is performed and an impairment charge is made where necessary.

Investments
Investment properties are included in the accounts at open market value and are revalued periodically by the Corporate Board based on professional advice.

Portfolio investments are included in the accounts at their market value at the end of the financial period. The market value of fixed interest securities reflects accrued interest at the balance sheet date.

Realised and unrealised gains or losses on investment assets are credited or charged to the statement of financial activities in the year in which they occur.

Programme related investments are assets held by the charities in order to directly further the charitable purposes of the charities; any financial return obtained is not a primary reason for making the investment.
Programme related investments comprise concessionary loans to third parties interest free or at below prevailing market rates and are initially recognised at the amount paid with the carrying amount adjusted in subsequent years to reflect repayments and any accrued interest and adjusted for impairment, if applicable. Any impairment loss is recognised as expenditure on charitable activities within the statement of financial activities.

Stocks
Stocks of publications and consumables for resale are valued at the lower of cost and net realisable value.

Debtors
Debtors are recognised at their settlement amount less any provision for non-recoverability. Prepayments are valued at the amount prepaid.

1. ACCOUNTING POLICIES (continued)

Cash at Bank and in Hand
Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition.

Creditors and Provisions
Creditors and provisions are recognised: where there is an obligation at the balance sheet date as a result of a past event; where it is probable that a transfer of economic benefit will be required in settlement; and, where the amount of the obligation can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt.

Pension Costs
The charities' defined benefit pension scheme assets are measured using market values. Pension scheme liabilities are measured using the projected unit actuarial method and are discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability.

If the pension scheme assets exceed the liabilities, an asset is recognised on the balance sheet to the extent it is recoverable through a reduction in future contributions or by repayment.

Any increase in the present value of the liabilities within the Scheme expected to arise from employee service in the period is allocated across expense categories on a fair and consistent basis.

Actuarial gains and losses are included in the statement of financial activities in other recognised gains and losses for the period.

Contributions in respect of the charities' Group Personal Pension Scheme are recognised in the statement of financial activities when they become due.

Fund Structure
Unrestricted funds
The unrestricted funds are revenue funds which are expendable at the discretion of the Corporate Board in furtherance of the objects of the charities. Included within unrestricted funds are designated funds which are funds set aside out of unrestricted funds and designated for specific purposes by the Corporate Board.

Restricted funds
The restricted funds can only be applied in accordance with the donors' explicit terms.

Permanent endowment funds
Permanent endowment funds are capital funds where there is no power to convert the capital into income and which must generally be held indefinitely. Income arising on the funds is credited to unrestricted funds.

Financial Instruments
The charities only have financial assets and liabilities that qualify as basic financial instruments. Except for portfolio investments which are measured at their fair value as at the balance sheet date, basic financial instruments are initially recognised at their transaction value and subsequently measured at their settlement value.

2. INCOME FROM CHARITABLE ACTIVITIES:

Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		**Total**	Total
	Unrestricted funds	Unrestricted funds	Restricted funds	**2025**	2024
	£000	£000	£000	**£000**	£000
Welfare	-	17	-	**17**	17
Youth opportunities and training	-	-	1,490	**1,490**	1,114
Public safety & education	-	-	-	**-**	-
Contribution from Trinity House Lighthouse Service	458	-	-	**458**	430
Other	218	65	-	**283**	201
Total 2025	676	82	1,490	**2,248**	1,762
Total 2024	631	17	1,114	1,762	

3. INCOME FROM OTHER TRADING ACTIVITIES:

	2025	2024
Group:	**£000**	£000
Letting of function rooms by Trinity House Events Limited	**531**	482
Letting of lighthouse cottages by Trinitas Services Limited	**1,034**	923
	1,565	1,405
Combined Charities:		
Income from Trinity House Events Limited:		
Corporate Charity management charge	**254**	258
Gift Aid donations	**179**	343
	433	601

The above Combined Charities' income for the years ended 31 March 2025 and 31 March 2024 related to Corporate Charity unrestricted funds.

4. OTHER OPERATING INCOME

	2025	2024
Group:	**£000**	£000
Other operating income (Corporate Charity)	**107**	-
Other operating income (Trinity House Events Limited)	**2**	4
	109	4
Combined Charities:		
Other operating income (Corporate Charity)	**107**	-

5. INCOME FROM INVESTMENTS:

Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity			**Total 2025**	Total 2024
	Unrestricted funds £000	Unrestricted funds £000	Restricted funds £000	Endowment funds £000	**£000**	£000
Investment properties	-	9,083	-	-	**9,083**	8,606
Portfolio investments	15	351	-	-	**366**	285
Bank interest and other finance income	2	79	-	-	**81**	83
Total 2025	17	9,513	-	-	**9,530**	8,974
Total 2024	17	8,930	-	27	8,974	

6. EXPENDITURE ON RAISING FUNDS:

Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity			**Total 2025**	Total 2024
	Unrestricted funds £000	Unrestricted funds £000	Restricted funds £000	Endowment funds £000	**£000**	£000
Letting of function rooms	256	-	-	-	**256**	270
Management of investment assets: Estate managers' fees	-	762	-	-	**762**	814
Legal and other administration fees	-	225	-	-	**225**	328
Investment managers' fees	-	-	-	7	**7**	5
Maintenance of investment assets: Repairs, maintenance and refurbishment of estates	-	2,061	-	-	**2,061**	2,084
Strategic portfolio review		309	-	-	**309**	-
Support costs	-	1,048	-	-	**1,048**	1,057
Combined Charities	256	4,405	-	7	**4,668**	4,558
Letting of lighthouse cottages	1,076	-	-	-	**1,076**	999
Letting of function rooms	74	-	-	-	**74**	72
Group	1,406	4,405	-	7	**5,818**	5,629
Total 2024 - Combined charities	270	4,268	-	20	4,558	
Total 2024 - Group	1,341	4,268	-	20	5,629	

7. EXPENDITURE ON CHARITABLE ACTIVITIES:

WELFARE

Group and Combined Charities	Corporate Charity	Trinity House Maritime Charity		**Total 2025**	Total 2024
	Unrestricted funds	Unrestricted funds	Endowment funds		
	£000	£000	£000	**£000**	£000
Maintenance and upkeep of the Trinity Homes	-	447	44	**491**	438
Grants paid - annual	-	597	-	**597**	600
Grants paid - other	16	243	-	**259**	300
Support costs	-	402	-	**402**	421
Total 2025	16	1,689	44	**1,749**	1,759
Total 2024	15	1,700	44	1,759	

During the year, welfare grants totalling £856,000 were awarded to other charities, organisations and individuals. Of the grants paid, annual grants amounted to £597,000 and other grants amounted to £259,000:

	£000	
The Shipwrecked Mariners' Society	115	Towards their one off and regular grants to beneficiaries.
Royal Alfred Seafarers Society	105	Towards the cost of care to their residents.
Nautilus Welfare Fund	87	Towards the support offered to residents and the Admiral Nurse.
Sailors' Children's Society	72	Towards the grants awarded directly to families.
The Fishermen's Mission	65	Towards their core costs.
Naval Children's Charity	50	Towards the grants awarded directly to families.
Tyne Mariners' Benevolent Institution	41	Towards the cost of maintenance on the homes and providing pensions.
Royal Liverpool Seamen's Orphan Institution	37	Towards the grants awarded directly to families.
Care for Veterans	10	Towards the cost of providing their mixed rehabilitation service for seafaring beneficiaries.
Maritime Charities Group	10	Annual membership fee.
Annual National Service for Seafarers	5	Towards the cost of the service at St Paul's Cathedral.
Total grants paid - annual	597	

Seafarers Hospital Society	25	Towards the expansion of the SeaFit programme to new locations.
Shipwrecked Fishermen and Mariners' Royal F	27	Towards annuitants.
Mission to Seafarers	22	Towards a ship visitor in Milford Haven.
Stella Maris	20	Towards the Liverpool and North West Chaplaincy service.
Broughton House	20	Towards the top up care home fees for their seafaring Residents.
SSAF the Armed Forces Charity	20	Towards their caseworking service for seafaring beneficiaries and their families.
Sailors Society	17	Towards the SeaMate project.
Combat Stress	15	Towards mental health support for seafaring veterans.
ISWAN	15	Towards the UK element of providing their counselling service to seafarers.
The White Ensign Association	13	Towards their Regional Support to RN/RM.
The Not Forgotten Association	12	Towards their activity programme for seafaring beneficiaries.
Other welfare grants	53	Various welfare grants, of £10,000 or less.
Total grants paid - other	259	

8. EXPENDITURE ON CHARITABLE ACTIVITIES: YOUTH OPPORTUNITIES AND TRAINING

Group and Combined Charities

	Trinity House Maritime Charity		**Total 2025**	Total 2024
	Unrestricted funds	Restricted funds		
	£000	£000	**£000**	£000
Merchant Navy Scholarship Scheme	1,372	1,360	**2,732**	2,424
Grants paid - annual	179	-	**179**	195
Grants paid - other	376	-	**376**	249
Support costs	587	14	**601**	570
Total 2025	2,514	1,374	**3,888**	3,438
Total 2024	2,303	1,135	3,438	

During the year, youth opportunities and training grants totalling £555,000 were awarded to other charities, organisations and individuals. Of the grants paid, annual grants amounted to £179,000 and other grants amounted to £376,000:

	£000	
Marine Society & Sea Cadets	137	For use within MSSC's Premises Fund for urgent repairs and upgrades to Units and the On The Water programme.
London Nautical School	42	Towards the cost of a staff member in the Maritime dept.
Total grants paid - annual	179	
United Kingdom Sailing Academy	60	Towards the Trinity House Superyacht Cadetship.
UWC Atlantic College	28	Towards the Nautical Leadership Experience.
Association of Sail Training Organisations	21	Towards Sail Training Bursaries for sea staff.
Royal Yachting Association	21	For the Trinity House Yachtmaster Scholarship.
Portsmouth Sail Training Trust	20	Towards the cost of providing the programme for 15 young people.
Thames Barge Sailing Trust	20	Towards their bargemaster training programme.
Cirdan Sailing Trust	19	Towards their apprentice.
The High Tide Foundation	16	Towards their Shipping Cadetship and Maritime Futures Week.
Tall Ships Youth Trust	15	Towards part funding 60 young people taking part in their programme.
CatZero	15	Towards Batteries and to enable 3 young people to join a voyage.
The Scout Association	12	Towards a bursary scheme for training adult leaders from deprived areas.
Scaramouche Sailing Trust	11	Towards the refit and upgrade of Scaramouche.
Sea Change Sailing Trust	11	Towards bargemaster training.
Other youth opportunities & training grants	107	Various youth opportunities & training grants, of £10,000 or less.
Total grants paid - other	376	

9. EXPENDITURE ON CHARITABLE ACTIVITIES: PUBLIC SAFETY AND EDUCATION

Group and Combined Charities

	Trinity House Maritime Charity		**Total 2025**	Total 2024
	Unrestricted funds	Restricted funds		
	£000	£000	**£000**	£000
THMC/DfT grants	-	60	**60**	721
Grants paid - annual	72	-	**72**	38
Grants paid - other	23	-	**23**	32
Support costs	30	-	**30**	23
Total 2025	125	60	**185**	814
Total 2024	93	721	814	

During the year, public safety and education grants totalling £95,000 were awarded to other charities, organisations and individuals. Of the grants paid, annual grants amounted to £72,000 and other grants amounted to £23,000:

	£000	
IALA	30	In support of the IALA Worldwide Academy.
CHIRP - confidential reporting for aviation & maritime	21	Towards the cost of providing their confidential reporting system.
Royal Institute of Navigation	21	Towards the cost of delivering their programme of activities and to update their Electronic Navigation Booklet.
Total grants paid - annual	72	
Other youth public & safety grants	23	Various public safety & education grants, of £10,000 or less.
Total grants paid - other	23	

During the year, the following grants were made from the THMC/DfT fund:

	£000	
The Seafarers' Charity	(125)	Return of unused grant funds.
Heriot-Watt University	69	Towards an extension of developing capability for fishing vessel stability.
International Maritime Rescue Federation	45	Towards the #SaferSAR initiative.
University of Aberdeen	29	Training and skill influencing factors in commercial fishing.
ISWAN	17	Towards bridge funding for the SIM project.
Leeds Trinity University	13	Towards research into High-Frequency Locations for Intentional and Unintentional Drowning in the United Kingdom.
Maritime Skills Alliance	12	Towards revising and updating NOS & MSQ's.
	60	

10. EXPENDITURE ON CHARITABLE ACTIVITIES:
MAINTAINING THE FABRIC AND HERITAGE OF TRINITY HOUSE
Group and Combined Charities

	Total 2025 £000	Total 2024 £000
Staff and pension costs	**196**	186
Repairs, renewals and planned maintenance	**82**	60
Light, heat, insurance and other running costs	**188**	205
Depreciation	**137**	136
Support costs	**237**	237
	840	824

The above expenditure for the years ended 31 March 2025 and 31 March 2024 related to Corporate Charity unrestricted funds.

11. EXPENDITURE ON CHARITABLE ACTIVITIES:
ROLE AS A DEEP SEA PILOTAGE AUTHORITY AND PROVISION OF NAUTICAL ASSESSORS
Expenditure on these categories in the two years ended 31 March 2025 and 31 March 2024 was from Corporate Charity unrestricted funds.

12. ANALYSIS OF SUPPORT COSTS

	Office staff £000	Service staff £000	Admin costs £000	**Total 2025 £000**	Total 2024 £000
Raising funds	427	59	562	**1,048**	1,057
Welfare	164	23	215	**402**	421
Youth opportunities and training	245	34	322	**601**	570
Public safety and education	12	2	16	**30**	23
Maintaining the fabric and heritage of Trinity House	-	-	237	**237**	237
	848	118	1,352	**2,318**	2,308

Support costs include governance costs of £133,000 (2024: £201,000), which include auditor's remuneration of £45,000 (2024: £56,000) for audit services and £nil (2024: £4,000) for non-audit services. In addition to the fees noted above, audit fees of £19,400 (2024: £22,000) and other fees paid to auditors of £6,000 (2024: £2,000) in relation to Trinitas Services Limited and Trinity House Events Limited are included in expenditure on raising funds.

13. STAFF COSTS AND TRUSTEES' REMUNERATION

	2025 £000	2024 £000
Wages and salaries	1,296	1,198
Social security costs	145	130
Other pension costs - defined benefit scheme	30	29
- group personal pension plan	95	86
Other staff costs	74	69
	1,641	1,512

The average number of staff during the year was 24 (2023: 23).

Included within the the above cost for the current year is a termination payment of £9,000 that was made to one individual during the year; and a payment in-lieu of holiday of £4,000 made to a different individual upon their leaving.

The number of employees whose emoluments, excluding pension contributions and employer's national insurance contributions, but including taxable benefits, fell within the following ranges:

	2025	2024
£140,000 - £149,999	1	-
£130,000 - £139,999	1	-
£120,000 - £129,999	-	2
£90,000 - £99,999	-	1
£80,000 - £89,999	1	-
£70,000 - £79,999	1	-
£60,000 - £69,999	1	1

Of the higher paid employees, contributions were made to the defined benefit scheme for 1 (2024: 1) individual. The emoluments of the highest paid individual includes pay in lieu of pension contributions.

The total cost of employing key management, comprising the Secretary to the Corporation, the Finance and Commercial Director (who is also a Deputy Secretary to the Corporation), the Head of Events and the Head of Charitable Giving, including employer's pension contributions and employer's national insurance contributions was £514,000 (2024: £491,000).

Travel and subsistence expenses totalling £30,000 (2024: £28,000) were reimbursed to 6 (2024: 6) members of the Corporate Board in the year.

Fees and taxable expenses paid to members of the Corporate Board by the charities amounted to £141,000 (2024: £121,000) in the year. These comprised:

(a) Fees and Expenses of £68,000 (2024: £69,000) paid to Captain Hope in his capacity as the Director of Maritime training. These are pursuant to Clause 44 (3) of the Trinity House Maritime Charity Charity Scheme of 7 August 1995.

(b) Assistance to the Admiralty Court in the provision of Nautical Assessors. Fees are set by the Practice Division of the Registrar of Civil Appeals and the Admiralty Register and are payable by the party setting down an action. The Corporate Charity's administrative costs in these arrangements are met from the fees reimbursed. Total fees and expenses of £22,000 (2024: £15,000) were paid in the year as follows: Commodore Dorey £13,000 (2024: £1,000), Captain Gobbi £9,000 (2024: £6,000), Commodore Walworth £nil (2024: £7,000) and Captain Barker £nil (2024: £1,000).

(c) Fees and expenses of £46,000 (2024: £30,000) and £6,000 (2024: £7,000) were paid to Captain Gobbi and Captain Barker respectively in their capacity as Examiners of Deep Sea Pilotage pursuant to an Order made by the Charity Commission dated 10 January 2007.

A total premium of £1,000 (2024: £1,000) was paid in the year to provide the trustees with indemnity insurance.

In the prior year the former Deputy Master Captain McNaught was in receipt of retirement gifts of a value under £1,000.

14. TAXATION

The Charities are exempt from Corporation Tax and Income Tax on their charitable activities by virtue of their status as registered charities. Trinitas Services Limited and Trinity House Events Limited are subject to Corporation Tax on any taxable profits arising.

15. TANGIBLE FIXED ASSETS

GROUP

	Leasehold improvements	Freehold properties		Treasures	Plant and equipment, fixtures and fittings	**TOTAL**
		Trinity House	Trinity Homes, Walmer			
	£000	£000	£000	£000	£000	**£000**
COST						
At 1 April 2024	820	6,264	2,175	4,110	1,015	**14,384**
Additions in year	3	-	-	-	71	**74**
Disposals in year	(2)	-	-	-	(18)	**(20)**
At 31 March 2025	821	6,264	2,175	4,110	1,068	**14,438**
DEPRECIATION						
At 1 April 2024	437	1,456	566	287	667	**3,413**
Charge for the year	68	125	44	-	100	**337**
Disposals in year	-	-	-	-	(18)	**(18)**
At 31 March 2025	505	1,581	610	287	749	**3,732**
NET BOOK VALUE						
At 31 March 2025	**316**	**4,683**	**1,565**	**3,823**	**319**	**10,706**
At 31 March 2024	383	4,808	1,609	3,823	348	10,971

COMBINED CHARITIES

	Freehold properties		Treasures	Plant and equipment, fixtures and fittings	**TOTAL**
	Trinity House	Trinity Homes, Walmer			
	£000	£000	£000	£000	**£000**
COST					
At 1 April 2024	6,264	2,175	4,110	492	**13,041**
Additions in year	-	-	-	40	**40**
At 31 March 2025	6,264	2,175	4,110	532	**13,081**
DEPRECIATION					
At 1 April 2024	1,456	566	287	341	**2,650**
Charge for the year	125	44	-	61	**230**
At 31 March 2025	1,581	610	287	402	**2,880**
NET BOOK VALUE					
At 31 March 2025	**4,683**	**1,565**	**3,823**	**130**	**10,201**
At 31 March 2024	4,808	1,609	3,823	151	10,391

16. FIXED ASSET INVESTMENTS

	2025	2024
	£000	£000
Investment properties (see below)	**222,609**	220,464
Portfolio investments (see below)	**19,539**	19,928
Cash held by investment managers	**43**	42
	242,191	240,434
Programme-related investments (see below)	**178**	207
	242,369	240,641

	Freehold investment properties	**Portfolio investments**
	£000	**£000**
Market value at 31 March 2024	**220,466**	**19,928**
Sale of leasehold interests	**(146)**	**-**
Disposals	**-**	**(1,023)**
Capital improvements	**1,022**	**-**
Acquisitions at cost	**-**	**22**
Gains on revaluations and disposals	**1,267**	**612**
Market value at 31 March 2025	**222,609**	**19,539**
Historical cost	**17,366**	**16,011**

The market value of the freehold investment properties is based on valuations carried out by Cluttons Surveyors and Savills, Chartered Surveyors, at 31 March 2025 and 31 March 2024 respectively.

The portfolio investments are invested using UK authorised institutional pooled funds. These funds are highly diversified across a wide range of underlying investments and comprise the following material holdings:

Security	Holding	**Total market value £000**	Percentage of total market value
BLACKROCK ISHRS DV WLD IDX (IE) D DS GBP HDG	8,954,729	**13,374**	68.4%
BLACKROCK ISHR UK CRDT BD IDX(IE) INS GBP DS	3,675,382	**3,203**	16.4%
BLACKROCK ISHRS IDX LK GLT IDX FD (UK) X INC	1,933,789	**1,428**	7.3%
BLACKROCK ISHARES EM IDX FD (IE) FLX DS GBP	1,447,236	**1,534**	7.9%
		19,539	100%

The programme-related investments comprise loans to maritime charities. The loans are repayable after more than one year.

17. DEBTORS

Due Within One Year:	Group 2025 £000	Charities 2025 £000	Group 2024 £000	Charities 2024 £000
Trinity Village:				
Rent arrears less provision for doubtful debts	**713**	**713**	993	993
Monies held by estate managing agents	**997**	**997**	726	726
Other :				
Trade debtors	**114**	**45**	78	26
Monies held by managing agent of the Merchant Navy Scholarship Scheme	**177**	**177**	177	177
Amount owed by Trinity House Events Limited	**-**	**29**	-	46
Amount owed by Trinity House Lighthouse Service	**12**	**12**	-	-
Prepayments and accrued income	**704**	**675**	812	795
Social Security and other taxes	**29**	**-**	33	-
Other debtors	**278**	**276**	26	26
	3,024	**2,924**	2,845	2,789

18. CREDITORS

Amounts Falling Due Within One Year:	Group 2025 £000	Charities 2025 £000	Group 2024 £000	Charities 2024 £000
Trade creditors	**763**	**740**	661	651
Rents in advance, Trinity Village	**969**	**969**	1,111	1,111
Deferred income	**191**	**9**	205	9
Social Security and other taxes	**95**	**67**	133	91
Other creditors	**18**	**18**	16	16
Accruals - Trinity Village	**565**	**565**	780	780
- other	**259**	**259**	750	750
Amounts owed to Trinity House Lighthouse Service	**246**	**82**	224	64
Amounts owed to Trinity House Events Limited	**-**	**4**	-	1
	3,106	**2,713**	3,880	3,473

19. CORPORATE CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2024 £000	New designations £000	Utilised / released £000	**Balance at 31 Mar 2025 £000**
House Designated Fund	444	0	-	**444**
Fixed Assets Fund	8,625	23	(137)	**8,511**
	9,069	23	(137)	**8,955**

House Designated Fund
This fund is designated by the Corporate Board for maintaining the fabric and heritage of the Grade I, Trinity House building.

Fixed Assets Fund
This fund represents the net book value of the tangible fixed assets excluding those that are restricted funds and is designated as the funds are not readily available to meet expenditure.

20. CORPORATE CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2024 £000	Income £000	Expenditure £000	**Balance at 31 Mar 2025 £000**
Warden's Trinity House Relief Fund	2	-	-	**2**
Brethren's Covenant and Gift Scheme	58	-	-	**58**
	60	-	-	**60**

Warden's Trinity House Relief Fund

This fund was established to provide discretionary grants and loans to employees of the Corporation of Trinity House in circumstances of urgent domestic necessity. It is represented by net current assets.

Brethren's Covenant and Gift Scheme ("The Fabric Fund")

This fund was established for the specific purpose of renewal and improvement of furniture and decor of Trinity House. It is represented by fixed and net current assets.

21. TRINITY HOUSE MARITIME CHARITY - DESIGNATED FUNDS

The unrestricted funds of the Trinity House Maritime Charity include the following designated funds which have been set aside by the Corporate Board for specific purposes:

	Balance at 1 April 2024 £000	New designations £000	Utilised/ released £000	**Balance at 31 Mar 2025 £000**
Extraordinary Repair Fund	177	-	-	**177**
Merchant Navy Scholarship Scheme	500	-	-	**500**
	677	-	-	**677**

Extraordinary Repair Fund

This meets a requirement of the Trinity House Maritime Charity's Scheme to establish and maintain a reserve fund to provide for extraordinary repairs, improvement and rebuilding of the Trinity Homes, Walmer.

The Merchant Navy Scholarship Scheme

The operation of this scheme was transferred from the Corporate Charity to the Trinity House Maritime Charity in 1995. At 31 March 2024, there were 149 (2023: 145) cadets under sponsorship for training as Deck or Engineer Officers. The amount designated to this Fund represents between three and six months' operating costs of the Merchant Navy Scholarship Scheme.

22. TRINITY HOUSE MARITIME CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2024 £000	Movement in funds Income £000	Expenditure £000	**Balance at 31 Mar 2025 £000**
Swire Scholarship Fund	95	-	(5)	**90**
Swire Yeoman Support Fund	18	-	-	**18**
Captain John Bury Memorial Prize Fund	12	-	-	**12**
Grants for Merchant Navy Scholarship Scheme:				
Government funding	-	1,078	(1,078)	-
British Marine Prize Fund	46	-	-	**46**
Department for Transport Fund	278	-	(60)	**218**
Ukraine Maritime Officer Cadetships	31	371	(199)	**203**
Worcester Merchant Navy Cadetship Scheme	131	90	(92)	**129**
	611	1,539	(1,434)	**716**

The Swire Scholarship Fund was established in March 2012 to assist cadets undergoing training in the Merchant Navy Scholarship Scheme to study for a Full Honours Degree. Such assistance is awarded to those cadets who have demonstrated exceptional progress both academically and practically throughout their training.

The Swire Yeoman Support Fund was established in October 2017 to provide guidance and mentoring to cadets who have qualified from the Merchant Navy Scholarship Scheme.

The Captain John Bury Memorial Prize Fund was established to provide awards for outstanding achievement for cadets undergoing training in the Merchant Navy Scholarship Scheme. The Fund was established in memory of the late Captain Bury, Elder Brother of Trinity House.

The British Marine Prize Fund was established to provide prizes to cadets undergoing training in the Merchant Navy Scholarship Scheme. The prize is awarded to the cadet producing the best completed training record book.

The Department for Transport Fund relates to funds from the Department for Transport in support of safety and training related matters within the Charity's objects.

The Ukraine Maritime Officer Cadetship fund relates to grant funding from the Department for Transport in support of the sponsorship of 20 Ukrainian cadets onto the Merchant Navy Scholorship Scheme.

The Worcester Merchant Navy Cadetship Scheme fund was established on 6 April 2022 to support the establishment and operation of a Merchant Navy Cadetship Scheme in collaboration with The Association of Old Worcesters.

23. TRINITY HOUSE MARITIME CHARITY - PERMANENT ENDOWMENT FUNDS

	Balance at 1 April 2024 £000	Income £000	Movement in funds Expenditure £000	Gains/ (Losses) £000	**Balance at 31 Mar 2025 £000**
Trinity Village	233,171	-	(6)	1,868	**235,033**
Church and West Farms, Goxhill	3,647	-	-	-	**3,647**
Martines Farm, Essex	1,678	-	-	-	**1,678**
Trinity Homes, Walmer	1,798	-	(43)	-	**1,755**
	240,294	-	(49)	1,868	**242,113**

Trinity Village

The freehold of this estate, situated in South London, was conveyed to the Charity by Christopher Merrick in 1660. The fund is mainly represented by residential and commercial properties which were valued at £216,896,000 at 31 March 2025 and portfolio investments and cash which were valued at £18,881,000. Under the terms of the conveyance, income earned from this fund is available for general purposes.

Church and West Farms, Goxhill

This estate came to the Charity under the will of Captain Robert Sandes dated 1720. The fund is represented by agricultural land, now of 546 acres (221 hectares), in North Lincolnshire and cash. Under the terms of the bequest, income earned from this fund is available for general purposes. The farms were valued at £3,575,000 at 31 March 2024.

Martines Farm, Essex

This estate was bequeathed to the Charity by Captain Robert Fisher in 1714. The fund is represented by freehold agricultural land now of 65.7 acres (26.6 hectares). Under the terms of the bequest, income earned from this fund is available for general purposes. The farm was valued at £1,679,000 at 31 March 2024.

Trinity Homes, Walmer

These Homes, which are freehold charity property, belong to the Corporation for the use of residents in conformity with the provisions of the Charity's scheme. They are situated near Deal, in Kent, and provide accommodation for persons who are or were formerly British Seamen and Mariners (including Masters and Pilots) and their dependants who are in need. The Homes comprise 18 self contained units of accommodation and the only income received is a contribution from each resident towards heating of the dwellings. This fund is represented in the balance sheet by tangible fixed assets (note 15) and an investment property.

24. ANALYSIS OF GROUP NET ASSETS BETWEEN FUNDS

	Corporate Charity		Trinity House Maritime Charity			Non-	
	Unrestricted funds £000	Restricted funds £000	Unrestricted funds £000	Restricted funds £000	Endowment funds £000	charitable Trading funds £000	**Total 2025 £000**
Fund Balances at 31 March 2024 are Represented by:							
Tangible fixed assets	8,511	54	70	-	1,567	504	**10,706**
Investments	701	-	-	-	241,668	-	**242,369**
Current assets	443	6	4,068	722	156	698	**6,093**
Liabilities	(425)	-	(1,001)	(6)	(1,278)	(396)	**(3,106)**
Inter-group balance	85	-	(61)	-	-	(24)	-
Defined benefit pension asset	87	-	233	-	-	-	**320**
Total net assets	9,402	60	3,309	716	242,113	782	**256,382**

25. PENSION COMMITMENTS

The Corporation operates a defined benefit scheme (the 'Scheme') in the UK for certain current and former employees. This Scheme was closed to new members on 18 July 2006. A defined contribution scheme (group personal pension plan) was established for new staff joining after that date.

The Corporate Charity is the sponsoring employer to the defined benefit scheme. The assets of the Scheme are held separately from those of the combined charities.

The contributions are determined on the basis of triennial valuations by an actuary using the Attained Age method. Following the valuation as at 1 October 2023, the employer's current contribution rate will remain at 34.8% of pensionable pay. The employees' contribution rate remained at 1.5% of pensionable pay. The valuation showed that the market value of the Scheme's assets was £5,392,000 and that the ongoing funding level was 103%. The total contributions for the year in these accounts were £76,000.

The assumptions which had the most significant effect on the results of the valuation were as follows:

RPI	3.6% p.a.
Earnings increases	3.1% p.a.
Pre-retirement discount rate	3.5% p.a.
Post-retirement discount rate	4.7% p.a.

Financial Reporting Standard 102 - Retirement Benefits

The following information has been calculated by a qualified, independent actuary for the purpose of inclusion in these accounts. It should be emphasised that, in accordance with the requirements of FRS 102, the assets and liabilities of the Scheme are valued with reference to current market conditions and may, therefore, vary widely from year to year.

	2025	2024
	£000	£000
Market value of assets	**5,233**	5,731
Defined benefit obligation	**(4,913)**	(5,646)
Surplus in the Scheme - net pension asset	**320**	85

The assets in the Scheme were:

	2025	2024
	£000	£000
Liability driven investments	**1,593**	1,885
Diversified growth	**910**	964
Bonds	**2,400**	2,497
Insured pensions (annuities)	**1**	1
Cash	**329**	384
Total market value of assets	**5,233**	5,731

25. PENSION COMMITMENTS (continued)

The major assumptions used by the actuary were:

	2025	2024
Inflation - RPI	**3.5%**	3.6%
Rate of increase in salaries	**3.0%**	3.1%
Rate of increase for pensions	**3.4%**	3.5%
Discount rate for liabilities	**5.6%**	4.7%

The mortality tables used are the S3NA base tables projected by year of birth in line with the CMI 2022 "core" mortality projections with a long-term rate assumption of 1.25% per annum. To give an indication of life expectancies, a person who is currently aged 65 is assumed to live on average until the age of 87 years in the case of a man and 89 years in the case of a woman.

Reconciliation of the Fair Value of Plan Assets Over the Year

	2025	2024
	£000	£000
Fair value of plan assets at 1 April 2024	**5,731**	6,002
Interest income on plan assets	**264**	276
Remeasurement - return on plan assets excluding interest income	**(534)**	(299)
Contributions by the charities	**72**	76
Contributions by the members	**3**	3
Benefits paid (including expenses)	**(303)**	(303)
Non-investment expenses	**0**	(24)
Fair value of plan assets at 31 March 2025	**5,233**	5,731
Return on plan assets	**(270)**	(23)

Reconciliation of Defined Benefit Obligations Over the Year

	2025	2024
	£000	£000
Defined benefit obligations at 1 April 2024	**5,646**	5,084
Current service cost	**37**	48
Contributions by the members	**3**	3
Interest expense on defined benefit obligation	**259**	233
Remeasurement - effect of experience adjustments (gain)/loss	**(72)**	804
Remeasurement - effect of changes in assumptions (gain)/loss	**(657)**	(223)
Benefits paid	**(303)**	(303)
Defined benefit obligations at 31 March 2025	**4,913**	5,646

The Movement in the Scheme's Asset During the Year is Made up as Follows:

	2025	2024
	£000	£000
Net pension asset/(liability) at 1 April 2024	**85**	918
Amount recognised in expenditure	**(32)**	(29)
Gain/(losses) recognised in other recognised gains and losses	**195**	(880)
Contributions by the charities	**72**	76
Net pension asset at 31 March 2025	**320**	85

The asset or liability in the Scheme and the movements in the year have been allocated between the two charities based on the contributions payable in the year.

25. PENSION COMMITMENTS (continued)

The following amounts have been included in the statement of financial activities:

Analysis of the Amount Charged as Expenditure

	2025 £000	2024 £000
Current service cost	(37)	(48)
Non-investment expenses	0	(24)
Interest income on Scheme assets	264	276
Interest expense on defined benefit obligation	(259)	(233)
Total charge to expenditure	(32)	(29)

Remeasurements Recognised in Other Recognised Gains and Losses

	2025 £000	2024 £000
Remeasurement - (loss)/gain effect of experience adjustments	72	(804)
Remeasurement - gain effect of changes in assumptions	657	223
Remeasurement - loss return on plan assets including interest income	(534)	(299)
Total remeasurement (losses)/gains recognised in other recognised gains and losses	195	(880)

26. SUBSIDIARY COMPANIES

(a) **Trinitas Services Limited** is a wholly-owned subsidiary of the Corporation of Trinity House, incorporated on 19 March 1993 and is registered in England, number 02801613. The address of its Registered Office is Trinity House, The Quay, Harwich, Essex CO12 3JW and its principal activity is the letting of lighthouse cottages.

A summary of the results for the year is as follows:

	2025 £000	2024 £000
Turnover	1,034	923
Total expenditure	(1,076)	(999)
Loss after tax	(42)	(76)
Total assets	1,015	1,082
Total liabilities	(259)	(285)
Net assets	756	797

26. SUBSIDIARY COMPANIES (continued)

(b) **Trinity House Events Limited** is a wholly owned subsidiary of the Corporation of Trinity House, incorporated on 26 January 2011 and registered in England, number 07506615. The address of its Registered Office is Trinity House, Tower Hill, London EC3N 4DH and its principal activity is the letting of the function rooms at Trinity House.

A summary of the results for the year is as follows:

	2025	2024
	£000	£000
Turnover	**533**	486
Total expenditure	**(507)**	(673)
(Loss)/profit for the year	**26**	(187)
Total assets	**191**	170
Total liabilities	**(165)**	(170)
Net liabilities	**26**	0

27. GRANTS AND COMMITMENTS

Grants paid to institutions in the year totalled £1,649,000 (2024: £2,098,000) whilst grants paid to individuals totalled £42,000 (2024: £36,000). Full details of all grants paid can be obtained from the Secretary to the Corporation.

At 31 March 2025, grant commitments from future income were £nil (2024: £nil).

At 31 March 2025, the Trinity House Maritime Charity was committed to payments of approximately £2,650,000 (2024: £2,500,000) in respect of the Merchant Navy Scholarship Scheme.

28. RELATED PARTY TRANSACTIONS

Owing to the Charities' operations and the composition of the Corporate Board, it is inevitable that grants will be made to organisations in which a trustee may have an interest. Similarly, properties may be leased to trustees or other related parties. All grants and transactions involving such organisations and related parties are conducted at arm's length.
Except for transactions with trustees included in note 13, there are no other related party transactions requiring disclosure.

29. COMPARATIVES

(a) GROUP STATEMENT OF FINANCIAL ACTIVITIES
For the year ended 31 March 2024

	Corporate Charity funds (including subsidiaries)	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	Total 2024
	£000	£000	£000	£000	£000
INCOME FROM:					
Donations and legacies	14	6	88	-	108
Charitable activities	631	17	1,114	-	1,762
Other trading activities	1,405	-	-	-	1,405
Other operating income	4	-	-	-	4
Investments	17	8,930	-	27	8,974
TOTAL INCOME	2,071	8,953	1,202	27	12,253
EXPENDITURE ON:					
Raising funds	1,341	4,268	-	20	5,629
Charitable activities:					
Welfare	15	1,700	-	44	1,759
Youth opportunities and training	-	2,303	1,135	-	3,438
Public safety and education	-	93	721	-	814
Maintaining the fabric and heritage of Trinity House	824	-	-	-	824
Role as a Deep Sea Pilotage Authority	46	-	-	-	46
Provision of Nautical Assessors	17	-	-	-	17
TOTAL EXPENDITURE	2,243	8,364	1,856	64	12,527
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES	(172)	589	(654)	(37)	(274)
Losses on the revaluation and disposal of investment properties	-	-	-	(13,814)	(13,814)
Gains / (losses) on the revaluation and disposal of portfolio investments	69	-	-	2,244	2,313
NET (EXPENDITURE) / INCOME	(103)	589	(654)	(11,607)	(11,775)
OTHER RECOGNISED (LOSSES) / GAINS:					
Actuarial (loss) / gain on defined benefit pension scheme	(239)	(641)	-	-	(880)
NET MOVEMENT IN FUNDS	(342)	(52)	(654)	(11,607)	(12,655)
BALANCE AT 1 APRIL 2023	10,512	2,344	1,265	251,901	266,022
BALANCE AT 31 MARCH 2024	10,170	2,292	611	240,294	253,367

29. COMPARATIVES (continued)

(b) COMBINED CHARITIES' STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2024

	Corporate Charity funds	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	Total 2024
	£000	£000	£000	£000	£000
INCOME FROM:					
Donations and legacies	14	6	88	-	108
Charitable activities	631	17	1,114	-	1,762
Other trading activities	601	-	-	-	601
Investments	17	8,930	-	27	8,974
TOTAL INCOME	1,263	8,953	1,202	27	11,445
EXPENDITURE ON:					
Raising funds	270	4,268	-	20	4,558
Charitable activities:					
Welfare	15	1,700	-	44	1,759
Youth opportunities and training	-	2,303	1,135	-	3,438
Public safety and education	-	93	721	-	814
Maintaining the fabric and heritage of Trinity House	824	-	-	-	824
Role as a Deep Sea Pilotage Authority	46	-	-	-	46
Provision of Nautical Assessors	17	-	-	-	17
TOTAL EXPENDITURE	1,172	8,364	1,856	64	11,456
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES	91	589	(654)	(37)	(11)
Losses on the revaluation and disposal of investment properties	-	-	-	(13,814)	(13,814)
Gains / (losses) on the revaluation and disposal of portfolio investments	69	-	-	2,244	2,313
NET INCOME / (EXPENDITURE)	160	589	(654)	(11,607)	(11,512)
OTHER RECOGNISED (LOSSES) / GAINS:					
Actuarial (loss) / gain on defined benefit pension scheme	(239)	(641)	-	-	(880)
NET MOVEMENT IN FUNDS	(79)	(52)	(654)	(11,607)	(12,392)
BALANCE AT 1 APRIL 2023	9,451	2,344	1,265	251,901	264,961
BALANCE AT 31 MARCH 2024	9,372	2,292	611	240,294	252,569

29. COMPARATIVES (continued)

(c) INCOME FROM CHARITABLE ACTIVITIES:
Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total 2024
	Unrestricted funds	Unrestricted funds	Restricted funds	
	£000	£000	£000	£000
Welfare	-	17	-	17
Youth opportunities and training	-	-	1,114	1,114
Public safety & education	-	-	-	-
Contribution from Trinity House Lighthouse Service	430	-	-	430
Other	201	-	-	201
Total 2024	631	17	1,114	1,762

(d) INCOME FROM INVESTMENTS:
Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity			Total 2024
	Unrestricted funds	Unrestricted funds	Unrestricted funds	Endowment funds	
	£000	£000	£000	£000	£000
Investment properties	-	8,579	-	27	8,606
Portfolio investments	14	271	-	-	285
Bank interest and other finance income	3	80	-	-	83
Total 2024	17	8,930	-	27	8,974

(e) EXPENDITURE ON RAISING FUNDS
Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total 2024
	Unrestricted funds	Unrestricted funds	Endowment funds	
	£000	£000	£000	£000
Letting of function rooms	270	-	-	270
Management of investment assets:				
Estate managers' fees	-	814	-	814
Legal and other administration fees	-	313	15	328
Investment managers' fees	-	-	5	5
Maintenance of investment assets:				
Repairs, maintenance and refurbishment of estates	-	2,084	-	2,084
Support costs	-	1,057	-	1,057
Combined charities	270	4,268	20	4,558
Letting of lighthouse cottages	999	-	-	999
Letting of function rooms	72	-	-	72
Group	1,341	4,268	20	5,629

29. COMPARATIVES (continued)

(f) EXPENDITURE ON CHARITABLE ACTIVITIES: WELFARE

Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total
	Unrestricted funds	Unrestricted funds	Endowment funds	2024
	£000	£000	£000	£000
Maintenance and upkeep of the Trinity Homes	-	394	44	438
Grants paid - annual	-	600	-	600
Grants paid - other	15	285	-	300
Support costs	-	421	-	421
Total 2024	15	1,700	44	1,759

(g) EXPENDITURE ON CHARITABLE ACTIVITIES: YOUTH OPPORTUNITIES AND TRAINING

Group and Combined Charities

	Trinity House Maritime Charity		Total
	Unrestricted funds	Restricted funds	2024
	£000	£000	£000
Merchant Navy Scholarship Scheme	1,289	1,135	2,424
Grants paid - annual	195	-	195
Grants paid - other	249	-	249
Support costs	570	-	570
Total 2024	2,303	1,135	3,438

(h) EXPENDITURE ON CHARITABLE ACTIVITIES: PUBLIC SAFETY AND EDUCATION

Group and Combined Charities

	Trinity House Maritime Charity		Total
	Unrestricted funds	Restricted funds	2024
	£000	£000	£000
THMC/DfT grants	-	721	721
Grants paid - annual	38	-	38
Grants paid - other	32	-	32
Support costs	23	-	23
Total 2024	93	721	814

29. COMPARATIVES (continued)

(i) ANALYSIS OF SUPPORT COSTS

	Office staff £000	Service staff £000	Admin costs £000	Total 2024 £000
Raising funds	385	59	613	1,057
Welfare	154	23	244	421
Youth opportunities and training	208	31	331	570
Public safety and education	8	2	13	23
Maintaining the fabric and heritage of Trinity House	-	-	237	237
Total 2024	755	115	1,438	2,308

(j) CORPORATE CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2023 £000	New designations £000	Utilised / released £000	Balance at 31 Mar 2024 £000
House Designated Fund	410	33	-	443
Fixed Assets Fund	8,722	39	(136)	8,625
	9,132	72	(136)	9,068

(k) CORPORATE CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2023 £000	Income £000	Expenditure £000	Balance at 31 Mar 2024 £000
Warden's Trinity House Relief Fund	2	-	-	2
Brethren's' Covenant and Gift Scheme	58	-	-	58
	60	-	-	60

(l) TRINITY HOUSE MARITIME CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2023 £000	New designations £000	Utilised / released £000	Balance at 31 Mar 2024 £000
Extraordinary Repair Fund	177	-	-	177
Merchant Navy Scholarship Scheme	500	-	-	500
	677	-	-	677

29. COMPARATIVES (continued)

(m) TRINITY HOUSE MARITIME CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2023	Movement in funds		Balance at 31 Mar 2024
		Income	Expenditure	
	£000	£000	£000	£000
Swire Scholarship Fund	105	-	(10)	95
Swire Yeoman Support Fund	18	-	-	18
Captain John Bury Memorial Prize Fund	12	-	-	12
Grants for Merchant Navy Scholarship Scheme: Government funding	-	1,039	(1,039)	-
British Marine Prize Fund	46	-	-	46
Department for Transport Fund	999	-	(721)	278
Ukraine Maritime Officer Cadetships	-	60	(29)	31
Worcester Merchant Navy Cadetship Scheme	85	103	(57)	131
	1,265	1,202	(1,856)	611

(n) TRINITY HOUSE MARITIME CHARITY - PERMANENT ENDOWMENT FUNDS

	Balance at 1 April 2023	Incoming Resources	Movement in funds		Balance at 31 Mar 2024
			Expenditure	Gains and losses	
	£000	£000	£000	£000	£000
Trinity Village	244,296	27	(20)	(11,132)	233,171
Church and West Farms, Goxhill	3,563	-	-	84	3,647
Martines Farm, Essex	2,200	-	-	- 522	1,678
Trinity Homes, Walmer	1,842	-	(44)	-	1,798
	251,901	27	(64)	(11,570)	240,294

(o) ANALYSIS OF GROUP NET ASSETS BETWEEN FUNDS

	Corporate Charity		Trinity House Maritime Charity			Non-charitable Trading funds	Total 2022
	Unrestricted funds	Restricted funds	Unrestricted funds	Restricted funds	Endowment funds		
	£000	£000	£000	£000	£000	£000	£000
Fund Balances at 31 March 2022 are Represented by:							
Tangible fixed assets	8,625	54	103	-	1,609	580	10,971
Investments	692	-	-	-	239,949	-	240,641
Current assets	388	6	3,589	895	-	672	5,550
Current liabilities	(416)	-	(1,462)	(284)	(1,264)	(454)	(3,880)
Defined benefit pension asset	23	-	62	-	-	-	85
Total net assets	9,312	60	2,292	611	240,294	798	253,367

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

England & Wales - Charity number 211869

Accounts

REGISTERED CHARITY NUMBER: 211869

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

REPORT OF THE CORPORATE BOARD AND GROUP ACCOUNTS
OF
THE CORPORATE CHARITY AND ITS SUBSIDIARIES,
INCLUDING
THE TRINITY HOUSE MARITIME CHARITY

FOR THE YEAR ENDED 31 MARCH 2024

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

The members of the Corporate Board, as Trustees, present their Annual Report and Group Accounts for the year ended 31 March 2024.

THE CORPORATION'S OBJECTIVES AND ACTIVITIES

The Corporation of Trinity House of Deptford Strond ("the Corporation" *or* "Trinity House") was incorporated by Royal Charter in 1514 and its primary aims are to:

- serve the mariner with support to those in need;
- provide education and training in seamanship; and
- promote safe navigation at sea.

With this in mind, the Corporation's vision is:

To be a key, influencing maritime organisation that safeguards shipping and seafarers by providing Welfare, Youth Opportunities, and Training to the seafaring community, and advances Public Safety and Education in the maritime domain

The Corporation's principal charity is the Corporate Charity, which is responsible for:

- maintaining the fabric and heritage of Trinity House, Tower Hill, London;
- the licensing of Deep Sea Pilots; and
- the provision of expertise on maritime matters, including the appointment of Nautical Assessors, to assist the Admiralty Court.

Under its Royal Charters, the Corporation is also responsible for the maintenance and good governance of the Trinity House Fraternity, which now numbers more than 500 Elder and Younger Brethren.

The Corporate Charity's subsidiary charity, the Trinity House Maritime Charity (THMC), is governed by a scheme of the Charity Commission. Its primary objects are:

- the provision of almshouse accommodation for needy mariners and their dependants; and
- the payment of annuities.

The scheme also provides for a number of other charitable objects concerning:

- the relief of need and the promotion of welfare amongst mariners and their dependants;
- education and training in navigation and seamanship;
- the advancement of public safety, in particular the safety of mariners and shipping generally; and
- the education of the public in matters relating to navigation, shipping and seamanship.

The Corporation's activities, as set out below, demonstrate that Trinity House operates for the public benefit under four charitable purposes as defined in the Charities Act 2011. These are:

- the relief of those in need;
- the advancement of education;
- the advancement of health and saving lives; and
- the advancement of the arts, culture, heritage or science.

The Trustees confirm that they have complied with the duty in Section 17(5) of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

The Corporation's activities for the year ended 31 March 2024, in relation to the above objectives are as follows:

Welfare

THMC operates 18 almshouses in Walmer, Kent, which are purpose-built and fitted out for the older person. Otherwise known as Trinity Homes, each bungalow overlooks attractive, landscaped gardens, and a spacious common/dining room is also available to all residents.

The almshouses do not comprise a care home and residents are expected to be capable of living independently, but the General Manager is mindful of their wellbeing and is usually available on weekdays for consultation and advice. Night Attendants are also on duty overnight every day of the week, and an emergency call system is in place where, in the event of sudden illness or a fall, a resident can quickly call for help. A midday meal is provided by the Resident Services Coordinator on Monday to Friday, for those who would like one, subsidised by THMC.

To be eligible to live in the Homes, residents must be retired mariners and their partners, or the widows/widowers of mariners, in financial need, who have normally had over 15 years' service at sea. Residents are typically aged 60 and above.

In addition, THMC makes regular payments to around 60 annuitants, some of whom are residents of Trinity Homes.

THMC's other significant activity within the welfare sector is the award of grants to maritime welfare charities. Given the number of well-established maritime charities providing welfare services directly to those in need, the Trustees consider that it would be an inefficient use of resources to duplicate their efforts. They therefore prefer to fulfil the Corporation's objectives through support for these charities by giving grants.

To improve further its efficiency in this area, THMC is a member of a number of sector-wide collaborative working groups designed to ensure that the needs of seafarers, both serving and retired, and their families are met. These include the Merchant Navy Welfare Board's Serving Seafarer, and Older Seafarer and Families. Working Groups and the Maritime Charities Group (MCG). The MCG fosters collaboration across the maritime charity sector by sharing information, commissioning research, supporting the education and welfare of seafarers and their families, and by the promotion of best practice within the sector. THMC is also a member of the Equality, Equity, Diversity and Inclusion (EEDI) working group, currently comprising six maritime charities. This group is developing a sector-wide project to support maritime welfare charities on their journey to increase diversity and inclusion.

Youth Opportunities and Training

THMC's charitable activity enables young people to experience life at sea with a three-fold aim. Firstly, they gain confidence at sea by handling small and large craft; this, in turn, enhances public safety. Secondly, such activities promote education and training for those who seek to pursue a career at sea. The confidence gained can often open young people's eyes to the wealth of opportunities available that they may not have considered or known about. Finally, this activity improves public awareness of navigation, shipping and seamanship while highlighting the role of Trinity House and other agencies in promoting the safety of shipping.

THMC provides an annual grant to the Marine Society & Sea Cadets, a maritime charity. The Corporation also funds career development bursaries awarded by the Association of Sail Training Organisations (ASTO), Royal Yachting Association (RYA) Yachtmaster Scholarships for those working in the small commercial vessel sector, and a superyacht cadetship through the United Kingdom Sailing Academy (UKSA).

Education and training in navigation, seamanship and marine engineering are mainly provided through THMC's Merchant Navy Scholarship Scheme (MNSS), whereby young people training to become officers in the Merchant Navy are supported with bursaries for their academic courses and sea-going training. Candidates, who are usually between 16 and 18½ years old, undertake a three-year programme split between nautical college and time at sea in a variety of sea-going vessels. Cadets can train as Deck, Engineer or Electro-Technical Officers (ETOs).

Public Safety and Education

The safety of mariners and shipping generally, and of the public who travel by sea, is the core activity of Trinity House in its capacity as a General Lighthouse Authority. It is also an object of the Corporation's charities, which provide a number of major grants for this purpose.

THMC also makes grants towards the advancement of education in maritime matters such as seamanship.

Maintaining the Fabric and Heritage of Trinity House

The maintenance of the fabric and heritage of Trinity House, Tower Hill, London is an essential part of the Corporate Charity's activities. This Grade I listed building dates from 1795 and was restored and re-opened in 1953 following wartime damage.

Although it continues to be the headquarters building of the General Lighthouse Authority and of the Corporation's charities, its ceremonial rooms are normally seen by well over 20,000 visitors each year who attend for conferences, receptions, weddings and other events. These include the annual general meetings of other charities, both in the maritime and wider sectors, as well as production companies, investment banks, law firms and non-charitable maritime companies, due to the House's location within the Square Mile of the City of London. For the same reason, it is popular with livery companies lacking halls of their own, who choose to host ceremonial court meetings, lunches and dinners there.

Although the building is used extensively for the Corporation's own administrative and operational purposes, its successful promotion to external users not only enhances public understanding of the important role of the Corporation but also optimises the use of its assets; contributes to conservation, preservation, social value and financial sustainability; and maintains a complex balance of historic value and contemporary, forward-looking authority and relevance.

The majority of the costs of maintaining Trinity House, Tower Hill, London is found from room-letting income, and the building is normally available for use each day throughout the year apart from a four-week maintenance period in August and the days of, and between, Christmas and New Year.

Deep Sea Pilotage and Provision of Nautical Assessors

The Corporation has a strong interest in Deep Sea Pilotage and, by Section 23 of the Pilotage Act 1987, is authorised to grant Deep Sea Pilotage certificates to persons who satisfy the necessary criteria for entry and examination. The Corporation is encouraging more candidates to seek Deep Sea Pilotage licences because this plays a vital role in the safety of navigation in the English Channel, North Sea and around our coasts, and consequently in the protection of our environment. Whilst not mandatory, the significant risk mitigation afforded by the use of Deep Sea Pilots is well recognised. The overall cost of obtaining a licence can be considerable, so the Corporate Charity awards bursaries to successful candidates to help with the purchase of necessary equipment and with the costs involved in preparation for the role.

In addition, the Corporation is required to appoint Nautical Assessors to assist the Admiralty Court where the Judge requires specialised navigational expertise. Cases may involve complex technical and professional issues and hearings may last several weeks.

Trustees' Review of Charitable Expenditure and Grant-Making Policy

A review of THMC's grant-making procedure was completed during the year ended 31 March 2021 and fully implemented shortly afterwards, bringing greater clarity to the application process for the organisations supported, and resulting in a more streamlined grant programme.

The relationships THMC has with the organisations it supports remain at the core of our work and are valued on both sides. Visits to grant recipients play an important part not only in keeping the Trustees briefed on the impact of THMC's funding but also in ensuring they are aware of the emerging challenges faced by the sector. These visits also make manifest Trinity House's abiding interest in those it supports.

The Trustees maintain a policy of allocating THMC grants in the ratio 6:4:1 between Youth Opportunities and Training, Welfare, and Public Safety as far as possible, while recognising that the funding needs across these areas will vary from year to year.

Subsidiary Companies

The marketing and management of room lettings is undertaken by Trinity House Events Limited (THEL), a wholly owned subsidiary company of the Corporate Charity. Any profits generated by the company, where not required to be retained, are directed towards the Corporation's charitable objects.

The Corporate Charity is also the sole owner of Trinitas Services Limited, the principal activity of which is the management and operation of 37 former lighthouse keepers' cottages that are run as holiday accommodation and short-term letting. The day-to-day management of the company is carried out by staff employed by the General Lighthouse Authority (see page 14).

ACHIEVEMENTS AND PERFORMANCE

Welfare

During the year, the Corporation spent £1.8 million towards the welfare of mariners and their dependants compared with £1.6 million in the previous year (see note 7). Including support costs, this equates to 33% of the total charitable expenditure in the year (excluding restricted grants made from the THMC/Department for Transport (THMC/DfT) Fund – see 'Public Safety and Training' below) compared with the Trustees' target of 36% of expenditure.

Expenditure in the year included:

- The maintenance and upkeep of the Trinity Homes almshouses in Walmer (£438,000). The Homes are inspected periodically by the Corporation's surveyor and all 18 bungalows and the communal buildings continue to be in good repair. Quinquennial surveys of all buildings were completed in November 2023, resulting in the production of a planned maintenance programme. Minor improvements to individual properties continue as part of routine maintenance. The gardens remain well maintained and are much appreciated by the residents. Three vacant properties were occupied during the course of the financial year – two in June 2023 and one in January 2024 – resulting in the Homes being at full occupancy.

- Annual grants to twelve welfare charities in the maritime sector totalling £600,000.

- Other grants to welfare charities and individuals totalling £300,000, including annuities to 24 retired seafarers in financial need at a rate of £994 per annum and five grants totalling £50,000 awarded from an emergency fund set up in response to the cost of living crisis.

THMC supports a wide range of maritime welfare organisations.

During the year, a grant of £110,000 was given to the Shipwrecked Mariners' Society. The Society exists to provide financial support to mariners (and their families) who are in need throughout the British Isles. They provide regular and one-off grants for those living on low incomes and deliver their support through a nationwide network of caseworkers.

A grant of £100,000 was awarded to the Royal Alfred Seafarers Society. Based in Banstead, the Society provides nursing, specialist dementia and respite care for seafarers, their widows and dependants at Belvedere House alongside sheltered accommodation at Weston Acres.

The Sailors' Children's Society was awarded a grant of £68,000. They support the families of Royal Navy, Royal Marines, Merchant Navy and Fishing Fleet personnel when they are in crisis. The Society provides monthly support grants alongside help to buy school uniforms, laptops and other items throughout the year. They also provide respite breaks in their eight caravans.

The Nautilus Welfare Fund offers a range of specialist services to support retired seafarers and their dependants, for those requiring residential or nursing care, as well as retirement accommodation for people living independently, and also care at home to help people live independently in their homes for longer. During the year, it received a grant of £83,000 towards its services.

The Fishermen's Mission, which has been supporting the Fishing Fleet and their families for over a hundred years, received a grant of £62,000. The Mission provides practical, welfare, health, pastoral and financial support through its network of port teams around the country as well as a 24/7 response to all fishing emergencies at sea.

Youth Opportunities and Training

Expenditure on this charitable object totalled £3.4 million, including support costs, compared with £3.1 million in the previous year (see note 8), and equates to 65% of the total charitable expenditure in the year compared with the Trustees' target of 55%. These figures exclude restricted grants made from the THMC/DfT Fund (see below).

The cost of the Merchant Navy Scholarship Scheme (MNSS) was the largest item in the year, totalling £2.4 million, a sum partially offset by government grants of £1.1 million.

The operation of the MNSS continues to improve under the second year of delivery by Just Be Maritime Ltd, with improved management of resources and efficient utilisation of budgets contributing to successful maintenance of excellent training opportunities for the cadets within the scheme, and helping to ensure they qualify and secure employment opportunities at the conclusion of their cadetship.

The success rate for cadets qualifying is well above the industry standard, and Trinity House's relationships with shipping companies and Joint Venture partners have resulted in good employment opportunities. The MNSS demonstrates a good return on investment and, better still, gives young, aspiring Merchant Navy officers the opportunity to follow a worthwhile career within the maritime sector. One challenge in the year has been a fall in retention rate which is, perhaps, an effect of the current intake of candidates having been impacted by the C-19 pandemic as they completed their secondary education. This has not only been a problem within the maritime sector but also with other professions, apparently resulting from students lacking confidence and, as a result, the ability to pass examinations. However, the most recent intake of candidates has demonstrated a recovering and reassuring ability, commitment and willingness to fulfil their ambitions within maritime.

During the year, Trinity House received new grant funding from the DfT to sponsor 20 Ukrainian nationals through the MNSS. While there has been a high number of applicants, it has been a challenge to identify suitable candidates with the necessary academic qualifications and a sufficient level of written and spoken English, since Ukrainian is their native language. To date, four cadets commenced training in January and the remainder started their courses in September 2024 or are due to start in January 2025.

The other major area of expenditure under Youth Opportunities and Training comprised three annual grants totalling £195,000 to charities offering opportunities for young people to experience sailing and other maritime activities, including training: the Marine Society & Sea Cadets (£130,000); the London Nautical School (£40,000); and the International Association of Lighthouse Authorities' (IALA – AISM) World Wide Academy (£25,000).

Other grants included £15,000 to the Portsmouth Sail Training Trust, £24,000 to UWC Atlantic College, £10,000 to the Cirdan Trust, £6,000 to the Ocean Youth Trust South, £7,000 to the Rona Sailing Project and £21,000 to the Association of Sail Training Organisations.

Public Safety and Education

Including support costs, grant expenditure from unrestricted funds on Public Safety and Education totalled £93,000 compared with £84,000 in the previous year (see note 9). This equates to 2% of the total charitable expenditure in the year compared with the Trustees' target allocation of 9% but, while lower than the target, it is supplemented by grants from the restricted THMC/DfT fund detailed below.

CHIRP Maritime (Confidential Human Factors Incident Reporting Programme) was awarded £20,000 to help encourage incident reporting so that safety lessons can be learned and disseminated. CHIRP aims to encompass every aspect of seamanship where safety has a critical role, including leisure boating, the fishing industry, commercial maritime, offshore, pilotage, military, and port operations. Their vision seeks a world in which maritime safety is continually improved by tackling the human factors that underpin safety-related issues.

The Royal Institute of Navigation was awarded a grant of £18,000. The Institute's core objective is to unite in one body, those interested in navigation, and to advance the art, science and practice of navigation, promoting knowledge of navigation and its associated sciences.

A grant of £21,000 was awarded to the National Coastwatch Institution. Since 1994, National Coastwatch has been our Eyes Along the Coast. It is staffed and managed by volunteers who assist in preserving life at sea around the UK coastline. NCI is currently operating fifty-nine stations along the coast of England and Wales, staffed by some 2,600 watchkeepers.

Public Safety and Education grants disbursed from the THMC/DfT fund

In addition to grant expenditure from unrestricted funds, grants totalling £721,000 were disbursed from the restricted fund administered by THMC jointly with the Department for Transport (DfT).

As set out in previous Reports and Accounts, a Grant Funding Agreement with the DfT approving a grant to THMC of £3.0 million was signed on 27 March 2019. This grant, received in April 2019, was in support of safety and training-related matters within THMC's objects. A further award of £1.0 million was subsequently added to the fund by the DfT.

Disbursements in the year were made mainly to the Royal Society for the Prevention of Accidents (RoSPA) (£400,000), the International Seafarers' Welfare Assistance Network (£119,000) and the University of Aberdeen (£59,000).

RoSPA (as part of the National Water Safety Forum or NWSF, comprising over fifty organisations) delivered a successful Respect the Water 999 campaign launched on World Drowning Prevention Day in 2022. This additional funding enabled the NWSF to build on its success and extend the project for a further two years.

Funding provided to the International Seafarers' Welfare Assistance Network (ISWAN) was in support of the Social Interaction Matters (SIM) project as a continuing initiative with the goal of improving the lives of seafarers and their families worldwide by increasing awareness of the importance of social interaction for seafarer health and safety and campaigning for improved standards.

The University of Aberdeen's funding will allow the production of a set of training and assessment materials, grounded in a behavioural marker system, to enable the MCA and other fishing organisations to implement non-technical skills (NTS) training. NTS are the thinking (e.g. situational awareness, decision-making) and social (e.g. teamwork, leadership) skills considered necessary for safe and effective work performance, particularly in high risk industries.

Other grants were awarded to Hull Maritime Foundation, the Fisherman's Mission, CHIRP (see above), the Merchant Navy Welfare Board and the Sailors' Society.

Maintenance of the Fabric and Heritage of Trinity House

Expenditure in the year on this 18th century, Grade I listed building totalled £824,000 compared with £944,000 in the previous year (see note 10).

Investments

- *Trinity Village* (value £214.8 million (2023: £233.5 million)): the primary objective for the year concerning THMC's main investment property portfolio was to minimise the number of residential voids at any one time whilst optimising the levels of rental income for both new lets and renewals. Key components of this strategy were the maintenance of the estate at a sufficiently high standard to achieve the best possible rental levels; bringing below-market rents up to an appropriate level in a fair and measured fashion; and agile marketing. THMC continues to prioritise its reputation as a fair and considerate landlord.

  The Trustees report that the value of the estate decreased by 8.0% in the year due to a disposal of a lease interest in one of the Commercial properties, and continued challenging conditions in the residential property market resulting in a decrease in the portfolio value.

  Given the proactive management of the portfolio, it is pleasing to report that gross rental income for Trinity Village was up by 12.0% in the year.

- *Portfolio investment*s (value £19,928,000 (2022: £12,115,000)).

  The primary portfolio is the permanent endowment ('Capital') fund and this recorded a total return in the financial year of 18.10% compared with the benchmark of 17.92%. Performance continues to be monitored by the Investment and Estates Committee and the Corporate Board on a regular basis. The increase in the value of the portfolio during the year was primarily a result of the investment of the aforementioned lease interest disposal proceeds.

The Trinity House Corporate Pension Scheme ("the Scheme")

The Scheme is a defined benefits scheme and was approved as an 'exempt approved scheme' under the terms of the Income and Corporation Taxes Act 1988. It is now a registered pension scheme under Part 4, Chapter 2 of the Finance Act 2004. The Scheme was established on 1 October 1977 and is governed by a Definitive Trust Deed and Rules dated 3 October 2008 as amended 27 July 2011. The sponsoring employer of the Scheme is the Corporation of Trinity House of Deptford Strond (the Corporation). The Scheme was closed to new members of staff with effect from 18 July 2006. The Scheme was also closed from 1 September 2006 to existing staff who were not already members.

There are 5 active, 8 deferred and 32 pensioners in the fund.

Under the rules of the Scheme, appointment and removal of pension trustees is the responsibility of the Corporation. Appointments are made by agreement of the Corporate Board. The pension trustee board comprises the Chair, Mr Richard Sadler (Elder Brother and member of the Corporate Board until 20 September 2022), Zoë Turner (a deferred member and Head of Events at Trinity House) and Mr William Everard (an external independent advisor and pension trustee specialist). Quantum Advisory LLP remain as the scheme's actuarial, secretarial, administrative and investment advisors. Hymans Robertson LLP remain as the Corporation's independent advisors.

The fund is audited by Buzzacott LLP and the Scheme's Annual Report and Financial Statements for the year ended 30 September 2023 are available. The recent actuarial valuation, at 1 October 2023, showed a surplus of £169,000, with a funding level of 103%. The investment strategy agreed in 2022, between the Corporation and the pension trustees, with support from the advisors, remains in place to protect this surplus in the coming years. With the current surplus, it is concluded that the pension scheme is in a healthy financial and organisational position.

See note 25 for pension commitments under 'Financial Reporting Standard 102 - Retirement Benefits'.

FUTURE PLANS

During the coming year the Trustees will seek to:

- Disburse £843,000 in annual grants from the charities' unrestricted funds, and a further £645,000 in grants and annuities to other maritime charities, organisations and individuals.
- Continue to disburse grants from the THMC/DfT fund towards safety and training-related matters, in accordance with THMC's objects.
- Continue to maintain the almshouses to a high standard and at the fullest occupancy possible.
- Continue to attract high-quality candidates to the MNSS; to monitor the sub-contracted management of the scheme following its recent review; and to explore related new opportunities with other charities and organisations.
- Continue with the enrolment and sponsorship of Ukrainian cadets (bringing the total to 20) under the grant agreement, dated 29 February 2024, established with the DfT.
- Agree and implement the actions arising from the Investment Strategy Review (ISR) of all of THMC's investments held within its Capital Fund, both property and non-property, to ensure that it is correctly positioned to optimise the yield and return on the underlying assets, at the minimum risk deemed acceptable.
- Subject to the outcome of the ISR, consider the extent to which the discrete elements of the Trinity Village Business Plan (TVBP - prepared by Knight Frank in June 2020, with the objectives of growing the net income of the estate and ascertaining the options for investment diversification) are still appropriate for implementation or may need amendment.
- Maximise the income earned by the Corporate Charity's subsidiary, THEL, to provide essential funding for the principal object of maintaining the fabric and heritage of Trinity House.
- Continue to maintain the Trinity House Grade I listed building to an appropriately high standard.
- Consider the increased deployment of funds towards the provision of expertise on maritime matters (and specifically Deep Sea Pilotage) by the Corporate Charity.
- Following the implementation of the new Enterprise Resource Planning (ERP) system (replacing the previous accounting software), review and update the appropriate related policies, processes and procedures for application and consistency across the organisation.
- Continue to examine, develop and improve the charities' Environmental, Social and Governance (ESG) profile, with an enhanced approach in particular to Sustainability where applicable, and an increased focus on risk deriving from Climate Change.
- Continue to assess options for recommendation to the Court to ensure that the Corporation's Charters remain fit for purpose.
- Continue to develop the Risk Management process and to refresh the Risk Register following a review involving staff from across the Corporate Department; continue to engage staff in the process.
- Conduct the quinquennial valuation of the Corporate Charity's Treasures, for insurance purposes.
- Continue driving to ensure that the charities are fundamentally imbued with the Corporation's values, and in particular EEDI.
- Scope and initiate a range of change projects aimed, in the first instance, at making better use of the Fraternity as a strategic asset.

FINANCIAL REVIEW

Financial Commentary

The accounts following this Annual Report show the combined accounts of the Corporate Charity and THMC (together 'the combined charities'), and the Group Accounts which also include the results of the Corporate Charity's two subsidiary companies, Trinitas Services Limited and THEL. The following narrative relates to the Group Accounts only.

Starting with by far the larger of the two charities, THMC's unrestricted funds resulted in net income (before investment gains/losses) in the year of £589,000 compared with the previous year which produced net expenditure of £173,000.

THMC's unrestricted income rose from £7.9 million to £9.0 million, primarily as a result of a 12.7% increase in Trinity Village estate income, which totalled £8.6 million for the year (2023: £7.6 million).

Unrestricted charitable expenditure totalled £4.1 million compared with £3.9 million the previous year. This comprised £1,700,000 on welfare activities, £2,303,000 on youth opportunities and training, and £93,000 on public safety and education. Unrestricted expenditure on raising funds (principally in relation to the generation of investment property income) was £4.3 million in the year compared with £4.2 million the previous year.

Overall, after taking account of an actuarial loss on the pension scheme (under the provisions of FRS 102) of £641,000, THMC's unrestricted reserves decreased by £52,000 to £2,292,000.

With regard to THMC's restricted funds, notable activity included a further £721,000 of grants that were disbursed from the THMC/DfT Fund; the balance of the Fund at the year end was £278,000 (see note 22). There was also £60,000 of grant funding from the DfT in relation to the newly created Ukraine Maritime Officer Cadetships fund, with £29,000 of expenditure to date. THMC's restricted funds at the year end stood at £611,000 compared with £1,265,000 at 31 March 2023.

THMC's permanent endowment ('Capital') funds decreased by £11.6 million in the year to £240.3 million (see note 23). This was mainly as a result of a 5.9% revaluation loss on the Trinity Village investment property portfolio which, at the year end, was valued at £214.8 million.

Turning to the Corporate Charity and its subsidiaries, room letting income decreased to £482,000 during the year from £559,000 in the prior year reflecting a slight downturn in trading conditions compared with the previous year, which may have benefited from a rebound effect with postponed events taking place following the Covid-19 pandemic. The lighthouse cottage letting income of Trinitas Services Limited decreased from £1,095,000 in the previous year to £923,000 with a softening of the UK holiday let market. As a result, the Corporate Charity's overall income decreased slightly from £2.2 million in the previous year to £2.1 million. The Corporate Charity's expenditure decreased from £2.5 million in the previous year to £2.2 million. As a result, the Corporate Charity incurred net expenditure of £172,000 before investment gains/losses. Overall, after investment gains of £69,000 and an actuarial loss of £239,000 on the pension scheme, the Corporate Charity showed a net decrease in funds of £342,000 to £10.2 million.

Overall, the total combined funds of the two charities and their subsidiaries stood at £253.4 million compared with £266.0 million at 31 March 2023.

Investment Policy

THMC's investment portfolio is comprised of residential and commercial property ('Trinity Village') which was valued at £214.8 million at 31 March 2024; agricultural holdings valued at £5.3 million; and portfolio investments (including cash awaiting investment) valued at £19.3 million. The Corporate Charity also has portfolio investments which were valued at £0.7 million.

The Trustees' policy with regard to Trinity Village is to:

- Seek the optimal level of sustainable rental income consistent with good stewardship as a landlord;
- Undertake scheduled and periodic property maintenance obligations as they arise and in accordance with high standards of workmanship and safe working practice in the interests of preserving the value of the property as an investment;
- Enhance further, where appropriate, the prime residential areas of Trinity Village internally and externally;
- Examine opportunities for strategic redevelopment of commercial properties, usually upon reversion of leases.

During the year ended 31 March 2021, the Trustees received, and agreed to implement, the recommendations of a business plan (the TVBP) prepared by Knight Frank, the estate managers, following their strategic review in the preceding year. Whilst the implementation of the plan was delayed by the pandemic, a number of specific, discrete feasibility studies were progressed last year and in the year under review in order that they could be presented for approval by the Trustees as soon as appropriate. The objectives of the plan remained the sustainable growth of net income from the estate, and investment diversification to mitigate risk and increase income. The discrete elements of the plan that remain are, however, now under review as to their continued applicability, given the wider review (the ISR) referred to above of THMC's investments held within its Capital Fund.

During the year, the Trustees' policy with regard to the primary investment portfolio (the THMC 'Capital Fund') remained to grow the Fund in order to support capital expenditure on Trinity Village. Accordingly, BlackRock was instructed to maintain a primarily passive approach to provide a cost-efficient way of gaining exposure to developed liquid markets (i.e. equities, bonds and gilts).

The agreed asset allocations are as follows:

Name of BlackRock Pooled Fund	Benchmark	Benchmark Allocation	Actual Allocation (Note 16)
Shares Developed World Index Fund GBP Hedged	MSCI World Net TR Index	67.5%	68.3%
Shares UK Credit Bond Index Fund	iBoxx Sterling Non-Gilts Index	17.0%	16.3%
Shares Index Linked Gilt Index Fund	FTSE Actuaries UK Index-Linked Gilts over 5 years	8.0%	8.0%
Shares Emerging Markets Index Fund	MSCI Emerging Markets Index, Net Returns in GBP	7.5%	7.4%

Principal risks and uncertainties

The Corporation's Risk Register is reviewed twice a year by the Audit and Risk Committee. The Register is then submitted for scrutiny and endorsement by the Corporate Board together with the minutes of the Audit and Risk Committee.

The Register covers all aspects of Corporate operations, including property and portfolio investment management, the Trinity House building and contents, income levels, financial management, human resources, pension provision, information technology, regulation, governance and reputation. All potential risks are assessed on their probability of occurrence and impact upon the Corporation both prior to mitigation and post-mitigation on a scale ranging from 'low' (less than 20% chance) likelihood to 'very high' (more than 80% chance).

The Register identifies the key risks to the charities and subsidiary companies as follows:

- *Trinity Village Estate:* loss or diminution in value of property assets; flood risk (both pluvial and fluvial); loss of income for charitable purposes; litigation by tenants and leaseholders; prosecution by statutory authorities; failure to exploit asset value; insufficient diversity in the property and investment portfolio.

  The Trustees believe that the above risks have been mitigated by the retention, and superintendence, of suitably qualified and experienced property management agents and surveyors, legal advisers and insurance brokers. The managing agents and lawyers provide regular detailed reports that are discussed at quarterly monitoring meetings, and the Executive also report, both through the Management Committee and Investment and Estates Committee and directly, to each meeting of the Corporate Board. Other less formal meetings are also regularly held, often on the estate itself. The Trustees retain an Honorary Surveyor who attends the Investment and Estates Committee, is independent of the professional advisers, and from whom they occasionally seek advice; he is fully involved with the current ISR.

  The Trustees maintain suitable levels of reserves to mitigate against a loss in rental income from the estate. Estate income and expenditure are also monitored by the Board through the production of quarterly management accounts and budgets.

  Notwithstanding this mitigation, the Trustees' ISR of THMC's investments held within its Capital Fund, both property and non-property, aims to ensure that it is correctly positioned to optimise the yield and return on the underlying assets, at the minimum acceptable risk.

- *Trinity House Building:* loss of room letting income (through the Corporation's subsidiary company, THEL - see below); potential loss of life or injury and damage to property through fire, flood, terrorism or inadequate maintenance; failure of the building management system; loss of heritage.

  The Trustees believe that the above risks are mitigated by regular property maintenance and safety checks, fire drills and reviews of evacuation procedures. Insurance is reviewed annually and a planned maintenance programme, drawn up and managed by the Corporation's second Honorary Surveyor at Cluttons, is carried out each year. The surveyor also ensures that full compliance with building and other regulations is maintained. The Tower of London has kindly agreed to provide emergency conservator and storage support for the fine art treasures in the event of an incident.

  Income from the letting of the ceremonial rooms and the building's maintenance costs are monitored by the Board by means of quarterly management accounts and budgets. In addition to free reserves, the Trustees maintain a designated fund ('House Designated Fund') to ensure that sufficient monies are available for major repairs and refurbishments to the building, both emergency and planned.

- *Pandemic Level Disease:* whilst thought largely to have passed, the effects of the Covid-19 pandemic posed (and, to a limited degree, still pose) differing risks to the Corporate Charity and THMC, as well as to the health and safety of staff and visitors. The biggest risk is currently assessed as the emergence of a significant new variant of Covid-19 bringing with it substantial re-imposition of restrictions and constraints. The same risk applies to the emergence at pandemic level of any similar type of restrictive or incapacitating disease.

  For the Corporate Charity: the risk to income (associated with the inability to let rooms in the building due to compliance with related legislation and guidance, and diminished public appetite for events) would again lead to depletion of reserves and potential failure of THEL as a going concern.

  The Trustees believe that these risks would be mitigated by similar courses of action as previously, where applicable, and obviously dependant on the nature of the disease, including acceptance of government support; the regular and frequent monitoring of the company's cash flows, both actual and forecast, and operational requirements; and the minimisation of any appropriate variable costs. The directors of THEL remain alert to the need to ensure that the company remains a going concern.

  Depending again on the nature of the disease, risks to staff and visitors would include the possibility of an outbreak in Trinity House leading to enforced closure of the building (also depending on prevailing requirements), further loss of income, liability and reputational damage. This would be mitigated by a full risk assessment resulting in all measures having been taken, as and when necessary, to render and sustain Trinity House as a Covid (or other disease)-safe environment. Ongoing arrangements within the House would be compliant with legislation.

For THMC: risks to income from Trinity Village associated with the inability of residential tenants to pay rent, commercial tenant business failures, excessive voids at lockdown, government constraints on landlords, and broader impact on the rental market in London in general and in the area of Trinity Village in particular. Any impact upon income would again affect charitable disbursements and estate husbandry.

The Trustees believe that these risks would be mitigated by careful superintendence from their estate managers (Knight Frank), advice from them and others, and taking careful account of lessons learned so far from the Covid-19 pandemic.

The Trustees have assessed the major risks to which the charities are exposed and are satisfied that these have been identified, and that appropriate measures and effective systems and controls are in place to mitigate them. As noted above within *Future Plans*, work continues with regard to the risk management process and to ensure that the risk register is a practical management tool with risk ownership embedded throughout the organisation.

Reserves Policy

Corporate Charity

The Corporate Charity has reserves totalling £9,372,000 (2023: £9,451,000) and comprising designated funds (£9,068,000), a pension reserve (£23,000), restricted funds (£60,000) and unrestricted funds (free reserves) of £221,000. The designated funds are made up as follows:

- *House Designated Fund*: to ensure that the Corporate Charity can maintain the fabric and heritage of Trinity House, Tower Hill, London, specifically including any major refurbishments of the building to be carried out in accordance with long-term maintenance plans drawn up by the Corporate Charity's surveyor. The costs of maintaining a Grade I listed building are high and the plan has identified the requirement for considerable maintenance expenditure over the next 5 to 10 years. This is essential in light of the building's listing and the need to maintain it to a high standard to attract clients wishing to hire the function rooms, thus sustaining the Corporate Charity's room letting income. The balance of the Fund is £443,000 (2023: £410,000).

- *Fixed Assets Fund*: this is represented by tangible fixed assets not readily available to meet expenditure, and the balance at the year end was £8.7 million (2023: £8.7 million).

The Trustees review the Corporate Charity's free reserves policy annually and the current policy is to maintain free reserves at a level equivalent to between 6 and 9 months' operating expenditure. This was increased from between 3 and 6 months in order to bolster resilience as a lesson learned from the C-19 pandemic. The balance of free reserves at the year end was £221,000 (2023: £10,000) which is 4 months' budgeted operating expenditure. This position is below the reserves policy, principally as a result of the lost revenues experienced by the Charity's trading subsidiary THEL during the pandemic. Through prudent budgetary control, progress continues to be made in restoring reserves to a level that is in line with policy, with the expectation currently that the free reserves balance will return to being in line with policy no later than 2026/27.

Trinity House Maritime Charity (THMC)

THMC has reserves totalling £243.2 million (2023: £255.5 million) comprising permanent endowment funds (£240,294,000), designated funds (£677,000), a pension reserve (£62,000), restricted funds (£611,000) and unrestricted funds (free reserves) of £1,552,000. Income received from the permanent endowment funds is available for general purposes in accordance with THMC's governing documents. The designated funds are made up as follows:

- *Extraordinary Repair Fund*: to meet the requirement of THMC's governing document to provide for extraordinary repairs, improvement and rebuilding at Trinity Homes, Walmer. At the year end, the balance of this fund was £177,000 (2023: £177,000).

- *Merchant Navy Scholarship Scheme fund (MNSS)*: the Trustees' policy is to maintain this fund at a level equivalent to between 3 and 6 months of the operating costs of the MNSS. The balance of the fund at the year end was £500,000 (2023: £500,000) which was equivalent to approximately 3 months' operating costs.

As with the Corporate Charity, the Trustees review THMC's free reserves policy annually and the current policy is to maintain reserves at a level equivalent to between 6 and 9 months' operating expenditure. The balance of free reserves at the year end totalled £1,553,000 (2023: £998,000) which is equivalent to approximately 4 months' operating expenditure. The current expectation is that the free reserves balance will return to being in line with policy no later than 2026/27.

STRUCTURE, GOVERNANCE AND MANAGEMENT

As explained earlier, Trinity House was incorporated by Royal Charter in 1514. A Charter of Confirmation was granted in 1685 and, although supplemental Charters were granted for specific purposes between 1870 and 2022 (the latest having been granted on 31 January 2022), the 1685 Charter remains the Corporation's principal governing document. The Corporation's duties as a General Lighthouse Authority are conducted under powers given by the Merchant Shipping Acts. However, the funding, operations and management of the Lighthouse Authority are entirely separate from those of the Corporation's charity undertakings and, as a result, are not dealt with in these accounts.

The Corporate Charity is the principal charity (Registration Number 211869). THMC is a subsidiary of the Corporate Charity (Registration Number 211869-23) and is governed by a Scheme of the Charity Commission dated 7 August 1995. The Charity Commission granted a Uniting Direction on 24 May 2004 to enable the two charities to be combined for the purposes of reporting and the presentation of accounts.

The members of the Corporate Board are elected by the Court of the Corporation and act as Trustees of the charities. The Trustees who served during the period from 1 April 2023 to the date of this Report were as follows:

Rear Admiral Iain Lower CB MA AFNI *(Deputy Master) (appointed 13 February 2024)*	*A,B,C,D*
Captain Sir Ian McNaught KCVO MNM FNI *(Deputy Master) (retired 13 February 2024)*	*A,B,C,D*
Captain Roger Barker MNM FNI	*A,B,C*
Captain Stephen Gobbi MNM FNI JP MA LLB	*A,B*
Captain Nigel Hope RD* MNM FNI RNR	*A*
Commodore William Walworth CBE MNM RFA	
Commodore Robert Dorey RFA	
Commander Nigel Hare MA FRIN	*A*
Malcolm Glaister Esq.	*B,D*
Rear Admiral Ian Moncrieff CBE DL	
Hon. Captain Lance Batchelor RNR *(resigned 19 March 2024 on being appointed Chair of the Lighthouse Board)*	*B,C,D*

Committee membership:

A Member of the Management Committee
B Member of the Investment and Estates Committee
C Member of the Audit and Risk Committee
D Member of the Remuneration Committee

The Board meets four times a year and has appointed a number of committees to discharge certain functions. The committees are constituted as the Investment and Estates, Audit and Risk, and Remuneration Committees. The Management Committee is constituted with its authority *pari passu* with the other committees and meets four times a year, in the intervals between Board meetings.

Commodore Martin Atherton OBE MA FCMI FCILT RN is Secretary to the Corporation. The Secretary is the Chief Executive Officer of the two charities with day-to-day responsibility for their effective operation and administration; he is also responsible for the administration and co-ordination of the Fraternity of Elder and Younger Brethren.

The Corporation's Royal Charters provide for the election of 31 active Elder Brethren who collectively constitute the voting members of the Court, its governing body. All the Trustees of the charities are Elder Brethren and Court Assistants. The Court is supported and advised by a fraternity of Younger Brethren, both women and men, who represent the broad constituencies with which the Corporation is associated. They are likely to be senior professionals from the Royal Navy or the Merchant Navy, Pilots or Harbour Masters, or those engaged in other areas of Maritime including the shipping industry and associated businesses or statutory agencies; others may have a background in sailing or the voluntary sector.

Those selected to serve as Trustees reflect this broad range of skills and experience, and the Board therefore comprises extensive knowledge and experience of the maritime sector in its widest sense. All are, or have been, senior figures in the sector. Most also serve on the governing bodies of, or are associated with, other agencies and charities. Two members of the Board have particular business or investment experience respectively.

Since Trustees are elected from the Fraternity, they will normally already have an understanding of the functions and operation of Trinity House's charities. Nevertheless, new Trustees are made aware of their statutory responsibilities and are briefed formally by the Secretary on their role; on the charities' governing documents; the way in which the Trustee body operates; and on the activities of the charities. Trustees are also apprised of developments within the sector.

The staff of the charities are led by the Secretary. They are engaged in financial and operational administration, income generation and the provision of support services at the Corporation's headquarters building at Tower Hill. THMC employs a small staff at Trinity Homes, Walmer, who also report to the Secretary.

The key personnel are the Trustees, the Secretary, the Finance and Commercial Director (who is also a Deputy Secretary to the Corporation), the Head of Events and the Head of Charitable Giving.

Staff salaries are reviewed annually by the Corporate Remuneration Committee, comprising the Deputy Master and the two Business / Investment Trustees, one of whom acts as Chair. The Corporation believes in attracting and retaining high quality staff for the long term, and a comprehensive quinquennial benchmarking review was undertaken during the year.

As mentioned above, the Corporate Charity has two wholly owned subsidiary companies.

The first, Trinitas Services Limited, was incorporated in 1993 and its principal activity is the operation of 37 former lighthouse keepers' cottages as holiday accommodation and short term lets. Two of the five directors of the company are also members of the Corporate Board and a third director is the Secretary to the Corporation and Chief Executive of the charities.

The principal activity of the second company, THEL, is the generation of income for the Corporate Charity by letting of the function rooms at Trinity House. Two of the company's three directors are members of the Corporate Board and the third is the Secretary to the Corporation.

Fundraising Statement

During the prior year and the year under review, the charities did not actively solicit donations with the exception of a limited fundraising campaign in aid of the Worcester Merchant Navy Cadet Scheme (WMNCS). No public fundraising has been, or will be involved. A substantial part of the total sum raised to date has come from voluntary donations by alumni of the Merchant Navy Training College, HMS Worcester, which closed in 1969. Other funding for WMNCS has arisen from the sponsorship of four cadets by the TK Foundation, one cadet by the Gosling Foundation, one partially by the Swire family foundation and one by the Woods family.

Given that there has been no public fundraising and the narrow scope of this activity, the charities have not registered with the Fundraising Regulator; and did not subscribe to any fundraising codes of practice. When donations from individuals are received, the charities aim to protect personal data and never sell data or swap data with other organisations. During the year, the charities received no complaints about fundraising activities.

THE CORPORATE BOARD'S RESPONSIBILITIES IN RELATION TO THE ACCOUNTS

The Corporate Board is responsible for preparing the Report of the Corporate Board and Group Accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Corporate Board to prepare accounts for each financial year that give a true and fair view of the state of affairs of the combined charities and the group (the combined charities and subsidiary companies) and of the income and expenditure of the charities and the group for that period.

In preparing these accounts, the Corporate Board is required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in 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);
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charities and the group will continue in operation.

The Corporate Board is responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charities and the group and enable it to ensure that the accounts comply with the Charities Act 2011, applicable Charity (Accounts and Reports) Regulations and the provisions of the charities' governing documents. It is also responsible for safeguarding the assets of the charities and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Corporate Board on 26 November 2024 and signed on its behalf by

Rear Admiral Iain Lower CB MA AFNI
Deputy Master and Chair of Trustees

OTHER REFERENCE DETAILS

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Managing Agents:

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Savills Ltd
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Solicitors:

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INDEPENDENT AUDITOR'S REPORT TO THE CORPORATE BOARD OF THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

Opinion

We have audited the accounts of the combined charities of the Corporation of Trinity House of Deptford Strond (the 'combined charities') and their subsidiaries (the 'group') for the year ended 31 March 2024 which comprise the group and combined charities' statement of financial activities, the group and combined charities' balance sheets, the group statement of cash flows, the principal accounting policies and the notes to the accounts. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the accounts:

- give a true and fair view of the state of the group's and of the combined charities' affairs as at 31 March 2024 and of their incoming resources and application of resources 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 requirements of 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 accounts section of our report. We are independent of the group in accordance with the ethical requirements that are relevant to our audit of the accounts 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 accounts, we have concluded that the Corporate Board's use of the going concern basis of accounting in the preparation of the accounts 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 group and combined charities' ability to continue as a going concern for a period of at least twelve months from when the accounts are authorised for issue.

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

Other information

The other information comprises the information included in the Report of the Corporate Board and Group Accounts other than the accounts and our auditor's report thereon. The Corporate Board is responsible for the other information. Our opinion on the accounts does not cover the other information and 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 accounts 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 accounts 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
In the light of the knowledge and understanding of the group and combined charities and their environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Corporate Board.

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

- the information given in the Report of the Corporate Board is inconsistent in any material respect with the accounts; or
- sufficient accounting records have not been kept by the combined charities; or
- the combined charities' accounts 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 the Corporate Board
As explained more fully in the Corporate Board's responsibilities statement set out on page 15, the Corporate Board is responsible for the preparation of the accounts and for being satisfied that they give a true and fair view, and for such internal control as the Corporate Board determines is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

In preparing the accounts, the Corporate Board is responsible for assessing the group's and the combined charities' 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 Corporate Board either intends to liquidate the group or the combined charities or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the accounts
We have been appointed as auditor under section 151 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 accounts 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 accounts.

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:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the combined charities and the group through discussions with management and from our knowledge and experience of the sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the accounts or the operations of the combined charities and the group, including the Charities Act 2011 and the financial reporting framework referred to above; and
- we understood how the combined charities and the group are complying with those legal and regulatory frameworks by making enquiries of management and those responsible for legal and compliance procedures. We corroborated our enquiries through our review of the minutes of meetings of those charged with governance.

We assessed the susceptibility of the combined charities' and group's accounts to material misstatement, including obtaining an understanding of how fraud might occur. Audit procedures performed by the engagement team included:

- making enquiries of management and those charged with governance as to their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected financial relationships;
- tested journal entries to identify unusual transactions;
- performed substantive testing of expenditure including testing the authorisation thereof; and
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- reading the minutes of meetings of those charged with governance; and
- enquiring of management and trustees as to actual and potential litigation and claims.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Corporate Board and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the accounts is located 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 Corporate Board, 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 Corporate Board, those matters we are required to state to it 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 combined charities and the Corporate Board as a body, for our audit work, for this report, or for the opinions we have formed.

27 November 2024

Buzzacott LLP
Statutory Auditor
130 Wood Street
London
EC2V 6DL

Buzzacott LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

GROUP STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2024

	Notes	Corporate Charity funds (including subsidiaries)	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	**Total 2024**	Total 2023
		£000	£000	£000	£000	**£000**	£000
INCOME FROM:							
Donations and legacies		14	6	88	-	**108**	112
Charitable activities	2	631	17	1,114	-	**1,762**	2,423
Other trading activities	3	1,405	-	-	-	**1,405**	1,654
Other operating income	4	4	-	-	-	**4**	2
Investments	5	17	8,930	-	27	**8,974**	7,915
TOTAL INCOME		2,071	8,953	1,202	27	**12,253**	12,106
EXPENDITURE ON:							
Raising funds	6	1,341	4,268	-	20	**5,629**	5,660
Charitable activities:							
Welfare	7	15	1,700	-	44	**1,759**	1,613
Youth opportunities and training	8	-	2,303	1,135	-	**3,438**	3,139
Public safety and education	9	-	93	721	-	**814**	426
Maintaining the fabric and heritage of Trinity House	10	824	-	-	-	**824**	944
Role as a Deep Sea Pilotage Authority	11	46	-	-	-	**46**	8
Provision of Nautical Assessors	11	17	-	-	-	**17**	40
TOTAL EXPENDITURE		2,243	8,364	1,856	64	**12,527**	11,830
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES		(172)	589	(654)	(37)	**(274)**	276
Losses on the revaluation and disposal of investment properties	16	-	-	-	(13,814)	**(13,814)**	(9,687)
Gains / (losses) on the revaluation and disposal of portfolio investments	16	69	-	-	2,244	**2,313**	(1,822)
NET (EXPENDITURE) / INCOME		(103)	589	(654)	(11,607)	**(11,775)**	(11,233)
OTHER RECOGNISED (LOSSES) / GAINS:							
Actuarial (loss) / gain on defined benefit pension scheme	25	(239)	(641)	-	-	**(880)**	103
NET MOVEMENT IN FUNDS		(342)	(52)	(654)	(11,607)	**(12,655)**	(11,130)
BALANCE AT 1 APRIL 2023		10,512	2,344	1,265	251,901	**266,022**	277,152
BALANCE AT 31 MARCH 2024		10,170	2,292	611	240,294	**253,367**	266,022

Detailed comparative figures are disclosed in note 29 to the accounts.

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

COMBINED CHARITIES' STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2024

	Notes	Corporate Charity funds	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	**Total 2024**	Total 2023
		£000	£000	£000	£000	**£000**	£000
INCOME FROM:							
Donations and legacies		14	6	88	-	**108**	112
Charitable activities	2	631	17	1,114	-	**1,762**	2,423
Other trading activities	3	601	-	-	-	**601**	269
Investments	5	17	8,930	-	27	**8,974**	7,915
TOTAL INCOME		1,263	8,953	1,202	27	**11,445**	10,719
EXPENDITURE ON:							
Raising funds	6	270	4,268	-	20	**4,558**	4,458
Charitable activities:							
Welfare	7	15	1,700	-	44	**1,759**	1,613
Youth opportunities and training	8	-	2,303	1,135	-	**3,438**	3,139
Public safety and education	9	-	93	721	-	**814**	426
Maintaining the fabric and heritage of Trinity House	10	824	-	-	-	**824**	944
Role as a Deep Sea Pilotage Authority	11	46	-	-	-	**46**	8
Provision of Nautical Assessors	11	17	-	-	-	**17**	40
TOTAL EXPENDITURE		1,172	8,364	1,856	64	**11,456**	10,628
NET INCOME / (EXPENDITURE) BEFORE INVESTMENT GAINS AND LOSSES		91	589	(654)	(37)	**(11)**	91
Losses on the revaluation and disposal of investment properties	16	-	-	-	(13,814)	**(13,814)**	(9,687)
Gains / (losses) on the revaluation and disposal of portfolio investments	16	69	-	-	2,244	**2,313**	(1,822)
NET INCOME / (EXPENDITURE)		160	589	(654)	(11,607)	**(11,512)**	(11,418)
OTHER RECOGNISED (LOSSES) / GAINS:							
Actuarial (loss) / gain on defined benefit pension scheme	25	(239)	(641)	-	-	**(880)**	103
NET MOVEMENT IN FUNDS		(79)	(52)	(654)	(11,607)	**(12,392)**	(11,315)
BALANCE AT 1 APRIL 2023		9,451	2,344	1,265	251,901	**264,961**	276,276
BALANCE AT 31 MARCH 2024		9,372	2,292	611	240,294	**252,569**	264,961

Detailed comparative figures are disclosed in note 29 to the accounts.

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND
BALANCE SHEETS
at 31 March 2024

	Notes	Group 2024 £000	Combined Charities 2024 £000	Group 2023 £000	Combined Charities 2023 £000
FIXED ASSETS					
Tangible fixed assets	15	**10,971**	**10,391**	11,099	10,508
Investments	16	**240,641**	**240,641**	251,825	251,825
		251,612	**251,032**	262,924	262,333
CURRENT ASSETS					
Stocks		**45**	**36**	38	28
Debtors	17	**2,845**	**2,789**	1,652	1,585
Cash at bank and on deposit		**2,660**	**2,100**	3,635	2,796
		5,550	**4,925**	5,325	4,409
CURRENT LIABILITIES					
Amounts falling due within one year	18	**(3,880)**	**(3,473)**	(3,145)	(2,699)
NET CURRENT ASSETS		**1,670**	**1,452**	2,180	1,710
NET ASSETS EXCLUDING PENSION ASSET		**253,282**	**252,484**	265,104	264,043
Defined benefit pension asset	25	**85**	**85**	918	918
NET ASSETS INCLUDING PENSION ASSET		**253,367**	**252,569**	266,022	264,961
FUNDS					
Corporate Charity					
Income funds:					
Designated funds	19	**9,068**	**9,068**	9,132	9,132
Other unrestricted funds		**221**	**221**	10	10
Pension reserve		**23**	**23**	249	249
Restricted funds	20	**60**	**60**	60	60
		9,372	**9,372**	9,451	9,451
Trinity House Maritime Charity					
Income funds:					
Designated funds	21	**677**	**677**	677	677
Other unrestricted funds		**1,553**	**1,553**	998	998
Pension reserve		**62**	**62**	669	669
Restricted funds	22	**611**	**611**	1,265	1,265
		2,903	**2,903**	3,609	3,609
Capital funds:					
Permanent endowment funds	23	**240,294**	**240,294**	251,901	251,901
		243,197	**243,197**	255,510	255,510
Non-charitable Trading Funds	24	**798**	**-**	1,061	-
TOTAL FUNDS		**253,367**	**252,569**	266,022	264,961

Approved by the Corporate Board on 26 November 2024 and signed on its behalf by

Rear Admiral Iain Lower CB
Deputy Master and Chair of Trustees

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND
GROUP STATEMENT OF CASH FLOWS
For the year ended 31 March 2024

	2024	2023
	£000	£000
NET CASH USED IN OPERATING ACTIVITIES (A)	**(8,788)**	(6,928)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Payments to acquire tangible fixed assets	**(202)**	(236)
Payments to improve investment properties	**(1,739)**	(1,913)
Proceeds from sales of investment properties	**6,889**	-
Payments to acquire portfolio investments	**(5,833)**	(26)
Proceeds from sales of portfolio investments	**333**	2,176
Repayment of programme-related investments	**43**	-
Income from investments	**8,974**	7,915
NET CASH PROVIDED BY INVESTING ACTIVITIES	**8,465**	7,916
Repayment of Coronavirus Business Interruption Loan	**(50)**	(50)
NET CASH USED IN FINANCING ACTIVITIES	**(50)**	(50)
CHANGE IN CASH AND CASH EQUIVALENTS	**(373)**	938
CASH AND CASH EQUIVALENTS AT 1 APRIL 2023	**3,978**	3,040
CASH AND CASH EQUIVALENTS AT 31 MARCH 2024 (B)	**3,605**	3,978

(A) RECONCILIATION OF NET EXPENDITURE TO NET CASH USED IN OPERATING ACTIVITIES:

	2024	2023
	£000	£000
Net (expenditure)/income for the year before investment gains and losses	**(274)**	276
Adjustments for:		
Depreciation	**326**	297
Loss on disposal of tangible fixed assets	**4**	2
Change in stocks	**(7)**	(5)
Change in debtors	**(601)**	(164)
Change in creditors	**785**	603
Income from investments	**(8,974)**	(7,915)
FRS 102 pension cost adjustment	**(47)**	(22)
Net cash used in operating activities	**(8,788)**	(6,928)

(B) ANALYSIS OF CASH AND CASH EQUIVALENTS:

	31 March 2024	31 March 2023
	£000	£000
Cash at bank and on deposit	**2,660**	3,635
Cash held on deposit by estate managing agents (note 17)	**726**	134
Cash held on deposit by managing agents of Merchant Navy Scholarship Scheme (note 17)	**177**	177
Cash held by investment managers (note 16)	**42**	32
	3,605	3,978

(C) ANALYSIS OF CHANGES IN NET DEBT:

	1 April 2023	Cash flows	**31 March 2024**
	£000	£000	**£000**
Cash and cash equivalents	3,978	(373)	**3,605**
Coronavirus Business Interruption Loan	(50)	50	**-**
Total	3,928	(323)	**3,605**

1. ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the Accounts are laid out below.

Basis of Preparation
These Accounts have been prepared for the year to 31 March 2024 with comparative information presented for the year to 31 March 2023.

These Accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant accounting policies below or the notes to these Accounts.

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

The charities constitute public benefit entities as defined by FRS 102.

The Accounts are presented in sterling and are rounded to the nearest one thousand pounds.

Basis of Consolidation

The assets and liabilities and the income and expenditure of the Corporation as General Lighthouse Authority for England and Wales are administered by it under statutory authority and are dealt with in separate accounts.

Group:
The Group statement of financial activities and Group balance sheet consolidate the accounts of the subsidiary undertakings with those of the combined charities.

Combined charities:
In accordance with the Uniting Direction approved by the Charity Commission on 24 May 2004, the combined charities' accounts deal with the assets and liabilities, the income and expenditure of the Corporation of Trinity House of Deptford Strond (in its Corporate capacity, 'the Corporate Charity') and the assets and liabilities, the income and the expenditure of the Trinity House Maritime Charity, which is also under the trusteeship of the Corporation.

As the restricted funds of the Corporate Charity are not material, their income and expenditure are not shown separately in the statement of financial activities but are disclosed in the notes.

Critical Accounting Estimates and Areas of Judgement
Preparation of the Accounts requires the trustees and management to make significant judgements and estimates. The more significant areas in the accounts where these judgements and estimates have been made include:
- allocation of support costs across charitable activities
- investment property valuation (see note 16)
- pension surplus or deficit valuation
- useful economic life of tangible fixed assets, and consequent rates of depreciation
- recoverability of programme-related investments

1. ACCOUNTING POLICIES (continued)

Assessment of Going Concern

The Trustees have assessed whether the use of the going concern assumption is appropriate in preparing these Accounts. The Trustees have made this assessment in respect of a period of at least one year from the date of approval of these Accounts.

The Trustees of the charities have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. The Trustees are of the opinion that the Group members will have sufficient resources to meet their liabilities as they fall due. The most significant areas of judgement that affect items in the accounts are detailed above. With regard to the next accounting period, the year ending 31 March 2025, the most significant areas that affect the carrying value of the assets held by the charities are the level of investment return and the performance of the investment markets (see the 'Investment Policy' and 'Principal Risks and Uncertainties' sections of the Annual Report of the Corporate Board for more information).

Income Recognition

Income is recognised in the period in which the Group has entitlement to the income, when that income can be measured reliably and when it is probable that it will be received.

Grants from government and other agencies have been included as income from charitable activities where these amount to a contract for service but as donations where the money is given with greater freedom of use. Donations are recognised when the charities have confirmation of both the amount and settlement date. For donations pledged but not received, the amount is accrued when the receipt is considered probable. Income from charitable activities comprises grants from government and other agencies relating to cadet training, and an annual contribution from the General Lighthouse Authority. Grants are accrued for when the receipt is considered probable.

Other trading activities relate to income from the charities' two subsidiaries, Trinitas Services Limited and Trinity House Events Limited.

Investment income comprises dividends from the charities' listed investment portfolios and rental income from the investment property portfolio. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due. Rental income is recognised throughout the year as and when rents fall due.

Expenditure Recognition

All expenditure is accounted for on an accruals basis. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings. The classification between activities is as follows:

a. The costs of raising funds include the salaries, direct costs and overheads associated with generating rental income from Trinity House, Tower Hill, London and the lighthouse cottages which are let by Trinitas Services Limited, the maintenance cost of the investment properties, fees paid in connection with the management of the charities' investments and related support costs.

b. The costs of charitable activities comprise expenditure on the charities' primary charitable purposes as described in the Annual Report of the Corporate Board and include an appropriate proportion of support costs. Costs are analysed by the principal activities of welfare, youth opportunities and training, public safety and education, maintaining the fabric and heritage of Trinity House, role as a Deep Sea Pilotage Authority and provision of Nautical Assessors.

1. ACCOUNTING POLICIES (continued)

c. Grants are charged to the statement of financial activities when the beneficiary has been informed of the grant and there are no conditions that enable the charities to avoid the expenditure. Where the charities retain the discretion to avoid the expenditure, such grants are noted as financial commitments in the notes to the accounts. Grants are classified as 'grants paid - annual' and 'grants paid - other'.

d. Support costs comprise the cost of staff employed under joint contracts of employment and administration costs. The Corporate Charity meets all of these costs which are subsequently allocated between the Corporate Charity and the Trinity House Maritime Charity. The basis of apportionment of these support costs between the Corporate Charity and the Trinity House Maritime Charity is reviewed periodically in the light of the level of activity of each charity during the year.

Tangible Fixed Assets
All assets with a cost of over £500 and with an expected useful life of more than one year are capitalised.

Freehold properties, leasehold improvements, treasures and plant and equipment and fixtures and fittings are stated at cost less depreciation or impairment.

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Freehold properties - 2%
Plant and equipment - 25%
Fixtures and fittings - 10 - 20%
Leasehold improvements - 5%

No depreciation is charged in respect of the treasures as it is not deemed to be material after taking account of their expected useful lives and expected residual values. Where there is an indication of a decrease in value, an impairment review is performed and an impairment charge is made where necessary.

Investments
Investment properties are included in the accounts at open market value and are revalued periodically by the Corporate Board based on professional advice.

Portfolio investments are included in the accounts at their market value at the end of the financial period. The market value of fixed interest securities reflects accrued interest at the balance sheet date.

Realised and unrealised gains or losses on investment assets are credited or charged to the statement of financial activities in the year in which they occur.

Programme related investments are assets held by the charities in order to directly further the charitable purposes of the charities; any financial return obtained is not a primary reason for making the investment.
Programme related investments comprise concessionary loans to third parties interest free or at below prevailing market rates and are initially recognised at the amount paid with the carrying amount adjusted in subsequent years to reflect repayments and any accrued interest and adjusted for impairment, if applicable. Any impairment loss is recognised as expenditure on charitable activities within the statement of financial activities.

Stocks
Stocks of publications and consumables for resale are valued at the lower of cost and net realisable value.

Debtors
Debtors are recognised at their settlement amount less any provision for non-recoverability. Prepayments are valued at the amount prepaid.

1. ACCOUNTING POLICIES (continued)

Cash at Bank and in Hand
Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition.

Creditors and Provisions
Creditors and provisions are recognised: where there is an obligation at the balance sheet date as a result of a past event; where it is probable that a transfer of economic benefit will be required in settlement; and, where the amount of the obligation can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt.

Pension Costs
The charities' defined benefit pension scheme assets are measured using market values. Pension scheme liabilities are measured using the projected unit actuarial method and are discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability.

If the pension scheme assets exceed the liabilities, an asset is recognised on the balance sheet to the extent it is recoverable through a reduction in future contributions or by repayment.

Any increase in the present value of the liabilities within the Scheme expected to arise from employee service in the period is allocated across expense categories on a fair and consistent basis.

Actuarial gains and losses are included in the statement of financial activities in other recognised gains and losses for the period.

Contributions in respect of the charities' Group Personal Pension Scheme are recognised in the statement of financial activities when they become due.

Fund Structure
Unrestricted funds
The unrestricted funds are revenue funds which are expendable at the discretion of the Corporate Board in furtherance of the objects of the charities. Included within unrestricted funds are designated funds which are funds set aside out of unrestricted funds and designated for specific purposes by the Corporate Board.

Restricted funds
The restricted funds can only be applied in accordance with the donors' explicit terms.

Permanent endowment funds
Permanent endowment funds are capital funds where there is no power to convert the capital into income and which must generally be held indefinitely. Income arising on the funds is credited to unrestricted funds.

Financial Instruments
The charities only have financial assets and liabilities that qualify as basic financial instruments. Except for portfolio investments which are measured at their fair value as at the balance sheet date, basic financial instruments are initially recognised at their transaction value and subsequently measured at their settlement value.

2. INCOME FROM CHARITABLE ACTIVITIES:

Group and Combined Charities

	Corporate Charity Unrestricted funds	Trinity House Maritime Charity Unrestricted funds	Trinity House Maritime Charity Restricted funds	**Total 2024**	Total 2023
	£000	£000	£000	**£000**	£000
Welfare	-	17	-	**17**	16
Youth opportunities and training	-	-	1,114	**1,114**	877
Public safety & education	-	-	-	**-**	1,000
Contribution from Trinity House Lighthouse Service	430	-	-	**430**	340
Other	201	-	-	**201**	190
Total 2024	631	17	1,114	**1,762**	2,423
Total 2023	530	16	1,877	2,423	

3. INCOME FROM OTHER TRADING ACTIVITIES:

	2024	2023
Group:	**£000**	£000
Letting of function rooms by Trinity House Events Limited	**482**	559
Letting of lighthouse cottages by Trinitas Services Limited	**923**	1,095
	1,405	1,654
Combined Charities:		
Income from Trinity House Events Limited:		
Corporate Charity management charge	**258**	269
Gift Aid donations	**343**	-
	601	269

The above Combined Charities' income for the years ended 31 March 2024 and 31 March 2023 related to Corporate Charity unrestricted funds.

4. OTHER OPERATING INCOME

	2024	2023
Group:	**£000**	£000
Other operating income (Trinity House Events Limited)	**4**	2

5. INCOME FROM INVESTMENTS:

Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity			**Total 2024**	Total 2023
	Unrestricted funds	Unrestricted funds	Restricted funds	Endowment funds		
	£000	£000	£000	£000	**£000**	£000
Investment properties	-	8,579	-	27	**8,606**	7,635
Portfolio investments	14	271	-	-	**285**	263
Bank interest and other finance income	3	80	-	-	**83**	17
Total 2024	17	8,930	-	27	**8,974**	7,915
Total 2023	19	7,887	1	8	7,915	

6. EXPENDITURE ON RAISING FUNDS:

Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity			**Total 2024**	Total 2023
	Unrestricted funds	Unrestricted funds	Restricted funds	Endowment funds		
	£000	£000	£000	£000	**£000**	£000
Letting of function rooms	270	-	-	-	**270**	269
Management of investment assets:						
Estate managers' fees	-	814	-	-	**814**	727
Legal and other administration fees	-	313	-	15	**328**	342
Investment managers' fees	-	-	-	5	**5**	3
Maintenance of investment assets:						
Repairs, maintenance and refurbishment of estates	-	2,084	-	-	**2,084**	2,126
Support costs	-	1,057	-	-	**1,057**	991
Combined Charities	270	4,268	-	20	**4,558**	4,458
Letting of lighthouse cottages	999	-	-	-	**999**	1,153
Letting of function rooms	72	-	-	-	**72**	49
Group	1,341	4,268	-	20	**5,629**	5,660
Total 2023 - Combined charities	269	4,181	-	8	4,458	
Total 2023 - Group	1,471	4,181	-	8	5,660	

7. EXPENDITURE ON CHARITABLE ACTIVITIES:

WELFARE

Group and Combined Charities	Corporate Charity	Trinity House Maritime Charity		**Total**	Total
	Unrestricted funds	Unrestricted funds	Endowment funds	**2024**	2023
	£000	£000	£000	**£000**	£000
Maintenance and upkeep of the Trinity Homes	-	394	44	**438**	421
Grants paid - annual	-	600	-	**600**	600
Grants paid - other	15	285	-	**300**	212
Support costs	-	421	-	**421**	380
Total 2024	15	1,700	44	**1,759**	1,613
Total 2023	5	1,565	43	1,613	

During the year, welfare grants totalling £900,000 were awarded to other charities, organisations and individuals. Of the grants paid, annual grants amounted to £600,000 and other grants amounted to £300,000:

	£000	
The Shipwrecked Mariners' Society	110	Towards their one off and regular grants to beneficiaries.
Royal Alfred Seafarers Society	100	Towards the cost of care to their residents.
Nautilus Welfare Fund	83	Towards the support offered to residents and the Admiral Nurse.
Sailors' Children's Society	68	Towards the grants awarded directly to families.
The Fishermen's Mission	62	Towards their core costs.
Naval Children's Charity	47	Towards the grants awarded directly to families.
Tyne Mariners' Benevolent Institution	39	Towards the cost of maintenance on the homes and providing pensions.
Royal Liverpool Seamen's Orphan Institution	35	Towards the grants awarded directly to families.
Merchant Navy Welfare Board	31	Towards the Vehicle Replacement Programme.
Maritime Charities Group	10	Annual membership fee.
Care for Veterans	10	Towards the cost of providing their mixed rehabilitation service for seafaring beneficiaries.
Annual National Service for Seafarers	5	Towards the cost of the service at St Paul's Cathedral.
Total grants paid - annual	600	
Seafarers Hospital Society	32	Towards the expansion of the SeaFit programme to new locations.
Stella Maris	25	Towards the Liverpool and North West Chaplaincy service.
Broughton House	17	Towards the top up care home fees for their seafaring Residents.
Combat Stress	15	Towards mental health support for seafaring veterans.
SSAF the Armed Forces Charity	15	Towards their caseworking service for seafaring beneficiaries and their families
ISWAN	12	Towards the UK element of providing their counselling service to seafarers.
Cost of living grants	50	Five organisations were awarded emergency funding as part of a cost of living crisis fund.
Other welfare grants	134	Various welfare grants, of £10,000 or less.
Total grants paid - other	300	

8. EXPENDITURE ON CHARITABLE ACTIVITIES:
YOUTH OPPORTUNITIES AND TRAINING

Group and Combined Charities	Trinity House Maritime Charity		**Total 2024**	Total 2023
	Unrestricted funds	Restricted funds		
	£000	£000	**£000**	£000
Merchant Navy Scholarship Scheme	1,289	1,135	**2,424**	2,226
Grants paid - annual	195	-	**195**	195
Grants paid - other	249	-	**249**	187
Support costs	570	-	**570**	531
Total 2024	2,303	1,135	**3,438**	3,139
Total 2023	2,247	892	3,139	

During the year, youth opportunities and training grants totalling £444,000 were awarded to other charities, organisations and individuals. Of the grants paid, annual grants amounted to £195,000 and other grants amounted to £249,000:

	£000	
Marine Society & Sea Cadets	130	For use within MSSC's Premises Fund for urgent repairs and upgrades to Units and the On The Water programme.
London Nautical School	40	Towards the cost of a staff member in the Maritime dept.
IALA - AISM	25	Towards the cost of educating and engaging with navigation professionals worldwide.
Total grants paid - annual	195	
United Kingdom Sailing Academy	55	Towards the Trinity House Superyacht Cadetship.
UWC Atlantic College	24	Towards the Nautical Leadership Experience.
Association of Sail Training Organisations	21	Towards Sail Training Bursaries for sea staff.
Portsmouth Sail Training Trust	15	Towards the cost of providing the programme for young people.
Royal Yachting Association	15	For the Trinity House Yachtmaster Scholarship.
Other youth opportunities & training grants	119	Various youth opportunities & training grants, of £10,000 or less.
Total grants paid - other	249	

9. EXPENDITURE ON CHARITABLE ACTIVITIES:
PUBLIC SAFETY AND EDUCATION

Group and Combined Charities

	Trinity House Maritime Charity		**Total 2024**	Total 2023
	Unrestricted funds	Restricted funds		
	£000	£000	**£000**	£000
THMC/DfT grants	-	721	**721**	342
Grants paid - annual	38	-	**38**	38
Grants paid - other	32	-	**32**	26
Support costs	23	-	**23**	20
Total 2024	93	721	**814**	426
Total 2023	84	342	426	

During the year, public safety and education grants totalling £70,000 were awarded to other charities, organisations and individuals. Of the grants paid, annual grants amounted to £38,000 and other grants amounted to £32,000:

	£000	
CHIRP - confidential reporting for aviation & maritime	20	Towards the cost of providing their confidential reporting system.
Royal Institute of Navigation	18	Towards the cost of delivering their programme of activities.
Total grants paid - annual	38	
National Coastwatch Institution	21	Towards the development and launch of a new website.
Other youth public & safety grants	11	Various public safety & education grants, of £10,000 or less.
Total grants paid - other	32	

During the year, the following grants were made from the THMC/DfT fund:

	£000	
The Royal Society for the Prevention of Accidents	400	Towards an extension of the Respect the Water Campaign.
International Seafarers' Welfare and Assistance Network	119	Towards an extension of their Social Interaction. Matters (SIM) Project.
University of Aberdeen	59	Towards exploring the key non technical skills used by commercial fishermen.
Hull Maritime Foundation	48	Towards an extension of the Maritime Futures priogramme.
The Fishermen's Mission	44	Towards mental health support for fisherman/staff.
CHIRP - confidential reporting for aviation & maritime	26	Towards research into the most frequent reasons for human factor incidents.
Merchant Navy Welfare Board	15	Towards converting the C188 Fishing safety course into an online module.
Sailors' Society	10	Towards peer support groups and mental health support for UK maritime pilots.
	721	

10. EXPENDITURE ON CHARITABLE ACTIVITIES:
MAINTAINING THE FABRIC AND HERITAGE OF TRINITY HOUSE
Group and Combined Charities

	Total 2024 £000	Total 2023 £000
Staff and pension costs	**186**	231
Repairs, renewals and planned maintenance	**60**	99
Light, heat, insurance and other running costs	**205**	190
Depreciation	**136**	134
Support costs	**237**	290
	824	944

The above expenditure for the years ended 31 March 2024 and 31 March 2023 related to Corporate Charity unrestricted funds.

11. EXPENDITURE ON CHARITABLE ACTIVITIES:
ROLE AS A DEEP SEA PILOTAGE AUTHORITY AND PROVISION OF NAUTICAL ASSESSORS
Expenditure on these categories in the two years ended 31 March 2024 and 31 March 2023 was from Corporate Charity unrestricted funds.

12. ANALYSIS OF SUPPORT COSTS

	Office staff £000	Service staff £000	Admin costs £000	**Total 2024 £000**	Total 2023 £000
Raising funds	385	59	613	**1,057**	991
Welfare	154	23	244	**421**	380
Youth opportunities and training	208	31	331	**570**	531
Public safety and education	8	2	13	**23**	20
Maintaining the fabric and heritage of Trinity House	-	-	237	**237**	290
	755	115	1,438	**2,308**	2,212

Support costs include governance costs of £201,000 (2023: £175,000), which include auditor's remuneration of £56,000 (2023: £45,000) for audit services and £4,000 (2023: £nil) for non-audit services. In addition to the fees noted above, audit fees of £22,000 (2023: £26,000) and other fees paid to auditors of £2,000 (2023: £20,000) in relation to Trinitas Services Limited and Trinity House Events Limited are included in expenditure on raising funds.

13. STAFF COSTS AND TRUSTEES' REMUNERATION

	2024	2023
	£000	£000
Wages and salaries	**1,198**	1,109
Social security costs	**130**	118
Other pension costs - defined benefit scheme	**29**	56
- group personal pension plan	**86**	70
Other staff costs	**69**	180
	1,512	1,533

The average number of staff during the year was 23 (2023: 21).

Included within the the above cost for the prior year is a termination payment of £34,000 that was made to one individual during the year.

The number of employees whose emoluments, excluding pension contributions and employer's national insurance contributions, but including taxable benefits, fell within the following ranges:

	2024	2023
£120,000 - £129,999	**2**	-
£110,000 - £119,999	**-**	2
£90,000 - £99,999	**1**	-
£80,000 - £89,999	**-**	1
£60,000 - £69,999	**1**	-

Of the higher paid employees, contributions were made to the defined benefit scheme for 1 (2023: 1) individual. The emoluments of the highest paid individual includes pay in lieu of pension contributions.

The total cost of employing key management, comprising the Secretary to the Corporation, the Finance and Commercial Director (who is also a Deputy Secretary to the Corporation), the Head of Events and the Head of Charitable Giving, including employer's pension contributions and employer's national insurance contributions was £491,000 (2023: £456,000).

Travel and subsistence expenses totalling £28,000 (2023: £19,000) were reimbursed to 6 (2023: 5) members of the Corporate Board in the year.

Fees and taxable expenses paid to members of the Corporate Board by the charities amounted to £121,000 (2023: £107,000) in the year. These comprised:

(a) Fees and Expenses of £69,000 (2023: £65,000) paid to Captain Hope in his capacity as the Director of Maritime training. These are pursuant to Clause 44 (3) of the Trinity House Maritime Charity Charity Scheme of 7 August 1995.

(b) Assistance to the Admiralty Court in the provision of Nautical Assessors. Fees are set by the Practice Division of the Registrar of Civil Appeals and the Admiralty Register and are payable by the party setting down an action. The Corporate Charity's administrative costs in these arrangements are met from the fees reimbursed. Total fees and expenses of £15,000 (2023: £31,000) were paid in the year as follows: Captain Gobbi £6,000 (2023: £5,000), Captain Barker £1,000 (2023: £10,000), Commodore Walworth £7,000 (2023: £5,000), Captain Hope £nil (2023: £6,000), Commodore Dorey £1,000 (2023: £nil) and Rear Admiral Snelson £nil (2023: £5,000).

(c) Fees and expenses of £30,000 (2023: £8,000) and £7,000 (2023: £3,000) were paid to Captain Gobbi and Captain Barker respectively in their capacity as Examiners of Deep Sea Pilotage pursuant to an Order made by the Charity Commission dated 10 January 2007.

A total premium of £1,000 (2023: £1,000) was paid in the year to provide the trustees with indemnity insurance.

On his retirement, Deputy Master Captain McNaught was in receipt of retirement gifts of a value under £1,000.

14. TAXATION

The Charities are exempt from Corporation Tax and Income Tax on their charitable activities by virtue of their status as registered charities. Trinitas Services Limited and Trinity House Events Limited are subject to Corporation Tax on any taxable profits arising.

15. TANGIBLE FIXED ASSETS

GROUP

	Leasehold improvements	Freehold properties		Treasures	Plant and equipment, fixtures and fittings	**TOTAL**
		Trinity House	Trinity Homes, Walmer			
	£000	£000	£000	£000	£000	**£000**
COST						
At 1 April 2023	803	6,264	2,175	4,094	879	**14,215**
Additions in year	27	-	-	15	160	**202**
Disposals in year	(10)	-	-	-	(24)	**(34)**
At 31 March 2024	820	6,264	2,175	4,109	1,015	**14,383**
DEPRECIATION						
At 1 April 2023	379	1,330	522	287	598	**3,116**
Charge for the year	67	125	44	-	90	**326**
Disposals in year	(9)	-	-	-	(21)	**(30)**
At 31 March 2024	437	1,455	566	287	667	**3,412**
NET BOOK VALUE						
At 31 March 2024	**383**	**4,809**	**1,609**	**3,822**	**348**	**10,971**
At 31 March 2023	424	4,934	1,653	3,807	281	11,099

COMBINED CHARITIES

	Freehold properties		Treasures	Plant and equipment, fixtures and fittings	**TOTAL**
	Trinity House	Trinity Homes, Walmer			
	£000	£000	£000	£000	**£000**
COST					
At 1 April 2023	6,264	2,175	4,094	403	**12,936**
Additions in year	-	-	15	89	**104**
At 31 March 2024	6,264	2,175	4,109	492	**13,040**
DEPRECIATION					
At 1 April 2023	1,330	522	287	289	**2,428**
Charge for the year	125	44	-	52	**221**
At 31 March 2024	1,455	566	287	341	**2,649**
NET BOOK VALUE					
At 31 March 2024	**4,809**	**1,609**	**3,822**	**151**	**10,391**
At 31 March 2023	4,934	1,653	3,807	114	10,508

16. FIXED ASSET INVESTMENTS

	2024	2023
	£000	£000
Investment properties (see below)	220,464	239,428
Portfolio investments (see below)	19,928	12,115
Cash held by investment managers	42	32
	240,434	251,575
Programme-related investments (see below)	207	250
	240,641	251,825

	Freehold investment properties	Portfolio investments
	£000	£000
Market value at 31 March 2023	239,428	12,115
Sale of leasehold interests	(6,889)	-
Disposals	-	(333)
Capital improvements	1,739	-
Acquisitions at cost	-	5,833
Gains on revaluations and disposals	(13,814)	2,313
Market value at 31 March 2024	220,464	19,928
Historical cost	16,344	16,715

The market value of the freehold investment properties is based on valuations carried out by Cluttons Surveyors and Savills, Chartered Surveyors, at 31 March 2024.

The portfolio investments are invested using UK authorised institutional pooled funds. These funds are highly diversified across a wide range of underlying investments and comprise the following material holdings:

Security	Holding	Total market value	Percentage of total
		£000	market value
BLACKROCK ISHRS DV WLD IDX (IE) D DS GBP HDG	9,653,112	13,607	68.3%
BLACKROCK ISHR UK CRDT BD IDX(IE) INS GBP DS	3,666,399	3,248	16.3%
BLACKROCK ISHRS IDX LK GLT IDX FD (UK) X INC	1,948,248	1,592	8.0%
BLACKROCK ISHARES EM IDX FD (IE) FLX DS GBP	1,447,236	1,481	7.4%
		19,928	100%

The programme-related investments comprise loans to maritime charities. The loans are repayable after more than one year.

17. DEBTORS

Due Within One Year:	Group 2024 £000	Charities 2024 £000	Group 2023 £000	Charities 2023 £000
Trinity Village:				
Rent arrears less provision for doubtful debts	**993**	**993**	314	314
Monies held by estate managing agents	**726**	**726**	134	134
Other :				
Trade debtors	**78**	**26**	115	45
Monies held by managing agent of the Merchant Navy Scholarship Scheme	**177**	**177**	177	177
Amount owed by Trinity House Events Limited	**-**	**46**	-	50
Prepayments and accrued income	**812**	**795**	664	645
Social Security and other taxes	**33**	**-**	132	104
Other debtors	**26**	**26**	116	116
	2,845	**2,789**	1,652	1,585

18. CREDITORS

Amounts Falling Due Within One Year:	Group 2024 £000	Charities 2024 £000	Group 2023 £000	Charities 2023 £000
Trade creditors	**661**	**651**	1,234	1,208
Rents in advance, Trinity Village	**1,111**	**1,111**	279	279
Deferred income	**205**	**9**	221	9
Social Security and other taxes	**133**	**91**	150	85
Other creditors	**16**	**16**	21	11
Accruals - Trinity Village	**780**	**780**	496	496
- other	**750**	**750**	448	448
Amounts owed to Trinity House Lighthouse Service	**224**	**64**	246	82
Amounts owed to Trinity House Events Limited	**-**	**1**	-	81
Coronavirus Business Interruption Loan	**-**	**-**	50	-
	3,880	**3,473**	3,145	2,699

On 3 February 2021, THEL entered into a Coronavirus Business Interruption Loan facility for £100,000. The facility is for a maximum term of 3 years and is unsecured. It is repayable in equal quarterly instalments, commencing 15 months from the date of drawdown (18 February 2021). The remaining balance repayable of £50,000 was repaid in full during the year.

The terms of the facility were that no interest is payable by the company for the first year. After one year, interest was fixed at 2.33% per annum. The company did not incur any fees in connection with the inception of the facility.

19. CORPORATE CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2023 £000	New designations £000	Utilised / released £000	**Balance at 31 Mar 2024 £000**
House Designated Fund	410	33	-	**443**
Fixed Assets Fund	8,722	39	(136)	**8,625**
	9,132	72	(136)	**9,068**

House Designated Fund
This fund is designated by the Corporate Board for maintaining the fabric and heritage of the Grade I, Trinity House building.

Fixed Assets Fund
This fund represents the net book value of the tangible fixed assets excluding those that are restricted funds and is designated as the funds are not readily available to meet expenditure.

20. CORPORATE CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2023 £000	Income £000	Expenditure £000	**Balance at 31 Mar 2024 £000**
Warden's Trinity House Relief Fund	2	-	-	**2**
Brethren's Covenant and Gift Scheme	58	-	-	**58**
	60	-	-	**60**

Warden's Trinity House Relief Fund

This fund was established to provide discretionary grants and loans to employees of the Corporation of Trinity House in circumstances of urgent domestic necessity. It is represented by net current assets.

Brethren's Covenant and Gift Scheme ("The Fabric Fund")

This fund was established for the specific purpose of renewal and improvement of furniture and decor of Trinity House. It is represented by fixed and net current assets.

21. TRINITY HOUSE MARITIME CHARITY - DESIGNATED FUNDS

The unrestricted funds of the Trinity House Maritime Charity include the following designated funds which have been set aside by the Corporate Board for specific purposes:

	Balance at 1 April 2023 £000	New designations £000	Utilised/ released £000	**Balance at 31 Mar 2024 £000**
Extraordinary Repair Fund	177	-	-	**177**
Merchant Navy Scholarship Scheme	500	-	-	**500**
	677	-	-	**677**

Extraordinary Repair Fund

This meets a requirement of the Trinity House Maritime Charity's Scheme to establish and maintain a reserve fund to provide for extraordinary repairs, improvement and rebuilding of the Trinity Homes, Walmer.

The Merchant Navy Scholarship Scheme

The operation of this scheme was transferred from the Corporate Charity to the Trinity House Maritime Charity in 1995. At 31 March 2024, there were 145 (2023: 132) cadets under sponsorship for training as Deck or Engineer Officers. The amount designated to this Fund represents between three and six months' operating costs of the Merchant Navy Scholarship Scheme.

22. TRINITY HOUSE MARITIME CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2023 £000	Movement in funds Income £000	Expenditure £000	**Balance at 31 Mar 2024 £000**
Swire Scholarship Fund	105	-	(10)	**95**
Swire Yeoman Support Fund	18	-	-	**18**
Captain John Bury Memorial Prize Fund	12	-	-	**12**
Grants for Merchant Navy Scholarship Scheme:				
Government funding	-	1,039	(1,039)	-
British Marine Prize Fund	46	-	-	**46**
Department for Transport Fund	999	-	(721)	**278**
Ukraine Maritime Officer Cadetships	-	60	(29)	**31**
Worcester Merchant Navy Cadetship Scheme	85	103	(57)	**131**
	1,265	1,202	(1,856)	**611**

The Swire Scholarship Fund was established in March 2012 to assist cadets undergoing training in the Merchant Navy Scholarship Scheme to study for a Full Honours Degree. Such assistance is awarded to those cadets who have demonstrated exceptional progress both academically and practically throughout their training.

The Swire Yeoman Support Fund was established in October 2017 to provide guidance and mentoring to cadets who have qualified from the Merchant Navy Scholarship Scheme.

The Captain John Bury Memorial Prize Fund was established to provide awards for outstanding achievement for cadets undergoing training in the Merchant Navy Scholarship Scheme. The Fund was established in memory of the late Captain Bury, Elder Brother of Trinity House.

The British Marine Prize Fund was established to provide prizes to cadets undergoing training in the Merchant Navy Scholarship Scheme. The prize is awarded to the cadet producing the best completed training record book.

The Department for Transport Fund relates to funds from the Department for Transport in support of safety and training related matters within the Charity's objects.

The Ukraine Maritime Officer Cadetship fund relates to grant funding from the Department for Transport in support of the sponsorship of 20 Ukrainian cadets onto the Merchant Navy Scholorship Scheme.

The Worcester Merchant Navy Cadetship Scheme fund was established on 6 April 2022 to support the establishment and operation of a Merchant Navy Cadetship Scheme in collaboration with The Association of Old Worcesters.

23. TRINITY HOUSE MARITIME CHARITY - PERMANENT ENDOWMENT FUNDS

	Balance at 1 April 2023 £000	Movement in funds: Income £000	Expenditure £000	Gains/ (Losses) £000	**Balance at 31 Mar 2024 £000**
Trinity Village	244,296	27	(20)	(11,132)	**233,171**
Church and West Farms, Goxhill	3,563	-	-	84	**3,647**
Martines Farm, Essex	2,200	-	-	(522)	**1,678**
Trinity Homes, Walmer	1,842	-	(44)	-	**1,798**
	251,901	27	(64)	(11,570)	**240,294**

Trinity Village

The freehold of this estate, situated in South London, was conveyed to the Charity by Christopher Merrick in 1660. The fund is mainly represented by residential and commercial properties which were valued at £214,777,500 at 31 March 2024 and portfolio investments and cash which were valued at £19,277,000. Under the terms of the conveyance, income earned from this fund is available for general purposes.

Church and West Farms, Goxhill

This estate came to the Charity under the will of Captain Robert Sandes dated 1720. The fund is represented by agricultural land, now of 546 acres (221 hectares), in North Lincolnshire and cash. Under the terms of the bequest, income earned from this fund is available for general purposes. The farms were valued at £3,575,000 at 31 March 2024.

Martines Farm, Essex

This estate was bequeathed to the Charity by Captain Robert Fisher in 1714. The fund is represented by freehold agricultural land now of 65.7 acres (26.6 hectares). Under the terms of the bequest, income earned from this fund is available for general purposes. The farm was valued at £1,679,000 at 31 March 2024.

Trinity Homes, Walmer

These Homes, which are freehold charity property, belong to the Corporation for the use of residents in conformity with the provisions of the Charity's scheme. They are situated near Deal, in Kent, and provide accommodation for persons who are or were formerly British Seamen and Mariners (including Masters and Pilots) and their dependants who are in need. The Homes comprise 18 self contained units of accommodation and the only income received is a contribution from each resident towards heating of the dwellings. This fund is represented in the balance sheet by tangible fixed assets (note 15) and an investment property.

24. ANALYSIS OF GROUP NET ASSETS BETWEEN FUNDS

	Corporate Charity		Trinity House Maritime Charity				
	Unrestricted funds £000	Restricted funds £000	Unrestricted funds £000	Restricted funds £000	Endowment funds £000	Non-charitable Trading funds £000	**Total 2024 £000**
Fund Balances at 31 March 2024 are Represented by:							
Tangible fixed assets	8,625	54	103	-	1,609	580	**10,971**
Investments	692	-	-	-	239,949	-	**240,641**
Current assets	388	6	3,589	895	-	672	**5,550**
Liabilities	(416)	-	(1,462)	(284)	(1,264)	(454)	**(3,880)**
Defined benefit pension asset	23	-	62	-	-	-	**85**
Total net assets	9,312	60	2,292	611	240,294	798	**253,367**

25. PENSION COMMITMENTS

The Corporation operates a defined benefit scheme (the 'Scheme') in the UK for certain current and former employees. This Scheme was closed to new members on 18 July 2006. A defined contribution scheme (group personal pension plan) was established for new staff joining after that date.

The Corporate Charity is the sponsoring employer to the defined benefit scheme. The assets of the Scheme are held separately from those of the combined charities.

The contributions are determined on the basis of triennial valuations by an actuary using the Attained Age method. Following the valuation as at 1 October 2023, the employer's current contribution rate will remain at 34.8% of pensionable pay. The employees' contribution rate remained at 1.5% of pensionable pay. The valuation showed that the market value of the Scheme's assets was £5,392,000 and that the ongoing funding level was 103%. The total contributions for the year in these accounts were £76,000.

The assumptions which had the most significant effect on the results of the valuation were as follows:

RPI	3.6% p.a.
Earnings increases	3.1% p.a.
Pre-retirement discount rate	3.5% p.a.
Post-retirement discount rate	4.7% p.a.

Financial Reporting Standard 102 - Retirement Benefits

The following information has been calculated by a qualified, independent actuary for the purpose of inclusion in these accounts. It should be emphasised that, in accordance with the requirements of FRS 102, the assets and liabilities of the Scheme are valued with reference to current market conditions and may, therefore, vary widely from year to year.

	2024	2023
	£000	£000
Market value of assets	**5,731**	6,002
Defined benefit obligation	**(5,646)**	(5,084)
Surplus in the Scheme - net pension asset	**85**	918

The assets in the Scheme were:

	2024	2023
	£000	£000
Liability driven investments	**1,885**	1,975
Diversified growth	**964**	940
Bonds	**2,497**	2,714
Insured pensions (annuities)	**1**	2
Cash	**384**	371
Total market value of assets	**5,731**	6,002

25. PENSION COMMITMENTS (continued)

The major assumptions used by the actuary were:

	2024	2023
Inflation - RPI	**3.6%**	3.7%
Rate of increase in salaries	**3.1%**	3.7%
Rate of increase for pensions	**3.5%**	3.5%
Discount rate for liabilities	**4.7%**	4.7%

The mortality tables used are the S3NA base tables projected by year of birth in line with the CMI 2022 "core" mortality projections with a long-term rate assumption of 1.25% per annum. To give an indication of life expectancies, a person who is currently aged 65 is assumed to live on average until the age of 87 years in the case of a man and 89 years in the case of a woman.

Reconciliation of the Fair Value of Plan Assets Over the Year

	2024	2023
	£000	£000
Fair value of plan assets at 1 April 2023	**6,002**	8,323
Interest income on plan assets	**276**	214
Remeasurement - return on plan assets excluding interest income	**(299)**	(2,348)
Contributions by the charities	**76**	73
Contributions by the members	**3**	3
Benefits paid (including expenses)	**(303)**	(263)
Non-investment expenses	**(24)**	-
Fair value of plan assets at 31 March 2024	**5,731**	6,002
Return on plan assets	**(23)**	(2,134)

Reconciliation of Defined Benefit Obligations Over the Year

	2024	2023
	£000	£000
Defined benefit obligations at 1 April 2023	**5,084**	7,530
Current service cost	**48**	72
Contributions by the members	**3**	3
Interest expense on defined benefit obligation	**233**	193
Remeasurement - effect of experience adjustments loss/(gain)	**804**	(99)
Remeasurement - effect of changes in assumptions (gain)/loss	**(223)**	(2,352)
Benefits paid	**(303)**	(263)
Defined benefit obligations at 31 March 2024	**5,646**	5,084

The Movement in the Scheme's Asset During the Year is Made up as Follows:

	2024	2023
	£000	£000
Net pension asset at 1 April 2023	**918**	793
Amount recognised in expenditure	**(29)**	(51)
(Losses)/gains recognised in other recognised gains and losses	**(880)**	103
Contributions by the charities	**76**	73
Net pension asset at 31 March 2024	**85**	918

The asset or liability in the Scheme and the movements in the year have been allocated between the two charities based on the contributions payable in the year.

25. PENSION COMMITMENTS (continued)

The following amounts have been included in the statement of financial activities:

Analysis of the Amount Charged as Expenditure

	2024	2023
	£000	£000
Current service cost	**(48)**	(72)
Non-investment expenses	**(24)**	-
Interest income on Scheme assets	**276**	214
Interest expense on defined benefit obligation	**(233)**	(193)
Total charge to expenditure	**(29)**	(51)

Remeasurements Recognised in Other Recognised Gains and Losses

	2024	2023
	£000	£000
Remeasurement - (loss)/gain effect of experience adjustments	**(804)**	99
Remeasurement - gain effect of changes in assumptions	**223**	2,352
Remeasurement - loss return on plan assets including interest income	**(299)**	(2,348)
Total remeasurement (losses)/gains recognised in other recognised gains and losses	**(880)**	103

26. SUBSIDIARY COMPANIES

(a) **Trinitas Services Limited** is a wholly-owned subsidiary of the Corporation of Trinity House, incorporated on 19 March 1993 and is registered in England, number 02801613. The address of its Registered Office is Trinity House, The Quay, Harwich, Essex CO12 3JW and its principal activity is the letting of lighthouse cottages.

A summary of the results for the year is as follows:

	2024	2023
	£000	£000
Turnover	**923**	1,095
Total expenditure	**(999)**	(1,153)
Loss after tax	**(76)**	(58)
Total assets	**1,082**	1,192
Total liabilities	**(285)**	(319)
Net assets	**797**	873

26. SUBSIDIARY COMPANIES (continued)

(b) **Trinity House Events Limited** is a wholly owned subsidiary of the Corporation of Trinity House, incorporated on 26 January 2011 and registered in England, number 07506615. The address of its Registered Office is Trinity House, Tower Hill, London EC3N 4DH and its principal activity is the letting of the function rooms at Trinity House.

A summary of the results for the year is as follows:

	2024	2023
	£000	£000
Turnover	**486**	561
Total expenditure	**(673)**	(318)
(Loss)/profit for the year	**(187)**	243
Total assets	**170**	446
Total liabilities	**(170)**	(259)
Net liabilities	**-**	187

27. GRANTS AND COMMITMENTS

Grants paid to institutions in the year totalled £2,098,000 (2023: £1,572,000) whilst grants paid to individuals totalled £36,000 (2023: £28,000). Full details of all grants paid can be obtained from the Secretary to the Corporation.

At 31 March 2024, grant commitments from future income were £nil (2023: £nil).

At 31 March 2024, the Trinity House Maritime Charity was committed to payments of approximately £2,500,000 (2023: £2,440,000) in respect of the Merchant Navy Scholarship Scheme.

28. RELATED PARTY TRANSACTIONS

Owing to the Charities' operations and the composition of the Corporate Board, it is inevitable that grants will be made to organisations in which a trustee may have an interest. Similarly, properties may be leased to trustees or other related parties. All grants and transactions involving such organisations and related parties are conducted at arm's length.
Except for transactions with trustees included in note 13, there are no other related party transactions requiring disclosure.

29. COMPARATIVES

(a) GROUP STATEMENT OF FINANCIAL ACTIVITIES
For the year ended 31 March 2023

	Corporate Charity funds (including subsidiaries)	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	Total 2023
	£000	£000	£000	£000	£000
INCOME FROM:					
Donations and legacies	11	1	100	-	112
Charitable activities	530	16	1,877	-	2,423
Other trading activities	1,654	-	-	-	1,654
Other operating income	2	-	-	-	2
Investments	19	7,887	1	8	7,915
TOTAL INCOME	2,216	7,904	1,978	8	12,106
EXPENDITURE ON:					
Raising funds	1,471	4,181	-	8	5,660
Charitable activities:					
Welfare	5	1,565	-	43	1,613
Youth opportunities and training	-	2,247	892	-	3,139
Public safety and education	-	84	342	-	426
Maintaining the fabric and heritage of Trinity House	944	-	-	-	944
Role as a Deep Sea Pilotage Authority	8	-	-	-	8
Provision of Nautical Assessors	40	-	-	-	40
TOTAL EXPENDITURE	2,468	8,077	1,234	51	11,830
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES	(252)	(173)	744	(43)	276
Losses on the revaluation and disposal of investment properties	-	-	-	(9,687)	(9,687)
Gains on the revaluation and disposal of portfolio investments	(138)	-	-	(1,684)	(1,822)
NET (EXPENDITURE) / INCOME	(390)	(173)	744	(11,414)	(11,233)
OTHER RECOGNISED GAINS AND LOSSES:					
Actuarial gain on defined benefit pension scheme	24	79	-	-	103
NET MOVEMENT IN FUNDS	(366)	(94)	744	(11,414)	(11,130)
BALANCE AT 1 APRIL 2022	10,878	2,438	521	263,315	277,152
BALANCE AT 31 MARCH 2023	10,512	2,344	1,265	251,901	266,022

29. COMPARATIVES (continued)

(b) COMBINED CHARITIES' STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2023

	Corporate Charity funds	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	Total 2023
	£000	£000	£000	£000	£000
INCOME FROM:					
Donations and legacies	11	1	100	-	112
Charitable activities	530	16	1,877	-	2,423
Other trading activities	269	-	-	-	269
Investments	19	7,887	1	8	7,915
TOTAL INCOME	829	7,904	1,978	8	10,719
EXPENDITURE ON:					
Raising funds	269	4,181	-	8	4,458
Charitable activities:					
Welfare	5	1,565	-	43	1,613
Youth opportunities and training	-	2,247	892	-	3,139
Public safety and education	-	84	342	-	426
Maintaining the fabric and heritage of Trinity House	944	-	-	-	944
Role as a Deep Sea Pilotage Authority	8	-	-	-	8
Provision of Nautical Assessors	40	-	-	-	40
TOTAL EXPENDITURE	1,266	8,077	1,234	51	10,628
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES	(437)	(173)	744	(43)	91
Gains / (losses) on the revaluation and disposal of investment properties	-	-	-	(9,687)	(9,687)
Gains / (losses) on the revaluation and disposal of portfolio investments	(138)	-	-	(1,684)	(1,822)
NET (EXPENDITURE) / INCOME	(575)	(173)	744	(11,414)	(11,418)
OTHER RECOGNISED GAINS AND LOSSES:					
Actuarial gain on defined benefit pension scheme	24	79	-	-	103
NET MOVEMENT IN FUNDS	(551)	(94)	744	(11,414)	(11,315)
BALANCE AT 1 APRIL 2022	10,002	2,438	521	263,315	276,276
BALANCE AT 31 MARCH 2023	9,451	2,344	1,265	251,901	264,961

29. COMPARATIVES (continued)

(c) INCOME FROM CHARITABLE ACTIVITIES:
Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total 2023
	Unrestricted funds	Unrestricted funds	Restricted funds	
	£000	£000	£000	£000
Welfare	-	16	-	16
Youth opportunities and training	-	-	877	877
Public safety & education	-	-	1,000	1,000
Contribution from Trinity House Lighthouse Service	340	-	-	340
Other	190	-	-	190
Total 2023	530	16	1,877	2,423

(d) INCOME FROM INVESTMENTS:
Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity			Total 2023
	Unrestricted funds	Unrestricted funds	Unrestricted funds	Endowment funds	
	£000	£000	£000	£000	£000
Investment properties	-	7,627	-	8	7,635
Portfolio investments	18	245	-	-	263
Bank interest and other finance income	1	15	1	-	17
Total 2023	19	7,887	1	8	7,915

(e) EXPENDITURE ON RAISING FUNDS
Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total 2023
	Unrestricted funds	Unrestricted funds	Endowment funds	
	£000	£000	£000	£000
Letting of function rooms	269	-	-	269
Management of investment assets:				
Estate managers' fees	-	727	-	727
Legal and other administration fees	-	337	5	342
Investment managers' fees	-	-	3	3
Maintenance of investment assets:				
Repairs, maintenance and refurbishment of estates	-	2,126	-	2,126
Support costs	-	991	-	991
Combined charities	269	4,181	8	4,458
Letting of lighthouse cottages	1,153	-	-	1,153
Letting of function rooms	49	-	-	49
Group	1,471	4,181	8	5,660

29. COMPARATIVES (continued)

(f) EXPENDITURE ON CHARITABLE ACTIVITIES: WELFARE

Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total 2023
	Unrestricted funds	Unrestricted funds	Endowment funds	
	£000	£000	£000	£000
Maintenance and upkeep of the Trinity Homes	-	378	43	421
Grants paid - annual	-	600	-	600
Grants paid - other	5	207	-	212
Support costs	-	380	-	380
Total 2023	5	1,565	43	1,613

(g) EXPENDITURE ON CHARITABLE ACTIVITIES: YOUTH OPPORTUNITIES AND TRAINING

Group and Combined Charities

	Trinity House Maritime Charity		Total 2023
	Unrestricted funds	Restricted funds	
	£000	£000	£000
Merchant Navy Scholarship Scheme	1,334	892	2,226
Grants paid - annual	195	-	195
Grants paid - other	187	-	187
Support costs	531	-	531
Total 2023	2,247	892	3,139

(h) EXPENDITURE ON CHARITABLE ACTIVITIES: PUBLIC SAFETY AND EDUCATION

Group and Combined Charities

	Trinity House Maritime Charity		Total 2023
	Unrestricted funds	Restricted funds	
	£000	£000	£000
THMC/DfT grants	-	342	342
Grants paid - annual	38	-	38
Grants paid - other	26	-	26
Support costs	20	-	20
Total 2023	84	342	426

29. COMPARATIVES (continued)

(i) ANALYSIS OF SUPPORT COSTS

	Office staff £000	Service staff £000	Admin costs £000	Total 2023 £000
Raising funds	330	45	616	991
Welfare	127	17	236	380
Youth opportunities and training	177	24	330	531
Public safety and education	7	1	12	20
Maintaining the fabric and heritage of Trinity House	-	-	290	290
Total 2023	641	87	1,484	2,212

(j) CORPORATE CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2022 £000	New designations £000	Utilised / released £000	Balance at 31 Mar 2023 £000
House Designated Fund	444	-	- 34	410
Fixed Assets Fund	8,819	37	(134)	8,722
	9,263	37	(168)	9,132

(k) CORPORATE CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2022 £000	Income £000	Expenditure £000	Balance at 31 Mar 2023 £000
Warden's Trinity House Relief Fund	2	-	-	2
Brethren's' Covenant and Gift Scheme	58	-	-	58
	60	-	-	60

(l) TRINITY HOUSE MARITIME CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2022 £000	New designations £000	Utilised / released £000	Balance at 31 Mar 2023 £000
Extraordinary Repair Fund	177	-	-	177
Merchant Navy Scholarship Scheme	500	-	-	500
	677	-	-	677

29. COMPARATIVES (continued)

(m) TRINITY HOUSE MARITIME CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2022	Movement in funds		Balance at 31 Mar 2023
		Income	Expenditure	
	£000	£000	£000	£000
Swire Scholarship Fund	105	4	(4)	105
Swire Yeoman Support Fund	18	-	-	18
Captain John Bury Memorial Prize Fund	12	-	-	12
Grants for Merchant Navy Scholarship Scheme: Government funding	-	872	(872)	-
British Marine Prize Fund	46	-	-	46
Department for Transport Fund	340	1,001	(342)	999
Worcester Merchant Navy Cadetship Scheme	-	101	(16)	85
	521	1,978	(1,234)	1,265

(n) TRINITY HOUSE MARITIME CHARITY - PERMANENT ENDOWMENT FUNDS

	Balance at 1 April 2022	Incoming Resources	Movement in funds		Balance at 31 Mar 2023
			Expenditure	Gains and losses	
	£000	£000	£000	£000	£000
Trinity Village	255,667	8	(8)	(11,371)	244,296
Church and West Farms, Goxhill	3,563	-	-	-	3,563
Martines Farm, Essex	2,200	-	-	-	2,200
Trinity Homes, Walmer	1,885	-	(43)	-	1,842
	263,315	8	(51)	(11,371)	251,901

(o) ANALYSIS OF GROUP NET ASSETS BETWEEN FUNDS

	Corporate Charity		Trinity House Maritime Charity			Non-charitable Trading funds	Total 2022
	Unrestricted funds	Restricted funds	Unrestricted funds	Restricted funds	Endowment funds		
	£000	£000	£000	£000	£000	£000	£000
Fund Balances at 31 March 2022 are Represented by:							
Tangible fixed assets	8,723	54	79	-	1,653	590	11,099
Investments	626	-	-	-	251,199	-	251,825
Current assets	472	6	2,473	1,326	-	1,048	5,325
Current liabilities	(679)	-	(877)	(61)	(951)	(577)	(3,145)
Defined benefit pension asset	249	-	669	-	-	-	918
Total net assets	9,391	60	2,344	1,265	251,901	1,061	266,022

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

England & Wales - Charity number 211869

Accounts

REGISTERED CHARITY NUMBER: 211869

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

REPORT OF THE CORPORATE BOARD AND GROUP ACCOUNTS
OF
THE CORPORATE CHARITY AND ITS SUBSIDIARIES,
INCLUDING
THE TRINITY HOUSE MARITIME CHARITY

FOR THE YEAR ENDED 31 MARCH 2023

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

The members of the Corporate Board, as Trustees, present their Annual Report and Group Accounts for the year ended 31 March 2023.

THE CORPORATION'S OBJECTIVES AND ACTIVITIES

The Corporation of Trinity House of Deptford Strond ("the Corporation" *or* "Trinity House") was incorporated by Royal Charter in 1514 and its primary aims are to:

- serve the mariner with support to those in need;
- provide education and training in seamanship; and
- promote safe navigation at sea.

With this in mind, the Corporation's vision is:

To be a key, influencing, UK maritime organisation that safeguards shipping and seafarers by providing Welfare, Youth Opportunities, and Training to the seafaring community, and advances Public Safety and Education

The Corporation's principal charity is the Corporate Charity, which is responsible for:

- maintaining the fabric and heritage of Trinity House, Tower Hill, London;
- the licensing of Deep Sea Pilots; and
- the provision of expertise on maritime matters, including the appointment of Nautical Assessors to assist the Admiralty Court.

Under its Royal Charters, the Corporation is also responsible for the maintenance and good governance of the Trinity House Fraternity, which now numbers more than 500 Elder and Younger Brethren.

The Corporate Charity's subsidiary charity, the Trinity House Maritime Charity (THMC), is governed by a scheme of the Charity Commission. Its primary objects are:

- the provision of almshouse accommodation for needy mariners and their dependants; and
- the payment of annuities.

The scheme also provides for a number of other charitable objects concerning:

- the relief of need and the promotion of welfare amongst mariners and their dependants;
- education and training in navigation and seamanship;
- the advancement of public safety, in particular the safety of mariners and shipping generally; and
- the education of the public in matters relating to navigation, shipping and seamanship.

The Corporation's activities, as set out below, demonstrate that Trinity House operates for the public benefit under four charitable purposes as defined in the Charities Act 2011. These are:

- the relief of those in need;
- the advancement of education;
- the advancement of health and saving lives; and
- the advancement of the arts, culture, heritage or science.

The Trustees confirm that they have complied with the duty in Section 17(5) of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

The Corporation's activities in relation to the above objectives are as follows:

Welfare

THMC operates 18 almshouses in Walmer, Kent, which are purpose-built and fitted out with the older person in mind. Otherwise known as Trinity Homes, each bungalow overlooks attractive, landscaped gardens, and a spacious common/dining room is also available to all residents.

The almshouses are not care homes and residents are expected to capable of living independently, but the General Manager is mindful of their wellbeing and is usually available on weekdays for consultation and advice. Night Attendants are also on duty overnight every day of the week, and an emergency call system is in place where, in the event of sudden illness or a fall, a resident can quickly call for help. A midday meal is provided by the Resident Services Coordinator on Monday to Friday, for those who would like one, subsidised by THMC.

To be eligible to live in the Homes, residents must be retired mariners and their partners, or the widows/widowers of mariners, in financial need, who have normally had over 15 years' service at sea. Residents are typically aged 60 and above.

In addition, THMC makes regular payments to up to 60 annuitants, some of whom are residents of Trinity Homes.

THMC's other significant activity within the welfare sector is the award of grants to fundraising maritime charities. Given the number of well-established maritime charities providing welfare services directly to those in need, the Trustees consider that it would be an inefficient use of resources to duplicate their efforts. They therefore prefer to fulfil the Corporation's objectives through support for these charities by way of major grants.

To improve further its efficiency in this area, THMC is a member of the Merchant Navy Welfare Board's Serving Seafarer and Older Seafarer and Families Working Groups, as well as the Maritime Charities Group (MCG) which comprises the ten major grant-making charities in the maritime welfare sector: Seafarers UK; the Merchant Navy Welfare Board; Nautilus International; Seafarers' Hospital Society; Royal Navy and Royal Marines Charity; Greenwich Hospital; ITF Seafarers' Trust; Lloyds Register Foundation; TK Foundation and Trinity House. The MCG fosters collaboration across the maritime charity sector by sharing information, commissioning research, supporting the education and welfare of seafarers and their families, and by the promotion of best practice within the sector. THMC is also a member of the Equality, Equity, Diversity and Inclusion (EEDI) working group, currently comprising six maritime charities. This group is developing a sector-wide project to support maritime welfare charities on their journey to increase diversity and inclusion.

Youth Opportunities and Training

THMC's charitable activity enables young people to experience life at sea with a three-fold aim. Firstly, young people gain confidence at sea by handling small and large craft; this, in turn, enhances public safety. Secondly, such activities promote education and training for those who seek to pursue a career at sea. The confidence gained can often open young people's eyes to the wealth of opportunities available that they may not have considered or known about. Finally, this activity improves public awareness of navigation, shipping and seamanship while highlighting the role of Trinity House and other agencies in promoting the safety of shipping.

THMC provides an annual grant to the Marine Society & Sea Cadets, a maritime charity. The Corporation also funds career development bursaries awarded by the Association of Sail Training Organisations (ASTO), Royal Yachting Association (RYA) Yachtmaster Scholarships for those working in the small commercial vessel sector, and a superyacht cadetship through the United Kingdom Sailing Academy (UKSA).

Education and training in navigation, seamanship and marine engineering are mainly provided through THMC's Merchant Navy Scholarship Scheme (MNSS), whereby young people training to become officers in the Merchant Navy are supported with bursaries for their academic courses and sea-going training. Candidates, who are usually between 16 and 18½ years old, undertake a three-year programme split between nautical college and time at sea in a variety of sea-going vessels. Cadets can train as Deck, Engineer or Electro-Technical Officers (ETOs).

Public Safety and Education

The safety of mariners and shipping generally, and of the public who travel by sea, is the core activity of Trinity House in its capacity as a General Lighthouse Authority. It is also an object of the Corporation's charities, which provide a number of major grants for this purpose.

THMC also makes grants towards the advancement of education in maritime matters such as seamanship.

Maintaining the Fabric and Heritage of Trinity House

The maintenance of the fabric and heritage of Trinity House, Tower Hill, London is an essential part of the Corporate Charity's activities. This Grade I listed building dates from 1795 and was restored and re-opened in 1953 following wartime damage.

Although it continues to be the headquarters building of the General Lighthouse Authority and of the Corporation's charities, its ceremonial rooms are normally seen by well over 20,000 visitors each year who attend for conferences, receptions, weddings and other events. These include the annual general meetings of other charities, both in the maritime and other sectors, as well as production companies, investment banks, law firms and non-charitable maritime companies, due to the House's location within the Square Mile. For the same reason, it is popular with livery companies lacking halls of their own, who choose to host their ceremonial court meetings, lunches and dinners there. Trinity House also participates in London Open House.

Although the building is used extensively for the Corporation's own administrative and operational purposes, its successful promotion to external users not only enhances public understanding of the important role of the Corporation but also optimises the use of its assets; contributes to conservation, preservation, social value and financial sustainability; and maintains the complex balance of historic value and contemporary, forward-looking authority and relevance.

The majority of the costs of maintaining Trinity House, Tower Hill, London is found from room-letting income, and the building is normally available for use each day throughout the year apart from a four-week maintenance period in August and the days of, and between, Christmas and New Year.

Deep Sea Pilotage and Provision of Nautical Assessors

The Corporation has a strong interest in Deep Sea Pilotage and, by Section 23 of the Pilotage Act 1987, is authorised to grant Deep Sea Pilotage certificates to persons who satisfy the necessary criteria for entry and examination. The Corporation is encouraging more candidates to seek Deep Sea Pilotage licences because this plays a vital role in the safety of navigation in the English Channel, North Sea and around our coasts, and consequently in the protection of our environment. Whilst not mandatory, the significant risk mitigation afforded by the use of Deep Sea Pilots is well recognised. The overall cost of obtaining a licence can be considerable, so the Corporate Charity awards bursaries to successful candidates to help with the purchase of necessary equipment and with the costs involved in preparation for the role.

In addition, the Corporation is required to appoint Nautical Assessors to assist the Admiralty Court where the Judge requires additional navigational expertise. Cases may involve complex technical and professional issues and hearings may last two weeks or more.

Trustees' Review of Charitable Expenditure and Grant-Making Policy

A review of THMC's grant-making procedure was completed during the year ended 31 March 2021 and fully implemented shortly afterwards, bringing greater clarity to the application process for the organisations supported, and resulting in a more streamlined grant programme.

The relationships THMC has with the organisations it supports remain at the core of our work and are valued on both sides. Visits to grant recipients play an important part not only in keeping the Trustees briefed on the impact of THMC's funding but also in ensuring they are aware of the emerging challenges faced by the sector. These visits also make manifest Trinity House's abiding interest in those it supports.

The Trustees maintain a policy of allocating THMC grants in the ratio 6:4:1 between Youth Opportunities and Training, Welfare, and Public Safety as far as possible, while recognising that the funding needs across these areas will vary from year to year.

Subsidiary Companies

The marketing and management of room lettings is undertaken by Trinity House Events Limited (THEL), a wholly owned subsidiary company of the Corporate Charity. Any profits generated by the company, where not required to be retained, are directed towards the Corporation's charitable objects.

The Corporate Charity is also the sole owner of Trinitas Services Limited, the principal activity of which is the management and operation of 37 former lighthouse keepers' cottages that are run as holiday accommodation and short-term letting. The day-to-day management of the company is carried out by staff employed by the General Lighthouse Authority (see page 14).

ACHIEVEMENTS AND PERFORMANCE

Welfare

During the year, the Corporation spent £1.6 million towards the welfare of mariners and their dependants compared with £1.4 million in the previous year (see note 7). Including support costs, this equates to 33% of the total charitable expenditure in the year (excluding restricted grants made from the THMC/Department for Transport (THMC/DfT) Fund – see 'Public Safety and Training' below) compared with the Trustees' target of 36% of expenditure.

Expenditure in the year included:

- The maintenance and upkeep of Trinity Homes in Walmer (£421,000). The Homes are inspected periodically by the Corporation's surveyor and all 18 bungalows and the communal building continue to be in good repair. Minor improvements to individual properties continue as part of a routine maintenance programme. The gardens remain well maintained and are much appreciated by the residents. Two vacant properties were occupied in April and July 2022, and two properties became vacant during the course of the financial year. Every effort is made to ensure full occupancy.

- Annual grants to twelve welfare charities in the maritime sector totalling £600,000.

- Other grants to welfare charities and individuals totalling £212,000, including annuities to 23 retired seafarers in financial need at a rate of £942 per annum.

THMC supports a wide range of maritime welfare organisations.

During the year, a grant of £110,000 was given to the Shipwrecked Mariners' Society. Since 1839, it has been providing vital financial support and practical assistance to merchant seafarers, fishers, and their dependants in need.

The Fishermen's Mission, which has been supporting the fishing fleet and their families for over a hundred years, received a grant of £62,000. The Mission provides practical, welfare, health, pastoral and financial support through its network of port teams around the country.

The Nautilus Welfare Fund offers a range of specialist services to support retired seafarers and their dependants: for those requiring residential or nursing care, as well as retirement accommodation for people living independently, and also care at home to help people live independently in their homes for longer. During the year, it received a grant of £83,000.

Youth Opportunities and Training

Expenditure on this charitable object totalled £3.1 million, including support costs, compared with £3.2 million in the previous year (see note 8), and equates to 65% of the total charitable expenditure in the year compared with the Trustees' target of 55%. These figures exclude restricted grants made from the THMC/DfT Fund (see below).

The cost of the Merchant Navy Scholarship Scheme (MNSS) was the largest item in the year, totalling £2.2 million, a sum partially offset by government grants of £0.9 million.

During the year, the MNSS transitioned to operation by a new agent (Just Be Maritime Ltd - JBM). This transition was successfully managed, minimising the impact on cadets while maintaining an effective programme.

Trinity House has successfully sponsored a number of high potential candidates, increasing the number of engineers and maintaining diversity objectives (although attracting candidates from ethnically diverse backgrounds has remained challenging, along with Electro Technical Officer (ETO) cadets, which is disappointing in view of the expected future demand for ETOs .

Relations with the MNSS's joint venture partners remain positive and beneficial, not only in sharing training costs but also providing job opportunities for cadets once qualified. An excellent example is a deck cadet who had a training berth in RRS Sir David Attenborough and who has recently been offered employment with the British Antarctic Survey to sail as Third Officer on the ship.

Examples of new partnerships during the year include the Isle of Wight ferry operator Red Funnel, which plans to support four cadets for the September intake. Although the cadets will only complete limited time in their vessels (due to the qualifying sea time allowed by the MCA), these are still excellent training platforms through Rule of the Road exposure and witnessing ship handling. Red Funnel is making a commitment to invest in maritime training with their future operational requirements in mind. Cadets, once qualified and suitably experienced, will be well placed to return to Red Funnel in senior positions both afloat and ashore.

The other major area of expenditure under Youth Opportunities and Training comprised three annual grants totalling £195,000 to charities offering opportunities for young people to experience sailing and other maritime activities, including training: The Marine Society & Sea Cadets (£130,000); London Nautical School (£40,000); and the International Association of Lighthouse Authorities' (IALA – AISM) World Wide Academy (£25,000).

Other grants included £20,000 to the Thames Barge Sailing Trust, £24,000 to UWC Atlantic College and £21,000 to the Association of Sail Training Organisations.

Public Safety and Education

Including support costs, grant expenditure from unrestricted funds on this charitable activity totalled £84,000 compared with £83,000 in the previous year (see note 9). This equates to 2% of the total charitable expenditure in the year compared with the Trustees' target allocation of 9% but, while lower than the target, it is supplemented by grants from the restricted fund detailed below.

CHIRP Maritime (Confidential Human Factors Incident Reporting Programme) was awarded £20,000 to help encourage incident reporting so that safety lessons can be learned and disseminated. CHIRP aims to encompass every aspect of seamanship where safety has a critical role, including leisure boating, the fishing industry, commercial maritime, offshore, pilotage, military, and port operations.

Public Safety and Education grants disbursed from the THMC/DfT fund

In addition to unrestricted grant expenditure, restricted grants totalling £342,000 were disbursed from the fund administered by THMC jointly with the DfT.

As set out in previous Reports and Accounts, a Grant Funding Agreement with the DfT approving a grant to THMC of £3.0 million was signed on 27 March 2019. This grant, received in April 2019, was in support of safety and training-related matters within THMC's objects. During the year, an additional award of £1m was made by the DfT and added to the fund.

In the year a total of £342,000 was disbursed, mainly to the Seafarers' Charity (£125,000), Hull Maritime Futures (£75,000), Heriot-Watt University (£70,000) and the National Coastwatch Institution (NCI) (£55,000).

The Seafarers' Charity provides grants to maritime charities with the goal of reducing hardship experienced by seafarers and enabling environments where they can thrive, supporting their practical and welfare needs at home, in port and at sea, often far from home. Their vision is to create "a world where seafarers and their families are valued and free of need and disadvantage". This grant supported the national roll-out of a successful pilot of their Fishing First Safety Management system, aimed at improving and enhancing safety standards and management practices for everyone in fishing.

Hull Maritime Futures is an accredited training programme operated by the Hull Maritime Foundation that offers young people aged 16-25 the opportunity to gain the qualifications needed to embark upon a career at sea. The intensive course is designed to support those looking to start their career in the fishing or offshore sectors, including oil rigs and wind farms. The aim is to ensure that 75 per cent of those completing the course secure employment within 12 months.

Heriot-Watt University is a public research university based in Edinburgh with five campuses and 29,000 students. Its grant was in support of automated vessel stability testing.

NCI is a voluntary organisation that assists in the protection and preservation of life at sea and around the UK coastline. Its grant contributed to closer alignment with HM Coastguard on a water safety initiative, which is a key part of their recently updated five-year business plan.

Other grants were awarded to Leeds Trinity University, the University of Dundee, and the International Seafarers Welfare and Assistance Network.

Maintenance of the Fabric and Heritage of Trinity House

Expenditure in the year on this 18th century, Grade I listed building totalled £944,000 compared with £814,000 in the previous year (see note 10).

Investments

- *Trinity Village* (value £233.5 million (2022: £241.3 million)): the primary objective for the year concerning THMC's main investment property portfolio was to minimise the number of residential voids at any one time whilst optimising the levels of rental income for both new lets and renewals. Key components of this strategy were the maintenance of the estate at a sufficiently high standard to achieve the best rental levels possible in the circumstances; bringing below-market rents up to an appropriate level in a fair and measured fashion; and minimising voids through agile marketing. THMC continues to prioritise its reputation as a fair and considerate landlord.

  Given the proactive management of the portfolio, it is pleasing to report that gross rental income for Trinity Village was up by 6.8% in the year.

  The Trustees report that the value of the estate decreased by 3.2% in the year due to challenging conditions in the residential property market resulting in decreasing property prices.

- *Portfolio investme*nts (value £12,115,000 (2022: £16,087,000)).

  The primary portfolio is the permanent endowment ('Capital') fund and this recorded a total return in the financial year of negative 9.13% compared with the benchmark of negative 9.09%. Performance continues to be monitored by the Investment and Estates Committee and the Corporate Board on a regular basis.

The Trinity House Corporate Pension Scheme ("the Scheme")

The Scheme is a defined benefits scheme and was approved as an 'exempt approved scheme' under the terms of the Income and Corporation Taxes Act 1988. It is now a registered pension scheme under Part 4, Chapter 2 of the Finance Act 2004. The Scheme was established on 1 October 1977 and is governed by a Definitive Trust Deed and Rules dated 3 October 2008 as amended 27 July 2011. The sponsoring employer of the Scheme is the Corporation of Trinity House of Deptford Strond (the Corporation). The Scheme was closed to new members of staff with effect from 18 July 2006. The Scheme was also closed from 1 September 2006 to existing staff who were not already members.

There are 5 active, 9 deferred and 33 pensioners in the fund.

Under the rules of the Scheme, appointment and removal of pension trustees is the responsibility of the Corporation. Appointments are made by agreement of the Corporate Board. The pension trustee board comprises the Chair, Mr Richard Sadler (Elder Brother and member of the Corporate Board until 20 September 2022), Zoë Turner (an active member and Head of Events at Trinity House) and Mr William Everard (an external independent advisor and pension trustee specialist). Quantum Advisory LLP remain as the scheme's actuarial, secretarial, administrative and investment advisors. Hymans Robertson LLP remain as the Corporation's independent advisors.

The fund is audited by Buzzacott LLP and the Scheme's Annual Report and Financial Statements for the year ended 30 September 2022 are available. In summary, the Scheme is in surplus on a funding basis and a new investment strategy was agreed in 2022 between the Corporation and the pension trustees, with support from the advisors, to protect that surplus in the coming years. With the current surplus, it is concluded that the pension scheme is in a healthy financial and organisational position.

See note 25 for pension commitments under 'Financial Reporting Standard 102 - Retirement Benefits'.

FUTURE PLANS

During the coming year the Trustees will seek to:

- Disburse £843,000 in annual grants from the charities' unrestricted funds, and a further £561,000 in grants and annuities to other maritime charities, organisations and individuals.

- Consider, where appropriate, both an increase in grant payments following restrictions in prior years and the repayment of government or local authority support received during the pandemic. Consideration of an increase in grant payments will continue to take into account the impact of the ongoing cost of living crisis.

- Continue to disburse grants from the THMC/DfT fund towards safety and training-related matters, in accordance with THMC's objects.

- Continue to maintain the almshouses to a high standard and at the fullest occupancy possible.

- Continue to attract high-quality candidates to the MNSS; to monitor the sub-contracted management of the scheme following its recent review; and to explore related new opportunities with other charities and organisations.

- Continue, where appropriate (given the passage of time since its preparation and taking into account the investment review referred to below), with the implementation of, and reporting on, the Trinity Village Business Plan (TVBP) prepared by Knight Frank in June 2020, with the objectives of growing the net income of the estate and ascertaining the options for investment diversification.

- Continue the review of all of THMC's investments held within its Capital fund, both property and non-property, to ensure that it is correctly positioned to optimise the yield and return on the underlying assets, at the minimum risk deemed acceptable, and including consideration of the extent to which the discrete elements of the TVBP are still appropriate for implementation or may need augmentation.

- Ensure that the Corporate Charity's subsidiary company, THEL, sustains its return to full operational capacity.

- Continue to maintain the Trinity House Grade I listed building to an appropriately high standard.

- Consider the increased deployment of funds towards the provision of expertise on maritime matters (and specifically Deep Sea Pilotage) by the Corporate Charity.

- As an extension to the Corporate Governance work initiated by the (then) new Secretary in the year ended 31 March 2021, complete the implementation of a new ERP system, replacing the existing accounting software and embedding more consistent policy, process and procedure across the organisation.

- Continue to examine, develop and improve the charities' Environmental, Social and Governance profile, with an enhanced approach in particular to Sustainability where applicable and an increased focus on risk deriving from Climate Change.

- Continue to assess options for recommendation to the Court in order to ensure that the Corporation's Charters remain fit for purpose.

- Continue developing the Risk Management process, implementing the new Risk Management Framework and refreshing the Risk Register with a review involving staff from across the Corporate Department.

- Consider whether the charities' insurance advisory arrangements are fit for purpose and, if not, take appropriate action to ensure that they are.

- Consider what 'direction of travel' might be taken in relation to the ongoing accrual of benefit to active members of the Trinity House Corporate Pension Scheme.

- Continue driving to ensure that the charities are fundamentally imbued with values of EEDI.

- Prepare for the handover of the Chair of Trustees to his successor in February 2024.

FINANCIAL REVIEW

Financial Commentary

The accounts following this Annual Report show the combined accounts of the Corporate Charity and THMC (together 'the combined charities'), and the Group Accounts which also include the results of the Corporate Charity's two subsidiary companies, Trinitas Services Limited and THEL. The following narrative relates to the Group Accounts only.

Starting with by far the larger of the two charities, THMC's unrestricted funds resulted in net expenditure in the year of £173,000 compared with the previous year which produced net income of £375,000.

THMC's unrestricted income rose from £7.6 million to £7.9 million, primarily as a result of a 6.8% increase in Trinity Village estate income, which totalled £7.6 million for the year (2022: £7.0 million), partially offset by reductions in other income.

Unrestricted charitable expenditure totalled £3.9 million the same as in the previous year. This comprised £1,565,000 on welfare activities, £2,247,000 on youth opportunities and training, and £84,000 on public safety and education. Unrestricted expenditure on raising funds (principally in relation to the generation of investment property income) was £4.2 million in the year compared with £3.4 million the previous year.

Overall, after taking account of an actuarial gain on the pension scheme (under the provisions of FRS 102) of £79,000, THMC's unrestricted reserves decreased by £94,000 to £2,344,000.

With regard to THMC's restricted funds, a further £1 million of income was received in relation to the THMC/DfT Fund, and grants totalling £342,000 were disbursed from the fund; the balance of the Fund at the year end was £999,000 (see note 22). THMC's restricted funds at the year end stood at £1,265,000 compared with £521,000 at 31 March 2022.

THMC's permanent endowment ('Capital') funds decreased by £11.4 million in the year to £251.9 million (see note 23). This was mainly as a result of a 4.0% revaluation loss on the Trinity Village investment property portfolio which, at the year end, was valued at £233.5 million.

Turning to the Corporate Charity and its subsidiaries, room letting income increased to £559,000 during the year from £276,000 in the prior year reflecting a continued improvement in trading conditions following the Covid-19 pandemic. The lighthouse cottage letting income of Trinitas Services Limited decreased from £1,468,000 in the previous year to £1,095,000. As a result, the Corporate Charity's overall income decreased slightly from £2.4 million in the previous year to £2.2 million. The Corporate Charity's expenditure increased marginally from £2.4 million in the previous year to £2.5 million. As a result, the Corporate Charity incurred net expenditure of £252,000 before investment losses. Overall, after investment losses of £138,000 and an actuarial gain of £24,000 on the pension scheme, the Corporate Charity showed a net decrease in funds of £366,000 to £10.5 million.

Overall, the total combined funds of the two charities and their subsidiaries stood at £266.0 million compared with £277.2 million at 31 March 2022.

Investment Policy

THMC's investment portfolio is comprised of residential and commercial property ('Trinity Village') which was valued at £233.5 million at 31 March 2023; agricultural holdings valued at £5.7 million; and portfolio investments (including cash awaiting investment) valued at £11.5 million. The Corporate Charity also has portfolio investments which were valued at £0.6 million.

The Trustees' policy with regard to Trinity Village is to:

- Seek the optimal level of sustainable rental income consistent with good stewardship as a landlord;
- Undertake scheduled and periodic property maintenance obligations as they arise and in accordance with high standards of workmanship and safe working practice;
- Enhance further, where appropriate, the prime residential areas of Trinity Village internally and externally;
- Examine opportunities for strategic redevelopment of commercial properties, usually upon reversion of leases.

During the year ended 31 March 2021, the Trustees received, and agreed to implement, the recommendations of a business plan prepared by Knight Frank, the estate managers, following their strategic review in the preceding year. Whilst the implementation of the plan was delayed by the pandemic, a number of specific, discrete feasibility studies were progressed last year and in the year under review in order that they could be presented for approval by the Trustees as soon as appropriate. The objectives of the plan remain the sustainable growth of net income from the estate, and investment diversification to mitigate risk and increase income. The discrete elements of the plan that remain are, however, now under review as to their continued applicability, given the wider review referred to above of THMC's investments held within its Capital fund.

During the year, the Trustees' policy with regard to the primary investment portfolio (the THMC 'Capital Fund') remained to grow the Fund in order to support capital expenditure on Trinity Village. Accordingly, BlackRock was instructed to maintain a primarily passive approach to provide a cost-efficient way of gaining exposure to developed liquid markets (i.e. equities, bonds and gilts).

The agreed asset allocations are as follows:

Name of BlackRock Pooled Fund	Benchmark	Benchmark Allocation	Actual Allocation (Note 16)
Shares Developed World Index Fund GBP Hedged	MSCI World Net TR Index	67.5%	67.2%
Shares UK Credit Bond Index Fund	iBoxx Sterling Non-Gilts Index	17.0%	17.6%
Shares Index Linked Gilt Index Fund	FTSE Actuaries UK Index-Linked Gilts over 5 years	8.0%	7.7%
Shares Emerging Markets Index Fund	MSCI Emerging Markets Index, Net Returns in GBP	7.5%	7.6%

Principal risks and uncertainties

The Corporation's Risk Register is reviewed twice a year by the Audit and Risk Committee. The Register is then submitted for scrutiny and endorsement by the Corporate Board together with the minutes of the Audit and Risk Committee.

The Register covers all aspects of Corporate operations, including property and portfolio investment management, the Trinity House building and contents, income levels, financial management, human resources, pension provision, information technology, regulation, governance and reputation. All potential risks are assessed on their probability of occurrence and impact upon the Corporation both 'prior to mitigation' and 'post-mitigation' on a scale ranging from 'very low' (less than 10% chance) likelihood to 'very high' (more than 80% chance).

The Register identifies the key risks to the charities and subsidiary companies to be as follows:

- *Trinity Village Estate:* loss or diminution in value of property assets; flood risk (both pluvial and fluvial); loss of income for charitable purposes; litigation by tenants and leaseholders; prosecution by statutory authorities; failure to exploit asset value; insufficient diversity in the property and investment portfolio.

  The Trustees believe that the above risks have been mitigated by the retention, and superintendence, of suitably qualified and experienced property management agents and surveyors, legal advisers and insurance brokers. The managing agents and lawyers provide regular detailed reports that are discussed at quarterly monitoring meetings, and the Executive also report, both through the Management Committee and Investment and Estates Committee and directly, to each meeting of the Corporate Board. Other less formal meetings are also regularly held, often on the estate itself. The Trustees retain an Honorary Surveyor who attends the Investment and Estates Committee, is independent of the professional advisers, and from whom they occasionally seek advice; he is fully involved with the current investment review.

  The Trustees maintain suitable levels of reserves to mitigate against a loss in rental income from the estate. Estate income and expenditure are also monitored by the Board through the production of quarterly management accounts and budgets.

  Notwithstanding this mitigation, the Trustees have, as noted, commenced a review of THMC's investments held within its Capital fund, both property and non-property, to ensure that it is correctly positioned to optimise the yield and return on the underlying assets, at the minimum risk deemed acceptable.

- *Trinity House Building:* loss of room letting income (through the Corporation's subsidiary company, THEL - see below); potential loss of life or injury and damage to property through fire, flood, terrorism or inadequate maintenance; failure of the building management system; loss of heritage.

  The Trustees believe that the above risks are mitigated by regular property maintenance and safety checks, fire drills and reviews of evacuation procedures. Insurance is reviewed annually and a planned maintenance programme, drawn up and managed by the Corporation's surveyors at Cluttons, is carried out each year. The surveyors also ensure that full compliance with building and other regulations is maintained. The Tower of London has kindly agreed to provide emergency conservator and storage support for the fine art treasures in the event of an incident.

  Income from the letting of the ceremonial rooms and the building's maintenance costs are monitored by the Board by means of quarterly management accounts and budgets. In addition to free reserves, the Trustees maintain a designated fund ('House Designated Fund') to ensure that sufficient monies are available for major repairs and refurbishments to the building, both emergency and planned.

- *Pandemic Level Disease:* whilst they are thought largely to have passed, the effects of the Covid-19 pandemic posed, and to a limited degree still pose, differing risks to the Corporate Charity and THMC, as well as to the health and safety of staff and visitors. The biggest risk is currently assessed as the emergence of a significant new variant of Covid-19 bringing with it substantial re-imposition of restrictions and constraints. The same risk applies to the emergence at the level of a pandemic of any similar type of restrictive or incapacitating disease.

  For the Corporate Charity: the risk to income (associated with the inability to let rooms in the building through compliance with related legislation and guidance, and the diminished public appetite for events) would again lead to depletion of reserves and potential failure of THEL as a going concern.

  The Trustees believe that these risks would be mitigated by similar courses of action as previously, where applicable, and obviously dependant on the nature of the disease, including acceptance of government support; the regular and frequent monitoring of the company's cash flows, both actual and forecast, and operational requirements; and the minimisation of any appropriate variable costs. The directors of THEL remain alert to the need to ensure that the company remains a going concern.

  Depending again on the nature of the disease, risks to staff and visitors would include the possibility of an outbreak in Trinity House leading to enforced closure of the building (also depending on prevailing requirements), further loss of income, liability and reputational damage. This would be mitigated by a full risk assessment resulting in all measures having been taken, as and when necessary, to render and sustain Trinity House as a Covid(or other disease)-safe environment. Ongoing arrangements within the House would be compliant with legislation.

For THMC: risks to income from Trinity Village associated with the inability of residential tenants to pay rent, commercial tenant business failures, excessive voids at lockdown, government constraints on landlords, and broader impact on the rental market in London in general and in the area of Trinity Village in particular. Any impact upon income would again affect charitable disbursements and estate husbandry.

The Trustees believe that these risks would be mitigated by careful superintendence from their estate managers, Knight Frank, advice from them and others, and taking careful account of lessons learned from the Covid-19 pandemic to date.

The Trustees have assessed the major risks to which the charities are exposed and are satisfied that these have been identified, and that appropriate measures and effective systems and controls are in place to mitigate them. As noted above within *Future Plans*, work continues to update the risk management process and ensure that the risk register is a practical management tool with risk ownership embedded throughout the organisation.

Reserves Policy

Corporate Charity

The Corporate Charity has reserves totalling £9,451,000 comprising designated funds (£9,132,000), a pension reserve (£249,000), restricted funds (£60,000) and unrestricted funds (free reserves) of £10,000. The designated funds are made up as follows:

- *House Designated Fund*: to ensure that the Corporate Charity can maintain the fabric and heritage of Trinity House, Tower Hill, London, specifically including any major refurbishments of the building to be carried out in accordance with long-term maintenance plans drawn up by the Corporate Charity's surveyors. The costs of maintaining a Grade I listed building are high and the plan has identified the requirement for considerable maintenance expenditure over the next 5 to 10 years. This is essential in light of the building's listing and the need to maintain it to a high standard to attract clients wishing to hire the function rooms, thus sustaining the Corporate Charity's room letting income. The balance of the Fund is £410,000 (2022: £444,000).

- *Fixed Assets Fund*: this is represented by tangible fixed assets not readily available to meet expenditure and the balance at the year end was £8.7 million (2022: £8.8 million).

The Trustees review the Corporate Charity's free reserves policy annually and the current policy is to maintain free reserves at a level equivalent to between six and nine months' operating expenditure. The balance of free reserves at the year end was £10,000 (2022: £459,000) which is below one month's budgeted operating expenditure. The fall in free reserves is a direct result of the lost revenues experience by the Charity's trading subsidiary THEL during the pandemic which has prevented the payment of Gift Aid in each of the previous two financial years. Following a return to profitable trading, a Gift Aid distribution from THEL's available retained earnings (as at 31 March 2023) of £186,000 was made in May 2023. After taking account of this distribution, the equivalent free reserves balance is £196,000, which represents approximately 3 months' of budgeted operating expenditure. The current expectation is that the free reserves balance will return to being in line with policy no later than 2026.

Trinity House Maritime Charity (THMC)

THMC has reserves totalling £255.5 million comprising permanent endowment funds (£251,901,000), designated funds (£677,000), a pension reserve (£669,000), restricted funds (£1,265,000) and unrestricted funds (free reserves) of £998,000. Income received from the permanent endowment funds is available for general purposes in accordance with THMC's governing documents. The designated funds are made up as follows:

- *Extraordinary Repair Fund*: to meet the requirement of THMC's governing document to provide for extraordinary repairs, improvement and rebuilding of Trinity Homes at Walmer. At the year end, the balance of this fund was £177,000 (2022: £177,000).

- *Merchant Navy Scholarship Scheme fund (MNSS)*: the Trustees' policy is to maintain this fund at a level equivalent to between three and six months of the operating costs of the MNSS. The balance of the fund at the year end was £500,000 (2022: £500,000) which was equivalent to approximately three months' operating costs.

As with the Corporate Charity, the Trustees review THMC's free reserves policy annually and the current policy is to maintain reserves at a level equivalent to between six and nine months' operating expenditure. The balance of free reserves at the year end totalled £998,000 (2022: £1,188,000) which is equivalent to between three and four months' operating expenditure. The current expectation is that the free reserves balance will return to being in line with policy no later than 2026.

STRUCTURE, GOVERNANCE AND MANAGEMENT

As explained earlier, Trinity House was incorporated by Royal Charter in 1514. A Charter of Confirmation was granted in 1685 and, although supplemental Charters were granted for specific purposes between 1870 and 2022 (the latest having been granted on 31 January 2022), the 1685 Charter remains the Corporation's principal governing document. The Corporation's duties as a General Lighthouse Authority are conducted under powers given by the Merchant Shipping Acts. However, the funding, operations and management of the Lighthouse Authority are entirely separate from those of the Corporation's charity undertakings and, as a result, are not dealt with in these accounts.

The Corporate Charity is the principal charity (Registration Number 211869). THMC is a subsidiary of the Corporate Charity (Registration Number 211869-23) and is governed by a Scheme of the Charity Commission dated 7 August 1995. The Charity Commission granted a Uniting Direction on 24 May 2004 to enable the two charities to be combined for the purposes of reporting and the presentation of accounts.

The members of the Corporate Board are elected by the Court of the Corporation and act as Trustees of the charities. The Trustees who served during the period from 1 April 2022 to the date of this Report were as follows:

Captain Ian McNaught CVO MNM FNI *(Deputy Master)*	*A,B,C,D*
Rear Admiral David Snelson CB *(retired 8 June 2022)*	*A,B,C*
Captain Roger Barker MNM FNI	*A,B,C*
Captain Stephen Gobbi MNM FNI FIMarEST JP MA LLB	*A,B*
Captain Nigel Hope RD* MNM FNI RNR	*A*
Commodore William Walworth CBE MNM RFA	
Commodore Robert Dorey RFA	
Commander Nigel Hare MA MRIN	*A*
Malcolm Glaister Esq.	*B,D*
Richard Sadler Esq. *(retired 20 September 2022)*	*B,C,D*
Rear Admiral Ian Moncrieff CBE DL (*appointed 18 October 2022*)	
Hon. Captain Lance Batchelor RNR *(appointed 18 October 2022)*	*B,C,D*

Committee membership:

A Member of the Management Committee
B Member of the Investment and Estates Committee
C Member of the Audit and Risk Committee
D Member of the Remuneration Committee

The Board meets four times a year and has appointed a number of committees to discharge certain functions. The committees are constituted as the Investment and Estates, Audit and Risk, and Remuneration Committees. The Management Committee is constituted with its authority *pari passu* with the other committees and meets four times a year, in the intervals between Board meetings.

Commodore Martin Atherton OBE MA RN is Secretary to the Corporation. The Secretary is the Chief Executive Officer of the two charities with day-to-day responsibility for their effective operation and administration; he is also responsible for the administration and co-ordination of the Fraternity.

The Corporation's Royal Charters provide for the election of 31 active Elder Brethren who collectively constitute the voting members of the Court, its governing body. All the Trustees of the charities are Elder Brethren and Court Assistants. The Court is supported and advised by a fraternity of Younger Brethren, both men and women, who represent the broad constituencies with which the Corporation is associated. These people are likely to be senior professionals from the Royal Navy or the Merchant Navy, Pilots or Harbour Masters, or those engaged in other areas of Maritime including the shipping industry and associated businesses or statutory agencies; others may have a background in sailing or the voluntary sector.

Those selected to serve as Trustees reflect this broad range of skills and experience, and the Board therefore comprises extensive knowledge and experience of the maritime sector in its widest sense. All are, or have been, senior figures in the sector. Most also serve on the governing bodies of, or are associated with, other agencies and charities. Two members of the Board have particular business or investment experience respectively.

Since Trustees are elected from within the wider Fraternity, they will normally already have an understanding of the functions of Trinity House's charities and their operation. Nevertheless, new Trustees are made aware of their statutory responsibilities and are briefed formally by the Secretary on their role; on the charities' governing documents; the way in

which the Trustee body operates; and on the activities of the charities. Trustees are also apprised of developments within the sector.

The staff of the charities are led by the Secretary. They are engaged in financial and operational administration, income generation and the provision of support services at the Corporation's headquarters building at Tower Hill. THMC employs a small staff at Trinity Homes, Walmer, who also report to the Secretary.

The key personnel are the Trustees, the Secretary, the Finance and Commercial Director (who is also a Deputy Secretary to the Corporation), the Head of Events and the Head of Charitable Giving.

Staff salaries are reviewed annually by the Corporate Remuneration Committee, comprising the Deputy Master and the two Business / Investment Trustees, one of whom acts as Chair. The Corporation believes in attracting and retaining high quality staff for the long term, and a comprehensive benchmarking review is due to be undertaken in the year ended 31 March 2024, with the last such review having taken place in 2018.

As mentioned above, the Corporate Charity has two wholly owned subsidiary companies.

The first, Trinitas Services Limited, was incorporated in 1993 and its principal activity is the operation of 37 former lighthouse keepers' cottages as holiday accommodation and short term lets. Two of the five directors of the company are also members of the Corporate Board and a third director is the Secretary to the Corporation and Chief Executive of the charities.

The principal activity of the second company, THEL, is the generation of income for the Corporate Charity by letting of the function rooms at Trinity House. Two of the company's three directors are members of the Corporate Board and the third is the Secretary to the Corporation.

Fundraising Statement

During the prior year and the year under review, the charities did not actively solicit donations and therefore are not registered with the Fundraising Regulator; they did not subscribe to any fundraising codes of practice. When donations from individuals are received, the charities aim to protect personal data and never sell data or swap data with other organisations. During 2022 and 2023, the charities received no complaints about fundraising activities.

THE CORPORATE BOARD'S RESPONSIBILITIES IN RELATION TO THE ACCOUNTS

The Corporate Board is responsible for preparing the Report of the Corporate Board and Group Accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Corporate Board to prepare accounts for each financial year that give a true and fair view of the state of affairs of the combined charities and the group (the combined charities and subsidiary companies) and of the income and expenditure of the charities and the group for that period.

In preparing these accounts, the Corporate Board is required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in 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);
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charities and the group will continue in operation.

The Corporate Board is responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charities and the group and enable it to ensure that the accounts comply with the Charities Act 2011, applicable Charity (Accounts and Reports) Regulations and the provisions of the charities' governing documents. It is also responsible for safeguarding the assets of the charities and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Corporate Board on 28 November 2023 and signed on its behalf by

Captain Ian McNaught CVO MNM FNI
Deputy Master and Chair of Trustees

OTHER REFERENCE DETAILS

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Level 28, 1 Churchill Place
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INDEPENDENT AUDITOR'S REPORT TO THE CORPORATE BOARD OF THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

Opinion

We have audited the accounts of the combined charities of the Corporation of Trinity House of Deptford Strond and their subsidiaries (together "the group") for the year ended 31 March 2023 which comprise the group and combined charities' statement of financial activities, the group and combined charities' balance sheets, the group statement of cash flows, the principal accounting policies and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the accounts:

- give a true and fair view of the state of the group's and of the combined charities' affairs as at 31 March 2023 and of their income and expenditure 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 requirements of 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 accounts section of our report. We are independent of the group in accordance with the ethical requirements that are relevant to our audit of the accounts 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 accounts, we have concluded that the Corporate Board's use of the going concern basis of accounting in the preparation of the accounts 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 charities' or group's ability to continue as a going concern for a period of at least twelve months from when the accounts 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.

Other information

The Corporate Board is responsible for the other information. The other information comprises the information included in the Report of the Corporate Board and Group Accounts other than the accounts and our auditor's report thereon. Our opinion on the accounts does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the accounts, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the accounts or our knowledge obtained in 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 there is a material misstatement in the accounts or a material misstatement of the other information. 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 Act 2011 requires us to report to you if, in our opinion:

- the information given in the Report of the Corporate Board is inconsistent in any material respect with the accounts; or
- sufficient accounting records have not been kept; or
- the accounts are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the statement of the Corporate Board's responsibilities in relation to the accounts, the Corporate Board is responsible for the preparation of the accounts and for being satisfied that they give a true and fair view, and for such internal control as the Corporate Board determines is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

In preparing the accounts, the Corporate Board is responsible for assessing the group's and the combined charities' 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 Corporate Board either intends to liquidate the group or the combined charities or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the accounts

Our objectives are to obtain reasonable assurance about whether the accounts 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 accounts.

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.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charities and the group through discussions with management, and from our knowledge and experience of the sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the accounts or the operations of the charities and the group, including the Charities Act 2011 and the financial reporting framework referred to above; and
- we understood how the charities and the group are complying with those legal and regulatory frameworks by making enquiries of management and those responsible for legal and compliance procedures. We corroborated our enquiries through our review of the minutes of meetings of those charged with governance.

We assessed the susceptibility of the charities' and group's accounts to material misstatement, including obtaining an understanding of how fraud might occur. Audit procedures performed by the engagement team included:

- making enquiries of management and those charged with governance as to their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected financial relationships;
- tested journal entries to identify unusual transactions;
- performed substantive testing of expenditure including testing the authorisation thereof; and
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- reading the minutes of meetings of those charged with governance; and
- enquiring of management and trustees as to actual and potential litigation and claims.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the accounts is located 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 Corporate Board, as a body, in accordance with section 144 of the Charities Act 2011 and with regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Corporate Board, those matters we are required to state to it 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 combined charities and the Corporate Board as a body, for our audit work, for this report, or for the opinions we have formed.

Buzzacott LLP
Statutory Auditor
130 Wood Street
London
EC2V 6DL

28 November 2023

Buzzacott LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

GROUP STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2023

	Notes	Corporate Charity funds (including subsidiaries)	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	**Total 2023**	Total 2022
		£000	£000	£000	£000	**£000**	£000
INCOME FROM:							
Donations and legacies		11	1	100	-	**112**	5
Charitable activities	2	530	16	1,877	-	**2,423**	1,200
Other trading activities	3	1,654	-	-	-	**1,654**	1,744
Other operating income	4	2	-	-	-	**2**	125
Investments	5	19	7,887	1	8	**7,915**	7,617
TOTAL INCOME		2,216	7,904	1,978	8	**12,106**	10,691
EXPENDITURE ON:							
Raising funds	6	1,471	4,181	-	8	**5,660**	4,912
Charitable activities:							
Welfare	7	5	1,565	-	43	**1,613**	1,351
Youth opportunities and training	8	-	2,247	892	-	**3,139**	3,208
Public safety and education	9	-	84	342	-	**426**	1,652
Maintaining the fabric and heritage of Trinity House	10	944	-	-	-	**944**	814
Role as a Deep Sea Pilotage Authority	11	8	-	-	-	**8**	18
Provision of Nautical Assessors	11	40	-	-	-	**40**	11
TOTAL EXPENDITURE		2,468	8,077	1,234	51	**11,830**	11,966
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES		(252)	(173)	744	(43)	**276**	(1,275)
(Losses) / gains on the revaluation and disposal of investment properties	16	-	-	-	(9,687)	**(9,687)**	5,181
(Losses) / gains on the revaluation and disposal of portfolio investments	16	(138)	-	-	(1,684)	**(1,822)**	838
NET (EXPENDITURE) / INCOME		(390)	(173)	744	(11,414)	**(11,233)**	4,744
OTHER RECOGNISED GAINS:							
Actuarial gain on defined benefit pension scheme	25	24	79	-	-	**103**	639
NET MOVEMENT IN FUNDS		(366)	(94)	744	(11,414)	**(11,130)**	5,383
BALANCE AT 1 APRIL 2022		10,878	2,438	521	263,315	**277,152**	271,769
BALANCE AT 31 MARCH 2023		10,512	2,344	1,265	251,901	**266,022**	277,152

Detailed comparative figures are disclosed in note 29 to the accounts.

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

COMBINED CHARITIES' STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2023

	Notes	Corporate Charity funds	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	**Total 2023**	Total 2022
		£000	£000	£000	£000	**£000**	£000
INCOME FROM:							
Donations and legacies		11	1	100	-	**112**	5
Charitable activities	2	530	16	1,877	-	**2,423**	1,200
Other trading activities	3	269	-	-	-	**269**	238
Investments	5	19	7,887	1	8	**7,915**	7,617
TOTAL INCOME		829	7,904	1,978	8	**10,719**	9,060
EXPENDITURE ON:							
Raising funds	6	269	4,181	-	8	**4,458**	3,540
Charitable activities:							
Welfare	7	5	1,565	-	43	**1,613**	1,351
Youth opportunities and training	8	-	2,247	892	-	**3,139**	3,208
Public safety and education	9	-	84	342	-	**426**	1,652
Maintaining the fabric and heritage of Trinity House	10	944	-	-	-	**944**	814
Role as a Deep Sea Pilotage Authority	11	8	-	-	-	**8**	18
Provision of Nautical Assessors	11	40	-	-	-	**40**	11
TOTAL EXPENDITURE		1,266	8,077	1,234	51	**10,628**	10,594
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES		(437)	(173)	744	(43)	**91**	(1,534)
(Losses) / gains on the revaluation and disposal of investment properties	16	-	-	-	(9,687)	**(9,687)**	5,181
(Losses) / gains on the revaluation and disposal of portfolio investments	16	(138)	-	-	(1,684)	**(1,822)**	838
NET (EXPENDITURE) / INCOME		(575)	(173)	744	(11,414)	**(11,418)**	4,485
OTHER RECOGNISED GAINS:							
Actuarial gain on defined benefit pension scheme	25	24	79	-	-	**103**	639
NET MOVEMENT IN FUNDS		(551)	(94)	744	(11,414)	**(11,315)**	5,124
BALANCE AT 1 APRIL 2022		10,002	2,438	521	263,315	**276,276**	271,152
BALANCE AT 31 MARCH 2023		9,451	2,344	1,265	251,901	**264,961**	276,276

Detailed comparative figures are disclosed in note 29 to the accounts.

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND
BALANCE SHEETS
at 31 March 2023

	Notes	Group 2023 £000	Combined Charities 2023 £000	Group 2022 £000	Combined Charities 2022 £000
FIXED ASSETS					
Tangible fixed assets	15	**11,099**	**10,508**	11,162	10,635
Investments	16	**251,825**	**251,825**	263,571	263,571
		262,924	**262,333**	274,733	274,206
CURRENT ASSETS					
Stocks		**38**	**28**	33	27
Debtors	17	**1,652**	**1,585**	1,813	1,738
Cash at bank and on deposit		**3,635**	**2,796**	2,372	1,289
		5,325	**4,409**	4,218	3,054
CURRENT LIABILITIES					
Amounts falling due within one year	18	**(3,145)**	**(2,699)**	(2,542)	(1,777)
NET CURRENT ASSETS		**2,180**	**1,710**	1,676	1,277
NON-CURRENT LIABILITIES					
Amounts falling due after more than one year	18	**-**	**-**	(50)	-
NET ASSETS EXCLUDING PENSION ASSET		**265,104**	**264,043**	276,359	275,483
Defined benefit pension asset	25	**918**	**918**	793	793
NET ASSETS INCLUDING PENSION ASSET		**266,022**	**264,961**	277,152	276,276
FUNDS					
Corporate Charity					
Income funds:					
Designated funds	19	**9,132**	**9,132**	9,263	9,263
Other unrestricted funds		**10**	**10**	459	459
Pension reserve		**249**	**249**	220	220
Restricted funds	20	**60**	**60**	60	60
		9,451	**9,451**	10,002	10,002
Trinity House Maritime Charity					
Income funds:					
Designated funds	21	**677**	**677**	677	677
Other unrestricted funds		**998**	**998**	1,188	1,188
Pension reserve		**669**	**669**	573	573
Restricted funds	22	**1,265**	**1,265**	521	521
		3,609	**3,609**	2,959	2,959
Capital funds:					
Permanent endowment funds	23	**251,901**	**251,901**	263,315	263,315
		255,510	**255,510**	266,274	266,274
Non-charitable Trading Funds	24	**1,061**	**-**	876	-
TOTAL FUNDS		**266,022**	**264,961**	277,152	276,276

Approved by the Corporate Board on 28 November 2023 and signed on its behalf by

Captain Ian McNaught CVO
Deputy Master and Chair of Trustees

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND
GROUP STATEMENT OF CASH FLOWS
For the year ended 31 March 2023

	2023	2022
	£000	£000
NET CASH PROVIDED BY/(USED IN) OPERATING ACTIVITIES (A)	**(6,928)**	(8,358)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Payments to acquire tangible fixed assets	**(236)**	(161)
Payments to improve investment properties	**(1,913)**	(1,134)
Proceeds from sales of investment properties	**-**	26
Payments to acquire portfolio investments	**(26)**	(656)
Proceeds from sales of portfolio investments	**2,176**	2,556
Income from investments	**7,915**	7,617
NET CASH PROVIDED BY INVESTING ACTIVITIES	**7,916**	8,248
Repayment of Coronavirus Business Interuption Loan	**(50)**	-
NET CASH (USED IN) FINANCING ACTIVITIES	**(50)**	-
CHANGE IN CASH AND CASH EQUIVALENTS	**938**	(110)
CASH AND CASH EQUIVALENTS AT 1 APRIL 2022	**3,040**	3,150
CASH AND CASH EQUIVALENTS AT 31 MARCH 2023 (B)	**3,978**	3,040

(A) RECONCILIATION OF NET EXPENDITURE TO NET CASH (USED IN)/PROVIDED BY OPERATING ACTIVITIES:

	2023	2022
	£000	£000
Net income/(expenditure) for the year before investment gains and losses	**276**	(1,275)
Adjustments for:		
Depreciation	**297**	288
Loss on disposal of fixed assets	**2**	1
Change in stocks	**(5)**	(3)
Change in debtors	**(164)**	(262)
Change in creditors	**603**	469
Incoem from investments	**(7,915)**	(7,617)
FRS 102 pension cost adjustment	**(22)**	41
Net cash provided/(used in) by operating activities	**(6,928)**	(8,358)

(B) ANALYSIS OF CASH AND CASH EQUIVALENTS:

	31 March 2023	31 March 2022
	£000	£000
Cash at bank and on deposit	**3,635**	2,372
Cash held on deposit by estate managing agents (note 17)	**134**	523
Cash held on deposit by managing agents of Merchant Navy Scholarship Scheme (note 17)	**177**	113
Cash held by investment managers (note 16)	**32**	32
	3,978	3,040

(C) ANALYSIS OF CHANGES IN NET DEBT:

	1 April 2022	Cash flows	**31 March 2023**
	£000	£000	**£000**
Cash and cash equivalents	3,040	938	**3,978**
Coronavirus Business Interruption Loan	(100)	50	**(50)**
Total	2,940	988	**3,928**

1. ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the Accounts are laid out below.

Basis of Preparation

These Accounts have been prepared for the year to 31 March 2023 with comparative information presented for the year to 31 March 2022.

These Accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant accounting policies below or the notes to these Accounts.

The Accounts have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.
The charities constitute public benefit entities as defined by FRS 102.
The Accounts are presented in sterling and are rounded to the nearest one thousand pounds.

Basis of Consolidation

The assets and liabilities and the income and expenditure of the Corporation as General Lighthouse Authority for England and Wales are administered by it under statutory authority and are dealt with in separate accounts.

Group:
The Group statement of financial activities and Group balance sheet consolidate the accounts of the subsidiary undertakings with those of the combined charities.

Combined charities:
In accordance with the Uniting Direction approved by the Charity Commission on 24 May 2004, the combined charities' accounts deal with the assets and liabilities, the income and expenditure of the Corporation of Trinity House of Deptford Strond (in its Corporate capacity, 'the Corporate Charity') and the assets and liabilities, the income and the expenditure of the Trinity House Maritime Charity, which is also under the trusteeship of the Corporation.

As the restricted funds of the Corporate Charity are not material, their income and expenditure are not shown separately in the statement of financial activities but are disclosed in the notes.

Critical Accounting Estimates and Areas of Judgement

Preparation of the Accounts requires the trustees and management to make significant judgements and estimates. The more significant areas in the accounts where these judgements and estimates have been made include:

- allocation of support costs across charitable activities
- investment property valuation (see note 16)
- pension surplus or deficit valuation
- depreciation
- recoverability of programme-related investments

1. ACCOUNTING POLICIES (continued)

Assessment of Going Concern

The Trustees have assessed whether the use of the going concern assumption is appropriate in preparing these Accounts. The Trustees have made this assessment in respect of a period of at least one year from the date of approval of these Accounts.

The Trustees of the charities have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. The Trustees are of the opinion that the Group members will have sufficient resources to meet their liabilities as they fall due. The most significant areas of judgement that affect items in the accounts are detailed above. With regard to the next accounting period, the year ended 31 March 2024, the most significant areas that affect the carrying value of the assets held by the charities are the level of investment return and the performance of the investment markets (see the 'Investment Policy' and 'Principal Risks and Uncertainties' sections of the Annual Report of the Corporate Board for more information).

Income Recognition

Income is recognised in the period in which the charities have entitlement to the income, when that income can be measured reliably and when it is probable that it will be received.
Grants from government and other agencies have been included as income from charitable activities where these amount to a contract for service but as donations where the money is given with greater freedom of use.
Donations are recognised when the charities have confirmation of both the amount and settlement date. For donations pledged but not received, the amount is accrued when the receipt is considered probable.
Income from charitable activities comprises grants from government and other agencies relating to cadet training, and an annual contribution from the General Lighthouse Authority. Grants are accrued for when the receipt is considered probable.
Other trading activities relate to income from the charities' two subsidiaries, Trinitas Services Limited and Trinity House Events Limited.
Investment income comprises dividends from the charities' listed investment portfolios and rental income from the investment property portfolio. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due. Rental income is recognised throughout the year as and when rents fall due.

Expenditure Recognition

All expenditure is accounted for on an accruals basis. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings. The classification between activities is as follows:

a. The costs of raising funds include the salaries, direct costs and overheads associated with generating rental income from Trinity House, Tower Hill, London and the lighthouse cottages which are let by Trinitas Services Limited, the maintenance cost of the investment properties, fees paid in connection with the management of the charities' investments and related support costs.

b. The costs of charitable activities comprise expenditure on the charities' primary charitable purposes as described in the Annual Report of the Corporate Board and include an appropriate proportion of support costs. Costs are analysed by the principal activities of welfare, youth opportunities and training, public safety and education, maintaining the fabric and heritage of Trinity House, role as a Deep Sea Pilotage Authority and provision of Nautical Assessors.

1. ACCOUNTING POLICIES (continued)

c. Grants are charged to the statement of financial activities when the beneficiary has been informed of the grant and there are no conditions that enable the charities to avoid the expenditure. Where the charities retain the discretion to avoid the expenditure, such grants are noted as financial commitments in the notes to the accounts. Grants are classified as 'grants paid - annual' and 'grants paid - other'.

d. Support costs comprise the cost of staff employed under joint contracts of employment and administration costs. The Corporate Charity meets all of these costs which are subsequently allocated between the Corporate Charity and the Trinity House Maritime Charity. The basis of apportionment of these support costs between the Corporate Charity and the Trinity House Maritime Charity is reviewed periodically in the light of the level of activity of each charity during the year.

Tangible Fixed Assets

All assets with a cost of over £500 and with an expected useful life of more than one year are capitalised.

Freehold properties, leasehold improvements, treasures and plant and equipment and fixtures and fittings are stated at cost less depreciation or impairment.

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Freehold properties - 2%
Plant and equipment - 25%
Fixtures and fittings - 10 - 20%
Leasehold improvements - 5%

No depreciation is charged in respect of the treasures as it is not deemed to be material after taking account of their expected useful lives and expected residual values. Where there is an indication of a decrease in value, an impairment review is performed and an impairment charge is made where necessary.

Investments

Investment properties are included in the accounts at open market value and are revalued periodically by the Corporate Board based on professional advice.

Portfolio investments are included in the accounts at their market value at the end of the financial period. The market value of fixed interest securities reflects accrued interest at the balance sheet date.

Realised and unrealised gains or losses on investment assets are credited or charged to the statement of financial activities in the year in which they occur.

Programme related investments are assets held by the charities in order to directly further the charitable purposes of the charities; any financial return obtained is not a primary reason for making the investment.
Programme related investments comprise concessionary loans to third parties interest free or at below prevailing market rates and are initially recognised at the amount paid with the carrying amount adjusted in subsequent years to reflect repayments and any accrued interest and adjusted for impairment, if applicable. Any impairment loss is recognised as expenditure on charitable activities within the statement of financial activities.

Stocks

Stocks of publications and consumables for resale are valued at the lower of cost and net realisable value.

Debtors

Debtors are recognised at their settlement amount less any provision for non-recoverability. Prepayments are valued at the amount prepaid.

1. ACCOUNTING POLICIES (continued)

Cash at Bank and in Hand
Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition.

Creditors and Provisions
Creditors and provisions are recognised: where there is an obligation at the balance sheet date as a result of a past event; where it is probable that a transfer of economic benefit will be required in settlement; and, where the amount of the obligation can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt.

Pension Costs
The charities' defined benefit pension scheme assets are measured using market values. Pension scheme liabilities are measured using the projected unit actuarial method and are discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability.

If the pension scheme assets exceed the liabilities, an asset is recognised on the balance sheet to the extent it is recoverable through a reduction in future contributions or by repayment.

Any increase in the present value of the liabilities within the Scheme expected to arise from employee service in the period is allocated across expense categories on a fair and consistent basis.

Actuarial gains and losses are included in the statement of financial activities in other recognised gains and losses for the period.

Contributions in respect of the charities' Group Personal Pension Scheme are recognised in the statement of financial activities when they become due.

Fund Structure
Unrestricted funds
The unrestricted funds are revenue funds which are expendable at the discretion of the Corporate Board in furtherance of the objects of the charities. Included within unrestricted funds are designated funds which are funds set aside out of unrestricted funds and designated for specific purposes by the Corporate Board.

Restricted funds
The restricted funds can only be applied in accordance with the donors' explicit terms.

Permanent endowment funds
Permanent endowment funds are capital funds where there is no power to convert the capital into income and which must generally be held indefinitely. Income arising on the funds is credited to unrestricted funds.

Financial Instruments
The charities only have financial assets and liabilities that qualify as basic financial instruments. Except for portfolio investments which are measured at their fair value as at the balance sheet date, basic financial instruments are initially recognised at their transaction value and subsequently measured at their settlement value.

2. INCOME FROM CHARITABLE ACTIVITIES:

Group and Combined Charities

	Corporate Charity Unrestricted funds £000	Trinity House Maritime Charity Unrestricted funds £000	Trinity House Maritime Charity Restricted funds £000	**Total 2023 £000**	Total 2022 £000
Welfare	-	16	-	**16**	15
Youth opportunities and training	-	-	877	**877**	720
Public safety & education	-	-	1,000	**1,000**	-
Contribution from Trinity House Lighthouse Service	340	-	-	**340**	320
Other	190	-	-	**190**	145
Total 2023	530	16	1,877	**2,423**	1,200
Total 2022	465	15	720	1,200	

3. INCOME FROM OTHER TRADING ACTIVITIES:

	2023	2022
Group:	**£000**	£000
Letting of function rooms by Trinity House Events Limited	**559**	276
Letting of lighthouse cottages by Trinitas Services Limited	**1,095**	1,468
	1,654	1,744
Combined Charities:		
Income from Trinity House Events Limited:		
Corporate Charity management charge	**269**	238
	269	238

The above Combined Charities' income for the years ended 31 March 2023 and 31 March 2022 related to Corporate Charity unrestricted funds.

4. OTHER OPERATING INCOME

	2023	2022
Group:	**£000**	£000
Other operating income (Trinity House Events Limited)	**2**	29
Other operating income (Trinitas Services Limited)	**-**	96
	2	125

Included within the above Other operating income are Coronavirus Job Retention Scheme and Local Restrictions Support grants received during the period by Trinity House Events Limited totalling £nil (2022: £29,000) and Trinitas Services Limited £nil (2022: £96,000).

5. INCOME FROM INVESTMENTS:

Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity			**Total 2023**	Total 2022
	Unrestricted funds	Unrestricted funds	Restricted funds	Endowment funds		
	£000	£000	£000	£000	**£000**	£000
Investment properties	-	7,627	-	8	**7,635**	7,342
Portfolio investments	18	245	-	-	**263**	271
Bank interest and other finance income	1	15	1	-	**17**	4
Total 2023	19	7,887	1	8	**7,915**	7,617
Total 2022	18	7,599	-	-	7,617	

6. EXPENDITURE ON RAISING FUNDS:

Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity			**Total 2023**	Total 2022
	Unrestricted funds	Unrestricted funds	Restricted funds	Endowment funds		
	£000	£000	£000	£000	**£000**	£000
Letting of function rooms	269	-	-	-	**269**	163
Management of investment assets:						
Estate managers' fees	-	727	-	-	**727**	526
Legal and other administration fees	-	337	-	5	**342**	208
Investment managers' fees	-	-	-	3	**3**	3
Maintenance of investment assets:						
Repairs, maintenance and refurbishment of estates	-	2,126	-	-	**2,126**	1,911
Support costs	-	991	-	-	**991**	729
Combined Charities	269	4,181	-	8	**4,458**	3,540
Letting of lighthouse cottages	1,153	-	-	-	**1,153**	1,363
Letting of function rooms	49	-	-	-	**49**	9
Group	1,471	4,181	-	8	**5,660**	4,912
Total 2022 - Combined charities	163	3,374	-	3	3,540	
Total 2022 - Group	1,535	3,374	-	3	4,912	

7. EXPENDITURE ON CHARITABLE ACTIVITIES:

WELFARE

Group and Combined Charities	Corporate Charity	Trinity House Maritime Charity		**Total**	Total
	Unrestricted funds	Unrestricted funds	Endowment funds	**2023**	2022
	£000	£000	£000	**£000**	£000
Maintenance and upkeep of the Trinity Homes	-	378	43	**421**	378
Grants paid - annual	-	600	-	**600**	526
Grants paid - other	5	207	-	**212**	196
Support costs	-	380	-	**380**	251
Total 2023	5	1,565	43	**1,613**	1,351
Total 2022	8	1,299	44	1,351	

During the year, welfare grants totalling £812,000 were awarded to other charities, organisations and individuals. Of the grants paid, annual grants amounted to £600,000 and other grants amounted to £212,000:

	£000	
The Shipwrecked Mariners' Society	110	Towards their one off and regular grants to beneficiaries.
Royal Alfred Seafarers Society	100	Towards the cost of care to their residents.
Nautilus Welfare Fund	83	Towards the support offered to residents and the Admiral Nurse.
Sailors' Children's Society	68	Towards the grants awarded directly to families.
The Fishermen's Mission	62	Towards their core costs and to underpin their UK wide outreach programme.
Naval Children's Charity	47	Towards the grants awarded directly to families.
Tyne Mariners' Benevolent Institution	39	Towards the cost of maintenance on the homes and the pensions.
Royal Liverpool Seamen's Orphan Institution	35	Towards the grants awarded directly to families.
Merchant Navy Welfare Board	31	Towards the Vehicle Replacement Programme
Maritime Charities Group	10	Contribution towards core costs.
Care for Veterans	10	Towards the cost of providing their mixed rehabilitation service.
Annual National Service for Seafarers	5	Towards the cost of the service.
Total grants paid - annual	600	
Sailors' Society	34	Towards the development of a new online and offline wellness e-learning programme.
SSAF the Armed Forces Charity	20	Towards their caseworking service for Seafaring beneficiaries.
Seafarers Hospital Society	25	Towards the extension of the SeaFit programme to new locations.
Stella Maris	20	Towards the Bristol Chaplaincy service.
Combat Stress	16	Towards mental health support for seafaring veterans.
Broughton House	15	Towards the top up care home fees for their Merchant Navy Residents.
Sailors' Children's Society	10	Towards their grants for families.
Other welfare grants	72	Various welfare grants, less than £10,000.
Total grants paid - other	212	

8. EXPENDITURE ON CHARITABLE ACTIVITIES: YOUTH OPPORTUNITIES AND TRAINING

Group and Combined Charities

	Trinity House Maritime Charity		**Total 2023**	Total 2022
	Unrestricted funds	Restricted funds		
	£000	£000	**£000**	£000
Merchant Navy Scholarship Scheme	1,334	892	**2,226**	2,326
Grants paid - annual	195	-	**195**	247
Grants paid - other	187	-	**187**	226
Support costs	531	-	**531**	409
Total 2023	2,247	892	**3,139**	3,208
Total 2022	2,484	724	3,208	

During the year, youth opportunities and training grants totalling £382,000 were awarded to other charities, organisations and individuals. Of the grants paid, annual grants amounted to £195,000 and other grants amounted to £187,000:

	£000	
Marine Society & Sea Cadets	130	For use within MSSC's Premises Fund for urgent repairs and upgrades to Units and the On The Water programme.
London Nautical School	40	Towards the cost of a staff member in the Maritime dept.
IALA - AISM	25	Towards the cost of educating and engaging with navigation professionals worldwide.
Total grants paid - annual	195	
United Kingdom Sailing Academy	32	Towards the Trinity House Superyacht Cadetship.
UWC Atlantic College	24	Towards the Nautical Leadership Experience.
Association of Sail Training Organisations	21	Towards Sail Training Bursaries.
Thames Barge Sailing Trust	20	Towards their barge master training programme.
Royal Yachting Association	14	For the Trinity House Yachtmaster Scholarship.
The Ahoy Centre	10	Towards their programme delivery costs.
Other youth opportunities & training grants	66	Various youth opportunities & training grants, less than £10,000.
Total grants paid - other	187	

9. EXPENDITURE ON CHARITABLE ACTIVITIES:

PUBLIC SAFETY AND EDUCATION

Group and Combined Charities

	Trinity House Maritime Charity		**Total 2023**	Total 2022
	Unrestricted funds	Restricted funds		
	£000	£000	**£000**	£000
THMC/DfT grants	-	342	**342**	1,569
Grants paid - annual	38	-	**38**	36
Grants paid - other	26	-	**26**	18
Support costs	20	-	**20**	29
Total 2023	84	342	**426**	1,652
Total 2022	83	1,569	1,652	

During the year, public safety and education grants totalling £64,000 were awarded to other charities, organisations and individuals. Of the grants paid, annual grants amounted to £38,000 and other grants amounted to £26,000:

	£000	
CHIRP - confidential reporting for aviation & maritime	20	Towards the cost of providing their confidential reporting system.
Royal Institute of Navigation	18	Towards the cost of delivering their programme of activities.
Total grants paid - annual	38	
Other youth public & safety grants	26	Various public safety & education grants, less than £10,000.
Total grants paid - other	26	

During the year, the following grants were made from the THMC/DfT fund:

	£000	
The Seafarers' Charity	125	Towards the extension of the Fishing First Safety Management Programme.
Hull Maritime Foundation	75	Towards the Maritime Futures Programme - Year 2.
Heriot-Watt University	70	Towards research in relation to Automated Vessel Stability Testing.
National Coastwatch Institution	55	Towards the cost of their strategic programme, specifically in the areas focusing on water safety and prevention and closer alignment with HMCG.
Leeds Trinity University	8	Towards the site visits assesing environmental risk factors.
University of Dundee	5	Towards research into the learning from HMCG volunteers.
International Seafarers' Welfare and Assistance Network	4	Towards an extension to Stage 3 of their Social Interaction Matters (SIM) Project.
	342	

10. EXPENDITURE ON CHARITABLE ACTIVITIES:
MAINTAINING THE FABRIC AND HERITAGE OF TRINITY HOUSE
Group and Combined Charities

	Total 2023 £000	Total 2022 £000
Staff and pension costs	**231**	270
Repairs, renewals and planned maintenance	**99**	142
Light, heat, insurance and other running costs	**190**	154
Depreciation	**134**	128
Support costs	**290**	120
	944	814

The above expenditure for the years ended 31 March 2023 and 31 March 2022 related to Corporate Charity unrestricted funds.

11. EXPENDITURE ON CHARITABLE ACTIVITIES:
ROLE AS A DEEP SEA PILOTAGE AUTHORITY AND PROVISION OF NAUTICAL ASSESSORS
Expenditure on these categories in the two years ended 31 March 2023 and 31 March 2022 was from Corporate Charity unrestricted funds.

12. ANALYSIS OF SUPPORT COSTS

	Office staff £000	Service staff £000	Admin costs £000	**Total 2023 £000**	Total 2022 £000
Raising funds	330	45	616	**991**	729
Welfare	127	17	236	**380**	251
Youth opportunities and training	177	24	330	**531**	409
Public safety and education	7	1	12	**20**	29
Maintaining the fabric and heritage of Trinity House	-	-	290	**290**	120
	641	87	1,484	**2,212**	1,538

Support costs include governance costs of £175,000 (2022: £125,000), which include auditor's remuneration of £45,000 (2022: £46,000) for audit services and £nil (2022: £6,000) for non-audit services. In addition to the fees noted above, audit fees of £26,000 (2022: £23,000) and other fees paid to auditors of £20,000 (2022: £2,000) in relation to Trinitas Services Limited and Trinity House Events Limited are included in expenditure on raising funds.

13. STAFF COSTS AND TRUSTEES' REMUNERATION

	2023 £000	2022 £000
Wages and salaries	1,109	981
Social security costs	118	107
Other pension costs - defined benefit scheme	56	64
- group personal pension plan	70	67
Other staff costs	180	130
	1,533	1,349

The average number of staff during the year was 21 (2022: 21).

Included within the above cost is a termination payment of £34,000 that was made to one individual during the year.

The number of employees whose emoluments, excluding pension contributions and employer's national insurance contributions, but including taxable benefits, fell within the following ranges:

	2023	2022
£110,000 - £119,999	2	1
£100,000 - £109,999	-	1
£80,000 - £89,999	1	-
£70,000 - £79,999	-	1
£60,000 - £69,999	-	1

Of the higher paid employees, contributions were made to the defined benefit scheme for 1 (2022: 2) individual. The emoluments of the highest paid individual includes pay in lieu of pension contributions.

The total cost of employing key management, comprising the Secretary to the Corporation, the Finance and Commercial Director (who is also a Deputy Secretary to the Corporation), the Head of Events and the Head of Charitable Giving, including employer's pension contributions and employer's national insurance contributions was £456,000 (2022: £430,000).

Travel and subsistence expenses totalling £19,000 (2022: £1,000) were reimbursed to 5 (2022: 5) members of the Corporate Board in the year.

Fees and taxable expenses paid to members of the Corporate Board by the charities amounted to £107,000 (2022: £65,000) in the year. These comprised:

(a) Fees and Expenses of £65,000 (2022: £47,000) paid to Captain Hope in his capacity as the Director of Maritime training. These are pursuant to Clause 44 (3) of the Trinity House Maritime Charity Charity Scheme of 7 August 1995.

(b) Assistance to the Admiralty Court in the provision of Nautical Assessors. Fees are set by the Practice Division of the Registrar of Civil Appeals and the Admiralty Register and are payable by the party setting down an action. The Corporate Charity's administrative costs in these arrangements are met from the fees reimbursed. Total fees and expenses of £31,000 (2022: £8,000) were paid in the year as follows: Captain Gobbi £5,000 (2022: £1,000), Captain Barker £10,000 (2022: £3,000), Commodore Walworth £5,000 (2022: £4,000), Captain Hope £6,000 (2022: £nil), Rear Admiral Snelson £5,000 (2022: £nil).

(c) Fees and expenses of £8,000 (2022: £6,000) and £3,000 (2022: £4,000) were paid to Captain Gobbi and Captain Barker respectively in their capacity as Examiners of Deep Sea Pilotage pursuant to an Order made by the Charity Commission dated 10 January 2007.

A total premium of £1,000 (2022: £1,000) was paid in the year to provide the trustees with indemnity insurance.

14. TAXATION

The Charities are exempt from Corporation Tax and Income Tax on their charitable activities by virtue of their status as registered charities. Trinitas Services Limited and Trinity House Events Limited are subject to Corporation Tax on any taxable profits arising.

15. TANGIBLE FIXED ASSETS

GROUP

	Leasehold improvements	Freehold properties		Treasures	Plant and equipment, fixtures and fittings	**TOTAL**
		Trinity House	Trinity Homes, Walmer			
	£000	£000	£000	£000	£000	**£000**
COST						
At 1 April 2022	714	6,264	2,175	4,094	765	**14,012**
Additions in year	91	-	-	-	145	**236**
Disposals in year	(2)	-	-	-	(31)	**(33)**
At 31 March 2023	803	6,264	2,175	4,094	879	**14,215**
DEPRECIATION						
At 1 April 2022	324	1,205	479	287	555	**2,850**
Charge for the year	56	125	43	-	73	**297**
Disposals in year	(1)	-	-	-	(30)	**(31)**
At 31 March 2023	379	1,330	522	287	598	**3,116**
NET BOOK VALUE						
At 31 March 2023	**424**	**4,934**	**1,653**	**3,807**	**281**	**11,099**
At 31 March 2022	390	5,059	1,696	3,807	210	11,162

COMBINED CHARITIES

	Freehold properties		Treasures	Plant and equipment, fixtures and fittings	**TOTAL**
	Trinity House	Trinity Homes, Walmer			
	£000	£000	£000	£000	**£000**
COST					
At 1 April 2022	6,264	2,175	4,094	325	**12,858**
Additions in year	-	-	-	78	**78**
At 31 March 2023	6,264	2,175	4,094	403	**12,936**
DEPRECIATION					
At 1 April 2022	1,205	479	287	252	**2,223**
Charge for the year	125	43	-	37	**205**
At 31 March 2023	1,330	522	287	289	**2,428**
NET BOOK VALUE					
At 31 March 2023	**4,934**	**1,653**	**3,807**	**114**	**10,508**
At 31 March 2022	5,059	1,696	3,807	73	10,635

16. FIXED ASSET INVESTMENTS

	2023	2022
	£000	£000
Investment properties (see below)	**239,428**	247,202
Portfolio investments (see below)	**12,115**	16,087
Cash held by investment managers	**32**	32
	251,575	263,321
Programme-related investments (see below)	**250**	250
	251,825	263,571

	Freehold investment properties	**Portfolio investments**
	£000	**£000**
Market value at 31 March 2022	**247,202**	**16,087**
Disposals	**-**	**(2,176)**
Capital improvements	**1,913**	**-**
Acquisitions at cost	**-**	**26**
Gains on revaluations and disposals	**(9,687)**	**(1,822)**
Market value at 31 March 2023	**239,428**	**12,115**
Historical cost	**14,605**	**11,123**

The market value of the freehold investment properties is based on valuations carried out by Cluttons Surveyors and Savills, Chartered Surveyors, at 31 March 2023.

The portfolio investments are invested using UK authorised institutional pooled funds. These funds are highly diversified across a wide range of underlying investments and comprise the following material holdings:

Security	Holding	**Total market value £000**	Percentage of total market value
BLACKROCK ISHRS DV WLD IDX (IE) D DS GBP HDG	6,335,649	**8,137**	67.2%
BLACKROCK ISHR UK CRDT BD IDX(IE) INS GBP DS	2,602,270	**2,127**	17.6%
BLACKROCK ISHRS IDX LK GLT IDX FD (UK) X INC	1,234,434	**929**	7.7%
BLACKROCK ISHARES EM IDX FD (IE) FLX DS GBP	950,790	**922**	7.6%
		12,115	100%

The programme-related investments comprise loans to maritime charities. The loans are repayable after more than one year.

17. DEBTORS

Due Within One Year:	**Group 2023 £000**	**Charities 2023 £000**	Group 2022 £000	Charities 2022 £000
Trinity Village:				
Rent arrears less provision for doubtful debts	**314**	**314**	176	176
Monies held by estate managing agents	**134**	**134**	523	523
Other :				
Trade debtors	**115**	**45**	111	30
Monies held by managing agent of the Merchant Navy Scholarship Scheme	**177**	**177**	113	113
Amount owed by Trinity House Events Limited	**-**	**50**	-	79
Prepayments and accrued income	**664**	**645**	744	729
Social Security and other taxes	**132**	**104**	58	-
Other debtors	**116**	**116**	88	88
	1,652	**1,585**	1,813	1,738

18. CREDITORS

Amounts Falling Due Within One Year:	**Group 2023 £000**	**Charities 2023 £000**	Group 2022 £000	Charities 2022 £000
Trade creditors	**1,234**	**1,208**	169	152
Rents in advance, Trinity Village	**279**	**279**	-	-
Deferred income	**221**	**9**	286	8
Social Security and other taxes	**150**	**85**	226	57
Other creditors	**21**	**11**	471	220
Accruals - Trinity Village	**496**	**496**	873	873
- other	**448**	**448**	346	346
Amounts owed to Trinity House Lighthouse Service	**246**	**82**	121	121
Amounts owed to Trinity House Events Limited	**-**	**81**	-	-
Coronavirus Business Interruption Loan	**50**	**-**	50	-
	3,145	**2,699**	2,542	1,777

Amount Falling Due After More Than One Year:	**Group 2023 £000**	**Charities 2023 £000**	Group 2022 £000	Charities 2022 £000
Coronavirus Business Interruption Loan	**-**	**-**	50	-
	-	**-**	50	-

On 3 February 2021, THEL entered into a Coronavirus Business Interruption Loan facility for £100,000. The facility is for a maximum term of 3 years and is unsecured. It is repayable in equal quarterly instalments, commencing 15 months from the date of drawdown (18 February 2021). £50,000 was repaid in the current financial year, with the balance due to be repaid in full in the next financial year.

The terms of the facility are that no interest is payable by the company for the first year. After one year, interest is fixed at 2.33% per annum. The company did not incur any fees in connection with the inception of the facility.

19. CORPORATE CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2022 £000	New designations £000	Utilised / released £000	**Balance at 31 Mar 2023 £000**
House Designated Fund	444	-	(34)	**410**
Fixed Assets Fund	8,819	37	(134)	**8,722**
	9,263	37	(168)	**9,132**

House Designated Fund
This fund is designated by the Corporate Board for maintaining the fabric and heritage of the Grade I, Trinity House building.

Fixed Assets Fund
This fund represents the net book value of the tangible fixed assets excluding those that are restricted funds and is designated as the funds are not readily available to meet expenditure.

20. CORPORATE CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2022 £000	Income £000	Expenditure £000	**Balance at 31 Mar 2023 £000**
Warden's Trinity House Relief Fund	2	-	-	**2**
Brethren's Covenant and Gift Scheme	58	-	-	**58**
	60	-	-	**60**

Warden's Trinity House Relief Fund

This fund was established to provide discretionary grants and loans to employees of the Corporation of Trinity House in circumstances of urgent domestic necessity. It is represented by net current assets.

Brethren's Covenant and Gift Scheme ("The Fabric Fund")

This fund was established for the specific purpose of renewal and improvement of furniture and decor of Trinity House. It is represented by fixed and net current assets.

21. TRINITY HOUSE MARITIME CHARITY - DESIGNATED FUNDS

The unrestricted funds of the Trinity House Maritime Charity include the following designated funds which have been set aside by the Corporate Board for specific purposes:

	Balance at 1 April 2022 £000	New designations £000	Utilised/ released £000	**Balance at 31 Mar 2023 £000**
Extraordinary Repair Fund	177	-	-	**177**
Merchant Navy Scholarship Scheme	500	-	-	**500**
	677	-	-	**677**

Extraordinary Repair Fund

This meets a requirement of the Trinity House Maritime Charity's Scheme to establish and maintain a reserve fund to provide for extraordinary repairs, improvement and rebuilding of the Trinity Homes, Walmer.

The Merchant Navy Scholarship Scheme

The operation of this scheme was transferred from the Corporate Charity to the Trinity House Maritime Charity in 1995. At 31 March 2023, there were 132 (2022: 107) cadets under sponsorship for training as Deck or Engineer Officers. The amount designated to this Fund represents between three and six months' operating costs of the Merchant Navy Scholarship Scheme.

22. TRINITY HOUSE MARITIME CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2022 £000	Movement in funds Income £000	Expenditure £000	**Balance at 31 Mar 2023 £000**
Swire Scholarship Fund	105	4	(4)	**105**
Swire Yeoman Support Fund	18	-	-	**18**
Captain John Bury Memorial Prize Fund	12	-	-	**12**
Grants for Merchant Navy Scholarship Scheme:				
Government funding	-	872	(872)	**-**
British Marine Prize Fund	46	-	-	**46**
Department for Transport Fund	340	1,001	(342)	**999**
Worcester Merchant Navy Cadetship Scheme	-	101	(16)	**85**
	521	1,978	(1,234)	**1,265**

The Swire Scholarship Fund was established in March 2012 to assist cadets undergoing training in the Merchant Navy Scholarship Scheme to study for a Full Honours Degree. Such assistance is awarded to those cadets who have demonstrated exceptional progress both academically and practically throughout their training.

The Swire Yeoman Support Fund was established in October 2017 to provide guidance and mentoring to cadets who have qualified from the Merchant Navy Scholarship Scheme.

The Captain John Bury Memorial Prize Fund was established to provide awards for outstanding achievement for cadets undergoing training in the Merchant Navy Scholarship Scheme. The Fund was established in memory of the late Captain Bury, Elder Brother of Trinity House.

The British Marine Prize Fund was established to provide prizes to cadets undergoing training in the Merchant Navy Scholarship Scheme. The prize is awarded to the cadet producing the best completed training record book.

The Department for Transport Fund relates to funds from the Department of Transport in support of safety and training related matters within the Charity's objects.

The Worcester Merchant Navy Cadetship Scheme fund was established on 6 April 2022 to support the establishment and operation of a Merchant Navy Cadetship Scheme in collaboration with The Association of Old Worcesters.

23. TRINITY HOUSE MARITIME CHARITY - PERMANENT ENDOWMENT FUNDS

	Balance at 1 April 2022 £000	Movement in funds: Incoming Resources £000	Expenditure £000	Losses £000	**Balance at 31 Mar 2023 £000**
Trinity Village	255,667	8	(8)	(11,371)	**244,296**
Church and West Farms, Goxhill	3,563	-	-	-	**3,563**
Martines Farm, Essex	2,200	-	-	-	**2,200**
Trinity Homes, Walmer	1,885	-	(43)	-	**1,842**
	263,315	8	(51)	(11,371)	**251,901**

Trinity Village

The freehold of this estate, situated in South London, was conveyed to the Charity by Christopher Merrick in 1660. The fund is mainly represented by residential and commercial properties which were valued at £233,520,000 at 31 March 2023 and portfolio investments and cash which were valued at £11,523,000. Under the terms of the conveyance, income earned from this fund is available for general purposes.

Church and West Farms, Goxhill

This estate came to the Charity under the will of Captain Robert Sandes dated 1720. The fund is represented by agricultural land, now of 546 acres (221 hectares), in North Lincolnshire and cash. Under the terms of the bequest, income earned from this fund is available for general purposes. The farms were valued at £3,491,000 at 31 March 2023.

Martines Farm, Essex

This estate was bequeathed to the Charity by Captain Robert Fisher in 1714. The fund is represented by freehold agricultural land now of 65.7 acres (26.6 hectares). Under the terms of the bequest, income earned from this fund is available for general purposes. The farm was valued at £2,200,000 at 31 March 2023.

Trinity Homes, Walmer

These Homes, which are freehold charity property, belong to the Corporation for the use of residents in conformity with the provisions of the Charity's scheme. They are situated near Deal, in Kent, and provide accommodation for persons who are or were formerly British Seamen and Mariners (including Masters and Pilots) and their dependants who are in need. The Homes comprise 18 self contained units of accommodation and the only income received is a contribution from each resident towards heating of the dwellings. This fund is represented in the balance sheet by tangible fixed assets (note 15) and an investment property.

24. ANALYSIS OF GROUP NET ASSETS BETWEEN FUNDS

	Corporate Charity		Trinity House Maritime Charity				
	Unrestricted funds £000	Restricted funds £000	Unrestricted funds £000	Restricted funds £000	Endowment funds £000	Non-charitable Trading funds £000	**Total 2023 £000**
Fund Balances at 31 March 2023 are Represented by:							
Tangible fixed assets	8,723	54	79	-	1,653	590	**11,099**
Investments	626	-	-	-	251,199	-	**251,825**
Current assets	472	6	2,473	1,326	-	1,048	**5,325**
Liabilities	(679)	-	(877)	(61)	(951)	(577)	**(3,145)**
Defined benefit pension asset	249	-	669	-	-	-	**918**
Total net assets	9,391	60	2,344	1,265	251,901	1,061	**266,022**

25. PENSION COMMITMENTS

The Corporation operates a defined benefit scheme (the 'Scheme') in the UK for certain current and former employees. This Scheme was closed to new members on 18 July 2006. A defined contribution scheme (group personal pension plan) was established for new staff joining after that date.

The Corporate Charity is the sponsoring employer to the defined benefit scheme. The assets of the Scheme are held separately from those of the combined charities.

The contributions are determined on the basis of triennial valuations by an actuary using the Attained Age method. Following the valuation as at 1 October 2020, the employer's current contribution rate remained at 34.8% of pensionable pay. The employees' contribution rate remained at 1.5% of pensionable pay. The total contributions for the year in these accounts were £73,000. The valuation showed that the market value of the Scheme's assets was £6,002,000 and that the ongoing funding level was 100%.

The assumptions which had the most significant effect on the results of the valuation were as follows:

RPI	3.7% p.a.
Earnings increases	3.7% p.a.
Pre-retirement discount rate	3.5% p.a.
Post-retirement discount rate	4.7% p.a.

Financial Reporting Standard 102 - Retirement Benefits

The following information has been calculated by a qualified, independent actuary for the purpose of inclusion in these accounts. It should be emphasised that, in accordance with the requirements of FRS 102, the assets and liabilities of the Scheme are valued with reference to current market conditions and may, therefore, vary widely from year to year.

	2023	2022
	£000	£000
Market value of assets	**6,002**	8,323
Defined benefit obligation	**(5,084)**	(7,530)
Surplus in the Scheme - net pension asset	**918**	793

The assets in the Scheme were:

	2023	2022
	£000	£000
Liability driven investments	**1,975**	1,699
Equities	**-**	1,721
Diversified growth	**940**	-
Bonds	**2,714**	2,796
Insured pensions (annuities)	**2**	6
Cash	**371**	2,101
Total market value of assets	**6,002**	8,323

25. PENSION COMMITMENTS (continued)

The major assumptions used by the actuary were:

	2023	2022
Inflation - RPI	**3.7%**	3.9%
Rate of increase in salaries	**3.7%**	3.9%
Rate of increase for pensions	**3.5%**	3.5%
Discount rate for liabilities	**4.7%**	2.6%

The mortality tables used are the S3NA base tables projected by year of birth in line with the CMI 2020 "core" mortality projections with a long-term rate assumption of 1.5% per annum. To give an indication of life expectancies, a person who is currently aged 65 is assumed to live on average until the age of 87 years in the case of a man and 90 years in the case of a woman.

Reconciliation of the Fair Value of Plan Assets Over the Year

	2023	2022
	£000	£000
Fair value of plan assets at 1 April 2022	**8,323**	8,165
Interest income on plan assets	**214**	161
Remeasurement - return on plan assets excluding interest income	**(2,348)**	193
Contributions by the charities	**73**	64
Contributions by the members	**3**	3
Benefits paid (including expenses)	**(263)**	(263)
Fair value of plan assets at 31 March 2023	**6,002**	8,323
Return on plan assets	**(2,134)**	354

Reconciliation of Defined Benefit Obligations Over the Year

	2023	2022
	£000	£000
Defined benefit obligations at 1 April 2022	**7,530**	7,970
Current service cost	**72**	108
Contributions by the members	**3**	3
Interest expense on defined benefit obligation	**193**	158
Remeasurement - effect of experience adjustments (gain)/loss	**(99)**	164
Remeasurement - effect of changes in assumptions (gain)	**(2,352)**	(610)
Benefits paid	**(263)**	(263)
Defined benefit obligations at 31 March 2023	**5,084**	7,530

The Movement in the Scheme's Asset During the Year is Made up as Follows:

	2023	2022
	£000	£000
Net pension asset/(liability) at 1 April 2022	**793**	195
Amount recognised in expenditure	**(51)**	(105)
Gain recognised in other recognised gains and losses	**103**	639
Contributions by the charities	**73**	64
Net pension asset at 31 March 2023	**918**	793

The asset or liability in the Scheme and the movements in the year have been allocated between the two charities based on the contributions payable in the year.

25. PENSION COMMITMENTS (continued)

The following amounts have been included in the statement of financial activities:

Analysis of the Amount Charged as Expenditure

	2023	2022
	£000	£000
Current service cost	**(72)**	(108)
Interest income on Scheme assets	**214**	161
Interest expense on defined benefit obligation	**(193)**	(158)
Total charge to expenditure	**(51)**	(105)

Remeasurements Recognised in Other Recognised Gains and Losses

	2023	2022
	£000	£000
Remeasurement - effect of experience adjustments gain/(loss)	**99**	(164)
Remeasurement - effect of changes in assumptions gain	**2,352**	610
Remeasurement - return on plan assets including interest income (loss)/gain	**(2,348)**	193
Total remeasurement gain recognised in other recognised gains and losses	**103**	639

26. SUBSIDIARY COMPANIES

(a) **Trinitas Services Limited** is a wholly-owned subsidiary of the Corporation of Trinity House, incorporated on 19 March 1993 and is registered in England, number 02801613. The address of its Registered Office is Trinity House, The Quay, Harwich, Essex CO12 3JW and its principal activity is the letting of lighthouse cottages.

A summary of the results for the year is as follows:

	2023	2022
	£000	£000
Turnover	**1,095**	1,564
Total expenditure	**(1,153)**	(1,363)
(Loss)/Profit after tax	**(58)**	201
Total assets	**1,192**	1,421
Total liabilities	**(319)**	(490)
Net assets	**873**	931

26. SUBSIDIARY COMPANIES (continued)

(b) **Trinity House Events Limited** is a wholly owned subsidiary of the Corporation of Trinity House, incorporated on 26 January 2011 and registered in England, number 07506615. The address of its Registered Office is Trinity House, Tower Hill, London EC3N 4DH and its principal activity is the letting of the function rooms at Trinity House.

A summary of the results for the year is as follows:

	2023	2022
	£000	£000
Turnover	**561**	305
Total expenditure	**(318)**	(247)
Profit for the year	**243**	58
Total assets	**446**	347
Total liabilities	**(259)**	(403)
Net liabilities	**187**	(56)

27. GRANTS AND COMMITMENTS

Grants paid to institutions in the year totalled £1,572,000 (2022: £1,226,000) whilst grants paid to individuals totalled £28,000 (2022: £23,000). Full details of all grants paid can be obtained from the Secretary to the Corporation.

At 31 March 2023, grant commitments from future income were £nil (2022: £nil).

At 31 March 2023, the Trinity House Maritime Charity was committed to payments of £2,440,000 (2022: £2,061,000) in respect of the Merchant Navy Scholarship Scheme.

28. RELATED PARTY TRANSACTIONS

Owing to the Charities' operations and the composition of the Corporate Board, it is inevitable that grants will be made to organisations in which a trustee may have an interest. Similarly, properties may be leased to trustees or other related parties. All grants and transactions involving such organisations and related parties are conducted at arm's length.
Except for transactions with trustees included in note 13, there are no other related party transactions requiring disclosure.

29. COMPARATIVES

(a) GROUP STATEMENT OF FINANCIAL ACTIVITIES
For the year ended 31 March 2022

	Corporate Charity funds (including subsidiaries)	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	Total 2022
	£000	£000	£000	£000	£000
INCOME FROM:					
Donations and legacies	4	1	-	-	5
Charitable activities	465	15	720	-	1,200
Other trading activities	1,744	-	-	-	1,744
Other operating income	125	-	-	-	125
Investments	18	7,599	-	-	7,617
TOTAL INCOME	2,356	7,615	720	-	10,691
EXPENDITURE ON:					
Raising funds	1,535	3,374	-	3	4,912
Charitable activities:					
Welfare	8	1,299	-	44	1,351
Youth opportunities and training	-	2,484	724	-	3,208
Public safety and education	-	83	1,569	-	1,652
Maintaining the fabric and heritage of Trinity House	814	-	-	-	814
Role as a Deep Sea Pilotage Authority	18	-	-	-	18
Provision of Nautical Assessors	11	-	-	-	11
TOTAL EXPENDITURE	2,386	7,240	2,293	47	11,966
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES	(30)	375	(1,573)	(47)	(1,275)
Losses on the revaluation and disposal of investment properties	-	-	-	5,181	5,181
Gains on the revaluation and disposal of portfolio investments	25	-	-	813	838
NET (EXPENDITURE) / INCOME	(5)	375	(1,573)	5,947	4,744
OTHER RECOGNISED GAINS AND LOSSES:					
Actuarial gain on defined benefit pension scheme	192	447	-	-	639
NET MOVEMENT IN FUNDS	187	822	(1,573)	5,947	5,383
BALANCE AT 1 APRIL 2021	10,691	1,616	2,094	257,368	271,769
BALANCE AT 31 MARCH 2022	10,878	2,438	521	263,315	277,152

29. COMPARATIVES (continued)

(b) COMBINED CHARITIES' STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2022

	Corporate Charity funds	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	Total 2022
	£000	£000	£000	£000	£000
INCOME FROM:					
Donations and legacies	4	1	-	-	5
Charitable activities	465	15	720	-	1,200
Other trading activities	238	-	-	-	238
Investments	18	7,599	-	-	7,617
TOTAL INCOME	725	7,615	720	-	9,060
EXPENDITURE ON:					
Raising funds	163	3,374	-	3	3,540
Charitable activities:					
Welfare	8	1,299	-	44	1,351
Youth opportunities and training	-	2,484	724	-	3,208
Public safety and education	-	83	1,569	-	1,652
Maintaining the fabric and heritage of Trinity House	814	-	-	-	814
Role as a Deep Sea Pilotage Authority	18	-	-	-	18
Provision of Nautical Assessors	11	-	-	-	11
TOTAL EXPENDITURE	1,014	7,240	2,293	47	10,594
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES	(289)	375	(1,573)	(47)	(1,534)
Gains / (losses) on the revaluation and disposal of investment properties	-	-	-	5,181	5,181
Gains / (losses) on the revaluation and disposal of portfolio investments	25	-	-	813	838
NET (EXPENDITURE) / INCOME	(264)	375	(1,573)	5,947	4,485
OTHER RECOGNISED GAINS AND LOSSES: Actuarial gain on defined benefit pension scheme	192	447	-	-	639
NET MOVEMENT IN FUNDS	(72)	822	(1,573)	5,947	5,124
BALANCE AT 1 APRIL 2021	10,074	1,616	2,094	257,368	271,152
BALANCE AT 31 MARCH 2022	10,002	2,438	521	263,315	276,276

29. COMPARATIVES (continued)

(c) INCOME FROM CHARITABLE ACTIVITIES:
Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total 2022
	Unrestricted funds	Unrestricted funds	Restricted funds	
	£000	£000	£000	£000
Welfare	-	15	-	15
Youth opportunities and training	-	-	720	720
Contribution from Trinity House Lighthouse Service	320	-	-	320
Other	145	-	-	145
Total 2022	465	15	720	1,200

(d) INCOME FROM INVESTMENTS:
Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total 2022
	Unrestricted funds	Unrestricted funds	Restricted funds	
	£000	£000	£000	£000
Investment properties	-	7,342	-	7,342
Portfolio investments	18	253	-	271
Bank interest and other finance income	-	4	-	4
Total 2022	18	7,599	-	7,617

(e) EXPENDITURE ON RAISING FUNDS
Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total 2022
	Unrestricted funds	Unrestricted funds	Endowment funds	
	£000	£000	£000	£000
Letting of function rooms	163	-	-	163
Management of investment assets:				
Estate managers' fees	-	526	-	526
Legal and other administration fees	-	208	-	208
Investment managers' fees	-	-	3	3
Maintenance of investment assets:				
Repairs, maintenance and refurbishment of estates	-	1,911	-	1,911
Support costs	-	729	-	729
Combined charities	163	3,374	3	3,540
Letting of lighthouse cottages	1,363	-	-	1,363
Letting of function rooms	9	-	-	9
Group	1,535	3,374	3	4,912

29. COMPARATIVES (continued)

(f) EXPENDITURE ON CHARITABLE ACTIVITIES: WELFARE

Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total
	Unrestricted funds	Unrestricted funds	Endowment funds	2022
	£000	£000	£000	£000
Maintenance and upkeep of the Trinity Homes	-	334	44	378
Grants paid - annual	-	526	-	526
Grants paid - designated	-	-	-	-
Grants paid - other	8	188	-	196
Support costs	-	251	-	251
Total 2022	8	1,299	44	1,351

(g) EXPENDITURE ON CHARITABLE ACTIVITIES: YOUTH OPPORTUNITIES AND TRAINING

Group and Combined Charities

	Trinity House Maritime Charity		Total
	Unrestricted funds	Restricted funds	2022
	£000	£000	£000
Merchant Navy Scholarship Scheme	1,606	720	2,326
Grants paid - annual	243	4	247
Grants paid - other	226	-	226
Support costs	409	-	409
Total 2022	2,484	724	3,208

(h) EXPENDITURE ON CHARITABLE ACTIVITIES: PUBLIC SAFETY AND EDUCATION

Group and Combined Charities

	Trinity House Maritime Charity		Total
	Unrestricted funds	Restricted funds	2022
	£000	£000	£000
THMC/DfT grants	-	1,569	1,569
Grants paid - annual	36	-	36
Grants paid - designated	-	-	-
Grants paid - other	18	-	18
Support costs	29	-	29
Total 2022	83	1,569	1,652

29. COMPARATIVES (continued)

(i) ANALYSIS OF SUPPORT COSTS

	Office staff £000	Service staff £000	Admin costs £000	Total 2022 £000
Raising funds	365	46	318	729
Welfare	125	16	110	251
Youth opportunities and training	205	26	178	409
Public safety and education	14	2	13	29
Maintaining the fabric and heritage of Trinity House	120	-	-	120
Total 2022	829	90	619	1,538

(j) CORPORATE CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2021 £000	New designations £000	Utilised / released £000	Balance at 31 Mar 2022 £000
House Designated Fund	444	-	-	444
Fixed Assets Fund	8,919	28	(128)	8,819
	9,363	28	(128)	9,263

(k) CORPORATE CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2021 £000	Income £000	Expenditure £000	Balance at 31 Mar 2022 £000
Warden's Trinity House Relief Fund	2	-	-	2
Brethren's' Covenant and Gift Scheme	58	-	-	58
	60	-	-	60

(l) TRINITY HOUSE MARITIME CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2021 £000	New designations £000	Utilised / released £000	Balance at 31 Mar 2022 £000
Extraordinary Repair Fund	177	-	-	177
Merchant Navy Scholarship Scheme	500	-	-	500
	677	-	-	677

29. COMPARATIVES (continued)

(m) TRINITY HOUSE MARITIME CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2021	Movement in funds		Balance at 31 Mar 2022
		Income	Expenditure	
	£000	£000	£000	£000
Swire Scholarship Fund	105	-	-	105
Swire Yeoman Support Fund	22	-	(4)	18
Captain John Bury Memorial Prize Fund	12	-	-	12
Grants for Merchant Navy Scholarship Scheme: Government funding	-	720	(720)	-
British Marine Prize Fund	46	-	-	46
Department for Transport Fund	1,909	-	(1,569)	340
	2,094	720	(2,293)	521

(n) TRINITY HOUSE MARITIME CHARITY - PERMANENT ENDOWMENT FUNDS

	Balance at 1 April 2021	Movement in funds		Balance at 31 Mar 2022
		Expenditure	Gains and losses	
	£000	£000	£000	£000
Trinity Village	250,569	(3)	5,101	255,667
Church and West Farms, Goxhill	3,556	-	7	3,563
Martines Farm, Essex	1,337	-	863	2,200
Trinity Homes, Walmer	1,906	(44)	23	1,885
	257,368	(47)	5,994	263,315

(o) ANALYSIS OF GROUP NET ASSETS BETWEEN FUNDS

	Corporate Charity		Trinity House Maritime Charity				
	Unrestricted funds	Restricted funds	Unrestricted funds	Restricted funds	Endowment funds	Non-charitable Trading funds	Total 2022
	£000	£000	£000	£000	£000	£000	£000
Fund Balances at 31 March 2022 are Represented by:							
Tangible fixed assets	8,822	54	63	-	1,696	527	11,162
Investments	1,013	-	-	-	262,558	-	263,571
Current assets	293	6	2,056	521	214	1,128	4,218
Current liabilities	(406)	-	(254)	-	(1,153)	(779)	(2,592)
Defined benefit pension asset	220	-	573	-	-	-	793
Total net assets	9,942	60	2,438	521	263,315	876	277,152

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

England & Wales - Charity number 211869

Accounts

REGISTERED CHARITY NUMBER: 211869

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

REPORT OF THE CORPORATE BOARD AND GROUP ACCOUNTS OF THE CORPORATE CHARITY AND ITS SUBSIDIARIES, INCLUDING THE TRINITY HOUSE MARITIME CHARITY

FOR THE YEAR ENDED 31 MARCH 2022

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

The members of the Corporate Board, as Trustees, present their Annual Report and Group Accounts for the year ended 31 March 2022.

THE CORPORATION'S OBJECTIVES AND ACTIVITIES

The Corporation of Trinity House of Deptford Strond ("the Corporation" *or* "Trinity House") was incorporated by Royal Charter in 1514 and its primary aims are to:

- serve the mariner with support to those in need;
- provide education and training in seamanship; and
- promote safe navigation at sea.

With this in mind, the Corporation's vision is:

To be a key, influencing, UK maritime organisation promoting the safeguarding of shipping and seafarers by providing Welfare, Youth Opportunities and Training, and Public Safety and Education to the seafaring community.

The Corporation's principal charity is the Corporate Charity, which is responsible for:

- maintaining the fabric and heritage of Trinity House, Tower Hill, London;
- the licensing of Deep Sea Pilots; and
- the provision of expertise on maritime matters, including the appointment of Nautical Assessors to assist the Admiralty Court.

Under its Royal Charters, the Corporation is also responsible for the maintenance and good governance of the Trinity House Fraternity, which now numbers more than 500 Elder and Younger Brethren.

The Corporate Charity's subsidiary charity, the Trinity House Maritime Charity (THMC), is governed by a scheme of the Charity Commission. Its primary objects are:

- the provision of almshouse accommodation for needy mariners and their dependants; and
- the payment of annuities.

The scheme also provides for a number of other charitable objects concerning:

- the relief of need and the promotion of welfare amongst mariners and their dependants;
- education and training in navigation and seamanship;
- the advancement of public safety, in particular the safety of mariners and shipping generally; and
- the education of the public in matters relating to navigation, shipping and seamanship.

The Corporation's activities, as set out below, demonstrate that Trinity House operates for the public benefit under four charitable purposes as defined in the Charities Act 2011. These are:

- the relief of those in need;
- the advancement of education;
- the advancement of health and saving lives; and
- the advancement of the arts, culture, heritage or science.

The Trustees confirm that they have complied with the duty in Section 17(5) of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

The Corporation's activities in relation to the above objectives are as follows:

Welfare

THMC operates 18 almshouses in Walmer, Kent, which are purpose-built and fitted out with the older person in mind. Otherwise known as Trinity Homes, each bungalow overlooks attractive, landscaped gardens, and a spacious common/dining room is also available to all residents.

The almshouses are not care homes, but the General Manager is mindful of the wellbeing of the residents and is usually available on weekdays for consultation and advice. Night Attendants are also on duty overnight every day of the week, and an emergency call system is in place where, in the event of sudden illness or a fall, a resident can quickly call for help. A midday meal is provided by the Resident Services Coordinator on Monday to Friday, for those residents who would like one; this is subsidised by THMC.

To be eligible to live in the Homes, residents must be retired mariners and their partners, or the widows/widowers of mariners, in financial need, who have normally had over 15 years' service at sea. Residents are typically aged 60 and above.

In addition, THMC makes regular payments to up to 60 annuitants, some of whom are residents of Trinity Homes. Occasional one-off grants are also made as direct support to former mariners (and their dependants) in financial need.

THMC's other significant activity within the welfare sector is the award of grants to other maritime charities. Given the number of well-established maritime charities providing welfare services directly to those in need, the Trustees consider that it would be an inefficient use of resources to duplicate their efforts. They therefore prefer to fulfil the Corporation's objectives through support for these charities by way of major grants.

To improve further its efficiency in this area, THMC is a member of the Merchant Navy Welfare Board's Serving Seafarer and Older Seafarer and Families Working Groups, and the Maritime Charities Group (MCG) which comprises the ten major grant-making charities in the maritime welfare sector: Seafarers UK; the Merchant Navy Welfare Board; Nautilus International; Seafarers' Hospital Society; Royal Navy and Royal Marines Charity; Greenwich Hospital; ITF Seafarers' Trust; Lloyds Register Foundation; TK Foundation and Trinity House. The MCG fosters collaboration across the maritime charity sector. It does this by sharing information, commissioning research, supporting the education and welfare of seafarers and their families, and by the promotion of best practice within the maritime charity sector.

Youth Opportunities and Training

THMC's charitable activity enables young people to experience life at sea with a three-fold aim. Firstly, young people gain confidence at sea by handling small and large craft; this, in turn, enhances public safety at sea. Secondly, such activities promote education and training for those who seek to pursue a career at sea. The confidence gained can often open young people's eyes to the wealth of opportunities available that they may not have considered or known about. Finally, this activity improves awareness of navigation, shipping and seamanship alongside highlighting the role of Trinity House and other agencies in promoting the safety of shipping.

To this end, THMC provides an annual grant to the Marine Society & Sea Cadets, a maritime charity. The Corporation also funds career development bursaries awarded by the Association of Sail Training Organisations (ASTO), Royal Yachting Association (RYA) Yachtmaster Scholarships for those working in the small commercial vessel sector, and a superyacht cadetship through the United Kingdom Sailing Academy (UKSA).

Education and training in navigation, seamanship and marine engineering are mainly provided through THMC's Merchant Navy Scholarship Scheme (MNSS), whereby young people training to become officers in the Merchant Navy are supported with bursaries for their academic courses and sea-going training. Candidates, who are usually between 16 and 18½ years old, undertake a three-year programme split between nautical college and time at sea in a variety of sea-going vessels. Cadets can train as Deck, Engineer or Electro-Technical Officers (ETOs).

Public Safety and Education

The safety of mariners and shipping generally, and of the public who travel by sea, is the core activity of Trinity House in its capacity as a General Lighthouse Authority. It is also a charitable activity of the Corporation's charities, which provide a number of major grants for this purpose.

THMC also makes grants towards the advancement of education in maritime matters such as seamanship.

Maintaining the Fabric and Heritage of Trinity House

The maintenance of the fabric and heritage of Trinity House, Tower Hill, London is an essential part of the Corporate Charity's activities. This Grade I listed building dates from 1795 and was restored and re-opened in 1953 following wartime damage.

Although it continues to be the headquarters building of the General Lighthouse Authority and of the Corporation's charities, its ceremonial rooms are normally seen by well over 20,000 visitors each year who attend for conferences, receptions, weddings and other events. These include the annual general meetings of other charities both in the maritime and other sectors, as well as production companies, investment banks, law firms and non-charitable maritime companies, due to the House's location within the Square Mile. For the same reason, it is popular with livery companies lacking halls of their own, who like to host their ceremonial court meetings, lunches and dinners there. Trinity House also participates in London Open House.

Although the building is used extensively for the Corporation's own administrative and operational purposes, its successful promotion to external users not only enhances public understanding of the important role of the Corporation but also optimises the use of its assets, contributes to conservation, preservation, social value and financial sustainability, and maintains the complex balance of historic value and contemporary, forward-looking relevance.

The majority of the costs of maintaining Trinity House, Tower Hill, London is found from room-letting income, and the building is normally available for use each day throughout the year apart from a four-week maintenance period in August and the days of, and between, Christmas and New Year.

Deep Sea Pilotage and Provision of Nautical Assessors

The Corporation has a strong interest in Deep Sea Pilotage and, by Section 23 of the Pilotage Act 1987, is authorised to grant Deep Sea Pilotage certificates to persons who satisfy the necessary criteria for entry and examination. The Corporation is encouraging more candidates to seek Deep Sea Pilotage licences as they play a vital role in the safety of navigation in the English Channel, North Sea and around our coasts, and consequently the protection of our environment. Whilst not mandatory, the significant risk mitigation afforded by the use of Deep Sea Pilots is well recognised. The overall cost of obtaining a licence can be considerable so the Corporate Charity awards bursaries to successful candidates to help with the purchase of necessary equipment and with the costs involved in preparation for the role.

In addition, the Corporation is required to appoint Nautical Assessors to assist the Admiralty Court where the judge requires additional navigational expertise. Cases may involve complex technical and professional issues and hearings may last two weeks or more.

Trustees' Review of Charitable Expenditure and Grant-Making Policy

A review of THMC's grant-making procedure was completed during the year ended 31 March 2021 and fully implemented shortly afterwards. This has brought greater clarity to the application process for the organisations supported this year and has resulted in a more streamlined grant programme. Our emergency grants provision to assist with the impact of Covid-19 ended on 31 March 2021 and provided support to both serving and retired seafarers. The Maritime Charities Group Covid-19 Redundancy and Retraining Bursary, administered by the Marine Society and supported in partnership with the Merchant Navy Welfare Board and Nautilus Slater Fund, continued throughout the year and was a positive example of the increased level of collaboration within the sector in response to the pandemic.

Grants that were previously categorised as 'grants paid – designated' are now classified as 'grants paid – annual', to avoid confusion with Designated Funds.

The relationship THMC has with the organisations it supports remains at the core of our work and is valued on both sides. Visits have been able to return to almost pre-pandemic levels, which has played an important part not only in keeping the Trustees briefed on the impact of THMC's funding but also in ensuring that they are aware of the challenges being faced as organisations emerge from the pandemic.

The Trustees continue to maintain a policy of allocating THMC grants in the ratio 6:4:1 between Youth Opportunities and Training, Welfare, and Public Safety as far as possible. That said, the continuing effects of the pandemic (notably the requirement to respond to emerging contingent need) have challenged the ability to align as closely with these proportions as in pre-pandemic years.

Subsidiary Companies

The management of room lettings is undertaken by Trinity House Events Limited (THEL), a wholly owned subsidiary company of the Corporate Charity. Any profits generated by the company, where not required to be retained, are directed towards the Corporation's charitable objects.

The Corporate Charity is also the sole owner of Trinitas Services Limited, the principal activity of which is the management and operation of 37 former lighthouse keepers' cottages that are run as holiday accommodation and short-term letting. The day-to-day management of the company is carried out by staff employed by the General Lighthouse Authority (see page 13).

ACHIEVEMENTS AND PERFORMANCE

Welfare

During the year, the Corporation spent £1.4 million towards the welfare of mariners and their dependants compared with £1.6 million in the previous year (see note 7). Including support costs, this equates to 34% of the total charitable expenditure in the year (excluding restricted grants made from the THMC/Department for Transport (THMC/DfT) Fund – see 'Public Safety and Training' below) compared with the Trustees' target of 36% of expenditure.

Expenditure in the year included:

- The maintenance and upkeep of Trinity Homes in Walmer (£378,000). The Homes are inspected periodically by the Corporation's surveyor and all 18 bungalows and the communal building continue to be in good repair. A programme of rectification work (identified by the General Manager appointed in May 2020 as necessary to ensure compliance with Health and Safety and other legislation) commenced in late 2020 and has now been completed. This included a series of fire safety remedial works arising from the annual Fire Risk Assessment, as well as upgrading the catering kitchen along with a number of smaller works. The passenger lift was also refurbished in 2021. Minor improvements to individual properties continue as part of a routine maintenance programme. The gardens remain well maintained and are much appreciated by the residents. One vacant property was occupied in December 2021, leaving two further vacant properties at 31 March 2022.

- Annual grants to ten welfare charities in the maritime sector totalling £526,000.

- Other grants to welfare charities and individuals totalling £196,000, including annuities to 26 retired seafarers in financial need at a rate of £780 per annum.

THMC supports a wide range of maritime welfare organisations.

During the year, a grant of £101,000 was given to the Shipwrecked Mariners' Society. Since 1839, it has been providing vital financial support and practical assistance to merchant seafarers, fishers, and their dependants in need.

Another welfare charity to receive a grant was The Royal Alfred Seafarers Society (£92,000), which has provided housing, residential and nursing care to former seafarers, their widows and dependants for more than 150 years.

The Nautilus Welfare Fund offers a range of specialist services to support retired seafarers and their dependants: retirement accommodation for people living independently, for those requiring residential or nursing care, and also care at home to help people live independently in their homes for longer. During the year, it received a grant of £77,000.

Youth Opportunities and Training

Expenditure on this charitable objective totalled £3.2 million, including support costs – the same as the previous year (see note 8) - and equates to 64% of the total charitable expenditure in the year compared with the Trustees' target of 55%. These figures exclude restricted grants made from the THMC/DfT Fund (see below).

The cost of the Merchant Navy Scholarship Scheme (MNSS) was the largest item of charitable expenditure in the year, totalling £2.3 million, a sum partially offset by government grants of £0.7 million.

This was another testing year navigating the MNSS through the Covid-19 pandemic while adapting to changes in restrictions imposed by the UK and international governments. The main challenge was securing sufficient sea berths for cadets to complete their sea-time training phases, which was achieved with close cooperation from the cadets themselves and from the companies who made the berths available. Flexibility was key to most Trinity House cadets completing their various training phases within the required periods and so progressing towards qualification. Once again, cadets had to adapt to online learning when colleges were unable to offer tuition on site, which made it difficult to maintain course continuity. However, through commitment and dedication, most cadets did successfully complete their set college phases.

At the start of the year a total of 139 cadets were under training through the MNSS, including 81 Deck Officers, 49 Engineer Officers and 9 ETOs, some of whom had experienced double phasing at college when sea berths had been at a premium compared with the previous year. The numbers who qualified in 2021 and achieved Officer of the Watch (OOW) were as follows: 39 Deck Officers, 10 Engineer Officers and 1 ETO. These cadets are to be congratulated on attaining their certificates during a global pandemic, with many able to secure employment and progress their respective maritime career paths.

The joint venture partnerships were further developed through the year, attracting high calibre candidates all of whom benefited from opportunities made available through the partner organisations, such as the offers of employment on qualifying. Several joint venture cadets with Teekay Shipping, for example, are now junior officers on Teekay LNG ships. This outcome enhances the profile of the MNSS in an extremely competitive market.

The MNSS is evolving to meet developing requirements in the training of cadets for the modern, technologically advanced Merchant Navy. Recruiting the right calibre of candidates is essential to keep pace. Maritime colleges and universities, in conjunction with the Merchant Navy Training Board, are reviewing syllabuses and increasing the use of simulator training. Solent University has recently introduced a three-year course from which cadets will graduate with a full Honours degree and an OOW certificate. Trinity House's MNSS has a notable role to play in supporting the British Merchant Navy as it stays abreast of change in the global mercantile marine sector.

The other major area of expenditure under Youth Opportunities and Training comprises five annual grants totalling £247,000. The recipients of these grants were charities providing opportunities for young people to experience sailing and other maritime activities, including training: The Marine Society & Sea Cadets (£112,000); Tall Ships Youth Trust (£47,000); London Nautical School (£38,000); the International Association of Lighthouse Authorities' (IALA – AISM) World Wide Academy (£25,000); and ASTO (£25,000).

Other grants included £45,000 to RYA, £25,000 to Cowes Enterprise College, £24,000 to Portsmouth Sail Training Trust and £24,000 to UWC Atlantic College.

Portsmouth Sail Training Trust has been supported by THMC for a number of years, specifically to help around 30 young people through their training programme each year. Portsmouth Sail Training Trust is passionate about enabling and motivating disadvantaged young people in Portsmouth to reach their full potential. It provides maritime training, qualifications and mentoring.

Public Safety and Education

Including support costs, unrestricted grant expenditure on this charitable activity totalled £83,000 (see note 9), equating to 2% of the total charitable expenditure in the year compared with the Trustees' target allocation of 9%. Unrestricted grants within Public Safety and Education were slightly lower than in the previous year. This is due to a combination of reduced funding available overall and some grant requests in this area being deemed more suitable for funding from the THMC/DfT fund.

In addition to the unrestricted grant expenditure, restricted grants totalling £1,569,000 were disbursed from the fund administered by THMC jointly with the DfT, and details of these are set out in a separate section below.

CHIRP Maritime (Confidential Human Factors Incident Reporting Programme) was awarded £19,000 to help encourage incident reporting so that safety lessons can be learned and disseminated. CHIRP aims to encompass every aspect of seamanship where safety has a critical role, including leisure boating, the fishing industry, commercial maritime, offshore, pilotage, military, and port operations.

Public Safety and Education grants disbursed from the THMC/DfT fund

As set out in previous Reports and Accounts, a Grant Funding Agreement with the DfT approving a grant to THMC of £3.0 million was signed on 27 March 2019. This grant, received in April 2019, was in support of safety and training-related matters within THMC's objects. In the year under report a total of £1,569,000 was disbursed, mainly to the Royal Society for the Prevention of Accidents (RoSPA) (£568,000), Seafish (£321,000), the National Coastwatch Institution (NCI) (£105,000), British Marine (£100,000) and Fishing Animateur (£100,000 – see below).

RoSPA is at the heart of accident prevention in the UK and around the world. The grants awarded by THMC were in support of two projects: the National Water Safety Forum's 'Respect the Water' campaign and the WAter Incident Database (WAID).

Seafish is a Non-Departmental Public Body that supports the seafood sector in the UK. The grants awarded by THMC were in support of two projects: cold water shock training events and the 'Home and Dry' fishing safety campaign.

NCI is a voluntary organisation that exists to assist in the protection and preservation of life at sea and around the UK coastline. The THMC grant contributed to enabling NCI to align more closely with the water safety initiative and in turn with HM Coastguard - a key part of their recently updated five-year business plan.

British Marine is the trade association for the UK leisure, superyacht and small commercial marine industry. The THMC grant contributed to the costs of running a national safety campaign that aimed to promote taking to the water safely.

As noted above, Fishing Animateur was the beneficiary of a grant of £100,000. Based in Newlyn but serving the whole of the UK, the Animateurs support the fishing community, especially smaller fishers working on boats under 10m, in accessing appropriate financial assistance for safety improvements to their vessels, and helping them with the application process. By supporting fishers (an estimated third of whom lack the level of literacy required to complete complex grant applications) in this way, the safety of both vessel and crew is improved. Fishing Animateur is a good example of THMC working in partnership within the maritime sector, as it is co-funded by the Fishmongers' Company and The Seafarers' Charity.

Other grants awarded were to the RYA, Tapiit Ltd, Seafood Cornwall Training, RNLI, Fishermen's Mission, The Seafarers' Charity and International Maritime Rescue Federation.

Maintenance of the Fabric and Heritage of Trinity House

Expenditure in the year on this 18th century Grade I listed building totalled £814,000 compared with £719,000 in the previous year (see note 10).

Investments

- *Trinity Village* (value £241.3 million (2021: £235.9 million)): the primary objective for the year concerning THMC's main investment property portfolio ("Trinity Village") was to maintain the rental income as far as possible and mitigate the adverse impacts of the pandemic while they were still being felt. As the impacts have lessened, the objective became to minimise the number of voids at any one time whilst optimising the levels of rental income for new lets. Key components of this original strategy were the maintenance of the estate at a sufficiently high standard to achieve the best rental levels possible in the circumstances; bringing below-market rents up to an appropriate level in a fair and measured fashion; and minimising voids, sometimes through the judicious use of rent discounts where merited. The use of rental discounts has been significantly reduced since the end of the pandemic. THMC was constantly mindful of its reputation as a considerate landlord, especially in respect of the collection of any rental arrears arising as a direct result of the pandemic.

  Given the proactive management of the portfolio, it is pleasing to report that gross rental income for Trinity Village was up by 5.6% in the year.

  The Trustees report that the value of the estate increased by 2.3% in the year.

- *Portfolio investments* (value £16,087,000 (2021: £17,148,000)).

  The primary portfolio is the permanent endowment ('Capital') fund and this recorded a total return in the financial year of 6.37% compared with the benchmark of 6.43%. Performance continues to be monitored by the Investment and Estates Committee and the Corporate Board on a regular basis.

The Trinity House Corporate Pension Scheme ("the Scheme")

The Scheme is a defined benefits scheme and was approved as an 'exempt approved scheme' under the terms of the Income and Corporation Taxes Act 1988. It is now a registered pension scheme under Part 4, Chapter 2 of the Finance Act 2004. The Scheme was established on 1 October 1977 and is governed by a Definitive Trust Deed and Rules dated 3 October 2008 as amended 27 July 2011. The sponsoring employer of the Scheme is the Corporation of Trinity House of Deptford Strond (the Corporation). The Scheme was closed to new members of staff with effect from 18 July 2006. The Scheme was also closed from 1 September 2006 to existing staff who were not already members.

There are 5 active, 10 deferred and 33 pensioners in the fund.

Under the rules of the Scheme, appointment and removal of pension trustees is the responsibility of the Corporation. Appointments are made by agreement of the Corporate Board. In the year under review, there was a change in the trustee appointments, on 20 July 2021, such that the pension trustee board now comprises the Chair (remaining as Mr Richard Sadler (Member of the Corporate Board until 20 September 2022, and Elder Brother)), Zoë Turner (an active member and Head of Events at Trinity House) and Mr William Everard (an external independent advisor and pension trustee specialist). This change of governance allowed the removal of any conflict from having senior corporate executives (the Secretary and the Finance Director) also sitting as pension trustees as in the past. It was accompanied by the appointment of Quantum Advisory LLP as the scheme's actuarial, secretarial, administrative and investment advisors. The appointment was made after a competitive selection process involving the pension trustees and the Corporation. The Corporation also appointed independent advisors, Hymans Robertson LLP, to support them in the strategic input to the management of the scheme.

The fund is audited by Buzzacott LLP and the Scheme's Annual Report and Financial Statements, for the year ended 30 September 2021, are available. In summary, the Scheme is in surplus on a funding basis and a new investment strategy was agreed in 2022 between the Corporation and pension trustees, with support from the advisors, to protect that surplus in the coming years. With the current growth in gilt yields, it is concluded that the pension scheme is in a healthy financial and organisational position.

See note 25 for pension commitments under 'Financial Reporting Standard 102 - Retirement Benefits'.

FUTURE PLANS

During the coming year the Trustees will seek to:

- Disburse £833,000 in annual grants from the charities' unrestricted funds, and a further £182,000 in grants to other maritime charities and organisations in order to support the charitable activities.

- Monitor and mitigate, where necessary, any continuing effects of the pandemic on the sources of income of both charities and consider, where appropriate, both the repayment of government or local authority support received during the pandemic and an increase in grant payments following previous restrictions. Consideration of an increase in grant payments will take into account the impact of the current cost of living crisis.

- Continue to disburse grants from the THMC/DfT fund towards safety and training-related matters, in accordance with THMC's objects.

- Continue to maintain the almshouses to a high standard and at the fullest occupancy possible.

- Continue to recruit high-quality candidates to the MNSS; to monitor the sub-contracted management of the scheme following its recent review; and to explore new opportunities with other charities and organisations.

- Continue with the implementation of, and reporting on, the Trinity Village Business Plan prepared by Knight Frank in June 2020, with the objectives of growing the net income of the estate and ascertaining the options for investment diversification.

- Undertake a review of THMC's investments held within its Capital fund to ensure that it is correctly positioned to optimise the yield and return on the underlying assets, at the minimum risk deemed acceptable.

- Ensure that the Corporate Charity's subsidiary company, THEL, sustains its return to full operational capacity.

- Continue to maintain the Trinity House Grade I listed building to an appropriately high standard.

- Give consideration to the increased deployment of funds towards the provision of expertise on maritime matters (and specifically Deep Sea Pilotage) by the Corporate Charity.

- Finalise the implementation of the agreed recommendations of a review of Corporate Governance, including support structure and departmental procedures, initiated in the prior year following a First Impressions Report by the (then) new Secretary, and now extended into a review of finance processes.

- As an outcome of the Finance Processes Review, procure and implement an Enterprise Resource Planning (ERP) system to replace the existing accounting software.

- Continue to examine and improve the charities' Environmental, Social and Governance profile, with an enhanced approach in particular to Sustainability where applicable and an increased focus on risk deriving from Climate Change.

- Continue to assess options for recommendation to the Court in relation to ensuring that the Corporation's Charters remain fit for purpose.

- Review, draft and implement an appropriate Risk Management Framework for the existing Risk Register.

FINANCIAL REVIEW

Financial Commentary

The accounts following this Annual Report show the combined accounts of the Corporate Charity and THMC (together 'the combined charities'), and the Group Accounts which also include the results of the Corporate Charity's two subsidiary companies, Trinitas Services Limited and THEL. The following narrative relates to the Group Accounts only.

Starting with by far the larger of the two charities, THMC's unrestricted funds produced net income in the year of £375,000 compared with the previous year's net income of £39,000.

THMC's unrestricted income rose from £7.5 million to £7.6 million, as a result of a 5.6% increase in Trinity Village estate income, which totalled £7.0 million for the year (2021: £6.6 million), partially offset by reductions in other income.

Unrestricted charitable expenditure totalled £3.9 million compared to £4.0 million in the previous year. This comprised £1,299,000 on welfare activities, £2,484,000 on youth opportunities and training, and £83,000 on public safety and education. Unrestricted expenditure on raising funds was £3.4 million in the year, the same as the previous year.

Overall, after taking account of an actuarial gain on the pension scheme (under the provisions of FRS 102) of £447,000, THMC's unrestricted reserves increased by £822,000 to £2,438,000.

With regard to THMC's restricted funds, grants totalling £1,569,000 were disbursed in the year from the THMC/DfT Fund. These grant payments were in support of improving the safety of UK fishers and the balance of the Fund at the year end was £340,000 (see note 22). THMC's restricted funds at the year end stood at £521,000 compared with £2,094,000 at 31 March 2021.

THMC's permanent endowment ('Capital') funds increased by £5.9 million in the year to £263.3 million (see note 23). This was mainly as a result of a 2.3% revaluation gain on the Trinity Village investment property portfolio which, at the year end, was valued at £241.3 million.

Turning to the Corporate Charity and its subsidiaries, room letting income increased to £276,000 during the year from £7,000 in the prior year. THEL received £29,000 in government/local authority grants to support it through the pandemic (see note 4). The lighthouse cottage letting income of Trinitas Services Limited increased from £751,000 in the previous year to £1,468,000. As a result, the Corporate Charity's overall income increased from £1.6 million in the previous year to £2.4 million. The Corporate Charity's expenditure increased from £1.5 million in the previous year to £2.4 million, largely as a result of the increased lighthouse cottage letting activity together with a one off credit of £288,000 in the year ended 31 March 2021. As a result, the Corporate Charity incurred net expenditure of £30,000 before investment gains. (It should be noted that, excluding the depreciation charge, net income was £98,000.) Overall, after investment gains of £25,000 and an actuarial gain of £192,000 on the pension scheme, the Corporate Charity showed a net increase in funds of £187,000 to £10.9 million.

Overall, the total combined funds of the two charities and their subsidiaries stood at £277.2 million compared with £271.8 million at 31 March 2021.

Investment Policy

THMC's investment portfolio is comprised of residential and commercial property ('Trinity Village') which was valued at £241.3 million at 31 March 2022; agricultural holdings valued at £5.7 million; and portfolio investments (including cash awaiting investment) valued at £15.1 million. The Corporate Charity also has portfolio investments which were valued at £1.0 million.

The Trustees' policy with regard to Trinity Village is to:

- Seek the maximum level of sustainable rental income consistent with good stewardship as a landlord;
- Undertake scheduled and periodic property maintenance obligations as they arise and in accordance with high standards of workmanship and safe working practice;
- Enhance further, where appropriate, the prime residential areas of Trinity Village internally and externally;
- Examine opportunities for strategic redevelopment of commercial properties, usually upon reversion of leases.

During the year ended 31 March 2021, the Trustees received, and agreed to implement, the recommendations of a business plan prepared by Knight Frank, the estate managers, following their strategic review in the preceding year. Whilst the implementation of the plan was delayed by the pandemic, a number of specific, discrete feasibility studies were progressed in the year under review in order that they can be presented for approval by the Trustees as soon as appropriate. The objectives of the plan remain the sustainable growth of net income from the estate, and investment diversification.

During the year, the Trustees' policy with regard to the primary investment portfolio (the THMC 'Capital Fund') remained to grow the Fund in order to support capital expenditure on Trinity Village. Accordingly, BlackRock was instructed to maintain a primarily passive approach to provide a cost-efficient way of gaining exposure to developed liquid markets (i.e. equities, bonds and gilts).

The agreed asset allocations are as follows:

Name of BlackRock Pooled Fund	Benchmark	Benchmark Allocation	Actual Allocation (Note 16)
Shares Developed World Index Fund GBP Hedged	MSCI World Net TR Index	67.5%	67.1%
Shares UK Credit Bond Index Fund	iBoxx Sterling Non-Gilts Index	17.0%	17.2%
Shares Index Linked Gilt Index Fund	FTSE Actuaries UK Index-Linked Gilts over 5 years	8.0%	8.8%
Shares Emerging Markets Index Fund	MSCI Emerging Markets Index, Net Returns in GBP	7.5%	6.9%

Principal risks and uncertainties

The Corporation's Risk Register is reviewed twice a year by the Audit and Risk Committee. Once reviewed, the Register, together with the minutes of the meeting in which it is reviewed, are discussed and approved by the Corporate Board.

The Register covers all aspects of the Corporation's operations including property and portfolio investment management, the Trinity House building and contents, income levels, financial management, human resources, pension provision, information technology, regulation, governance and loss of reputation. All potential risks are assessed on their probability of occurrence and impact upon the Corporation both 'prior to mitigation' and 'post-mitigation' on a scale ranging from 'very low' (less than 10% chance) likelihood to 'very high' (more than 80% chance).

The Register identifies the key risks to the charities and subsidiary companies to be as follows:

- *Trinity Village Estate:* loss or diminution in value of property assets; flood risk (both pluvial and fluvial); loss of income for charitable purposes; litigation by tenants and leaseholders; prosecution by statutory authorities; failure to exploit asset value; insufficient diversity in the property and investment portfolio.

  The Trustees believe that the above risks have been mitigated by the retention, and superintendence, of suitably qualified and experienced property management agents and surveyors, legal advisers and insurance brokers. The managing agents and lawyers provide regular detailed reports that are discussed at quarterly monitoring meetings, and the Executive also report, through the Management Committee and Investment and Estates Committee, to each meeting of the Corporate Board. Other less formal meetings are also regularly held, often on the estate itself when it has been possible to do so. The Trustees also retain an Honorary Surveyor who attends the Investment and Estates Committee, is independent of the professional advisers, and from whom they occasionally seek advice.

  The Trustees maintain suitable levels of reserves to mitigate against a loss in rental income from the estate. Estate income and expenditure are also monitored by the Board through the production of quarterly management accounts and budgets.

  Notwithstanding the above mitigation, it is the Trustees' intention to undertake a review of THMC's investments held within its Capital fund to ensure that it is correctly positioned to optimise the yield and return on the underlying assets, at the minimum risk deemed acceptable.

- *Trinity House Building:* loss of room letting income (through the Corporation's subsidiary company, THEL - see below); potential loss of life or injury and damage to property through fire, flood, terrorism or inadequate maintenance; failure of the building management system; loss of heritage.

  The Trustees believe that the above risks are mitigated by regular property maintenance and safety checks, fire drills and reviews of evacuation procedures. Insurance is reviewed annually and a planned maintenance programme, drawn up and managed by the Corporation's surveyors at Cluttons, is carried out each year. The surveyors also ensure that full compliance with building and other regulations is maintained. The Tower of London has kindly agreed to provide emergency conservator and storage support for the fine art treasures in the event of an incident.

  Income from the letting of the ceremonial rooms and the building's maintenance costs are monitored by the Board by means of quarterly management accounts and budgets. In addition to free reserves, the Trustees maintain a designated fund ('House Designated Fund') to ensure that sufficient monies are available for major repairs and refurbishments to the building, both emergency and planned.

- *Covid-19:* whilst they are thought largely to have passed, the effects of the pandemic posed, and to a limited degree still pose, differing risks to the Corporate Charity and THMC, as well as to the health and safety of staff and visitors. The biggest risk is currently assessed as the emergence of a significant new variant bringing with it substantial re-imposition of restrictions and constraints.

  For the Corporate Charity: the risk to income (associated with the inability to let rooms in the building through compliance with related legislation and guidance, and the diminished public appetite for events) would again lead to depletion of reserves and potential failure of THEL as a going concern.

  The Trustees believe that these risks would be mitigated by similar courses of action as previously, where applicable, including acceptance of government support; the regular and frequent monitoring of the company's cash flows, both actual and forecast, and operational requirements; and the minimisation of any appropriate variable costs. The directors of THEL remain alert to the need to ensure that the company remains a going concern.

  Risks to staff and visitors would again include the possibility of an outbreak in Trinity House leading to enforced closure of the building (depending on prevailing requirements), further loss of income, liability and reputational damage. This would be mitigated by a full risk assessment resulting in all measures having been taken, as and when necessary, to render and sustain Trinity House as a Covid-safe environment. Ongoing arrangements within the House would be compliant with legislation.

For THMC: risks to income from Trinity Village associated with the inability of residential tenants to pay rent, commercial tenant business failures, excessive voids at lockdown, government constraints on landlords, and broader impact on the rental market in London in general and in the area of Trinity Village in particular. Any impact upon income would again affect charitable disbursements and estate husbandry.

The Trustees believe that these risks would be mitigated by careful superintendence from their estate managers, Knight Frank, advice from them and others, and taking careful account of lessons learned from the pandemic to date.

The Trustees have assessed the major risks to which the charities are exposed and are satisfied that these have been identified, and that appropriate measures and effective systems and controls are in place to mitigate them. They intend reviewing risk on a more frequent basis, with the creation and adoption of a Risk Framework to enable better use of the Register as a practical management tool.

Reserves Policy

Corporate Charity

The Corporate Charity has reserves totalling £10,002,000 comprising designated funds (£9,263,000), a pension reserve (£220,000), restricted funds (£60,000) and unrestricted funds (free reserves) of £459,000. The designated funds are made up as follows:

- *House Designated Fund*: to ensure that the Corporate Charity can maintain the fabric and heritage of Trinity House, Tower Hill, London, specifically including any major refurbishments of the building to be carried out in accordance with long-term maintenance plans drawn up by the Corporate Charity's surveyors. The costs of maintaining a Grade I listed building are high and the plan has identified the requirement for considerable maintenance expenditure over the next 5 to 10 years. This is essential in light of the building's listing and the need to maintain it to a high standard to attract clients wishing to hire the function rooms, thus sustaining the Corporate Charity's room letting income. The balance of the Fund is £444,000 (2021: £444,000).

- *Fixed Assets Fund*: this is represented by tangible fixed assets not readily available to meet expenditure and the balance at the year end was £8.8 million (2021: £8.9 million).

The Trustees reviewed and amended the Corporate Charity's free reserves policy in May 2021 in light of the criticality of free reserves to the resilience required to survive the pandemic. During the year under review, the policy was originally to maintain free reserves at a level equivalent to between three and six months' operating expenditure. This level was subsequently amended to between six and nine months' operating expenditure, in order to provide greater resilience against any adverse future events. The balance of free reserves at the year end was £459,000 (2021: £623,000) which is equivalent to approximately nine months' operating expenditure and is in line with the top end of the Trustees' target range.

Trinity House Maritime Charity (THMC)

THMC has reserves totalling £266.3 million comprising permanent endowment funds (£263,315,000), designated funds (£677,000), a pension reserve (£573,000), restricted funds (£521,000) and unrestricted funds (free reserves) of £1,188,000. Income received from the permanent endowment funds is available for general purposes in accordance with THMC's governing documents. The designated funds are made up as follows:

- *Extraordinary Repair Fund*: to meet the requirement of THMC's governing document to provide for extraordinary repairs, improvement and rebuilding of Trinity Homes at Walmer. At the year end, the balance of this fund was £177,000 (2021: £177,000).

- *Merchant Navy Scholarship Scheme fund (MNSS)*: the Trustees' policy is to maintain this fund at a level equivalent to between three and six months of the operating costs of the MNSS. The balance of the fund at the year end was £500,000 (2021: £500,000) which was equivalent to approximately three months' operating costs.

As with the Corporate Charity, the Trustees reviewed and amended THMC's free reserves policy in May 2021. During the year under review, the policy was originally to maintain free reserves at a level equivalent to between three and six months' operating expenditure. The level was subsequently amended to between six and nine months' operating expenditure, again in order to provide greater resilience against any adverse future events. The balance of free reserves at the year end totalled £1,188,000 (2021: £772,000) which is equivalent to approximately seven months' operating expenditure and is within the revised target range.

STRUCTURE, GOVERNANCE AND MANAGEMENT

As explained above, Trinity House was incorporated by Royal Charter in 1514. A Charter of Confirmation was granted in 1685 and, although supplemental Charters were granted for specific purposes between 1870 and 2022 (the latest having been granted on 31 January 2022), the 1685 Charter remains the Corporation's principal governing document. The Corporation's duties as a General Lighthouse Authority are conducted under powers given by the Merchant Shipping Acts. However, the funding, operations and management of the Lighthouse Authority are entirely separate from those of the Corporation's charity undertakings and, as a result, are not dealt with in these accounts.

The Corporate Charity is the principal charity (Registration Number 211869). THMC is a subsidiary of the Corporate Charity (Registration Number 211869-23) and is governed by a Scheme of the Charity Commission dated 7 August 1995. The Charity Commission granted a Uniting Direction on 24 May 2004 to enable the two charities to be combined for the purposes of reporting and the presentation of accounts.

The Members of the Corporate Board are elected by the Court of the Corporation and act as the Trustees of the charities. The Trustees who served during the period from 1 April 2021 to the date of this Report were as follows:

Captain Ian McNaught CVO MNM *(Deputy Master)*	*A,B,C,D*
Rear Admiral David Snelson CB *(retired 8 June 2022)*	*A,B,C*
Captain Roger Barker MNM	*A,B,C*
Captain Stephen Gobbi JP MA LLB	*A,B*
Captain Nigel Hope RD* RNR	*A*
Commodore William Walworth CBE MNM RFA	
Commodore Robert Dorey RFA	
Captain Nigel Hare MA MRIN	*A*
Malcolm Glaister Esq.	*B,D*
Richard Sadler Esq. *(retired 20 September 2022)*	*B,C,D*
Rear Admiral Ian Moncrieff CBE DL (*appointed 18 October 2022*)	
Hon. Captain Lance Batchelor RNR *(appointed 18 October 2022)*	*B,C,D*

Committee membership:

A Member of the Management Committee
B Member of the Investment and Estates Committee
C Member of the Audit and Risk Committee
D Member of the Remuneration Committee

The Board meets four times a year and has appointed a number of committees to discharge certain functions. The committees are constituted as the Investment and Estates, Audit and Risk, and Remuneration Committees. The Management Committee is constituted with its authority *pari passu* with the other committees and meets four times a year, in the intervals between Board meetings.

Commodore Martin Atherton OBE MA RN is Secretary to the Corporation. The Secretary is the Chief Executive Officer of the two charities with day-to-day responsibility for their effective operation and administration; he is also responsible for the administration and co-ordination of the Fraternity.

The Corporation's Royal Charters provide for the election of 31 active Elder Brethren who collectively constitute the voting members of the Court, its governing body. All the Trustees of the charities are Elder Brethren and Court Assistants. The Court is supported and advised by a fraternity of Younger Brethren, both men and women, who represent the broad constituencies with which the Corporation is associated. These people are likely to be senior professionals from the Royal Navy or the Merchant Navy, Pilots or Harbour Masters, or those engaged in other areas of Maritime including the shipping industry and associated businesses or statutory agencies; others may have a background in sailing or the voluntary sector.

Those selected to serve as Trustees reflect this broad range of skills and experience, and the Board therefore comprises extensive knowledge and experience of the maritime sector in its widest sense. All are, or have been, senior figures in the sector. Most also serve on the governing bodies of, or are associated with, other agencies and charities. Two members of the Board have particular business or investment experience respectively and also, during the year, served as trustees of the Trinity House Corporate Pension Scheme. (Malcolm Glaister resigned as a trustee of the Trinity House Corporate Pension Scheme on 20 July 2021 as part of the review of its governance.)

Since Trustees are elected from within the wider Fraternity, they will normally already have an understanding of the functions of Trinity House's charities and their operation. Nevertheless, new Trustees are made aware of their statutory responsibilities and are briefed formally by the Secretary on their role, and on the charities' governing documents, the way in which the Trustee body operates, and the activities of the charities. Trustees are also apprised of developments within the sector.

The staff of the charities are led by the Secretary. They are engaged in financial and operational administration, income generation and the provision of support services at the Corporation's headquarters building at Tower Hill. THMC also employs a small staff at Trinity Homes in Walmer.

The key personnel are the Trustees, the Secretary, the Finance and Commercial Director (who is also a Deputy Secretary to the Corporation), the Head of Events and the Head of Charitable Giving.

Staff salaries are reviewed annually by the Corporate Remuneration Committee which comprises the Deputy Master and the two Business / Investment Trustees, one of whom acts as Chair. The Corporation believes in attracting and retaining high quality staff for the long term, and a firm of consultants was engaged to carry out a comprehensive benchmarking review against external pay comparators in 2018. The recommendations of this review were generally implemented in the financial year ended 31 March 2019, with a further review scheduled for the year ending 31 March 2023.

As mentioned above, the Corporate Charity has two wholly owned subsidiary companies. The first, Trinitas Services Limited, was incorporated in 1993 and its principal activity is the operation of 37 former lighthouse keepers' cottages as holiday accommodation and short term lets. Two of the five directors of the company are also members of the Corporate Board and a third director is the Secretary to the Corporation and Chief Executive of the charities.

The principal activity of the second company, THEL, is the letting of the function rooms at Trinity House. Two of the company's three directors are members of the Corporate Board and the third is the Secretary to the Corporation.

Fundraising Statement

The charities do not actively solicit donations and therefore are not registered with the Fundraising Regulator; they do not subscribe to any fundraising codes of practice. When donations from individuals are received, the charities aim to protect personal data and never sell data or swap data with other organisations. During 2021 and 2022, the charities received no complaints about fundraising activities.

THE CORPORATE BOARD'S RESPONSIBILITIES IN RELATION TO THE ACCOUNTS

The Corporate Board is responsible for preparing the Report of the Corporate Board and Group Accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

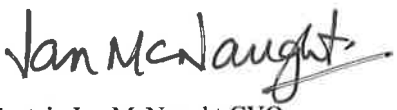
The law applicable to charities in England and Wales requires the Corporate Board to prepare accounts for each financial year that give a true and fair view of the state of affairs of the combined charities and the group (the combined charities and subsidiary companies) and of the income and expenditure of the charities and the group for that period.

In preparing these accounts, the Corporate Board is required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in 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);
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charities and the group will continue in operation.

The Corporate Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charities and the group and enable it to ensure that the accounts comply with the Charities Act 2011, applicable Charity (Accounts and Reports) Regulations and the provisions of the charities' governing documents. It is also responsible for safeguarding the assets of the charities and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Corporate Board on 29 November 2022 and signed on its behalf by



Captain Ian McNaught CVO
Deputy Master and Chair of Trustees

OTHER REFERENCE DETAILS

Principal Office	Trinity House Tower Hill London EC3N 4DH		
	Telephone: 020 7481 6900 Website: www.trinityhouse.co.uk		
Advisers			
Auditor:	Buzzacott LLP 130 Wood Street London EC2V 6DL		
Managing Agents:	Knight Frank LLP 55 Baker Street London W1U 8AN Savills Ltd 33 Margaret Street London W1G 0JD		
Surveyors to the Corporate Charity:	Cluttons LLP 2 Portman Street London W1H 6DU		
Solicitors:	Forsters LLP 31 Hill Street London W1J 5LS	*and*	Stone King LLP Boundary House 91 Charterhouse Street London EC1M 6HR
Investment Managers:	BlackRock UK Retail Client Management 12 Throgmorton Avenue London EC2N 2DL		
Bankers:	Barclays Bank PLC Level 28, 1 Churchill Place London E14 5HP		
Pension Advisers:	Hymans Robertson LLP One London Wall London EC2Y 5EA		

INDEPENDENT AUDITOR'S REPORT TO THE CORPORATE BOARD OF THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

Opinion

We have audited the accounts of the combined charities of the Corporation of Trinity House of Deptford Strond and their subsidiaries (together "the group") for the year ended 31 March 2022 which comprise the group and combined charities' statement of financial activities, the group and combined charities' balance sheets, the group statement of cash flows, the principal accounting policies and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the accounts:

- give a true and fair view of the state of the group's and of the combined charities' affairs as at 31 March 2022 and of their income and expenditure 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 requirements of 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 accounts section of our report. We are independent of the group in accordance with the ethical requirements that are relevant to our audit of the accounts 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 accounts, we have concluded that the Corporate Board's use of the going concern basis of accounting in the preparation of the accounts 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 charities' or group's ability to continue as a going concern for a period of at least twelve months from when the accounts 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.

Other information

The Corporate Board is responsible for the other information. The other information comprises the information included in the Report of the Corporate Board and Group Accounts other than the accounts and our auditor's report thereon. Our opinion on the accounts does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the accounts, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the accounts or our knowledge obtained in 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 there is a material misstatement in the accounts or a material misstatement of the other information. 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 Act 2011 requires us to report to you if, in our opinion:

- the information given in the Report of the Corporate Board is inconsistent in any material respect with the accounts; or
- sufficient accounting records have not been kept; or
- the accounts are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the statement of the Corporate Board's responsibilities in relation to the accounts, the Corporate Board is responsible for the preparation of the accounts and for being satisfied that they give a true and fair view, and for such internal control as the Corporate Board determines is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

In preparing the accounts, the Corporate Board is responsible for assessing the group's and the combined charities' 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 Corporate Board either intends to liquidate the group or the combined charities or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the accounts

Our objectives are to obtain reasonable assurance about whether the accounts 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 accounts.

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.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charities and the group through discussions with management, and from our knowledge and experience of the sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the accounts or the operations of the charities and the group, including the Charities Act 2011 and the financial reporting framework referred to above; and
- we understood how the charities and the group are complying with those legal and regulatory frameworks by making enquiries of management and those responsible for legal and compliance procedures. We corroborated our enquiries through our review of the minutes of meetings of those charged with governance.

We assessed the susceptibility of the charities' and group's accounts to material misstatement, including obtaining an understanding of how fraud might occur. Audit procedures performed by the engagement team included:

- making enquiries of management and those charged with governance as to their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected financial relationships;
- tested journal entries to identify unusual transactions;
- performed substantive testing of expenditure including testing the authorisation thereof; and
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- reading the minutes of meetings of those charged with governance; and
- enquiring of management and trustees as to actual and potential litigation and claims.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the accounts is located 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 Corporate Board, as a body, in accordance with section 144 of the Charities Act 2011 and with regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Corporate Board, those matters we are required to state to it 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 combined charities and the Corporate Board as a body, for our audit work, for this report, or for the opinions we have formed.

Buzzacott LLP
Statutory Auditor
130 Wood Street
London
EC2V 6DL

7 December 2022

Buzzacott LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

GROUP STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2022

	Notes	Corporate Charity funds (including subsidiaries)	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	**Total 2022**	Total 2021
		£000	£000	£000	£000	**£000**	£000
INCOME FROM:							
Donations and legacies		4	1	-	-	**5**	12
Charitable activities	2	465	15	720	-	**1,200**	1,237
Other trading activities	3	1,744	-	-	-	**1,744**	758
Other operating income	4	125	-	-	-	**125**	359
Investments	5	18	7,599	-	-	**7,617**	7,538
TOTAL INCOME		2,356	7,615	720	-	**10,691**	9,904
EXPENDITURE ON:							
Raising funds	6	1,535	3,374	-	3	**4,912**	4,453
Charitable activities:							
Welfare	7	8	1,299	-	44	**1,351**	1,597
Youth opportunities and training	8	-	2,484	724	-	**3,208**	3,167
Public safety and education	9	-	83	1,569	-	**1,652**	701
Maintaining the fabric and heritage of Trinity House	10	814	-	-	-	**814**	719
Impairment of treasure	10	-	-	-	-	**-**	(288)
Role as a Deep Sea Pilotage Authority	11	18	-	-	-	**18**	8
Provision of Nautical Assessors	11	11	-	-	-	**11**	19
TOTAL EXPENDITURE		2,386	7,240	2,293	47	**11,966**	10,376
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES		(30)	375	(1,573)	(47)	**(1,275)**	(472)
Gains / (losses) on the revaluation and disposal of investment properties	16	-	-	-	5,181	**5,181**	(12,462)
Gains on the revaluation and disposal of portfolio investments	16	25	-	-	813	**838**	4,430
NET (EXPENDITURE) / INCOME		(5)	375	(1,573)	5,947	**4,744**	(8,504)
OTHER RECOGNISED GAINS:							
Actuarial gain on defined benefit pension scheme	25	192	447	-	-	**639**	538
NET MOVEMENT IN FUNDS		187	822	(1,573)	5,947	**5,383**	(7,966)
BALANCE AT 1 APRIL 2021		10,691	1,616	2,094	257,368	**271,769**	279,735
BALANCE AT 31 MARCH 2022		10,878	2,438	521	263,315	**277,152**	271,769

Detailed comparative figures are disclosed in note 29 to the accounts.

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

COMBINED CHARITIES' STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2022

	Notes	Corporate Charity funds	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	**Total 2022**	Total 2021
		£000	£000	£000	£000	**£000**	£000
INCOME FROM:							
Donations and legacies		4	1	-	-	**5**	12
Charitable activities	2	465	15	720	-	**1,200**	1,237
Other trading activities	3	238	-	-	-	**238**	211
Investments	5	18	7,599	-	-	**7,617**	7,538
TOTAL INCOME		725	7,615	720	-	**9,060**	8,998
EXPENDITURE ON:							
Raising funds	6	163	3,374	-	3	**3,540**	3,663
Charitable activities:							
Welfare	7	8	1,299	-	44	**1,351**	1,597
Youth opportunities and training	8	-	2,484	724	-	**3,208**	3,167
Public safety and education	9	-	83	1,569	-	**1,652**	701
Maintaining the fabric and heritage of Trinity House	10	814	-	-	-	**814**	719
Impairment of treasure	10	-	-	-	-	**-**	(288)
Role as a Deep Sea Pilotage Authority	11	18	-	-	-	**18**	8
Provision of Nautical Assessors	11	11	-	-	-	**11**	19
TOTAL EXPENDITURE		1,014	7,240	2,293	47	**10,594**	9,586
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES		(289)	375	(1,573)	(47)	**(1,534)**	(588)
Gains / (losses) on the revaluation and disposal of investment properties	16	-	-	-	5,181	**5,181**	(12,462)
Gains on the revaluation and disposal of portfolio investments	16	25	-	-	813	**838**	4,430
NET (EXPENDITURE) / INCOME		(264)	375	(1,573)	5,947	**4,485**	(8,620)
OTHER RECOGNISED GAINS:							
Actuarial gain on defined benefit pension scheme	25	192	447	-	-	**639**	538
NET MOVEMENT IN FUNDS		(72)	822	(1,573)	5,947	**5,124**	(8,082)
BALANCE AT 1 APRIL 2021		10,074	1,616	2,094	257,368	**271,152**	279,234
BALANCE AT 31 MARCH 2022		10,002	2,438	521	263,315	**276,276**	271,152

Detailed comparative figures are disclosed in note 29 to the accounts.

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND
BALANCE SHEETS
at 31 March 2022

	Notes	Group 2022 £000	Combined Charities 2022 £000	Group 2021 £000	Combined Charities 2021 £000
FIXED ASSETS					
Tangible fixed assets	15	**11,162**	**10,635**	11,290	10,728
Investments	16	**263,571**	**263,571**	258,343	258,343
		274,733	**274,206**	269,633	269,071
CURRENT ASSETS					
Stocks		**33**	**27**	30	24
Debtors	17	**1,813**	**1,738**	1,125	1,122
Cash at bank and on deposit		**2,372**	**1,289**	2,908	2,174
		4,218	**3,054**	4,063	3,320
CURRENT LIABILITIES					
Amounts falling due within one year	18	**(2,542)**	**(1,777)**	(2,022)	(1,434)
NET CURRENT ASSETS		**1,676**	**1,277**	2,041	1,886
NON-CURRENT LIABILITIES					
Amounts falling due after more than one year	18	**(50)**	**-**	(100)	-
NET ASSETS EXCLUDING PENSION ASSET		**276,359**	**275,483**	271,574	270,957
Defined benefit pension asset	25	**793**	**793**	195	195
NET ASSETS INCLUDING PENSION ASSET		**277,152**	**276,276**	271,769	271,152
FUNDS					
Corporate Charity					
Income funds:					
Designated funds	19	**9,263**	**9,263**	9,363	9,363
Other unrestricted funds		**459**	**459**	623	623
Pension reserve		**220**	**220**	28	28
Restricted funds	20	**60**	**60**	60	60
		10,002	**10,002**	10,074	10,074
Trinity House Maritime Charity					
Income funds:					
Designated funds	21	**677**	**677**	677	677
Other unrestricted funds		**1,188**	**1,188**	772	772
Pension reserve		**573**	**573**	167	167
Restricted funds	22	**521**	**521**	2,094	2,094
		2,959	**2,959**	3,710	3,710
Capital funds:					
Permanent endowment funds	23	**263,315**	**263,315**	257,368	257,368
		266,274	**266,274**	261,078	261,078
Non-charitable Trading Funds	24	**876**	**-**	617	-
TOTAL FUNDS		**277,152**	**276,276**	271,769	271,152

Approved by the Corporate Board on 29 November 2022 and signed on its behalf by

Ian McNaught.

Captain Ian McNaught CVO
Deputy Master and Chair of Trustees

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND
GROUP STATEMENT OF CASH FLOWS
For the year ended 31 March 2022

	2022	2021
	£000	£000
NET CASH (USED IN)/PROVIDED BY OPERATING ACTIVITIES (A)	**(741)**	252
CASH FLOWS FROM INVESTING ACTIVITIES:		
Payments to acquire tangible fixed assets	**(161)**	(286)
Payments to improve investment properties	**(1,134)**	(1,346)
Proceeds from sales of investment properties	**26**	20
Payments to acquire portfolio investments	**(656)**	(10,497)
Proceeds from sales of portfolio investments	**2,556**	10,797
NET CASH PROVIDED BY/(USED IN) INVESTING ACTIVITIES	**631**	(1,312)
CHANGE IN CASH AND CASH EQUIVALENTS	**(110)**	(1,060)
CASH AND CASH EQUIVALENTS AT 1 APRIL 2021	**3,150**	4,210
CASH AND CASH EQUIVALENTS AT 31 MARCH 2022 (B)	**3,040**	3,150

(A) RECONCILIATION OF NET EXPENDITURE TO NET CASH (USED IN)/PROVIDED BY OPERATING ACTIVITIES:

	2022	2021
	£000	£000
Net expenditure for the year before investment gains and losses	**(1,275)**	(472)
Adjustments for:		
Depreciation	**288**	266
Impairment of treasure	**-**	(288)
Loss on disposal of fixed assets	**1**	1
Change in stocks	**(3)**	(23)
Change in debtors	**(262)**	237
Change in creditors	**469**	643
FRS 102 pension cost adjustment	**41**	(112)
Net cash (used in)/provided by operating activities	**(741)**	252

(B) ANALYSIS OF CASH AND CASH EQUIVALENTS:

	31 March 2022	31 March 2021
	£000	£000
Cash at bank and on deposit	**2,372**	2,908
Cash held on deposit by estate managing agents (note 17)	**523**	97
Cash held on deposit by managing agents of Merchant Navy Scholarship Scheme (note 17)	**113**	113
Cash held by investment managers (note 16)	**32**	32
	3,040	3,150

(C) ANALYSIS OF CHANGES IN NET DEBT:

	1 April 2021	Cash flows	**31 March 2022**
	£000	£000	**£000**
Cash and cash equivalents	3,150	(110)	**3,040**
Coronavirus Business Interruption Loan	(100)	-	**(100)**
Total	3,050	(110)	**2,940**

1. ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the Accounts are laid out below.

Basis of Preparation

These Accounts have been prepared for the year to 31 March 2022 with comparative information presented for the year to 31 March 2021.

These Accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant accounting policies below or the notes to these Accounts.

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

The Accounts 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 the Charities SORP (FRS 102) rather than the previous withdrawn version which it replaced.
The charities constitute public benefit entities as defined by FRS 102.
The Accounts are presented in sterling and are rounded to the nearest one thousand pounds.

Basis of Consolidation

The assets and liabilities and the income and expenditure of the Corporation as General Lighthouse Authority for England and Wales are administered by it under statutory authority and are dealt with in separate accounts.

Group:
The Group statement of financial activities and Group balance sheet consolidate the accounts of the subsidiary undertakings with those of the combined charities.

Combined charities:
In accordance with the Uniting Direction approved by the Charity Commission on 24 May 2004, the combined charities' accounts deal with the assets and liabilities, the income and expenditure of the Corporation of Trinity House of Deptford Strond (in its Corporate capacity) and the assets and liabilities, the income and the expenditure of the Trinity House Maritime Charity, which is also under the trusteeship of the Corporation.

As the restricted funds of the Corporate Charity are not material, their income and expenditure are not shown separately in the statement of financial activities but are disclosed in the notes.

Critical Accounting Estimates and Areas of Judgement

Preparation of the Accounts requires the trustees and management to make significant judgements and estimates. The more significant areas in the accounts where these judgements and estimates have been made include:

- allocation of support costs across charitable activities
- investment property valuation (see note 16)
- pension surplus or deficit valuation
- depreciation
- recoverability of programme-related investments

1. ACCOUNTING POLICIES (continued)

Assessment of Going Concern

The Trustees have assessed whether the use of the going concern assumption is appropriate in preparing these Accounts. This includes consideration of the impact of the continuing effects of the Covid-19 pandemic on the group's operations, with a particular focus on the charities' beneficiaries and suppliers; and on the charities' income, expenditure and reserves. The Trustees have made this assessment in respect of a period of at least one year from the date of approval of these Accounts.

The Trustees of the charities have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. The Trustees are of the opinion that the Group members will have sufficient resources to meet their liabilities as they fall due. The most significant areas of judgement that affect items in the accounts are detailed above. With regard to the next accounting period, the year ended 31 March 2023, the most significant areas that affect the carrying value of the assets held by the charities are the level of investment return and the performance of the investment markets (see the 'Investment Policy' and 'Principal Risks and Uncertainties' sections of the Annual Report of the Corporate Board for more information).

During the prior year, the directors took advantage of a Coronavirus Business Interruption Loan (see note 18). Repayment of the Loan commenced in May 2022.

Income Recognition

Income is recognised in the period in which the charities have entitlement to the income, when that income can be measured reliably and when it is probable that it will be received.

Grants from government and other agencies have been included as income from charitable activities where these amount to a contract for service but as donations where the money is given with greater freedom of use.

Donations are recognised when the charities have confirmation of both the amount and settlement date. For donations pledged but not received, the amount is accrued when the receipt is considered probable.

Income from charitable activities comprises grants from government and other agencies relating to cadet training, and an annual contribution from the General Lighthouse Authority. Grants are accrued for when the receipt is considered probable.

Other trading activities relate to income from the charities' two subsidiaries, Trinitas Services Limited and Trinity House Events Limited.

Investment income comprises dividends from the charities' listed investment portfolios and rental income from the investment property portfolio. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due. Rental income is recognised throughout the year as and when rents fall due.

Expenditure Recognition

All expenditure is accounted for on an accruals basis. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings. The classification between activities is as follows:

a. The costs of raising funds include the salaries, direct costs and overheads associated with generating rental income from Trinity House, Tower Hill, London and the lighthouse cottages which are let by Trinitas Services Limited, the maintenance cost of the investment properties, fees paid in connection with the management of the charities' investments and related support costs.

b. The costs of charitable activities comprise expenditure on the charities' primary charitable purposes as described in the Annual Report of the Corporate Board and include an appropriate proportion of support costs. Costs are analysed by the principal activities of welfare, youth opportunities and training, public safety and education, maintaining the fabric and heritage of Trinity House, role as a Deep Sea Pilotage Authority and provision of Nautical Assessors.

1. ACCOUNTING POLICIES (continued)

c. Grants are charged to the statement of financial activities when the beneficiary has been informed of the grant and there are no conditions that enable the charities to avoid the expenditure. Where the charities retain the discretion to avoid the expenditure, such grants are noted as financial commitments in the notes to the accounts. Grants are classified as 'grants paid - annual' and 'grants paid - other'.

d. Support costs comprise the cost of staff employed under joint contracts of employment and administration costs. The Corporate Charity meets all of these costs which are subsequently allocated between the Corporate Charity and the Trinity House Maritime Charity. The basis of apportionment of these support costs between the Corporate Charity and the Trinity House Maritime Charity is reviewed annually in the light of the level of activity of each charity during the year.

Tangible Fixed Assets
All assets with a cost of over £500 and with an expected useful life of more than one year are capitalised.

Freehold properties, leasehold improvements, treasures and plant and equipment and fixtures and fittings are stated at cost less depreciation or impairment.

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Freehold properties - 2%
Plant and equipment - 25%
Fixtures and fittings - 10 - 20%
Leasehold improvements - 5%

No depreciation is charged in respect of the treasures as it is not deemed to be material after taking account of their expected useful lives and expected residual values.

An annual impairment review is performed and an impairment charge is made where necessary.

Investments
Investment properties are included in the accounts at open market value and are revalued periodically by the Corporate Board based on professional advice.

Portfolio investments are included in the accounts at their market value at the end of the financial period. The market value of fixed interest securities reflects accrued interest at the balance sheet date.

Realised and unrealised gains or losses on investment assets are credited or charged to the statement of financial activities in the year in which they occur.

Programme related investments are assets held by the charities in order to directly further the charitable purposes of the charities; any financial return obtained is not a primary reason for making the investment.
Programme related investments comprise concessionary loans to a third party interest free or at below prevailing market rates and are initially recognised at the amount paid with the carrying amount adjusted in subsequent years to reflect repayments and any accrued interest and adjusted for impairment, if applicable. Any impairment loss is recognised as expenditure on charitable activities within the statement of financial activities.

Stocks
Stocks of publications and consumables for resale are valued at the lower of cost and net realisable value.

Debtors
Debtors are recognised at their settlement amount less any provision for non-recoverability. Prepayments are valued at the amount prepaid.

1. ACCOUNTING POLICIES (continued)

Cash at Bank and in Hand
Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition.

Creditors and Provisions
Creditors and provisions are recognised: where there is an obligation at the balance sheet date as a result of a past event; where it is probable that a transfer of economic benefit will be required in settlement; and, where the amount of the obligation can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt.

Pension Costs
The charities' defined benefit pension scheme assets are measured using market values. Pension scheme liabilities are measured using the projected unit actuarial method and are discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability.

If the pension scheme assets exceed the liabilities, an asset is recognised on the balance sheet to the extent it is recoverable through a reduction in future contributions or by repayment.

Any increase in the present value of the liabilities within the Scheme expected to arise from employee service in the period is allocated across expense categories on a fair and consistent basis.

Actuarial gains and losses are included in the statement of financial activities in other recognised gains and losses for the period.

Contributions in respect of the charities' Group Personal Pension Scheme are recognised in the statement of financial activities when they become due.

Fund Structure
Unrestricted funds
The unrestricted funds are revenue funds which are expendable at the discretion of the Corporate Board in furtherance of the objects of the charities. Included within unrestricted funds are designated funds which are funds set aside out of unrestricted funds and designated for specific purposes by the Corporate Board.

Restricted funds
The restricted funds can only be applied in accordance with the donors' explicit terms.

Permanent endowment funds
Permanent endowment funds are capital funds where there is no power to convert the capital into income and which must generally be held indefinitely. Income arising on the funds is credited to unrestricted funds.

Financial Instruments
The charities only have financial assets and liabilities that qualify as basic financial instruments. Except for portfolio investments which are measured at their fair value as at the balance sheet date, basic financial instruments are initially recognised at their transaction value and subsequently measured at their settlement value.

2. INCOME FROM CHARITABLE ACTIVITIES:

Group and Combined Charities

	Corporate Charity Unrestricted funds £000	Trinity House Maritime Charity Unrestricted funds £000	Trinity House Maritime Charity Restricted funds £000	**Total 2022 £000**	Total 2021 £000
Welfare	-	15	-	**15**	16
Youth opportunities and training	-	-	720	**720**	768
Contribution from Trinity House Lighthouse Service	320	-	-	**320**	317
Other	145	-	-	**145**	136
Total 2022	465	15	720	**1,200**	1,237
Total 2021	453	16	768	1,237	

3. INCOME FROM OTHER TRADING ACTIVITIES:

	2022 £000	2021 £000
Group:		
Letting of function rooms by Trinity House Events Limited	**276**	7
Letting of lighthouse cottages by Trinitas Services Limited	**1,468**	751
	1,744	758
Combined Charities:		
Income from Trinity House Events Limited:		
Corporate Charity management charge	**238**	211
	238	211

The above Combined Charities' income for the years ended 31 March 2022 and 31 March 2021 related to Corporate Charity unrestricted funds.

4. OTHER OPERATING INCOME

	2022 £000	2021 £000
Group:		
Other operating income (Trinity House Events Limited)	**29**	57
Other operating income (Trinitas Services Limited)	**96**	302
	125	359

Included within the above Other operating income are Coronavirus Job Retention Scheme and Local Restrictions Support grants received during the period by Trinity House Events Limited totalling £29,000 (2021: £39,000) and Trinitas Services Limited £96,000 (2021: £302,000).

5. INCOME FROM INVESTMENTS:

Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		**Total**	Total
	Unrestricted funds	Unrestricted funds	Restricted funds	**2022**	2021
	£000	£000	£000	**£000**	£000
Investment properties	-	7,342	-	**7,342**	7,280
Portfolio investments	18	253	-	**271**	255
Bank interest and other finance income	-	4	-	**4**	3
Total 2022	18	7,599	-	**7,617**	7,538
Total 2021	27	7,510	1	7,538	

6. EXPENDITURE ON RAISING FUNDS:

Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		**Total**	Total
	Unrestricted funds	Unrestricted funds	Endowment funds	**2022**	2021
	£000	£000	£000	**£000**	£000
Letting of function rooms	163	-	-	**163**	212
Management of investment assets:					
Estate managers' fees	-	526	-	**526**	503
Legal and other administration fees	-	208	-	**208**	466
Investment managers' fees	-	-	3	**3**	9
Maintenance of investment assets:					
Repairs, maintenance and refurbishment of estates	-	1,911	-	**1,911**	1,947
Support costs	-	729	-	**729**	526
Combined Charities	163	3,374	3	**3,540**	3,663
Letting of lighthouse cottages	1,363	-	-	**1,363**	765
Letting of function rooms	9	-	-	**9**	25
Group	1,535	3,374	3	**4,912**	4,453
Total 2021 - Combined charities	212	3,442	9	3,663	
Total 2021 - Group	1,002	3,442	9	4,453	

7. EXPENDITURE ON CHARITABLE ACTIVITIES:

WELFARE

Group and Combined Charities	Corporate Charity	Trinity House Maritime Charity		**Total 2022**	Total 2021
	Unrestricted funds	Unrestricted funds	Endowment funds		
	£000	£000	£000	**£000**	£000
Maintenance and upkeep of the Trinity Homes	-	334	44	**378**	418
Grants paid - annual	-	526	-	**526**	-
Grants paid - designated	-	-	-	**-**	611
Grants paid - other	8	188	-	**196**	314
Support costs	-	251	-	**251**	254
Total 2022	8	1,299	44	**1,351**	1,597
Total 2021	9	1,544	44	1,597	

During the year, welfare grants totalling £722,000 were awarded to other charities, organisations and individuals. Of the grants paid, annual grants amounted to £526,000 and other grants amounted to £196,000:

	£000	
The Shipwrecked Mariners' Society	101	Towards their one off and regular grants to beneficiaries.
Royal Alfred Seafarers Society	92	Towards the cost of care to their residents.
Nautilus Welfare Fund	77	Towards the support offered to residents and the Admiral Nurse.
Sailors' Children's Society	63	Towards the grants awarded directly to families.
The Fishermen's Mission	58	Towards their core costs and to underpin their UK wide outreach programme.
Naval Children's Charity	45	Towards the grants awarded directly to families.
Tyne Mariners' Benevolent Institution	37	Towards the cost of maintenance on the homes and the pensions.
Royal Liverpool Seamen's Orphan Institution	34	Towards the grants awarded directly to families.
Maritime Charities Group	10	Contribution towards core costs.
Care for Veterans	9	Towards the cost of providing their mixed rehabilitation service.
Total grants paid - annual	526	
Combat Stress	16	Towards mental health support for seafaring veterans.
Maritime Charities Group	15	Grant for hire of Trinity House for the MCG Conference.
Sailors' Society	15	Towards the UK Chaplaincy Service.
Broughton House	15	Towards the top up care home fees for two Merchant Navy Residents.
Stella Maris	10	Towards the South Coast Chaplaincy service.
Queen Victoria Seamen's Rest	10	Towards core costs at Tilbury Seafarers Centre.
ISWAN	10	To provide professional clinical supervision to the helpline team.
Dame Agnes Weston's Royal Charity	10	Towards the Coordinator for the Plymouth Community Waves Service.
Felixstowe Seafarers Centre	10	Towards core costs.
Immingham Seafarers' Centre	10	Towards core costs.
Port of Bristol Seafarers Centre	10	Towards core costs at Bristol Seafarers Centre.
Other welfare grants	65	Various welfare grants, less than £10,000.
Total grants paid - other	196	

8. EXPENDITURE ON CHARITABLE ACTIVITIES: YOUTH OPPORTUNITIES AND TRAINING

Group and Combined Charities

	Trinity House Maritime Charity		**Total**	Total
	Unrestricted funds	Restricted funds	**2022**	2021
	£000	£000	**£000**	£000
Merchant Navy Scholarship Scheme	1,606	720	**2,326**	2,020
Grants paid - annual	243	4	**247**	18
Grants paid - designated	-	-	**-**	257
Grants paid - other	226	-	**226**	459
Support costs	409	-	**409**	413
Total 2022	2,484	724	**3,208**	3,167
Total 2021	2,381	786	3,167	

During the year, youth opportunities and training grants totalling £473,000 were awarded to other charities, organisations and individuals. Of the grants paid, annual grants amounted to £247,000 and other grants amounted to £226,000:

	£000	
Marine Society & Sea Cadets	112	For use within MSSC's Premises Fund for urgent repairs and upgrades to Units and the On The Water programme.
Tall Ships Youth Trust	47	Towards the cost of their sail training programme.
London Nautical School	38	Towards the cost of a staff member in the Maritime dept.
IALA - AISM	25	Towards the cost of educating and engaging with navigation professionals worldwide.
ASTO - Association of Sail Training Organisation	25	For Sail Training Bursaries.
Total grants paid - annual	247	
RYA	45	For the Trinity House Yachtmaster Scholarship.
Cowes Enterprise College	25	Towards their Maritime Futures Programme.
Portsmouth Sail Training Trust	24	To support 30 young people through their programme.
UWC Atlantic College	24	Towards the Nautical Leadership Experience.
The Seafarers' Charity	10	Towards the Marine Engineering Pathway Programme.
The Marine Society	10	Towards the Covid-19 Redundancy and Retraining Bursary.
UKSA	10	Towards the Trinity House Superyacht Cadetship.
Other youth opportunities & training grants	78	Various youth opportunities & training grants, less than £10,000.
Total grants paid - other	226	

9. EXPENDITURE ON CHARITABLE ACTIVITIES:

PUBLIC SAFETY AND EDUCATION

Group and Combined Charities	Trinity House Maritime Charity		**Total 2022**	Total 2021
	Unrestricted funds	Restricted funds		
	£000	£000	**£000**	£000
THMC/DfT grants	-	1,569	**1,569**	580
Grants paid - annual	36	-	**36**	-
Grants paid - designated	-	-	**-**	38
Grants paid - other	18	-	**18**	53
Support costs	29	-	**29**	30
Total 2022	83	1,569	**1,652**	701
Total 2021	121	580	701	

During the year, public safety and education grants totalling £54,000 were awarded to other charities, organisations and individuals. Of the grants paid, annual grants amounted to £36,000 and other grants amounted to £18,000:

	£000	
CHIRP - confidential reporting for aviation & mariti	19	Towards the cost of providing their their confidential reporting system.
Royal Institute of Navigation	17	Towards the cost of delivering their programme of activities.
Total grants paid - annual	36	
Other youth public & safety grants	18	Various public safety & education grants, less than £10,000.
Total grants paid - other	18	

During the year, the following grants were made from the THMC/DfT fund:

	£000	
RoSPA	568	Towards the cost of the National Water Safety Forum's Respect the Water Campaign and the WAID database.
Seafish	321	Towards the cost of cold water shock training events and the Home and Dry fishing safety campaign.
National Coastwatch Institution	105	Towards the cost of their strategic programme, specifically in the areas focusing on water safety and prevention and closer alignment with HMCG.
British Marine	100	Towards the cost of a national safety campaign.
Fishing Animateur	100	Towards their core costs to extend the project to 2024.
RYA	88	Enhancements to their summer media safety campaign.
Tapiit Ltd	72	Towards the cost of a Cadet Wellbeing app.
Seafood Cornwall Training	70	Towards extension of the fishing safety project to 2023.
RNLI	50	Towards their Summer Beach Safety Campaign.
Fishermen's Mission	40	Towards the SeaFit mental health programme
The Seafarers' Charity	35	Towards a fishing safety project with the Safety Folder.
International Maritime Rescue Federation	20	Towards #SARYouOK? Mental health awareness programme
	1,569	

10. EXPENDITURE ON CHARITABLE ACTIVITIES:
MAINTAINING THE FABRIC AND HERITAGE OF TRINITY HOUSE
Group and Combined Charities

	Total 2022 £000	Total 2021 £000
Staff and pension costs	**270**	251
Repairs, renewals and planned maintenance	**142**	101
Light, heat, insurance and other running costs	**154**	130
Depreciation	**128**	130
Support costs	**120**	107
	814	719
Reversal of impairment of treasure (see below)	**-**	(288)

The impairment of a treasure in the year ended 31 March 2020 related to the valuation of a ship model. This valuation was reviewed and adjusted in the prior year which created a 'credit' to the expenditure category of £288,000.

The above expenditure for the years ended 31 March 2022 and 31 March 2021 related to Corporate Charity unrestricted funds.

11. EXPENDITURE ON CHARITABLE ACTIVITIES:
ROLE AS A DEEP SEA PILOTAGE AUTHORITY AND PROVISION OF NAUTICAL ASSESSORS
Expenditure on these categories in the two years ended 31 March 2022 and 31 March 2021 was from Corporate Charity unrestricted funds.

12. ANALYSIS OF SUPPORT COSTS

	Office staff £000	Service staff £000	Admin costs £000	**Total 2022 £000**	Total 2021 £000
Raising funds	365	46	318	**729**	526
Welfare	125	16	110	**251**	254
Youth opportunities and training	205	26	178	**409**	413
Public safety and education	14	2	13	**29**	30
Maintaining the fabric and heritage of Trinity House	120	-	-	**120**	107
	829	90	619	**1,538**	1,330

Support costs include governance costs of £125,000 (2021: £194,000), which include auditor's remuneration of £46,000 (2021: £51,000) for audit services and £6,000 (2021: £5,000) for non-audit services. In addition to the fees noted above, audit fees of £23,000 (2021: £22,000) and other fees paid to auditors of £2,000 (2021: £3,000) in relation to Trinitas Services Limited and Trinity House Events Limited are included in expenditure on raising funds.

13. STAFF COSTS AND TRUSTEES' REMUNERATION

	2022 £000	2021 £000
Wages and salaries	**981**	790
Social security costs	**107**	90
Other pension costs - defined benefit scheme	**64**	119
- group personal pension plan	**67**	55
Other staff costs	**130**	32
	1,349	1,086

The average number of staff during the year was 21 (2021: 24).

The number of employees whose emoluments, excluding pension contributions and employer's national insurance contributions, but including taxable benefits, fell within the following ranges:

	2022	2021
£110,000 - £119,999	**1**	1
£100,000 - £109,999	**1**	-
£70,000 - £79,999	**1**	1
£60,000 - £69,999	**1**	-

Of the higher paid employees, contributions were made to the defined benefit scheme for 2 (2021: 2) individuals. The emoluments of the highest paid individual includes pay in lieu of pension contributions.

The total cost of employing key management, comprising the Secretary to the Corporation, the Finance and Commercial Director (who is also a Deputy Secretary to the Corporation), the Head of Events and the Head of Charitable Giving, including employer's pension contributions and employer's national insurance contributions was £430,000 (2021: £426,000).

Travel and subsistence expenses totalling £1,000 (2021: £3,000) were incurred by 5 (2021: 5) members of the Corporate Board in the year.

Fees and taxable expenses paid to members of the Corporate Board by the charities amounted to £65,000 (2021: £73,000) in the year. These comprised:

(a) Fees and Expenses of £47,000 (2021: £46,000) paid to Captain Hope in his capacity as the Director of Maritime training. These are pursuant to Clause 44 (3) of the Trinity House Maritime Charity Charity Scheme of 7 August 1995.

(b) Assistance to the Admiralty Court in the provision of Nautical Assessors. Fees are set by the Practice Division of the Registrar of Civil Appeals and the Admiralty Register and are payable by the party setting down an action. The Corporate Charity's administrative costs in these arrangements are met from the fees reimbursed. Total fees and expenses of £8,000 (2021: £19,000) were paid in the year as follows: Captain Gobbi £1,000 (2021: £nil), Captain Barker £3,000 (2021: £nil), Commodore Walworth £4,000 (2021: £6,000), Captain Hare £nil (2021: £5,000), Captain Hope £nil (2021: £6,000), Captain Palmer £nil (2021: £2,000).

(c) Fees and expenses of £6,000 (2021: £8,000) and £4,000 (2021: £nil) were paid to Captain Gobbi and Captain Barker respectively in their capacity as Examiner of Deep Sea Pilotage pursuant to an Order made by the Charity Commission dated 10 January 2007.

A total premium of £1,000 (2021: £3,000) was paid in the year to provide the trustees with indemnity insurance.

14. TAXATION

The Charities are exempt from Corporation Tax and Income Tax on their charitable activities by virtue of their status as registered charities. Trinitas Services Limited and Trinity House Events Limited are subject to Corporation Tax on any taxable profits arising.

15. TANGIBLE FIXED ASSETS

GROUP

	Leasehold improvements	Freehold properties		Treasures	Plant and equipment, fixtures and fittings	**TOTAL**
		Trinity House	Trinity Homes, Walmer			
	£000	£000	£000	£000	£000	**£000**
COST						
At 1 April 2021	684	6,261	2,175	4,073	674	**13,867**
Additions in year	39	3	-	21	98	**161**
Disposals in year	(9)	-	-	-	(7)	**(16)**
At 31 March 2022	714	6,264	2,175	4,094	765	**14,012**
DEPRECIATION						
At 1 April 2021	276	1,083	435	287	496	**2,577**
Charge for the year	56	122	44	-	66	**288**
Disposals in year	(8)	-	-	-	(7)	**(15)**
At 31 March 2022	324	1,205	479	287	555	**2,850**
NET BOOK VALUE						
At 31 March 2022	**390**	**5,059**	**1,696**	**3,807**	**210**	**11,162**
At 31 March 2021	408	5,178	1,740	3,786	178	11,290

COMBINED CHARITIES

	Freehold properties		Treasures	Plant and equipment, fixtures and fittings	**TOTAL**
	Trinity House	Trinity Homes, Walmer			
	£000	£000	£000	£000	**£000**
COST					
At 1 April 2021	6,261	2,175	4,073	246	**12,755**
Additions in year	3	-	21	79	**103**
At 31 March 2022	6,264	2,175	4,094	325	**12,858**
DEPRECIATION					
At 1 April 2021	1,083	435	287	222	**2,027**
Charge for the year	122	44	-	30	**196**
At 31 March 2022	1,205	479	287	252	**2,223**
NET BOOK VALUE					
At 31 March 2022	**5,059**	**1,696**	**3,807**	**73**	**10,635**
At 31 March 2021	5,178	1,740	3,786	24	10,728

16. FIXED ASSET INVESTMENTS

	2022	2021
	£000	£000
Investment properties (see below)	**247,202**	240,913
Portfolio investments (see below)	**16,087**	17,148
Cash held by investment managers	**32**	32
	263,321	258,093
Programme-related investments (see below)	**250**	250
	263,571	258,343

	Freehold investment properties	**Portfolio investments**
	£000	**£000**
Market value at 31 March 2021	**240,913**	**17,149**
Sale of leasehold interests	**(26)**	**-**
Disposals	**-**	**(2,556)**
Capital improvements	**1,134**	**-**
Acquisitions at cost	**-**	**656**
Gains on revaluations and disposals	**5,181**	**838**
Market value at 31 March 2022	**247,202**	**16,087**
Historical cost	**12,692**	**13,018**

The market value of the freehold investment properties is based on valuations carried out by Cluttons Surveyors and Savills, Chartered Surveyors, at 31 March 2022.

The portfolio investments are invested using UK authorised institutional pooled funds. These funds are highly diversified across a wide range of underlying investments and comprise the following material holdings:

Security	Holding	**Total market value £000**	Percentage of total market value
BLACKROCK ISHRS DV WLD IDX (IE) D DS GBP HDG	7,692,022	**10,792**	67.1%
BLACKROCK ISHR UK CRDT BD IDX(IE) INS GBP DS	2,942,236	**2,767**	17.2%
BLACKROCK ISHRS IDX LK GLT IDX FD (UK) X INC	1,323,047	**1,412**	8.8%
BLACKROCK ISHARES EM IDX FD (IE) FLX DS GBP	1,060,733	**1,116**	6.9%
		16,087	100%

The programme-related investments comprise loans to maritime charities. The loans are repayable after more than one year.

17. DEBTORS

Due Within One Year:	**Group 2022 £000**	**Charities 2022 £000**	Group 2021 £000	Charities 2021 £000
Trinity Village:				
Rent arrears less provision for doubtful debts	**176**	**176**	137	137
Monies held by estate managing agents	**523**	**523**	97	97
Other :				
Trade debtors	**111**	**30**	22	22
Monies held by managing agent of the Merchant Navy Scholarship Scheme	**113**	**113**	113	113
Amount owed by Trinity House Events Limited	**-**	**79**	-	120
Prepayments and accrued income	**744**	**729**	677	602
Social Security and other taxes	**58**	**-**	62	14
Other debtors	**88**	**88**	17	17
	1,813	**1,738**	1,125	1,122

18. CREDITORS

Amounts Falling Due Within One Year:	**Group 2022 £000**	**Charities 2022 £000**	Group 2021 £000	Charities 2021 £000
Expense creditors	**169**	**152**	250	197
Rents in advance, Trinity Village	**-**	**-**	56	56
Deferred income	**286**	**8**	512	238
Social Security and other taxes	**226**	**57**	140	3
Other creditors	**471**	**220**	54	9
Accruals - Trinity Village	**873**	**873**	588	588
- other	**346**	**346**	307	307
Amounts owed to Trinity House Lighthouse Service	**121**	**121**	115	-
Amounts owed to Trinity House Events Limited	**-**	**-**	-	36
Coronavirus Business Interruption Loan	**50**	**-**	-	-
	2,542	**1,777**	2,022	1,434

Amount Falling Due After More Than One Year:	**Group 2022 £000**	**Charities 2022 £000**	Group 2021 £000	Charities 2021 £000
Coronavirus Business Interruption Loan	**50**	**-**	100	-
	50	**-**	100	-

On 3 February 2021, THEL entered into a Coronavirus Business Interruption Loan facility for £100,000. The facility is for a maximum term of 3 years and is unsecured. It is repayable in equal quarterly instalments, commencing 15 months from the date of drawdown (18 February 2021), but may be repaid earlier.

The terms of the facility are that no interest is payable by the company for the first year. After one year, interest is fixed at 2.33% per annum. The company did not incur any fees in connection with the inception of the facility.

19. CORPORATE CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2021 £000	New designations £000	Utilised / released £000	**Balance at 31 Mar 2022 £000**
House Designated Fund	444	-	-	**444**
Fixed Assets Fund	8,919	28	(128)	**8,819**
	9,363	28	(128)	**9,263**

House Designated Fund
This fund is designated by the Corporate Board for maintaining the fabric and heritage of the Grade I, Trinity House building.

Fixed Assets Fund
This fund represents the net book value of the tangible fixed assets excluding those that are restricted funds and is designated as the funds are not readily available to meet expenditure.

20. CORPORATE CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2021 £000	Income £000	Expenditure £000	**Balance at 31 Mar 2022 £000**
Warden's Trinity House Relief Fund	2	-	-	**2**
Brethren's Covenant and Gift Scheme	58	-	-	**58**
	60	-	-	**60**

Warden's Trinity House Relief Fund

This fund was established to provide discretionary grants and loans to employees of the Corporation of Trinity House in circumstances of urgent domestic necessity. It is represented by net current assets.

Brethren's Covenant and Gift Scheme ("The Fabric Fund")

This fund was established for the specific purpose of renewal and improvement of furniture and decor of Trinity House. It is represented by fixed and net current assets.

21. TRINITY HOUSE MARITIME CHARITY - DESIGNATED FUNDS

The unrestricted funds of the Trinity House Maritime Charity include the following designated funds which have been set aside by the Corporate Board for specific purposes:

	Balance at 1 April 2021 £000	New designations £000	Utilised/ released £000	**Balance at 31 Mar 2022 £000**
Extraordinary Repair Fund	177	-	-	**177**
Merchant Navy Scholarship Scheme	500	-	-	**500**
	677	-	-	**677**

Extraordinary Repair Fund

This meets a requirement of the Trinity House Maritime Charity's Scheme to establish and maintain a reserve fund to provide for extraordinary repairs, improvement and rebuilding of the Trinity Homes, Walmer.

The Merchant Navy Scholarship Scheme

The operation of this scheme was transferred from the Corporate Charity to the Trinity House Maritime Charity in 1995. At 31 March 2022, there were 107 (2021: 140) cadets under sponsorship for training as Deck or Engineer Officers. The amount designated to this Fund represents between three and six months' operating costs of the Merchant Navy Scholarship Scheme.

22. TRINITY HOUSE MARITIME CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2021 £000	Movement in funds Income £000	Expenditure £000	**Balance at 31 Mar 2022 £000**
Swire Scholarship Fund	105	-	-	**105**
Swire Yeoman Support Fund	22	-	(4)	**18**
Captain John Bury Memorial Prize Fund	12	-	-	**12**
Grants for Merchant Navy Scholarship Scheme:				
Government funding	-	720	(720)	-
British Marine Prize Fund	46	-	-	**46**
Department for Transport Fund	1,909	-	(1,569)	**340**
	2,094	720	(2,293)	**521**

The Swire Scholarship Fund was established in March 2012 to assist cadets undergoing training in the Merchant Navy Scholarship Scheme to study for a Full Honours Degree. Such assistance is awarded to those cadets who have demonstrated exceptional progress both academically and practically throughout their training.

The Swire Yeoman Support Fund was established in October 2017 to provide guidance and mentoring to cadets who have qualified from the Merchant Navy Scholarship Scheme.

The Captain John Bury Memorial Prize Fund was established to provide awards for outstanding achievement for cadets undergoing training in the Merchant Navy Scholarship Scheme. The Fund was established in memory of the late Captain Bury, Elder Brother of Trinity House.

The British Marine Prize Fund was established to provide prizes to cadets undergoing training in the Merchant Navy Scholarship Scheme. The prize is awarded to the cadet producing the best completed training record book.

The Department for Transport Fund relates to funds from the Department of Transport in support of safety and training related matters within the Charity's objects.

23. TRINITY HOUSE MARITIME CHARITY - PERMANENT ENDOWMENT FUNDS

	Balance at 1 April 2021 £000	Movement in funds Expenditure £000	Gains £000	**Balance at 31 Mar 2022 £000**
Trinity Village	250,569	(3)	5,101	**255,667**
Church and West Farms, Goxhill	3,556	-	7	**3,563**
Martines Farm, Essex	1,337	-	863	**2,200**
Trinity Homes, Walmer	1,906	(44)	23	**1,885**
	257,368	(47)	5,994	**263,315**

Trinity Village

The freehold of this estate, situated in South London, was conveyed to the Charity by Christopher Merrick in 1660. The fund is mainly represented by residential and commercial properties which were valued at £241,310,000 at 31 March 2022 and portfolio investments and cash which were valued at £15,107,000. Under the terms of the conveyance, income earned from this fund is available for general purposes.

Church and West Farms, Goxhill

This estate came to the Charity under the will of Captain Robert Sandes dated 1720. The fund is represented by agricultural land, now of 546 acres (221 hectares), in North Lincolnshire and cash. Under the terms of the bequest, income earned from this fund is available for general purposes. The farms were valued at £3,491,000 at 31 March 2022.

Martines Farm, Essex

This estate was bequeathed to the Charity by Captain Robert Fisher in 1714. The fund is represented by freehold agricultural land now of 65.7 acres (26.6 hectares). Under the terms of the bequest, income earned from this fund is available for general purposes. The farm was valued at £2,200,000 at 31 March 2022.

Trinity Homes, Walmer

These Homes, which are freehold charity property, belong to the Corporation for the use of residents in conformity with the provisions of the Charity's scheme. They are situated near Deal, in Kent, and provide accommodation for persons who are or were formerly British Seamen and Mariners (including Masters and Pilots) and their dependants who are in need. The Homes comprise 18 self contained units of accommodation and the only income received is a contribution from each resident towards heating of the dwellings. This fund is represented in the balance sheet by tangible fixed assets (note 15) and an investment property.

24. ANALYSIS OF GROUP NET ASSETS BETWEEN FUNDS

	Corporate Charity		Trinity House Maritime Charity			Non-	
	Unrestricted funds £000	Restricted funds £000	Unrestricted funds £000	Restricted funds £000	Endowment funds £000	charitable Trading funds £000	**Total 2022 £000**
Fund Balances at 31 March 2022 are Represented by:							
Tangible fixed assets	8,822	54	63	-	1,696	527	**11,162**
Investments	1,013	-	-	-	262,558	-	**263,571**
Current assets	293	6	2,056	521	214	1,128	**4,218**
Liabilities	(406)	-	(254)	-	(1,153)	(779)	**(2,592)**
Defined benefit pension asset	220	-	573	-	-	-	**793**
Total net assets	9,942	60	2,438	521	263,315	876	**277,152**

25. PENSION COMMITMENTS

The Corporation operates a defined benefit scheme (the 'Scheme') in the UK for certain current and former employees. This Scheme was closed to new members on 18 July 2006. A defined contribution scheme (group personal pension plan) was established for new staff joining after that date.

The Corporate Charity is the sponsoring employer to the defined benefit scheme. The assets of the Scheme are held separately from those of the combined charities.

The contributions are determined on the basis of triennial valuations by an actuary using the Attained Age method. Following the valuation as at 1 October 2020, the employer's current contribution rate remained at 34.8% of pensionable pay. The employees' contribution rate remained at 1.5% of pensionable pay. The total contributions for the year in these accounts were £64,000. The valuation showed that the market value of the Scheme's assets was £8,323,000 and that the ongoing funding level was 100%.

The assumptions which had the most significant effect on the results of the valuation were as follows:

RPI	3.9% p.a.
Earnings increases	3.9% p.a.
Pre-retirement discount rate	3.5% p.a.
Post-retirement discount rate	2.6% p.a.

Financial Reporting Standard 102 - Retirement Benefits

The following information has been calculated by a qualified, independent actuary for the purpose of inclusion in these accounts. It should be emphasised that, in accordance with the requirements of FRS 102, the assets and liabilities of the Scheme are valued with reference to current market conditions and may, therefore, vary widely from year to year.

	2022	2021
	£000	£000
Market value of assets	**8,323**	8,165
Defined benefit obligation	**(7,530)**	(7,970)
Surplus in the Scheme - net pension asset	**793**	195

The assets in the Scheme were:

	2022	2021
	£000	£000
Liability driven investments	**1,699**	1,550
Equities	**1,721**	3,450
Bonds	**2,796**	2,729
Insured pensions (annuities)	**6**	6
Cash	**2,101**	430
Total market value of assets	**8,323**	8,165

25. PENSION COMMITMENTS (continued)

The major assumptions used by the actuary were:

	2022	2021
Inflation - RPI	**3.9%**	3.5%
Rate of increase in salaries	**3.9%**	3.5%
Rate of increase for pensions	**3.5%**	3.2%
Discount rate for liabilities	**2.6%**	2.0%

The mortality tables used are the S3NA base tables projected by year of birth in line with the CMI 2020 "core" mortality projections with a long-term rate assumption of 1.5% per annum. To give an indication of life expectancies, a person who is currently aged 63 is assumed to live on average until the age of 87 years in the case of a man and 90 years in the case of a woman.

Reconciliation of the Fair Value of Plan Assets Over the Year

	2022	2021
	£000	£000
Fair value of plan assets at 1 April 2021	**8,165**	7,068
Interest income on plan assets	**161**	154
Remeasurement - return on plan assets excluding interest income	**193**	1,068
Contributions by the charities	**64**	231
Contributions by the members	**3**	4
Benefits paid (including expenses)	**(263)**	(360)
Fair value of plan assets at 31 March 2022	**8,323**	8,165
Return on plan assets	**354**	1,222

Reconciliation of Defined Benefit Obligations Over the Year

	2022	2021
	£000	£000
Defined benefit obligations at 1 April 2021	**7,970**	7,523
Current service cost	**108**	110
Contributions by the members	**3**	4
Interest expense on defined benefit obligation	**158**	163
Remeasurement - effect of experience adjustments loss/(gain)	**164**	(141)
Remeasurement - effect of changes in assumptions (gain)/loss	**(610)**	671
Benefits paid	**(263)**	(360)
Defined benefit obligations at 31 March 2022	**7,530**	7,970

The Movement in the Scheme's Asset During the Year is Made up as Follows:

	2022	2021
	£000	£000
Net pension asset/(liability) at 1 April 2021	**195**	(455)
Amount recognised in expenditure	**(105)**	(119)
Gain recognised in other recognised gains and losses	**639**	538
Contributions by the charities	**64**	231
Net pension asset at 31 March 2022	**793**	195

The asset or liability in the Scheme and the movements in the year have been allocated between the two charities based on the contributions payable in the year.

25. PENSION COMMITMENTS (continued)

The following amounts have been included in the statement of financial activities:

Analysis of the Amount Charged as Expenditure

	2022 £000	2021 £000
Current service cost	**(108)**	(110)
Interest income on Scheme assets	**161**	154
Interest expense on defined benefit obligation	**(158)**	(163)
Total charge to expenditure	**(105)**	(119)

Remeasurements Recognised in Other Recognised Gains and Losses

	2022 £000	2021 £000
Remeasurement - effect of experience adjustments (loss)/gain	**(164)**	141
Remeasurement - effect of changes in assumptions gain/(loss)	**610**	(671)
Remeasurement - return on plan assets including interest income gain	**193**	1,068
Total remeasurement gain recognised in other recognised gains and losses	**639**	538

26. SUBSIDIARY COMPANIES

(a) **Trinitas Services Limited** is a wholly-owned subsidiary of the Corporation of Trinity House, incorporated on 19 March 1993 and is registered in England, number 02801613. The address of its Registered Office is Trinity House, The Quay, Harwich, Essex CO12 3JW and its principal activity is the letting of lighthouse cottages.

A summary of the results for the year is as follows:

	2022 £000	2021 £000
Turnover	**1,564**	1,054
Total expenditure	**(1,363)**	(765)
Profit after tax	**201**	289
Total assets	**1,421**	1,208
Total liabilities	**(490)**	(478)
Net assets	**931**	730

26. SUBSIDIARY COMPANIES (continued)

(b) **Trinity House Events Limited** is a wholly owned subsidiary of the Corporation of Trinity House, incorporated on 26 January 2011 and registered in England, number 07506615. The address of its Registered Office is Trinity House, Tower Hill, London EC3N 4DH and its principal activity is the letting of the function rooms at Trinity House.

A summary of the results for the year is as follows:

	2022	2021
	£000	£000
Turnover	**305**	63
Total expenditure	**(247)**	(237)
Profit/(loss) for the year	**58**	(174)
Total assets	**347**	253
Total liabilities	**(403)**	(367)
Net liabilities	**(56)**	(114)

27. GRANTS AND COMMITMENTS

Grants paid to institutions in the year totalled £1,226,000 (2021: £1,632,000) whilst grants paid to individuals totalled £23,000 (2021: £27,000). Full details of all grants paid can be obtained from the Secretary to the Corporation.

At 31 March 2022, grant commitments from future income were £nil (2021: £2,720,000).

At 31 March 2022, the Trinity House Maritime Charity was committed to payments of £2,061,000 (2021: £2,430,000) in respect of the Merchant Navy Scholarship Scheme.

28. RELATED PARTY TRANSACTIONS

Owing to the Charities' operations and the composition of the Corporate Board, it is inevitable that grants will be made to organisations in which a trustee may have an interest. Similarly, properties may be leased to trustees or other related parties. All grants and transactions involving such organisations and related parties are conducted at arm's length.
Except for transactions with trustees included in note 13, there are no other related party transactions requiring disclosure.

29. COMPARATIVES

(a) GROUP STATEMENT OF FINANCIAL ACTIVITIES
For the year ended 31 March 2021

	Corporate Charity funds (including subsidiaries)	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	Total 2021
	£000	£000	£000	£000	£000
INCOME FROM:					
Donations and legacies	1	1	10	-	12
Charitable activities	453	16	768	-	1,237
Other trading activities	758	-	-	-	758
Other operating income	359	-	-	-	359
Investments	27	7,510	1	-	7,538
TOTAL INCOME	1,598	7,527	779	-	9,904
EXPENDITURE ON:					
Raising funds	1,002	3,442	-	9	4,453
Charitable activities:					
Welfare	9	1,544	-	44	1,597
Youth opportunities and training	-	2,381	786	-	3,167
Public safety and education	-	121	580	-	701
Maintaining the fabric and heritage of Trinity House	719	-	-	-	719
Impairment of treasure	(288)	-	-	-	(288)
Role as a Deep Sea Pilotage Authority	8	-	-	-	8
Provision of Nautical Assessors	19	-	-	-	19
TOTAL EXPENDITURE	1,469	7,488	1,366	53	10,376
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES	129	39	(587)	(53)	(472)
Losses on the revaluation and disposal of investment properties	-	-	-	(12,462)	(12,462)
Gains on the revaluation and disposal of portfolio investments	225	-	-	4,205	4,430
NET (EXPENDITURE) / INCOME	354	39	(587)	(8,310)	(8,504)
OTHER RECOGNISED GAINS AND LOSSES:					
Actuarial gain on defined benefit pension scheme	126	412	-	-	538
NET MOVEMENT IN FUNDS	480	451	(587)	(8,310)	(7,966)
BALANCE AT 1 APRIL 2020	10,211	1,165	2,681	265,678	279,735
BALANCE AT 31 MARCH 2021	10,691	1,616	2,094	257,368	271,769

29. COMPARATIVES (continued)

(b) COMBINED CHARITIES' STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2021

	Corporate Charity funds	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	Total 2021
	£000	£000	£000	£000	£000
INCOME FROM:					
Donations and legacies	1	1	10	-	12
Charitable activities	453	16	768	-	1,237
Other trading activities	211	-	-	-	211
Investments	27	7,510	1	-	7,538
TOTAL INCOME	692	7,527	779	-	8,998
EXPENDITURE ON:					
Raising funds	212	3,442	-	9	3,663
Charitable activities:					
Welfare	9	1,544	-	44	1,597
Youth opportunities and training	-	2,381	786	-	3,167
Public safety and education	-	121	580	-	701
Maintaining the fabric and heritage of Trinity House	719	-	-	-	719
Impairment of treasure	(288)	-	-	-	(288)
Role as a Deep Sea Pilotage Authority	8	-	-	-	8
Provision of Nautical Assessors	19	-	-	-	19
TOTAL EXPENDITURE	679	7,488	1,366	53	9,586
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES	13	39	(587)	(53)	(588)
Gains / (losses) on the revaluation and disposal of investment properties	-	-	-	(12,462)	(12,462)
Gains / (losses) on the revaluation and disposal of portfolio investments	225	-	-	4,205	4,430
NET (EXPENDITURE) / INCOME	238	39	(587)	(8,310)	(8,620)
OTHER RECOGNISED GAINS AND LOSSES:					
Actuarial gain on defined benefit pension scheme	126	412	-	-	538
NET MOVEMENT IN FUNDS	364	451	(587)	(8,310)	(8,082)
BALANCE AT 1 APRIL 2020	9,710	1,165	2,681	265,678	279,234
BALANCE AT 31 MARCH 2021	10,074	1,616	2,094	257,368	271,152

29. COMPARATIVES (continued)

(c) INCOME FROM CHARITABLE ACTIVITIES:
Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total 2021
	Unrestricted funds	Unrestricted funds	Restricted funds	
	£000	£000	£000	£000
Welfare	-	16	-	16
Youth opportunities and training	-	-	768	768
Contribution from Trinity House Lighthouse Service	317	-	-	317
Other	136	-	-	136
Total 2021	453	16	768	1,237

(d) INCOME FROM INVESTMENTS:
Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total 2021
	Unrestricted funds	Unrestricted funds	Restricted funds	
	£000	£000	£000	£000
Investment properties	-	7,280	-	7,280
Portfolio investments	27	228	-	255
Bank interest and other finance income	-	2	1	3
Total 2021	27	7,510	1	7,538

(e) EXPENDITURE ON RAISING FUNDS
Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total 2021
	Unrestricted funds	Unrestricted funds	Endowment funds	
	£000	£000	£000	£000
Letting of function rooms	212	-	-	212
Management of investment assets:				
Estate managers' fees	-	503	-	503
Legal and other administration fees	-	466	-	466
Investment managers' fees	-	-	9	9
Maintenance of investment assets:				
Repairs, maintenance and refurbishment of estates	-	1,947	-	1,947
Support costs	-	526	-	526
Combined charities	212	3,442	9	3,663
Letting of lighthouse cottages	765	-	-	765
Letting of function rooms	25	-	-	25
Group	1,002	3,442	9	4,453

29. COMPARATIVES (continued)

(f) EXPENDITURE ON CHARITABLE ACTIVITIES: WELFARE

Group and Combined Charities

	Corporate Charity	Trinity House Maritime Charity		Total 2021
	Unrestricted funds	Unrestricted funds	Endowment funds	
	£000	£000	£000	£000
Maintenance and upkeep of the Trinity Homes	-	374	44	418
Grants paid - designated	-	611	-	611
Grants paid - other	9	305	-	314
Support costs	-	254	-	254
Total 2021	9	1,544	44	1,597

(g) EXPENDITURE ON CHARITABLE ACTIVITIES: YOUTH OPPORTUNITIES AND TRAINING

Group and Combined Charities

	Trinity House Maritime Charity		Total 2021
	Unrestricted funds	Restricted funds	
	£000	£000	£000
Merchant Navy Scholarship Scheme	1,252	768	2,020
Grants paid - designated	257	-	257
Grants paid - other	459	-	459
Other restricted grants paid	-	18	18
Support costs	413	-	413
Total 2021	2,381	786	3,167

(h) EXPENDITURE ON CHARITABLE ACTIVITIES: PUBLIC SAFETY AND EDUCATION

Group and Combined Charities

	Trinity House Maritime Charity		Total 2021
	Unrestricted funds	Restricted funds	
	£000	£000	£000
THMC/DfT grants	-	580	580
Grants paid - designated	38	-	38
Grants paid - other	53	-	53
Support costs	30	-	30
Total 2021	121	580	701

29. COMPARATIVES (continued)

(i) ANALYSIS OF SUPPORT COSTS

	Office staff £000	Service staff £000	Admin costs £000	Total 2021 £000
Raising funds	295	43	188	526
Welfare	159	17	78	254
Youth opportunities and training	258	28	128	414
Public safety and education	18	2	10	30
Maintaining the fabric and heritage of Trinity House	107	-	-	107
Total 2021	837	90	404	1,331

(j) CORPORATE CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2020 £000	New designations £000	Utilised / released £000	Balance at 31 Mar 2021 £000
House Designated Fund	603	60	(219)	444
Fixed Assets Fund	8,593	459	(133)	8,919
	9,196	519	(352)	9,363

(k) CORPORATE CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2020 £000	Income £000	Expenditure £000	Balance at 31 Mar 2021 £000
Warden's Trinity House Relief Fund	2	-	-	2
Brethren's' Covenant and Gift Scheme	58	-	-	58
	60	-	-	60

(l) TRINITY HOUSE MARITIME CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2020 £000	New designations £000	Utilised / released £000	Balance at 31 Mar 2021 £000
Extraordinary Repair Fund	177	-	-	177
Merchant Navy Scholarship Scheme	500	-	-	500
	677	-	-	677

29. COMPARATIVES (continued)

(m) TRINITY HOUSE MARITIME CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2020	Movement in funds Income	Expenditure	Balance at 31 Mar 2021
	£000	£000	£000	£000
Swire Scholarship Fund	110	-	(5)	105
Swire Yeoman Support Fund	25	-	(3)	22
Captain John Bury Memorial Prize Fund	12	-	-	12
Grants for Merchant Navy Scholarship Scheme:				
Government funding	-	768	(768)	-
Sponsorship from the Jersey Harbour Board	-	-	-	-
British Marine Prize Fund	46	-	-	46
Department for Transport Fund	2,488	1	(580)	1,909
J Mummery	-	10	(10)	-
	2,681	779	(1,366)	2,094

(n) TRINITY HOUSE MARITIME CHARITY - PERMANENT ENDOWMENT FUNDS

	Balance at 1 April 2020	Movement in funds Expenditure	Gains and losses	Balance at 31 Mar 2021
	£000	£000	£000	£000
Trinity Village	258,029	-	(7,460)	250,569
Church and West Farms, Goxhill	4,424	-	(868)	3,556
Martines Farm, Essex	1,240	-	97	1,337
Trinity Homes, Walmer	1,985	(44)	(35)	1,906
	265,678	(44)	(8,266)	257,368

(o) ANALYSIS OF GROUP NET ASSETS BETWEEN FUNDS

	Corporate Charity		Trinity House Maritime Charity				
	Unrestricted funds	Restricted funds	Unrestricted funds	Restricted funds	Endowment funds	Non-charitable Trading funds	Total 2021
	£000	£000	£000	£000	£000	£000	£000
Fund Balances at 31 March 2021 are Represented by:							
Tangible fixed assets	8,922	54	12	-	1,740	562	11,290
Investments	986	-	-	-	257,357	-	258,343
Current assets	333	6	903	2,094	(174)	900	4,062
Current liabilities	(256)	-	535	-	(1,555)	(845)	(2,121)
Defined benefit pension asset	28	-	167	-	-	-	195
Total net assets	10,013	60	1,617	2,094	257,368	617	271,769

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

England & Wales - Charity number 211869

Accounts

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

REPORT OF THE CORPORATE BOARD AND GROUP ACCOUNTS OF THE CORPORATE CHARITY AND ITS SUBSIDIARIES, INCLUDING THE TRINITY HOUSE MARITIME CHARITY

FOR THE YEAR ENDED 31 MARCH 2021

THE CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

The members of the Corporate Board, as Trustees, present their Annual Report and Group Accounts for the year ended 31 March 2021.

THE CORPORATION'S OBJECTIVES AND ACTIVITIES

The Corporation of Trinity House of Deptford Strond (the Corporation *or* Trinity House) was incorporated by Royal Charter in 1514 and its primary aims are to:

- serve the mariner with support to those in need;
- provide education and training in seamanship; and
- promote safe navigation at sea.

With this in mind, the Corporation's vision is:

To be a key, influencing, UK maritime organisation promoting the safeguarding of shipping and seafarers by providing Welfare, Youth Opportunities and Training, and Public Safety and Education to the seafaring community.

The Corporation's principal charity is the Corporate Charity, which is responsible for:

- maintaining the fabric and heritage of Trinity House, Tower Hill, London;
- the licensing of Deep Sea Pilots; and
- the provision of expertise on maritime matters, including the appointment of Nautical Assessors to assist the Admiralty Court.

Under its Royal Charters, the Corporation is also responsible for the maintenance and good governance of the Trinity House Fraternity, which now numbers more than 400 Elder and Younger Brethren.

The Corporate Charity's subsidiary charity, the Trinity House Maritime Charity (THMC), is governed by a scheme of the Charity Commission. Its primary objects are:

- the provision of almshouse accommodation for needy mariners and their dependants; and
- the payment of annuities.

The scheme also provides for a number of other charitable objects concerning:

- the relief of need amongst mariners and their dependants;
- education and training in navigation and seamanship;
- the advancement of public safety, in particular the safety of mariners and shipping generally; and
- the education of the public in matters relating to navigation, shipping and seamanship.

The Corporation's activities, as set out below, demonstrate that Trinity House operates for the public benefit under four charitable purposes as defined in the Charities Act 2011. These are:

- the relief of those in need;
- the advancement of education;
- the advancement of health and saving lives; and
- the advancement of the arts, culture, heritage or science.

The Trustees confirm that they have complied with the duty in Section 17(5) of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

The Corporation's activities in relation to the above objectives are as follows:

Welfare

THMC operates 18 almshouses in Walmer, Kent which are purpose-built and fitted out with the elderly in mind. Otherwise known as Trinity Homes, each bungalow overlooks attractive, landscaped gardens and a spacious communal common/dining room is also available to all residents.

The almshouses are not care homes, but the General Manager is mindful of the wellbeing of the residents and is usually available on weekdays for consultation and advice. Night Attendants are also on duty overnight every day of the week, and an emergency call system is in place where, in the event of sudden illness or a fall, a resident can quickly call for help.

To be eligible to live in the Homes, residents must be retired mariners and their partners, or the widows / widowers of late mariners in financial need, who have normally had over 15 years' service at sea. Residents are typically aged 60 and above.

In addition, THMC makes regular payments to up to 60 annuitants, some of whom are residents of Trinity Homes. Occasional one-off grants are also made as direct support to former mariners (and their dependants) in financial need.

THMC's other significant activity within the welfare sector is the award of grants to other maritime charities. Given the number of well-established maritime charities which provide welfare services directly to those in need, the Trustees consider that it would be an inefficient use of resources to duplicate their efforts. They therefore prefer to fulfil the Corporation's secondary objectives through support for these charities by way of major grants.

To improve further its efficiency in this area, THMC is a member of the Merchant Navy Welfare Board's Serving Seafarer and Older Seafarer and Families Working Groups, and the Maritime Charities Group (MCG) which comprises the ten major grant-making charities in the maritime welfare sector: Seafarers UK; the Merchant Navy Welfare Board; Nautilus International; Seafarers' Hospital Society; Royal Navy and Royal Marines Charity; Greenwich Hospital; ITF Seafarers' Trust; Lloyds Register Foundation; TK Foundation and Trinity House. The MCG fosters collaboration across the maritime charity sector. It does this by sharing information, commissioning research, supporting the education and welfare of seafarers and their families, and by the promotion of best practice within the maritime charity sector.

Youth Opportunities and Training

This charitable activity, which enables young people to experience life at sea, has a three-fold aim. Firstly, young people gain confidence at sea by handling small and large craft; this, in turn, enhances public safety at sea. Secondly, such activities promote the education and training of those who wish to pursue a career at sea. The confidence gained can often open young people's eyes to the wealth of opportunities available that they may not have considered or been aware of. Finally, this activity improves awareness of navigation, shipping and seamanship alongside highlighting the role of Trinity House and other agencies in promoting the safety of shipping.

The Corporation provides major grants to three maritime charities engaged in the provision of such activities: the Marine Society & Sea Cadets; the Scout Association and the Tall Ships Youth Trust. The Corporation also funds career development bursaries awarded by the Association of Sail Training Organisations (ASTO), RYA Yachtmaster Scholarships for those working in the small commercial vessel sector, and a superyacht cadetship through the United Kingdom Sailing Academy (UKSA).

Education and training in navigation, seamanship and marine engineering are mainly provided through THMC's Merchant Navy Scholarship Scheme (MNSS), whereby young people training to become officers in the Merchant Navy are supported with bursaries for their academic courses and sea-going training. Candidates, who are usually between 16 and 18½ years old, undertake a three-year programme split between nautical college and time at sea in a variety of sea-going vessels. Cadets can train as Deck, Engineer or Electro-Technical Officers (ETOs).

Public Safety and Education

The safety of mariners and shipping generally, and of the public who travel by ship, is the core activity of Trinity House in its capacity as a General Lighthouse Authority. It is also a charitable activity of the Corporation's charities, which provide a number of major grants for this purpose.

THMC also makes grants towards the advancement of education in maritime matters such as seamanship.

Maintaining the Fabric and Heritage of Trinity House

The maintenance of the fabric and heritage of Trinity House, Tower Hill, London is an essential part of the Corporate Charity's activities. This Grade I listed building dates from 1795 and was restored and re-opened in 1953 following wartime damage.

Although it continues to be the headquarters building of the General Lighthouse Authority and of the Corporation's charities, its ceremonial rooms are normally seen by well over 20,000 visitors each year who attend for conferences, receptions, weddings and other events (though markedly fewer in the circumstances of the *Covid-19* pandemic – see page 12). These include the annual general meetings of other charities in the maritime sector, as well as investment banks and law firms, due to the House's location within the Square Mile. For the same reason, it is popular with livery companies lacking halls of their own, who like to host their ceremonial court meetings, lunches and dinners there, and Trinity House also participates in London Open House.

Although the building is used extensively for the Corporation's own administrative and operational purposes, its successful promotion to external users not only enhances public understanding of the important role of the Corporation but also optimises the use of its assets, contributes to conservation, preservation, social value and financial sustainability, and maintains the complex balance of historic value and contemporary, forward-looking relevance.

The majority of the costs of maintaining Trinity House, Tower Hill, London is funded by room-letting income, and the building is normally available for use each day throughout the year apart from a four-week maintenance period in August and the days of, and between, Christmas and New Year.

Deep Sea Pilotage and Provision of Nautical Assessors

The Corporation has a strong interest in Deep Sea Pilotage and, by Section 23 of the Pilotage Act 1987, is authorised to grant Deep Sea Pilotage certificates to persons who satisfy the necessary criteria for entry and examination. The Corporation is encouraging more candidates to seek Deep Sea Pilotage licences as they play a very important role in the safety of navigation in the English Channel, North Sea and around our coasts, and consequently the protection of our environment. Whilst not mandatory, the significant risk mitigation afforded by the use of Deep Sea Pilots is well recognised. The overall cost of obtaining a licence can be considerable so, under this scheme, bursaries are awarded to successful candidates to help them with the purchase of necessary equipment and with the costs involved in preparation for the role.

Trustees' review of charitable expenditure and grant-making policy

After changes to THMC's grant-making processes during the year ended 31 March 2019, further work was undertaken to ensure that all eligible organisations meeting the charitable objects, whether large or small, are offered the same level of support.

A follow-on review of the grant-making process was undertaken during the year ended 31 March 2021 to clarify policy and processes, enhance impact and efficiency, and to confirm good governance. Previously, grants were categorised as either Major or Minor. Within the Major category, grants were generally made on a rolling basis. Those classifications have now been replaced with Grants Paid (Designated) and Grants Paid (Other). Designated grants are those paid to organisations on a three-year fixed cycle, subject to an annual review; all other grants that fall outside of this classification are classified as Grants Paid (Other).

Visits to charities funded by THMC (or under consideration for support) remained an important part, not only to build good relationships, but also to give Trustees an up-to-date picture of the work of beneficiary organisations and the impact that THMC's support has had. During the pandemic, these visits were inevitably curtailed, but some continued virtually to sustain relationships and ensure additional support if required in the circumstances. Reporting of this kind is being further developed to ensure a better understanding of the impact of funding.

The Trustees continue to maintain the policy that, where possible, the allocation of grants expenditure by THMC between education and training, welfare, and safety should be in the ratio 6:4:1. That said, the effects of the pandemic (notably the requirement to respond to emerging need) have challenged the ability to align as closely with these proportions as in previous years.

Subsidiary companies

The management of room lettings referred to above is undertaken by Trinity House Events Limited (THEL), a wholly owned subsidiary company of the Corporate Charity. Any profits generated by the company are normally directed towards the Corporation's charitable objects.

The Corporate Charity is also the sole owner of Trinitas Services Limited, the principal activity of which is the management and operation of 37 former lighthouse keepers' cottages that are run as holiday accommodation and short-term letting. The day-to-day management of the company is carried out by staff employed by the General Lighthouse Authority (see page 15).

ACHIEVEMENTS AND PERFORMANCE

Welfare

During the year, the Corporation spent £1.60 million towards the welfare of mariners and their dependants compared with £1.67 million in the previous year (see note 7). Including support costs, this equates to 39% of the total charitable expenditure in the year (excluding restricted grants made from the THMC/Department for Transport (DfT) Fund – see 'Public Safety and Training' below) compared with the Trustees' target of 36% of expenditure.

Expenditure in the year included:

- The maintenance and upkeep of Trinity Homes in Walmer (£418,000). The Homes are regularly inspected by the Corporation's surveyors and all 18 bungalows and the communal building continue to be in good repair. A new General Manager was appointed in May 2020, who subsequently identified a programme of rectification and maintenance work necessary to ensure compliance with Health and Safety and other legislation, and this is ongoing. The gardens continue to be well maintained and are much appreciated by the residents. No major

projects were undertaken in the year but a number of minor adaptations to individual properties and the communal areas have been made. Two properties remain vacant because pandemic constraints obliged the suspension of the application process for new beneficiaries.

- Designated grants to 11 welfare charities in the maritime sector totalling £611,150.

- Other grants to welfare charities and individuals totalling £313,850, including annuities to 28 retired seafarers in financial need at a rate of £780 per annum.

THMC has supported a wide range of maritime welfare organisations both in their core work and in meeting additional needs as a direct result of the pandemic. The Sailors' Children's Society, which has been supported for many years, was awarded an additional £80,000 in special *Covid-19* funding to enable them to increase their support to families during this time. The Society received the £80,000 across three grants aimed at fishing families, to provide slow cookers for preparing nutritious meals without an increase in energy bills and for gifts and hampers at Christmas after an incredibly hard year.

Care for Veterans was awarded a grant of £10,000 towards rehabilitation support for seafaring veterans. The charity was established in 1919 to care for those returning from World War 1 with life-changing disabilities. It continues today to provide high-quality, person-centred, long-term nursing care, rehabilitation, respite and end-of-life care in a 60-bed facility in Worthing to veterans from across the UK. The grant enabled Care for Veterans to support 11 seafaring veterans and their dependants.

Youth Opportunities and Training

The Corporation's expenditure on this charitable objective totalled £3.17 million compared with £2.81 million in the previous year (see note 8). This includes support costs and equates to 58% of the total charitable expenditure in the year compared with the Trustees' target of 55% of expenditure. Again, these figures exclude restricted grants made from the THMC/DfT Fund.

The cost of the Merchant Navy Scholarship Scheme (MNSS) was the largest item of charitable expenditure in the year, totalling £2.02 million. This cost, however, was partially offset by government grants of £768,000.

The year ended 31 March 2021 has proved challenging for maritime training in managing the consequences of the pandemic. Restrictions in travel and adhering to the *Covid-19* guidelines has had a major impact on securing sea berths for Trinity House cadets. Those in the college phases ashore have had to adapt to online learning when nautical colleges and universities were unable to provide real time lectures in the classroom. Nevertheless, Trinity House cadets have taken this in their stride and continued with their college and sea phases through adjustments and amendments to their programmes.

Despite these challenges, alternative strategies have been identified where required to maintain Cadet Training. The majority of Phase 5 cadets have succeeded in gaining their Foundation Degree or HND and an unrestricted Officer of the Watch (OOW) II/1 certificate. 15 Deck Cadets qualified with their OOW certificate, three as Engineers and two as Electro-Technical Officers (ETOs). All are to be congratulated for achieving their qualifications during such a difficult period. Currently, the total number of cadets being trained by Trinity House (including joint venture partnerships) is 128: 80 Deck, 40 Engineering and 8 ETOs supported and administered by the contracted training provider, Chiltern Maritime.

During the year, a Training Review was undertaken with the aim of adopting a consolidated approach to ensure a wide variety of options for prospective candidates, and so achieve maximum benefit from the resources allocated. Topics included issue of Boatmasters' Licences (BML); RYA Scholarships; and UKSA cadetships for the Super Yacht sector and ASTO. It was agreed that these would be incorporated into the MNSS to facilitate a more harmonised approach to the allocation of training resource.

The challenges, difficulties and restrictions upon maritime training during the pandemic have generated an agile, adaptive approach to enable those in the pipeline to complete their respective courses whilst maintaining continuity. However, with cooperation from all parties (including the MCA, colleges and training companies), this has been achieved, albeit with amendments and new initiatives that have allowed the next generation of maritime talent to achieve their qualifications and meet their aspirations.

The other major expenditure area under the Youth Opportunities and Training objective is on four Designated grants totalling £256,500. The recipients of these grants were charities providing opportunities for young people to experience sailing and other maritime activities, including training. They included the Marine Society & Sea Cadets (£130,000); the Tall Ships Youth Trust (£49,500); London Nautical School (£40,000) and ASTO (£37,000).

Other grants awarded included £48,000 to the Scout Association; £13,798 to Atlantic Pacific and £13,196 to the High Tide Foundation. The grant to Atlantic Pacific enabled a young person from Newham to be offered a 12-month internship at their Royal Docks facility to gain both Atlantic Pacific and RYA qualifications alongside an array of experience within a cross-section of the maritime industry, opening up a clear pathway to a maritime career including support in due course with job applications and access to learning or experience to help meet the criteria for a specific pathway. This opportunity will support a young person from an area that suffers from high unemployment into a rewarding maritime career.

The High Tide Foundation has been supported by THMC for a number of years, specifically their shipping cadetship programme for schools. With the significant impact of lockdown on young people and their development, the Foundation planned to move their programme online to ensure continued access to the support available. The High Tide Learning Hub was developed and 35 online sessions (reaching a potential 770 young people) were offered. This grant ensured that young people in the Tees Valley did not miss out on vital career education and could still take advantage of the opportunities at the port and with associated maritime industries.

Public Safety and Education

Including support costs, unrestricted grant expenditure on this charitable activity totalled £121,000 (see note 9). This equates to 3% of the total charitable expenditure in the year compared with the Trustees' target allocation of 9%.

In addition, restricted grants totalling £580,000 were disbursed from the fund administered by THMC jointly with the Department for Transport, and details of these are set out in a separate section below.

One beneficiary of a grant of £25,000 was the Animateurs Project. Based in Newlyn, but serving the whole of the UK, the Animateurs support the fishing community, especially smaller fishers working on boats under 10m, to access appropriate financial assistance and help them with the application process. By supporting fishers (an estimated third of whom lack the level of literacy required to complete complex grant applications) to access available financial assistance for improvements to their vessels, the safety of both vessel and crew is improved. The Animateurs Project is a good example of THMC working in partnership within the maritime sector, as it is co-funded with the Fishmongers' Company and The Seafarers' Charity.

CHIRP Maritime was awarded a grant of £20,000, enabling the organisation to continue encouraging confidential incident reporting so that safety lessons can be learned and disseminated. CHIRP endeavours to encompass every aspect of seamanship where safety has a critical role, including leisure boating, the fishing industry, commercial maritime, offshore, pilotage, military, and the port operations interface.

Public Safety and Education grants disbursed from the Department for Transport (DfT) fund

As reported in previous Reports and Accounts, a Grant Funding Agreement with the Department for Transport approving the payment of a grant to THMC of £3.0 million was signed on 27 March 2019. This grant, received in April 2019, was in support of safety and training-related matters within THMC's objects. In the year under report, a total of £580,000 was disbursed, mainly to Seafish (£463,500) and the Hull Maritime Foundation (£75,000).

Seafish is a Non-Departmental Public Body (NDPB) that supports the seafood sector in the UK. The grants awarded by THMC were in support of a number of projects: a fishing safety media campaign; general training for fishermen in England and Wales; purchase of Personal Flotation Devices and Personal Locator Beacons; and cold water shock training.

Other grants awarded were to Seafood Cornwall Training to implement a fishing safety project, and to The Safety Folder to further develop their online safety management system for fishers. The grant to the Hull Maritime Foundation was towards the first year of their Maritime Futures project.

Maintenance of the Fabric and Heritage of Trinity House

Expenditure in the year on this 18th century Grade I listed building totalled £431,000 compared with £1.52 million in the previous year (see note 10). However, the prior year's figure included an impairment 'cost' of £575,000 in respect of a revaluation of the treasures. This revaluation has now been reviewed and adjusted, which has created a 'credit' to the expenditure category of £287,500.

Excluding the impairment cost, expenditure totalled £719,000 (compared with £945,000 in the prior year). In addition to this revenue expenditure, £171,000 of capital expenditure (out of the total capital expenditure of £219,000 – see note 19) was incurred in the replacement of the building's passenger lift and two dumb waiters.

Investments

- *Trinity Village* (value £235.9 million (2020: £246.2 million)): the primary objective for the year concerning THMC's main investment property portfolio ("Trinity Village") was to maintain the rental income as far as possible and mitigate the adverse impacts of the pandemic. Key components of this strategy were the maintenance of the estate at a sufficiently high standard to achieve the best rental levels possible in the circumstances; bringing below market rents up to an appropriate level in a measured fashion; and minimising voids, sometimes through the judicious use of rent discounts where merited. THMC was constantly mindful of its reputation as a considerate landlord, especially in respect of the collection of any rental arrears arising as a direct result of the pandemic.

  Given the proactive management of the portfolio, it is pleasing to report that gross rental income for Trinity Village was up by 2.6% in the year. Unfortunately, after provision for rental arrears that may not be recoverable, this reduces to a decline of 1.1%. The Trustees believe that this is a good performance in the prevailing circumstances.

  The Trustees report that the value of the estate declined by 4.2% in the year.

During the year, the Trustees received, and agreed to implement, the recommendations of a business plan prepared by Knight Frank, following their strategic review in the prior year. Unfortunately, implementation has been delayed as a consequence of the pandemic, but a number of specific, discrete feasibility studies are now being drawn up for approval by the Trustees. The objectives of the plan remain the sustainable growth of net income from the estate, and diversification.

- *Portfolio investments* (value £17.1 million (2020: £13.0 million)).

  The primary portfolio is the permanent endowment ('Capital') fund and this recorded a total return in the financial year of 11.83% compared with the benchmark of 11.70%. This performance (in line with the benchmark) was mainly a result of the improvement in the market following the outbreak of the pandemic in late March 2020. Performance continues to be monitored by the Investment and Estates Committee (formerly the Investments and Audit Committee – see 'Structure, Governance and Management' below) and Board on a regular basis.

FUTURE PLANS

During the coming year the Trustees will seek to:

- Disburse £815,000 in Designated grants from the charities' unrestricted funds, and a further £142,000 in grants to other maritime charities and organisations (excluding the Emergency Fund referred to below).

- Monitor and mitigate the consequential, adverse and ongoing effects of the pandemic on the sources of income of both charities and consider, where appropriate, both the repayment of Government or local authority support received during the pandemic and an increase in grant payments following previous restrictions.

- Deploy an Emergency Fund of £75,000 that targets need stemming from the pandemic.

- Continue to disburse grants from the THMC/DfT restricted fund towards safety and training-related matters, in accordance with THMC's objects.

- Continue to maintain the almshouses to a high standard and at as full occupancy as possible.

- Continue to recruit high-quality candidates to the MNSS; to review the sub-contracted management of the scheme and to explore new opportunities with other charities and organisations.

- Continue with the implementation of, and reporting on, the Trinity Village Business Plan prepared by Knight Frank in June 2020, with the objectives of growing the net income of the estate and ascertaining the options for diversification.

- Ensure that the Corporate Charity's subsidiary company, THEL, manages appropriately its return to full operational capacity as it recovers from the impact of the pandemic.

- Continue to maintain the Trinity House Grade I listed building to a high standard.

- Give consideration to the increased deployment of funds towards the provision of expertise on maritime matters by the Corporate Charity.

- Review and implement the changes necessary for the appropriate governance of the charities' defined benefit pension scheme.

- Engage external advisors to advise the charities with regard to the finalisation of the defined benefit pension scheme's actuarial valuation (as of 1 October 2020).

- Implement the agreed recommendations of a review of Corporate Governance, including support structure and departmental procedures, initiated in the year following a First Impressions Report by the new Secretary.

- Examine and improve the charities' Environmental, Social and Governance profile, with an enhanced approach in particular to Sustainability where applicable and an increased focus on risk deriving from Climate Change.

- Continue to assess options for recommendations to the Court in relation to ensuring that the Corporation's Charters are fit for purpose.

FINANCIAL REVIEW

Financial Commentary

The financial statements which follow this Annual Report show the combined accounts of the Corporate Charity and THMC (together 'the combined charities') , and the Group Accounts which also include the results of the Corporate Charity's two subsidiary companies, Trinitas Services Limited and THEL. The following narrative relates to the Group Accounts only.

Starting with by far the larger of the two charities, THMC's unrestricted funds produced a surplus in the year of £39,000 compared with the previous year's surplus of £91,000.

THMC's unrestricted income rose from £7.2 million to £7.5 million, partly as a result of a 2.6% increase in Trinity Village estate income, which totalled £6.6 million for the year (2020: £6.5 million), and partly as a result of increased returns on the portfolio investments.

Unrestricted charitable expenditure totalled £4.0 million which was the same as in the previous year. This comprised £1.5 million on welfare activities, £2.4 million on youth opportunities and training and £121,000 on public safety and education. Unrestricted expenditure on raising funds rose from £3.1 million in the previous year to £3.4 million, largely as a result of the need to provide against the possibility of rental arrears in the Trinity Village estate proving to be irrecoverable. Repairs, maintenance and refurbishment costs have also increased, but have been offset by reductions in estate management fees and support costs.

Overall, after taking account of an actuarial gain on the pension scheme (under the provisions of FRS 102) of £412,000, THMC's unrestricted reserves increased by £451,000 to £1.62 million.

Turning to THMC's restricted funds, grants totalling £580,000 were disbursed in the year from the THMC/DfT Fund. These grant payments were in support of improving the safety of UK fishers and the balance of the Fund at the year end was £1.9 million (see note 22). THMC's restricted funds at the year end stood at £2.1 million compared with £2.7 million in the previous year.

THMC's permanent endowment ('capital') funds decreased by £8.3 million in the year to £257.4 million (see note 23). This was mainly as a result of a 4.2% revaluation loss on the Trinity Village investment property portfolio which, at the year end, was valued at £235.9 million.

Turning to the Corporate Charity and its subsidiaries, room letting income was reduced to only £7,000 during the year, from £539,000 in the prior year as a result of the pandemic (included within Other operating income of £57,000), THEL received £39,000 in Government/Local Authority grants to support it through the pandemic (see note 4). The lighthouse cottage letting income of Trinitas Services Limited also suffered a significant downturn, falling from £1.0 million in the previous year to £751,000 (before £302,000 of Government grants). As a result, the Corporate Charity's overall income fell from £2.0 million in the previous year to £1.6 million. The Corporate Charity's expenditure, however, decreased from £2.9 million in the previous year to £1.5 million. A significant reason for this decrease was a credit adjustment (of £288,000) to the previous impairment 'charge' of £575,000 in respect of a ship model. This credit and the original charge (together with depreciation on the Trinity House building of £123,000) only affected the fixed assets designated fund and had no impact on the Corporate Charity's free reserves. Notwithstanding the fall in income, the reduction in expenditure and adjustment to the impairment cost meant that the Corporate Charity produced a surplus of £129,000. (It should be noted that, excluding the impairment adjustment and depreciation charge, the deficit was £29,000.) Overall, after investment gains of £225,000 and an actuarial gain of £126,000 on the pension scheme, the Corporate Charity showed a net increase in funds of £480,000 to £10.7 million.

Overall, the total combined funds of the two charities and their subsidiaries stood at £271.8 million compared with £279.7 million in the previous year.

Investment policy

THMC's investment portfolio is comprised of residential and commercial property (the 'Trinity Village') which was valued at £235.9 million at 31 March 2021; agricultural holdings valued at £4.8 million; and portfolio investments (including cash awaiting investment) valued at £16.2 million. The Corporate Charity also has portfolio investments which were valued at £1.0 million.

The Trustees' policy with regard to Trinity Village is to:

- Seek the maximum level of sustainable rental income;
- Undertake scheduled and periodic property maintenance obligations as they arise and in accordance with good standards of workmanship and safe working practice;
- Enhance further, where appropriate, the prime residential areas of Trinity Village internally and externally; and
- Examine opportunities for strategic redevelopment of commercial properties, usually upon reversion of leases.

As noted above, during the year the Trustees received and agreed to implement the recommendations of a business plan prepared by Knight Frank, the estate managers, following their strategic review in the prior year. Unfortunately, the implementation of the recommendations has been delayed as a consequence of the pandemic, but a number of specific, discrete feasibility studies are now being drawn up for approval by the Trustees. The objectives of the plan remain the sustainable growth of net income from the estate, and diversification.

During the year, the Trustees' policy with regard to the primary investment portfolio (the THMC 'Capital Fund') continued to be to grow the Fund in order to support capital expenditure on Trinity Village. Accordingly, BlackRock was instructed to maintain a primarily passive approach to provide a cost-efficient way of gaining exposure to developed liquid markets (i.e. equities, bonds and gilts).

The agreed asset allocations are as follows:

Name of BlackRock Pooled Fund	Benchmark	Benchmark allocation
Shares Developed World Index Fund GBP Hedged	MSCI World Net TR Index	67.5%
Shares Emerging Markets Index Fund	MSCI Emerging Markets Index, Net Returns in GBP	7.5%
Shares UK Credit Bond Index Fund	iBoxx Sterling Non-Gilts Index	17.0%
Shares Index Linked Gilt Index Fund	FTSE Actuaries UK Index-Linked Gilts over 5 years	8.0%

Principal risks and uncertainties

The Corporation's Register of Significant Business Risks (the Register) is reviewed at least once a year by the Audit and Risk Committee (formerly the Risk Management Committee – see below, 'Structure, Governance and Management'). Once reviewed by this committee, the Register, together with the minutes of the meeting in which it is reviewed, is discussed and approved by the Corporate Board.

The Register covers all aspects of the Corporation's operations including property and portfolio investment management, the Trinity House building and contents, income levels, financial management, human resources, pension provision, information technology, regulation, governance and loss of reputation. All potential risks are assessed on their probability of occurrence and impact upon the Corporation both 'prior to mitigation' and 'post mitigation' on a scale ranging from a 'very low' (less than 10% chance) likelihood to 'very high' (more than 80% chance).

The Register identifies the key risks to the charities and subsidiary companies to be as follows:

- *Trinity Village estate* - loss or diminution in value of property assets; flood risk; loss of income for charitable purposes; litigation by tenants and leaseholders; prosecution by statutory authorities; failure to exploit asset value; insufficient diversity in the property and investment portfolio.

  The Trustees believe that the above risks have been mitigated by the retention of suitably qualified and experienced property management agents and surveyors, legal advisers and insurance brokers. The managing agents and lawyers provide regular detailed reports that are discussed at quarterly monitoring meetings. Other less formal meetings are also regularly held, often on the estate itself when it has been possible to do so. The Trustees also retain an Honorary Surveyor who is independent of the professional advisers and from whom they occasionally seek advice.

  The Trustees maintain suitable levels of reserves to mitigate against a loss in rental income from the estate. Estate income and expenditure are also monitored by the Board through the production of quarterly management accounts and budgets.

- *Trinity House building* - loss of room letting income (through the Corporation's subsidiary company, THEL - see below); potential loss of life or injury and damage to property through fire, flood, terrorism or inadequate maintenance; failure of the building management system; loss of heritage.

The Trustees believe that the above risks are mitigated by regular property maintenance and safety checks, fire drills and reviews of evacuation procedures. Insurance is reviewed annually and a planned maintenance programme, drawn up and managed by the Corporation's surveyors, is carried out each year. The surveyors also ensure that full compliance with building and other regulations is maintained. The Tower of London has kindly agreed to provide emergency conservator and storage support for the fine art treasures in the event of an incident.

Income from the letting of the ceremonial rooms (when it is received - see above and below), and the building's maintenance costs are monitored by the Board by means of quarterly management accounts and budgets. In addition to free reserves, the Trustees maintain a designated fund ('House Designated Fund') to ensure that sufficient monies are available for major repairs and refurbishments to the building, both emergency and planned.

- *Covid-19* - the effects of the pandemic posed, and continue to pose, differing risks to the Corporate Charity and THMC, as well as to the health and safety of staff and visitors.

  For the Corporate Charity: the risk to income associated with the inability to let rooms in the building through compliance with related legislation and guidance, and the diminished public appetite for events, remains and could still lead to depletion of its reserves and failure of THEL as a going concern.

  The Trustees believe that these risks were, and continue to be, mitigated by THEL's acceptance of Government support, where available, including the use of the Coronavirus Job Retention Scheme and adoption of a Coronavirus Business Interruption Loan; the regular and frequent monitoring of the company's cash flows, both actual and forecast, and operational requirements; and the minimisation of any appropriate variable costs. The directors of THEL remain alert to the need to ensure that the company remains a going concern in light of the impact of the pandemic.

  Risks to staff and visitors include the possibility of an outbreak in Trinity House leading to enforced closure of the building (depending on prevailing requirements), further loss of income, liability and reputational damage. This has been mitigated by a full risk assessment resulting in all measures having been taken, as and when necessary, to render and sustain Trinity House as a Covid-safe environment. Ongoing arrangements within the House remain compliant with legislation.

  For THMC: risks to income from Trinity Village associated with inability of residential tenants to pay rent, commercial tenant business failures, Government constraints on landlords, and broader impact on the rental market in London in general and in the area of Trinity Village in particular. These would impact upon charitable disbursements and estate husbandry.

  The Trustees believe that these risks are mitigated by careful superintendence from their estate managers, Knight Frank, and advice from them and others.

The Trustees have assessed the major risks to which the charities are exposed and are satisfied that appropriate measures and effective systems and controls are in place to mitigate them. They intend reviewing risk on a more frequent basis, with the Register used to better effect as a practical management tool.

Reserves policy

Corporate Charity

The Corporate Charity has reserves totalling £10.1 million comprising designated funds (£9.4 million), a pension reserve (£28,000), restricted funds (£60,000) and unrestricted funds (free reserves) of £623,000. The designated funds are made up as follows:

- *House Designated Fund*: to ensure that the Corporate Charity can maintain the fabric and heritage of Trinity House, Tower Hill, London, specifically including any major refurbishments of the building to be carried out in accordance with long-term maintenance plans drawn up by the Corporate Charity's surveyors. The costs of maintaining this Grade I listed building are high and the plan has identified the requirement for considerable maintenance expenditure over the next 5 to 10 years. This is essential in light of the building's listing and the need to maintain it to a very high standard to attract clients wishing to hire the function rooms, thus sustaining the Corporate Charity's room letting income. The balance of the Fund is £444,000 (2020: £603,000).

- *Fixed Assets Fund*: this is represented by tangible fixed assets not readily available to meet expenditure and the balance at the year end was £8.9 million (2020: £8.6 million).

The Trustees reviewed and amended the Corporate Charity's free reserves policy in May 2021 in light of the significance of free reserves to the ability to survive the pandemic. During the year under review, the policy was to maintain free reserves at a level equivalent to between three and six months' operating expenditure. The level was subsequently amended to between six and nine months' operating expenditure, in order to provide greater resilience against any adverse future events. The balance of free reserves at the year end was £623,000 (2020: £578,000) which is equivalent to approximately six months' operating expenditure, and is within the Trustees' target range.

Trinity House Maritime Charity (THMC)

THMC has reserves totalling £261.1 million comprising permanent endowment funds (£257.4 million), designated funds (£677,000), a pension reserve (£167,000), restricted funds (£2.1 million) and unrestricted funds (free reserves) of £772,000. Income received from the permanent endowment funds is available for general purposes in accordance with THMC's governing documents. The designated funds are made up as follows:

- *Extraordinary Repair Fund*: to meet the requirement of THMC's governing document to provide for extraordinary repairs, improvement and rebuilding of Trinity Homes at Walmer. At the year end, the balance of this fund was £177,000 (2020: £177,000).

- *Merchant Navy Scholarship Scheme fund (MNSS)*: the Trustees' policy is to maintain this fund at a level equivalent to between three and six months of the operating costs of the MNSS. The balance of the fund at the year end was £500,000 (2020: £500,000) which was equivalent to approximately three months' operating costs.

The Trustees reviewed and amended THMC's free reserves policy in May 2021. During the year under review, the policy was to maintain free reserves at a level equivalent to between three and six months' operating expenditure. The level was subsequently amended to between six and nine months' operating expenditure, again in order to provide greater resilience against any adverse future events. The balance of free reserves at the year end totalled £772,000 (2020: £819,000) which is equivalent to approximately five months' operating expenditure and was within the previous target range but below the revised target range. The Trustees have adopted a prudent approach to the budget for the year ending 31 March 2022, in order to be in a position to replenish the free reserves.

STRUCTURE, GOVERNANCE AND MANAGEMENT

As explained above, Trinity House was incorporated by Royal Charter in 1514. A Charter of Confirmation was granted in 1685 and, although supplemental Charters were granted for specific purposes between 1870 and 1978, the 1685 Charter remains the Corporation's principal governing document. The Corporation's duties as a General Lighthouse Authority are conducted under powers given by the Merchant Shipping Acts. However, the funding, operations and management of the Lighthouse Authority are entirely separate from those of the Corporation's charity undertakings and, as a result, are not dealt with in these accounts.

The Corporate Charity is the principal charity (Registration Number 211869). THMC is a subsidiary of the Corporate Charity (Registration Number 211869-23) and is governed by a Scheme of the Charity Commission dated 7 August 1995. The Charity Commission granted a Uniting Direction on 24 May 2004 to enable the two charities to be combined for the purposes of reporting and the presentation of accounts.

The Members of the Corporate Board are elected by the Court of the Corporation and act as the Trustees of the charities. The Trustees who served during the period from 1 April 2020 to the date of this Report were as follows:

Captain Ian McNaught CVO MNM *(Deputy Master)*	*1,2,3,4,5,A,B,C,D*
Rear Admiral David Snelson CB	*1,5,A,B,C*
Captain Roger Barker MNM	*1,A,B*
Captain Nigel Hope RD* RNR	*1*
Captain Stephen Gobbi JP MA LLB	
Commodore William Walworth CBE MNM RFA	
Commodore Robert Dorey RFA	
Captain Nigel Hare MA MRIN (*appointed 1 October 2020*)	*A*
Malcolm Glaister Esq.	*2,4,5,B,D*
Richard Sadler Esq.	*2,3,4,5,B,C,D*
Captain Nigel Palmer OBE MNM (*retired 30 September 2020*)	*1,3,5*

Committee membership (up to 30 September 2021):

1 Member of the Management Committee
2 Member of the Investment and Audit Committee
3 Member of the Risk Management Committee
4 Member of the Remuneration Committee
5 Member of the Estates Committee

Committee membership (from 1 October 2021):

A Member of the Management Committee
B Member of the Investment and Estates Committee
C Member of the Audit and Risk Committee
D Member of the Remuneration Committee

Up to 30 September 2021, the Board met six times a year and had appointed a number of Committees to discharge certain functions. Up to that date, these included the Remuneration, Investment and Audit, and Estates Committees. The principal Committee was the Management Committee which also met six times a year in the intervals between Board meetings and had a remit to approve minor grants and in respect of certain other matters, including making recommendations to the Board on matters of policy, the award of major grants and strategic issues. As highlighted earlier in this Report, the Board had also appointed a Risk Management Committee.

From 1 October 2021, following the implementation of the findings of the Secretary's Corporate Governance Review (see above – Future Plans), the Board meets four times a year and the committees have been reconstituted as the Investment and Estates, Audit and Risk, and Remuneration Committees. The Management Committee has remained in place but has now been reconstituted with its authority *pari passu* with the other committees, a better defined remit (it remains empowered as above), and meetings four times a year, in the intervals between Board meetings.

Commodore Martin Atherton OBE RN is Secretary to the Corporation. The Secretary is the principal officer of the two charities with day-to-day responsibility for their effective operation and administration; he is also responsible for the co-ordination of the Fraternity.

The Corporation's Royal Charters provide for the election of 31 Elder Brethren who collectively constitute the voting members of the Court. All the Trustees of the charities are Elder Brethren and Court Assistants. The Court is supported and advised by a Fraternity of Younger Brethren, both men and women, who represent the broad constituencies with which the Corporation is associated. These individuals are likely to be senior professionals from the Merchant Navy or the Royal Navy, Pilots or Harbour Masters, or those engaged in other areas of the maritime sector including the shipping industry, associated businesses or statutory agencies. Others may have a background in sailing or the voluntary sector.

Those selected to serve as Trustees reflect this broad range of skills and experience. The Board therefore comprises those with extensive knowledge and experience of the maritime sector in its widest sense. All are, or have been, senior figures in the sector; most also serve on the governing bodies of, or are otherwise associated with, other agencies and charities. Two members of the Board have particular business or investment experience respectively and also, during the year, served as trustees of the Trinity House Corporate Pension Scheme. (Malcolm Glaister Esq resigned as a trustee of the Trinity House Corporate Pension Scheme on 20 July 2021.)

Since Trustees are elected from within the wider Fraternity, they will normally have knowledge and experience of the functions of the charities and their operation. Nevertheless, new Trustees are made aware of their responsibilities and are briefed formally by the Secretary on their role as Trustees, the charities' governing documents, the way in which the Trustee body operates, and the activities of the charities. Trustees are also regularly apprised of developments within the sector.

The staff of the charities are led by the Secretary to the Corporation. They are engaged in the financial and operational administration of the charities' functions, income generation, and the provision of support services at the Corporation's headquarters building at Tower Hill. There is also a small staff employed at Trinity Homes in Walmer provided by THMC.

The key management personnel comprise the Trustees, the Secretary to the Corporation, the Finance and Commercial Director (who is also a Deputy Secretary to the Corporation), the Grants Manager, and the Head of Events.

Staff salaries are reviewed annually by the Remuneration Committee which comprises the Deputy Master and the two Business/Investment Trustees, one of whom acts as Chair. The Corporation believes in attracting and retaining good quality staff for the long term, and a firm of consultants was engaged to carry out a comprehensive pay review against external comparators in 2018. The recommendations of this review were implemented in the financial year ended 31 March 2019, with a further review scheduled for the year ending 31 March 2023.

As mentioned above, the Corporate Charity has two wholly owned subsidiary companies. The first of these, Trinitas Services Limited, was incorporated in 1993 and its principal activity is the operation of 37 former lighthouse keepers' cottages as holiday accommodation and short term lets.

Two of the five directors of the company are also members of the Corporate Board and a third director is the Secretary of the Corporation and principal officer of the charities.

The principal activity of the second company, THEL, is the letting of the function rooms at Trinity House. Two of the company's three directors are members of the Corporate Board and the third is the Secretary to the Corporation.

Fundraising statement

The charities do not actively solicit donations and therefore are not registered with the Fundraising Regulator; they do not subscribe to any fundraising codes of practice. When donations from individuals are received, the charities aim to protect personal data and never sell data or swap data with other organisations. During 2020 and 2021, the charities received no complaints about fundraising activities.

THE CORPORATE BOARD'S RESPONSIBILITIES IN RELATION TO THE ACCOUNTS

The Corporate Board is responsible for preparing the Report of the Corporate Board and Group Accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Corporate Board to prepare accounts for each financial year which give a true and fair view of the state of affairs of the combined charities and the group (the combined charities and subsidiary companies) and of the income and expenditure of the charities and the group for that period.

In preparing these accounts, the Corporate Board is required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in 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);
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charities and the group will continue in operation.

The Corporate Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charities and the group and enable it to ensure that the accounts comply with the Charities Act 2011, applicable Charity (Accounts and Reports) Regulations and the provisions of the charities' governing documents. It is also responsible for safeguarding the assets of the charities and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Corporate Board on 23 November 2021 and signed on its behalf by

Captain Ian McNaught CVO
Deputy Master

OTHER REFERENCE DETAILS

Principal Office

Trinity House
Tower Hill
London EC3N 4DH

Telephone: 020 7481 6900
Website: www.trinityhouse.co.uk

Advisers

Auditor:

Buzzacott LLP
130 Wood Street
London EC2V 6DL

Managing Agents:

Knight Frank LLP
55 Baker Street
London W1U 8AN

Savills Ltd
Olympic House
Doddington Road
Lincoln LN6 3SE

Surveyors to the Corporate Charity:

Cluttons LLP
2 Portman Street
London W1H 6DU

Solicitors:

Forsters LLP
31 Hill Street
London W1J 5LS

and

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

Investment Managers:

BlackRock UK Retail Client Management
12 Throgmorton Avenue
London EC2N 2DL

Bankers:

Barclays Bank PLC
Level 28, 1 Churchill Place
London E14 5HP

INDEPENDENT AUDITOR'S REPORT TO THE CORPORATE BOARD OF THE CORPORATION OF TRINITY HOUSE

Opinion

We have audited the accounts of the combined charities of the Corporation of Trinity House and their subsidiaries (the group) for the year ended 31 March 2021 which comprise the group and combined charities' statement of financial activities, the group and combined charities' balance sheets, the group statement of cash flows, the principal accounting policies and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the accounts:

- give a true and fair view of the state of the group's and of the combined charities' affairs as at 31 March 2021 and of their income and expenditure 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 requirements of 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 accounts section of our report. We are independent of the group in accordance with the ethical requirements that are relevant to our audit of the accounts 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 accounts, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the accounts 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 charities' or group's ability to continue as a going concern for a period of at least twelve months from when the accounts 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.

Other information

The Corporate Board is responsible for the other information. The other information comprises the information included in the Report of the Corporate Board and Group Accounts other than the accounts and our auditor's report thereon. Our opinion on the accounts does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the accounts, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the accounts or our knowledge obtained in 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 there is a material misstatement in the accounts or a material misstatement of the other information. 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 Act 2011 requires us to report to you if, in our opinion:

- the information given in the Report of the Corporate Board is inconsistent in any material respect with the accounts; or
- sufficient accounting records have not been kept; or
- the accounts are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees
As explained more fully in the statement of the Corporate Board's responsibilities in relation to the accounts, the Corporate Board is responsible for the preparation of the accounts and for being satisfied that they give a true and fair view, and for such internal control as the Corporate Board determines is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

In preparing the accounts, the Corporate Board is responsible for assessing the group's and the combined charities' 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 Corporate Board either intends to liquidate the group or the combined charities or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the accounts
Our objectives are to obtain reasonable assurance about whether the accounts 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 accounts.

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.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charities and the group through discussions with management, and from our knowledge and experience of the sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the accounts or the operations of the charities and the group, including the Charities Act 2011 and the financial reporting framework referred to above; and
- we understood how the charities and the group are complying with those legal and regulatory frameworks by making enquiries of management and those responsible for legal and compliance procedures. We corroborated our enquiries through our review of the minutes of meetings of those charged with governance.

We assessed the susceptibility of the charities' and group's accounts to material misstatement, including obtaining an understanding of how fraud might occur. Audit procedures performed by the engagement team included:

- making enquiries of management as to their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected financial relationships;
- tested journal entries to identify unusual transactions.
- performed substantive testing of expenditure including testing the authorisation thereof; and
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- reading the minutes of meetings of those charged with governance; and
- enquiring of management and trustees as to actual and potential litigation and claims.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the accounts is located 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 Corporate Board, as a body, in accordance with section 144 of the Charities Act 2011 and with regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Corporate Board, those matters we are required to state to it 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 combined charities and the Corporate Board as a body, for our audit work, for this report, or for the opinions we have formed.

Buzzacott LLP
Statutory Auditor
130 Wood Street
London
EC2V6DL 24 November 2021

Buzzacott LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

GROUP STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2021

	Notes	Corporate Charity funds (including subsidiaries)	Trinity House Maritime Charity Unrestricted funds	Trinity House Maritime Charity Restricted funds	Trinity House Maritime Charity Permanent Endowment funds	**Total 2021**	Total 2020
		£000	£000	£000	£000	**£000**	£000
INCOME FROM:							
Donations and legacies		1	1	10	-	**12**	7
Charitable activities	2	453	16	768	-	**1,237**	1,103
Other trading activities	3	758	-	-	-	**758**	1,562
Other operating income	4	359	-	-	-	**359**	-
Investments	5	27	7,510	1	-	**7,538**	7,238
TOTAL INCOME		1,598	7,527	779	-	**9,904**	9,910
EXPENDITURE ON:							
Raising funds	6	1,002	3,442	-	9	**4,453**	4,457
Charitable activities:							
Welfare	7	9	1,544	-	44	**1,597**	1,666
Youth opportunities and training	8	-	2,381	786	-	**3,167**	2,806
Public safety and education	9	-	121	580	-	**701**	774
Maintaining the fabric and heritage of Trinity House	10	719	-	-	-	**719**	945
Impairment of treasure	10	(288)	-	-	-	**(288)**	575
Role as a Deep Sea Pilotage Authority	11	8	-	-	-	**8**	6
Provision of Nautical Assessors	11	19	-	-	-	**19**	-
TOTAL EXPENDITURE		1,469	7,488	1,366	53	**10,376**	11,229
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES		129	39	(587)	(53)	**(472)**	(1,319)
(Losses) / gains on the revaluation and disposal of investment properties	16	-	-	-	(12,462)	**(12,462)**	5,048
Gains / (losses) on the revaluation and disposal of portfolio investments	16	225	-	-	4,205	**4,430**	(1,111)
NET (EXPENDITURE) / INCOME		354	39	(587)	(8,310)	**(8,504)**	2,618
OTHER RECOGNISED GAINS AND LOSSES:							
Actuarial gain / (loss) on defined benefit pension scheme	25	126	412	-	-	**538**	(59)
NET MOVEMENT IN FUNDS		480	451	(587)	(8,310)	**(7,966)**	2,559
BALANCE AT 1 APRIL 2020		10,211	1,165	2,681	265,678	**279,735**	277,176
BALANCE AT 31 MARCH 2021		10,691	1,616	2,094	257,368	**271,769**	279,735

Detailed comparative figures are disclosed in note 29 to the accounts.

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

COMBINED CHARITIES' STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2021

	Notes	Corporate Charity funds	Trinity House Maritime Charity Unrestricted funds	Trinity House Maritime Charity Restricted funds	Trinity House Maritime Charity Permanent Endowment funds	**Total 2021**	Total 2020
		£000	£000	£000	£000	**£000**	£000
INCOME FROM:							
Donations and legacies		1	1	10	-	**12**	7
Charitable activities	2	453	16	768	-	**1,237**	1,103
Other trading activities	3	211	-	-	-	**211**	519
Investments	5	27	7,510	1	-	**7,538**	7,238
TOTAL INCOME		692	7,527	779	-	**8,998**	8,867
EXPENDITURE ON:							
Raising funds	6	212	3,442	-	9	**3,663**	3,430
Charitable activities:							
Welfare	7	9	1,544	-	44	**1,597**	1,666
Youth opportunities and training	8	-	2,381	786	-	**3,167**	2,806
Public safety and education	9	-	121	580	-	**701**	774
Maintaining the fabric and heritage of Trinity House	10	719	-	-	-	**719**	945
Impairment of treasure	10	(288)	-	-	-	**(288)**	575
Role as a Deep Sea Pilotage Authority	11	8	-	-	-	**8**	6
Provision of Nautical Assessors	11	19	-	-	-	**19**	-
TOTAL EXPENDITURE		679	7,488	1,366	53	**9,586**	10,202
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES		13	39	(587)	(53)	**(588)**	(1,335)
(Losses) / gains on the revaluation and disposal of investment properties	16	-	-	-	(12,462)	**(12,462)**	5,048
Gains / (losses) on the revaluation and disposal of portfolio investments	16	225	-	-	4,205	**4,430**	(1,111)
NET (EXPENDITURE) / INCOME		238	39	(587)	(8,310)	**(8,620)**	2,602
OTHER RECOGNISED GAINS AND LOSSES:							
Actuarial gain / (loss) on defined benefit pension scheme	25	126	412	-	-	**538**	(59)
NET MOVEMENT IN FUNDS		364	451	(587)	(8,310)	**(8,082)**	2,543
BALANCE AT 1 APRIL 2020		9,710	1,165	2,681	265,678	**279,234**	276,691
BALANCE AT 31 MARCH 2021		10,074	1,616	2,094	257,368	**271,152**	279,234

Detailed comparative figures are disclosed in note 29 to the accounts.

CORPORATION OF TRINITY HOUSE OF DEPTFORD STRONDBALANCE SHEETS
at 31 March 2021

	Notes	Group 2021 £000	Combined charities 2021 £000	Group 2020 £000	Combined charities 2020 £000
FIXED ASSETS					
Tangible fixed assets	15	**11,290**	**10,728**	10,983	10,427
Investments	16	**258,343**	**258,343**	265,354	265,354
		269,633	**269,071**	276,337	275,781
CURRENT ASSETS					
Stocks		**30**	**24**	7	-
Debtors	17	**1,125**	**1,122**	1,264	1,102
Cash at bank and on deposit		**2,908**	**2,174**	4,060	3,723
		4,063	**3,320**	5,331	4,825
CURRENT LIABILITIES					
Amounts falling due within one year	18	**(2,022)**	**(1,434)**	(1,478)	(917)
NET CURRENT ASSETS		**2,041**	**1,886**	3,853	3,908
NON-CURRENT LIABILITIES					
Amounts falling due after more than one year	18	**(100)**	**-**	-	-
NET ASSETS EXCLUDING PENSION ASSET / (LIABILITY)		**271,574**	**270,957**	280,190	279,689
Defined benefit pension asset / (liability)	25	**195**	**195**	(455)	(455)
NET ASSETS INCLUDING PENSION ASSET / (LIABILITY)		**271,769**	**271,152**	279,735	279,234
FUNDS					
Corporate Charity					
Income funds:					
Designated funds	19	**9,363**	**9,363**	9,196	9,196
Other unrestricted funds		**623**	**623**	578	578
Pension reserve		**28**	**28**	(124)	(124)
Restricted funds	20	**60**	**60**	60	60
		10,074	**10,074**	9,710	9,710
Trinity House Maritime Charity					
Income funds:					
Designated funds	21	**677**	**677**	677	677
Other unrestricted funds		**772**	**772**	819	819
Pension reserve		**167**	**167**	(331)	(331)
Restricted funds	22	**2,094**	**2,094**	2,681	2,681
		3,710	**3,710**	3,846	3,846
Capital funds:					
Permanent endowment funds	23	**257,368**	**257,368**	265,678	265,678
		261,078	**261,078**	269,524	269,524
Non-charitable trading funds	24	**617**	**-**	501	-
TOTAL FUNDS		**271,769**	**271,152**	279,735	279,234

Approved on behalf of the Corporate Board:

Ian McNaught

Deputy Master, Trinity House

23 November 2021

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND

GROUP STATEMENT OF CASH FLOWS

For the year ended 31 March 2021

	2021	2020
	£000	£000
NET CASH PROVIDED BY OPERATING ACTIVITIES (A)	**252**	1,640
CASH FLOWS FROM INVESTING ACTIVITIES:		
Payments to acquire tangible fixed assets	**(286)**	(152)
Payments to improve investment properties	**(1,346)**	(1,672)
Proceeds from sales of investment properties	**20**	216
Payments to acquire portfolio investments	**(10,497)**	(14,421)
Proceeds from sales of portfolio investments	**10,797**	16,470
NET CASH (USED IN) / PROVIDED BY INVESTING ACTIVITIES	**(1,312)**	441
CHANGE IN CASH AND CASH EQUIVALENTS	**(1,060)**	2,081
CASH AND CASH EQUIVALENTS AT 1 APRIL 2020	**4,210**	2,129
CASH AND CASH EQUIVALENTS AT 31 MARCH 2021 (B)	**3,150**	4,210

(A) RECONCILIATION OF EXPENDITURE TO NET CASH PROVIDED BY OPERATING ACTIVITIES:

	2021	2020
	£000	£000
Net expenditure for the year before investment gains and losses	**(472)**	(1,319)
Adjustments for:		
Depreciation	**266**	252
Impairment of treasure	**(288)**	575
Loss on disposal of fixed assets	**1**	5
Change in stocks	**(23)**	-
Change in debtors	**237**	2,954
Change in creditors	**643**	(887)
FRS 102 pension cost adjustment	**(112)**	60
Net cash provided by operating activities	**252**	1,640

(B) ANALYSIS OF CASH AND CASH EQUIVALENTS:

	31 March 2021	31 March 2020
	£000	£000
Cash at bank and on deposit	**2,908**	4,060
Cash held on deposit by estate managing agents (note 17)	**97**	86
Cash held on deposit by property managing agents (note 17)	**-**	28
Cash held on deposit by managing agents of Merchant Navy Scholarship Scheme (note 17)	**113**	-
Cash held by investment managers (note 16)	**32**	36
	3,150	4,210

1. ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the Accounts are laid out below.

Basis of preparation

These Accounts have been prepared for the year to 31 March 2021 with comparative information presented for the year to 31 March 2020.

These Accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant accounting policies below or the notes to these Accounts.

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

The Accounts 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 the Charities SORP (FRS 102) rather than the previous withdrawn version which it replaced.

The charities constitute public benefit entities as defined by FRS 102.

The Accounts are presented in sterling and are rounded to the nearest one thousand pounds.

Basis of consolidation

The assets and liabilities and the income and expenditure of the Corporation as General Lighthouse Authority for England and Wales are administered by it under statutory authority and are dealt with in separate accounts.

Group:

The Group statement of financial activities and Group balance sheet consolidate the accounts of the subsidiary undertakings with those of the combined charities.

Combined charities:

In accordance with the Uniting Direction approved by the Charity Commission on 24 May 2004, the combined charities' accounts deal with the assets and liabilities, the income and expenditure of the Corporation of Trinity House of Deptford Strond (in its Corporate capacity) and the assets and liabilities, the income and the expenditure of the Trinity House Maritime Charity, which is also under the trusteeship of the Corporation.

As the restricted funds of the Corporate Charity are not material, their income and expenditure are not shown separately in the statement of financial activities but are disclosed in the notes.

Critical accounting estimates and areas of judgement

Preparation of the Accounts requires the trustees and management to make significant judgements and estimates. The more significant areas in the financial statements where these judgements and estimates have been made include:

- allocation of support costs across charitable activities
- investment property valuation (see note 16)
- pension surplus or deficit valuation
- depreciation
- recoverability of programme-related investments

1. ACCOUNTING POLICIES (continued)

Assessment of going concern

The Trustees have assessed whether the use of the going concern assumption is appropriate in preparing these Accounts. This includes consideration of the impact of the Covid-19 pandemic on the group's operations with a particular focus on the charities' beneficiaries and suppliers; and on the charities' income, expenditure and reserves. The Trustees have made this assessment in respect of a period of at least one year from the date of approval of these Accounts.

The Trustees of the charities have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. The Trustees are of the opinion that the Group members will have sufficient resources to meet their liabilities as they fall due. The most significant areas of judgement that affect items in the accounts are detailed above. With regard to the next accounting period, the year ending 31 March 2022, the most significant areas that affect the carrying value of the assets held by the charities are the level of investment return and the performance of the investment markets (see the Investment policy and Principal risks and uncertainties sections of the Annual Report of the Corporate Board for more information).

Trinity House Events Limited (THEL), which operates in the hospitality sector, continued to suffer from difficult trading conditions caused by the pandemic. During the year, the directors took advantage of a Coronavirus Business Interuption Loan (see note 18), and other available Government support.

With most THEL clients opting to postpone events, rather than cancel, the company was able to maintain a healthy cash balance through this year and going into the new financial year, as social gathering restrictions are started to be lifted and events resume at more normal levels.

Income recognition

Income is recognised in the period in which the charities have entitlement to the income, when that income can be measured reliably and when it is probable that it will be received.

Grants from government and other agencies have been included as income for charitable activities where these amount to a contract for service but as donations where the money is given with greater freedom of use.

Donations are recognised when the charities have confirmation of both the amount and settlement date. For donations pledged but not received, the amount is accrued when the receipt is considered probable.

Income from charitable activities comprises grants from government and other agencies relating to cadet training, and an annual contribution from the General Lighthouse Authority. Grants are accrued for when the receipt is considered probable.

Other trading activities relate to income from the charities' two subsidiaries, Trinitas Services Limited and Trinity House Events Limited.

Investment income comprises dividends from the charities' listed investment portfolios and rental income from the investment property portfolio. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due. Rental income is recognised throughout the year as and when rents fall due.

Expenditure recognition

All expenditure is accounted for on an accruals basis. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings. The classification between activities is as follows:

a. The costs of raising funds include the salaries, direct costs and overheads associated with generating rental income from Trinity House, Tower Hill, London and the lighthouse cottages which are let by Trinitas Services Limited, the maintenance cost of the investment properties, fees paid in connection with the management of the charities' investments and related support costs.

b. The costs of charitable activities comprise expenditure on the charities' primary charitable purposes as described in the Annual Report of the Corporate Board and include an appropriate proportion of support costs. Costs are analysed by the principal activities of welfare, youth opportunities and training, public safety and education, maintaining the fabric and heritage of Trinity House, role as a Deep Sea Pilotage Authority and provision of Nautical Assessors.

1. ACCOUNTING POLICIES (continued)

c. Grants are charged to the statement of financial activities when the beneficiary has been informed of the grant and there are no conditions that enable the charities to avoid the expenditure. Where the charities retain the discretion to avoid the expenditure, such grants are noted as financial commitments in the notes to the accounts. Grants are classified as Grants Paid (Designated) and Grants Paid (Other).

Designated grants are those paid to organisations on a three-year fixed cycle, subject to an annual review; all other grants that fall outside of this classification are classified as Grants Paid (Other).

d. Support costs comprise the cost of staff employed under joint contracts of employment and administration costs. The Corporate Charity meets all of these costs which are subsequently allocated between the Corporate Charity and the Trinity House Maritime Charity. The basis of apportionment of these support costs between the Corporate Charity and the Trinity House Maritime Charity is reviewed annually in the light of the level of activity of each charity during the year.

Tangible fixed assets
All assets with a cost of over £500 and with an expected useful life of more than one year are capitalised.

Freehold properties, leasehold improvements, treasures and plant and equipment and fixtures and fittings are stated at cost less depreciation or impairment.

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life :

Freehold properties - 2%
Plant and equipment - 25%
Fixtures and fittings - 10 - 20%
Leasehold improvements - 5%

No depreciation is charged in respect of the treasures as it is not deemed to be material after taking account of expected useful lives and expected residual values.

An annual impairment review is performed and an impairment charge is made where necessary.

Investments
Investment properties are included in the accounts at open market value and are revalued periodically by the Corporate Board based on professional advice.

Portfolio investments are included in the accounts at their market value at the end of the financial period. The market value of fixed interest securities reflects accrued interest at the balance sheet date.

Realised and unrealised gains or losses on investment assets are credited or charged to the statement of financial activities in the year in which they occur.

Programme related investments are assets held by the charities in order to directly further the charitable purposes of the charities; any financial return obtained is not a primary reason for making the investment.

Programme related investments comprise concessionary loans to a third party interest free or at below prevailing market rates and are initially recognised at the amount paid with the carrying amount adjusted in subsequent years to reflect repayments and any accrued interest and adjusted for impairment, if applicable. Any impairment loss is recognised as expenditure on charitable activities within the statement of financial activities.

Stocks
Stocks of publications and consumables for resale are valued at the lower of cost and net realisable value.

Debtors
Debtors are recognised at their settlement amount less any provision for non-recoverability. Prepayments are valued at the amount prepaid.

Cash at bank and in hand
Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition.

1. ACCOUNTING POLICIES (continued)

Creditors and provisions

Creditors and provisions are recognised: where there is an obligation at the balance sheet date as a result of a past event; where it is probable that a transfer of economic benefit will be required in settlement; and, where the amount of the obligation can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt.

Pension costs

The charities' defined benefit pension scheme assets are measured using market values. Pension scheme liabilities are measured using the projected unit actuarial method and are discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability.

If the pension scheme assets exceed the liabilities, an asset is recognised on the balance sheet to the extent it is recoverable through a reduction in future contributions or by repayment.

Any increase in the present value of the liabilities within the Scheme expected to arise from employee service in the period is allocated across expense categories on a fair and consistent basis.

Actuarial gains and losses are included in the statement of financial activities in other recognised gains and losses for the period.

Contributions in respect of the charities' Group Personal Pension Scheme are recognised in the statement of financial activities when they become due.

Fund structure

Unrestricted funds

The unrestricted funds are revenue funds which are expendable at the discretion of the Corporate Board in furtherance of the objects of the charities. Included within unrestricted funds are designated funds which are funds set aside out of unrestricted funds and designated for specific purposes by the Corporate Board.

Restricted funds

The restricted funds can only be applied in accordance with the donors' explicit terms.

Permanent endowment funds

Permanent endowment funds are capital funds where there is no power to convert the capital into income and which must generally be held indefinitely. Income arising on the funds is credited to unrestricted funds.

Financial instruments

The charities only have financial assets and liabilities that qualify as basic financial instruments. Except for portfolio investments which are measured at their fair value as at the balance sheet date, basic financial instruments are initially recognised at their transaction value and subsequently measured at their settlement value.

2. INCOME FROM:
CHARITABLE ACTIVITIES
Group and combined charities

	Corporate Charity	Trinity House Maritime Charity		**Total**	Total
	Unrestricted funds	Unrestricted funds	Restricted funds	**2021**	2020
	£000	£000	£000	**£000**	£000
Welfare	-	16	-	**16**	17
Youth opportunities and training	-	-	768	**768**	626
Contribution from Trinity House Lighthouse Service	317	-	-	**317**	315
Other	136	-	-	**136**	145
Total 2021	453	16	768	**1,237**	1,103
Total 2020	460	17	626	1,103	

3. INCOME FROM:
OTHER TRADING ACTIVITIES

	2021	2020
Group:	**£000**	£000
Letting of function rooms by Trinity House Events Limited	**7**	539
Letting of lighthouse cottages by Trinitas Services Limited	**751**	1,023
	758	1,562
Combined charities:		
Income from Trinity House Events Limited:		
Corporate Charity management charge	**211**	300
Gift Aid donations	**-**	219
	211	519

The above Combined Charities' income for the years ended 31 March 2021 and 31 March 2020 related to Corporate Charity unrestricted funds.

4. OTHER OPERATING INCOME

	2021	2020
Group:	**£000**	£000
Other operating income (Trinity House Events Limited)	**57**	-
Other operating income (Trinitas Services Limited)	**302**	-
	359	-

Included within the above Other operating income are Coronavirus Job Retention Scheme and Local Restrictions Support Grants received during the period by Trinity House Events Limited (£39,000) and Trinitas Services Limited (£302,000).

5. INCOME FROM:

INVESTMENTS

Group and combined charities

	Corporate Charity	Trinity House Maritime Charity		**Total 2021**	Total 2020
	Unrestricted funds	Unrestricted funds	Restricted funds		
	£000	£000	£000	**£000**	£000
Investment properties	-	7,280	-	**7,280**	7,066
Portfolio investments	27	228	-	**255**	153
Bank interest and other finance income	-	2	1	**3**	19
Total 2021	27	7,510	1	**7,538**	7,238
Total 2020	9	7,222	7	7,238	

6. EXPENDITURE ON:

RAISING FUNDS

Group and combined charities

	Corporate Charity	Trinity House Maritime Charity		**Total 2021**	Total 2020
	Unrestricted funds	Unrestricted funds	Endowment funds		
	£000	£000	£000	**£000**	£000
Letting of function rooms	212	-	-	**212**	298
Management of investment assets: Estate managers' fees	-	503	-	**503**	618
Legal and other administration fees	-	466	-	**466**	210
Investment managers' fees	-	-	9	**9**	16
Maintenance of investment assets: Repairs, maintenance and refurbishment of estates	-	1,947	-	**1,947**	1,637
Support costs	-	526	-	**526**	651
Combined charities	212	3,442	9	**3,663**	3,430
Letting of lighthouse cottages	765	-	-	**765**	1,027
Letting of function rooms	25	-	-	**25**	-
Group	1,002	3,442	9	**4,453**	4,457
Total 2020 - Combined charities	298	3,116	16	3,430	
Total 2020 - Group	1,325	3,116	16	4,457	

7. EXPENDITURE ON CHARITABLE ACTIVITIES:

WELFARE

Group and combined charities	Corporate Charity	Trinity House Maritime Charity		**Total 2021**	Total 2020
	Unrestricted funds	Unrestricted funds	Endowment funds		
	£000	£000	£000	**£000**	£000
Maintenance and upkeep of the Trinity Homes	-	374	44	**418**	328
Major grants paid	-	-	-	-	743
Minor grants paid	-	-	-	-	281
Grants paid - designated	-	611	-	**611**	-
Grants paid - other	9	305	-	**314**	-
Support costs	-	254	-	**254**	314
Total 2021	9	1,544	44	**1,597**	1,666
Total 2020	26	1,597	43	1,666	

During the year, welfare grants totalling £925,000 were awarded to other charities, organisations and individuals. Of the grants paid, designated grants amounted to £611,150 and other grants amounted to £313,850:

	£	
The Shipwrecked Mariners' Society	110,000	Towards their one off and regular grants to beneficiaries.
Royal Alfred Seafarers Society	100,000	Towards the cost of care to their residents.
Nautilus Welfare Fund	83,000	Towards the café in the Trinity House Hub, night service and Admiral Nurse.
Sailors' Children's Society	68,200	Towards the grants awarded directly to families.
The Fishermen's Mission	61,600	Towards their core costs and to underpin their UK wide outreach programme.
Naval Children's Charity	47,300	Towards the grants awarded directly to families.
Merchant Navy Welfare Board	47,000	Contribution to the Port Vehicle Replacement Programme.
Tyne Mariners' Benevolent Institution	38,850	Towards the cost of maintenance on the homes and the pensions awarded to ex-seafarers and widows in need.
Royal Liverpool Seamen's Orphan Institution	35,200	Towards the grants awarded directly to families.
Care for Veterans	10,000	Towards the cost of providing their mixed rehabilitation service.
Maritime Charities Group	10,000	Contribution towards core costs.
Total Grants paid - designated	611,150	
Sailors' Children's Society	40,000	Towards an extension of additional support to fishing families, slow cookers and Christmas hampers.
Sailors' Children's Society	30,000	Towards additional support to fishing families as a result of Covid-19.
Combat Stress	25,000	Towards mental health support for seafaring veterans.
The Fishermen's Mission	25,000	Towards their emergency Covid-19 response.
Alabare	20,000	Towards the supported housing for seafaring veterans.
Mission to Seafarers	20,000	Towards the training programe for instructors.
SSAFA, the Armed Forces Charity	20,000	Towards the training programme for Mates and Skippers.
Stella Maris	20,000	Towards the North East Scotland Chaplaincy service.
Queen Victoria Seamen's Rest	10,000	Towards improving the Wi-Fi at Tilbury Seafarers Centre and their operation costs.
Sailors' Children's Society	10,000	Towards an extension of additional support to fishing families.
Sailors' Society	10,000	Towards the deep cleaning of the seafarers centre in Southampton and welfare grants to seafarers.
Stoll	10,000	Towards the Community Support service for seafaring
The Marine Society	10,000	Towards the Covid-19 Redundancy and Retraining bursary
The Mission to Seafarers	10,000	Towards their Chat to a Chaplain service.
The Mission to Seafarers	10,000	Towards the Flying Angel Campaign.
The Not Forgotten Association	10,000	Towards the additional costs incurred as a result of Covid-19.
Other Welfare Grants	33,850	Various welfare grants, less than £10,000.
Total Grants paid - other	313,850	

8. EXPENDITURE ON CHARITABLE ACTIVITIES:

YOUTH OPPORTUNITIES AND TRAINING

Group and combined charities	Trinity House Maritime Charity		**Total 2021**	Total 2020
	Unrestricted funds	Restricted funds		
	£000	£000	**£000**	£000
Merchant Navy Scholarship Scheme	1,252	768	**2,020**	1,879
Major grants paid	-	-	-	475
Minor grants paid	-	-	-	23
Other restricted grants paid	-	18	**18**	-
Grants paid - designated	257	-	**257**	-
Grants paid - other	459	-	**459**	-
Support costs	413	-	**413**	429
Total 2021	2,381	786	**3,167**	2,806
Total 2020	2,180	626	2,806	

8. EXPENDITURE ON CHARITABLE ACTIVITIES:
YOUTH OPPORTUNITIES AND TRAINING (continued)
Group and combined charities

During the year, youth opportunities and training grants totalling £715,084 were awarded to other charities, organisations and individuals. Of the grants paid, designated grants amounted to £256,500 and other grants amounted to £458,584:

	£	
Marine Society & Sea Cadets	130,000	For use within MSSC's Premises Fund for urgent repairs and upgrades to Units and the On The Water programme.
Tall Ships Youth Trust	49,500	Towards the cost of their sail training programme.
London Nautical School	40,000	Towards the cost of a staff member in the Maritime Department.
ASTO - Association of Sail Training Organisation	37,000	For Sail Training Bursaries.
Total Grants paid - designated	256,500	
The Scout Association	48,000	To develop programme content for the Nautical Skills badge.
IALA - AISM	25,000	Towards the cost of educating and engaging with navigation professionals worldwide.
Portsmouth Sail Training Trust	22,755	To support 30 young people through their programme.
Helford River Children's Sailing Trust	22,200	Towards a new Youth Club and race programme.
International Maritime Rescue Foundation	22,000	Towards the Women in SAR Project.
1851 Trust	20,000	Towards STEM workshops for girls.
Sea Change Sailing	19,040	Towards the training costs to enable crew to attain MCA Bargemaster qualifications.
Adventures Offshore	16,420	Towards the development of their Maritime Careers Pathway programme.
Portsmouth Harbour Marine	15,000	Towards the cost of employing their Chief Executive.
Atlantic Pacific	13,798	Towards an internship for a young person from Newham.
High Tide Foundation	13,196	To move their Shipping Cadetship programme online
National Maritime Museum	10,000	Towards producing a series of maritime careers films as part of the Exposure: Lives at Sea exhibition
Other Youth Opportunities & Training Grants	211,175	Various youth opportunities & training grants, less than £10,000.
Total Grants paid - other	458,584	

9. EXPENDITURE ON CHARITABLE ACTIVITIES:
PUBLIC SAFETY AND EDUCATION

Group and combined charities	Trinity House Maritime Charity		**Total 2021**	Total 2020
	Unrestricted funds	Restricted funds		
	£000	£000	**£000**	£000
Major grants paid	-	-	-	607
Minor grants paid	-	-	-	117
Department for Transport Grants	-	580	**580**	-
Grants paid - designated	38	-	**38**	-
Grants paid - other	53	-	**53**	-
Support costs	30	-	**30**	50
Total 2021	121	580	**701**	774
Total 2020	255	519	774	

During the year, public safety and education grants totalling £90,615 were awarded to other charities, organisations and individuals. Of the grants paid, designated grants amounted to £37,600 and other grants amounted to £53,015:

	£	
CHIRP - Confidential Reporting for Aviation & Maritime	20,000	Towards the cost of providing their confidential reporting system.
Royal Institute of Navigation	17,600	Towards the cost of delivering their programme of activities
Total Grants paid - designated	37,600	
Animateurs Project	25,000	To support fishermen with applications for safety equipment
RNLI	10,000	Towards membership of the RNLI 200 Club to mark their Bi-Centenary
Other Youth Public & Safety Grants	18,015	Various public safety & education grants, less than £10,000.
Total Grants paid - other	53,015	

During the year, the following grants were made from the Department for Transport Restricted fund: Seafood Cornwall Training (£25,000), Seafish (£463,500), The Safety Folder (£16,500) and the Hull Maritime Foundation (£75,000).

10. EXPENDITURE ON CHARITABLE ACTIVITIES:

MAINTAINING THE FABRIC AND HERITAGE OF TRINITY HOUSE

Group and combined charities

	Total 2021 £000	Total 2020 £000
Staff and pension costs	**251**	235
Repairs, renewals and planned maintenance	**101**	257
Light, heat, insurance and other running costs	**130**	160
Depreciation	**130**	130
Support costs	**107**	163
Total 2021	**719**	945
Impairment of treasure (see below)	**(288)**	575

The impairment of a treasure in the prior year related to the valuation of a ship model. This valuation has now been reviewed and adjusted, which has created a 'credit' to the expenditure category of £287,500.

The above expenditure for the years ended 31 March 2021 and 31 March 2020 related to Corporate Charity unrestricted funds.

11. EXPENDITURE ON CHARITABLE ACTIVITIES:

ROLE AS A DEEP SEA PILOTAGE AUTHORITY AND PROVISION OF NAUTICAL ASSESSORS

Expenditure on these categories in the two years ended 31 March 2021 and 31 March 2020 was from Corporate Charity unrestricted funds.

12. ANALYSIS OF SUPPORT COSTS

	Office staff £000	Service staff £000	Administration costs £000	**Total 2021 £000**	Total 2020 £000
Raising funds	295	43	187	**526**	651
Welfare	159	17	78	**254**	314
Youth opportunities and training	258	28	128	**414**	429
Public safety and education	18	2	10	**30**	50
Maintaining the fabric and heritage of Trinity House	107	-	-	**107**	163
	837	90	403	**1,331**	1,607

Support costs include governance costs of £194,471 (2020: £226,335), which include auditor's remuneration of £51,327 (2020: £36,618) for audit services and £5,108 (2020: £6,232) for non-audit services. In addition to the fees noted above, audit fees of £21,607 (2020: £12,565) and other fees paid to auditors of £3,120 (2020: £4,477) in relation to Trinitas Services Limited and Trinity House Events Limited are included in expenditure on raising funds.

13. STAFF COSTS AND TRUSTEES' REMUNERATION

	2021	2020
	£000	£000
Wages and salaries	**790**	945
Social security costs	**90**	101
Other pension costs - defined benefit scheme	**119**	171
- group personal pension plan	**55**	64
Other staff costs	**32**	66
	1,086	1,347

The average number of staff during the year was 24 (2020: 22).

The number of employees whose emoluments, excluding pension contributions and employer's national insurance contributions, but including taxable benefits, fell within the following ranges:

	2021	2020
£110,000 - £119,999	**1**	-
£100,000 - £109,999	**-**	2
£80,000 - £89,999	**-**	1
£70,000 - £79,999	**1**	-

Of the higher paid employees, contributions were made to the defined benefit scheme for 2 (2020: 2) individuals. The emoluments of the highest paid individual includes pay in lieu of pension contributions.

The total cost of employing key management, comprising the Secretary, the Deputy Secretary and Head of Finance (retired October 2020), the Deputy Secretary and Finance & Commercial Director (joined September 2020), and the Head of Events, including employer's pension contributions and employer's national insurance contributions was £426,166 (2020: £501,989).

Travel and subsistence expenses totalling £2,674 (2020: £5,843) were incurred by 5 (2020:7) members of the Corporate Board in the year.

Fees and taxable expenses paid to members of the Corporate Board by the charities amounted to £72,834 (2020: £43,597) in the year. These comprised :

(a) Fees and Expenses of £45,843 (2020: £38,428) paid to Captain Hope in his capacity as the Director of Maritime training. These are pursuant to Clause 44 (3) of the Trinity House Maritime Charity Charity Scheme of 7 August 1995.

(b) Assistance to the Admiralty Court in the provision of Nautical Assessors. Fees are set by the Practice Division of the Registrar of Civil Appeals and the Admiralty Register and are payable by the party setting down an action. The Corporate Charity's administrative costs in these arrangements are met from the fees reimbursed. Fees and expenses of £18,701 (2020: £Nil) were paid to Rear Admiral Snelson in the year.

(c) Fees and expenses of £8,001 (2020: £5,169) were paid to Captain Gobbi in his capacity as Examiner of Deep Sea Pilotage pursuant to an Order made by the Charity Commission dated 10 January 2007.

A total premium of £2,800 (2020: £1,300) was paid in the year to provide the trustees with indemnity insurance.

14. TAXATION

The Charities are exempt from Corporation Tax and Income Tax on their charitable activities by virtue of their status as registered charities. Trinitas Services Limited and Trinity House Events Limited are subject to Corporation Tax on any taxable profits arising.

15. TANGIBLE FIXED ASSETS

GROUP

	Leasehold improvements	Freehold properties		Treasures	Plant and equipment, fixtures and fittings	**TOTAL**
		Trinity House	Trinity Homes, Walmer			
	£000	£000	£000	£000	£000	**£000**
COST						
At 1 April 2020	615	6,090	2,175	4,053	665	**13,598**
Additions in year	69	171	-	20	26	**286**
Disposals in year	-	-	-	-	(17)	**(17)**
At 31 March 2021	684	6,261	2,175	4,073	674	**13,867**
DEPRECIATION						
At 1 April 2020	227	960	390	575	463	**2,615**
Charge for the year	49	123	45	-	49	**266**
Impairment in year (note 10)	-	-	-	(288)	-	**(288)**
Disposals in year	-	-	-	-	(16)	**(16)**
At 31 March 2021	276	1,083	435	287	496	**2,577**
NET BOOK VALUE						
At 31 March 2021	**408**	**5,178**	**1,740**	**3,786**	**178**	**11,290**
At 31 March 2020	388	5,130	1,785	3,478	202	10,983

COMBINED CHARITIES

	Freehold properties		Treasures	Plant and equipment, fixtures and fittings	**TOTAL**
	Trinity House	Trinity Homes, Walmer			
	£000	£000	£000	£000	**£000**
COST					
At 1 April 2020	6,090	2,175	4,053	246	**12,564**
Additions in year	171	-	20	-	**191**
At 31 March 2021	6,261	2,175	4,073	246	**12,755**
DEPRECIATION					
At 1 April 2020	960	390	575	212	**2,137**
Charge for the year	123	45	-	10	**178**
Impairment in year (note 10)	-	-	(288)	-	**(288)**
At 31 March 2021	1,083	435	287	222	**2,027**
NET BOOK VALUE					
At 31 March 2021	**5,178**	**1,740**	**3,786**	**24**	**10,728**
At 31 March 2020	5,130	1,785	3,478	34	10,427

16. FIXED ASSET INVESTMENTS

	2021	2020
	£000	£000
Investment properties (see below)	**240,913**	252,049
Portfolio investments (see below)	**17,149**	13,019
Cash held by investment managers	**32**	36
	258,093	265,104
Programme-related investments (see below)	**250**	250
	258,343	265,354

	Freehold investment properties	Portfolio investments
	£000	£000
Market value at 31 March 2020	252,049	13,019
Sale of leasehold interests	(20)	-
Disposals	-	(10,797)
Capital improvements	1,346	-
Acquisitions at cost	-	10,497
Gains / (losses) on revaluations and disposals	(12,462)	4,430
Market value at 31 March 2021	240,913	17,149
Historical cost	11,558	15,748

The market value of the freehold investment properties is based on valuations carried out by Cluttons Surveyors and Savills, Chartered Surveyors, at 31 March 2021.

The portfolio investments are invested using UK authorised institutional pooled funds. These funds are highly diversified across a wide range of underlying investments and comprise the following material holdings:

Security	Holding	Total market value £	Percentage of total market value
BLACKROCK ISHRS DV WLD IDX (IE) D DS GBP HDG	9,431,486	12,032,750	70.2%
BLACKROCK ISHR UK CRDT BD IDX(IE) INS GBP DS	2,604,216	2,659,198	15.5%
BLACKROCK ISHARES EM IDX FD (IE) FLX DS GBP	1,071,022	1,244,978	7.3%
BLACKROCK ISHRS IDX LK GLT IDX FD (UK) X INC	1,164,230	1,211,746	7.1%
		17,148,672	100%

The programme-related investments comprise loans to maritime charities. The loans are repayable after more than one year.

17. DEBTORS

Due within one year:

	Group 2021 £000	**Charities 2021 £000**	Group 2020 £000	Charities 2020 £000
Trinity Village:				
Rent arrears less provision for doubtful debts	**137**	**137**	150	150
Monies held by estate managing agents	**97**	**97**	86	86
Trinitas Services Limited :				
Monies held by property managing agents	**-**	**-**	28	-
Other :				
Trade debtors	**22**	**22**	36	5
Monies held by managing agent of the Merchant Navy Scholarship Scheme	**113**	**113**	-	-
Amount owed by Trinity House Events Limited	**-**	**120**		
Amount owed by Trinity House Lighthouse Service	**-**	**-**	5	5
Prepayments and accrued income	**678**	**604**	899	818
Social Security and other taxes	**62**	**14**	40	18
Other debtors	**17**	**17**	20	20
	1,125	**1,122**	1,264	1,102

18. CREDITORS

Amounts falling due within one year:

	Group 2021 £000	**Charities 2021 £000**	Group 2020 £000	Charities 2020 £000
Expense creditors	**250**	**197**	107	103
Rents in advance, Trinity Village	**56**	**56**	85	85
Deferred income	**512**	**238**	238	238
Social Security and other taxes	**140**	**3**	90	2
Other creditors	**54**	**9**	18	9
Accruals - Trinity Village	**588**	**588**	346	346
- other	**307**	**307**	471	113
Amounts owed to Trinity House Lighthouse Service	**115**	**-**	123	-
Amounts owed to Trinity House Events Limited	**-**	**36**	-	21
	2,022	**1,434**	1,478	917

CREDITORS

Amount falling due after more than one year:

	Group 2021 £000	**Charities 2021 £000**	Group 2020 £000	Charities 2020 £000
Coronavirus Business Interuption Loan	**100**	**-**	-	-
	100	**-**	-	-

On 3 February 2021, THEL entered into a Coronavirus Business Interruption Loan facility for £100,000. The facility is for a maximum term of 3 years and is unsecured. It is repayable in equal quarterly instalments, commencing 15 months from the date of drawdown (18 February 2021), but may be repaid earlier.

The terms of the facility are that no interest is payable by the company for the first year. After one year, interest is fixed at 2.33% per annum. The company did not incur any fees in connection with the inception of the facility.

19. CORPORATE CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2020	New designations	Utilised / released	**Balance at 31 March 2021**
	£000	£000	£000	**£000**
House Designated Fund	603	60	(219)	**444**
Fixed Assets Fund	8,593	459	(133)	**8,919**
	9,196	519	(352)	**9,363**

House Designated Fund
This fund is designated by the Corporate Board for maintaining the fabric and heritage of the Grade I, Trinity House building.

Fixed Assets Fund
This fund represents the net book value of the tangible fixed assets excluding those that are restricted funds and is designated as the funds are not readily available to meet expenditure.

20. CORPORATE CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2020	Income	Expenditure	**Balance at 31 March 2021**
	£000	£000	£000	**£000**
Warden's Trinity House Relief Fund	2	-	-	**2**
Brethren's Covenant and Gift Scheme	58	-	-	**58**
	60	-	-	**60**

Warden's Trinity House Relief Fund

This fund was established to provide discretionary grants and loans to employees of the Corporation of Trinity House in circumstances of urgent domestic necessity. It is represented by net current assets.

Brethren's Covenant and Gift Scheme ("The Fabric Fund")

This fund was established for the specific purpose of renewal and improvement of furniture and decor of the Trinity House. It is represented by fixed and net current assets.

21. TRINITY HOUSE MARITIME CHARITY - DESIGNATED FUNDS

The unrestricted funds of the Trinity House Maritime Charity include the following designated funds which have been set aside by the Corporate Board for specific purposes:

	Balance at 1 April 2020	New Designations	Utilised / Released	**Balance at 31 March 2021**
	£000	£000	£000	**£000**
Extraordinary Repair Fund	177	-	-	**177**
Merchant Navy Scholarship Scheme	500	-	-	**500**
	677	-	-	**677**

Extraordinary Repair Fund

This meets a requirement of the Trinity House Maritime Charity's Scheme to establish and maintain a reserve fund to provide for extraordinary repairs, improvement and rebuilding of the Trinity Homes, Walmer.

The Merchant Navy Scholarship Scheme

The operation of this scheme was transferred from the Corporate Charity to the Trinity House Maritime Charity in 1995. At 31 March 2021, there were 140 (2020: 105) cadets under sponsorship for training as Deck or Engineer Officers. The amount designated to this Fund represents between three and six months' operating costs of the Merchant Navy Scholarship Scheme.

22. TRINITY HOUSE MARITIME CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2020	Movement in funds Income	Expenditure	**Balance at 31 March 2021**
	£000	£000	£000	**£000**
Swire Scholarship Fund	110	-	(5)	**105**
Swire Yeoman Support Fund	25	-	(3)	**22**
Captain John Bury Memorial Prize Fund	12	-	-	**12**
Grants for Merchant Navy Scholarship Scheme: Government funding	-	768	(768)	**-**
British Marine Prize Fund	46	-	-	**46**
Department for Transport Fund	2,488	1	(580)	**1,909**
J Mummery	-	10	(10)	**-**
	2,681	779	(1,366)	**2,094**

The Swire Scholarship Fund was established in March 2012 to assist cadets undergoing training in the Merchant Navy Scholarship Scheme to study for a Full Honours Degree. Such assistance is awarded to those cadets who have demonstrated exceptional progress both academically and practically throughout their training.

The Swire Yeoman Support Fund was established in October 2017 to provide guidance and mentoring to cadets who have qualified from the Merchant Navy Scholarship Scheme.

The Captain John Bury Memorial Prize Fund was established to provide awards for outstanding achievement for cadets undergoing training in the Merchant Navy Scholarship Scheme. The Fund was established in memory of the late Captain Bury, Elder Brother of Trinity House.

The British Marine Prize Fund was established to provide prizes to cadets undergoing training in the Merchant Navy Scholarship Scheme. The prize is awarded to the cadet producing the best completed training record book.

The Department for Transport Fund relates to funds from the Department of Transport in support of safety and training related matters within the Charity's objects.

The donation received from Miss J Mummery was to be used to support seafarers in need and was granted to the Covid-19 Redundancy and Retraining Bursary.

23. TRINITY HOUSE MARITIME CHARITY - PERMANENT ENDOWMENT FUNDS

	Balance at 1 April 2020	Movement in funds		**Balance at 31 March 2021**
		Expenditure	Gains / (losses)	
	£000	£000	£000	**£000**
Trinity Village	258,029	-	(7,460)	**250,569**
Church and West Farms, Goxhill	4,424	-	(868)	**3,556**
Martines Farm, Essex	1,240	-	97	**1,337**
Trinity Homes, Walmer	1,985	(44)	(35)	**1,906**
	265,678	(44)	(8,266)	**257,368**

Trinity Village

The freehold of this estate, situated in South London, was conveyed to the Charity by Christopher Merrick in 1660. The fund is mainly represented by residential and commercial properties which were valued at £235,900,500 at 31 March 2021 and portfolio investments and cash which were valued at £16,194,152. Under the terms of the conveyance, income earned from this fund is available for general purposes.

Church and West Farms, Goxhill

This estate came to the Charity under the will of Captain Robert Sandes dated 1720. The fund is represented by agricultural land, now of 546 acres (221 hectares), in North Lincolnshire and cash. Under the terms of the bequest, income earned from this fund is available for general purposes. The farms were valued at £3,500,000 at 31 March 2021.

Martines Farm, Essex

This estate was bequeathed to the Charity by Captain Robert Fisher in 1714. The fund is represented by freehold agricultural land now of 65.7 acres (26.6 hectares). Under the terms of the bequest, income earned from this fund is available for general purposes. The farm was valued at £1,337,000 at 31 March 2021.

Trinity Homes, Walmer

These Homes, which are freehold charity property, belong to the Corporation for the use of residents in conformity with the provisions of the Charity's scheme. They are situated near Deal, in Kent, and provide accommodation for persons who are or were formerly British Seamen and Mariners (including Masters and Pilots) and their dependants who are in need. The Homes comprise 18 self contained units of accommodation and the only income received is a contribution from each resident towards heating of the dwellings. This fund is represented in the balance sheet by tangible fixed assets (note 15) and an investment property.

24. ANALYSIS OF GROUP NET ASSETS BETWEEN FUNDS

	Corporate Charity		Trinity House Maritime Charity				
	Unrestricted funds	Restricted funds	Unrestricted funds	Restricted funds	Endowment funds	Non-charitable trading funds	**Total 2021**
	£000	£000	£000	£000	£000	£000	**£000**
Fund balances at 31 March 2021 are represented by :							
Tangible fixed assets	8,922	54	12	-	1,740	562	**11,290**
Investments	986	-	-		257,357	-	**258,343**
Current assets	333	6	903	2,094	(174)	900	**4,063**
Current liabilities	(256)	-	534	-	(1,555)	(845)	**(2,122)**
Defined benefit pension liability	28	-	167	-	-	-	**195**
Total net assets	10,013	60	1,616	2,094	257,368	617	**271,769**

25. PENSION COMMITMENTS

The Corporation operates a defined benefit scheme (the 'Scheme') in the UK for certain current and former employees. This Scheme was closed to new members on 18 July 2006. A defined contribution scheme (group personal pension plan) was established for new staff joining after that date.

The Corporate Charity is the sponsoring employer to the defined benefit scheme. The assets of the Scheme are held separately from those of the combined charities.

The contributions are determined on the basis of triennial valuations by an actuary using the Attained Age method. Following the valuation as at 1 October 2017, the employer's current contribution rate increased (from 1 June 2018) from 34.4% to 34.8% of pensionable pay. The employees' contribution rate remained at 1.5% of pensionable pay. The total contributions for the year in these accounts were £231,000. The valuation showed that the market value of the Scheme's assets was £6,868,000 and that the ongoing funding level was 100%.

The assumptions which had the most significant effect on the results of the valuation were as follows:

RPI	3.6% p.a.
Earnings increases	3.6% p.a.
Pre-retirement discount rate	4.2% p.a.
Post-retirement discount rate	2.0% p.a.

The valuation as at 1 October 2020 is in progress and negotiations are ongoing with the Scheme's trustees. It is anticipated that the valuation will show that the Scheme is fully funded and that deficit contributions will not be required. It also anticipated that neither of the current employer's or the employees' contribution rates will need to be increased.

Financial Reporting Standard 102 - Retirement Benefits

The following information has been calculated by a qualified, independent actuary for the purpose of inclusion in these accounts. It should be emphasised that, in accordance with the requirements of FRS 102, the assets and liabilities of the Scheme are valued with reference to current market conditions and may, therefore, vary widely from year to year.

	2021	2020
	£000	£000
Market value of assets	**8,165**	7,068
Defined benefit obligation	**(7,970)**	(7,523)
Surplus / (deficit) in the Scheme - net pension asset / (liability)	**195**	(455)

The assets in the Scheme were:

	2021	2020
	£000	£000
Liability driven investments	**1,550**	2,341
Equities	**3,450**	0
Bonds	**2,729**	4,510
Insured pensions (annuities)	**6**	41
Cash	**430**	176
Total market value of assets	**8,165**	7,068

25. PENSION COMMITMENTS (continued)

The major assumptions used by the actuary were:

	2021	2020
Inflation - RPI	**3.5%**	3.1%
Rate of increase in salaries	**3.5%**	3.1%
Rate of increase for pensions	**3.2%**	3.0%
Discount rate for liabilities	**2.0%**	2.2%

The mortality tables used are the S3NA base tables projected by year of birth in line with the CMI 2020 "core" mortality projections with a long-term rate assumption of 1.5% per annum. To give an indication of life expectancies, a person who is currently aged 63 is assumed to live on average until the age of 87 years in the case of a man and 90 years in the case of a woman.

Reconciliation of the fair value of plan assets over the year

	2021 £000	2020 £000
Fair value of plan assets at 1 April 2020	**7,068**	7,141
Interest income on plan assets	**154**	176
Remeasurement - return on plan assets excluding interest income	**1,068**	(17)
Contributions by the charities	**231**	115
Contributions by the members	**4**	5
Benefits paid (including expenses)	**(360)**	(352)
Fair value of plan assets at 31 March 2021	**8,165**	7,068
Return on plan assets	**1,222**	159

Reconciliation of defined benefit obligations over the year

	2021 £000	2020 £000
Defined benefit obligations at 1 April 2020	**7,523**	7,477
Current service cost	**110**	166
Contributions by the members	**4**	5
Interest expense on defined benefit obligation	**163**	185
Remeasurement - effect of experience adjustments (gain) / loss	**(141)**	312
Remeasurement - effect of changes in assumptions loss / (gain)	**671**	(270)
Benefits paid	**(360)**	(352)
Defined benefit obligations at 31 March 2021	**7,970**	7,523

The movement in the Scheme's deficit during the year is made up as follows:

	2021 £000	2020 £000
Net pension liability at 1 April 2020	**455**	336
Amount recognised in expenditure	**119**	175
(Gain) / loss recognised in other recognised gains and losses	**(538)**	59
Contributions by the charities	**(231)**	(115)
Net pension (asset) / liability at 31 March 2021	**(195)**	455

The asset or liability in the Scheme and the movements in the year have been allocated between the two charities based on the contributions payable in the year.

25. PENSION COMMITMENTS (continued)

The following amounts have been included in the statement of financial activities:

Analysis of the amount charged as expenditure

	2021	2020
	£000	£000
Current service cost	**(110)**	(166)
Interest income on Scheme assets	**154**	176
Interest expense on defined benefit obligation	**(163)**	(185)
Total charge to expenditure	**(119)**	(175)

Remeasurements recognised in other recognised gains and losses

	2021	2020
	£000	£000
Remeasurement - effect of experience adjustments gain / (loss)	**141**	(312)
Remeasurement - effect of changes in assumptions (loss) / gain	**(671)**	270
Remeasurement - return on plan assets including interest income gain / (loss)	**1,068**	(17)
Total remeasurement gain / (loss) recognised in other recognised gains and losses	**538**	(59)

26. SUBSIDIARY COMPANIES

(a) **Trinitas Services Limited** is a wholly-owned subsidiary of the Corporation of Trinity House, incorporated on 19 March 1993 and is registered in England, number 02801613. The address of its Registered Office is Trinity House, The Quay, Harwich, Essex CO12 3JW and its principal activity is the letting of lighthouse cottages.

A summary of the results for the year is as follows:

	2021	2020
	£000	£000
Turnover	**1,054**	1,023
Total expenditure	**(765)**	(1,027)
Profit after tax	**289**	(4)
Total assets	**1,208**	822
Total liabilities	**(478)**	(381)
Net assets	**730**	441

26. SUBSIDIARY COMPANIES (continued)

(b) **Trinity House Events Limited** is a wholly owned subsidiary of the Corporation of Trinity House, incorporated on 26 January 2011 and registered in England, number 07506615. The address of its Registered Office is Trinity House, Tower Hill, London EC3N 4DH and its principal activity is the letting of the function rooms at Trinity House.

A summary of the results for the year is as follows:

	2021	2020
	£000	£000
Turnover	**63**	539
Total expenditure	**(237)**	(300)
(Loss) / profit for the year	**(174)**	239
Total assets	**253**	260
Total liabilities	**(367)**	(200)
Net assets	**(114)**	60

27. GRANTS AND COMMITMENTS

Grants paid to institutions in the year totalled £1,632,000 (2020: £1,955,000) whilst grants paid to individuals totalled £27,035 (2020: £25,740). Full details of all grants paid can be obtained from the Secretary to the Corporation.

At 31 March 2021, grant commitments from future income were £2,720,000 (2020: £3,450,000).

At 31 March 2021, the Trinity House Maritime Charity was committed to payments of £2,430,000 (2020: £2,399,000) in respect of the Merchant Navy Scholarship Scheme.

28. RELATED PARTY TRANSACTIONS

Owing to the Charities' operations and the composition of the Corporate Board, it is inevitable that grants will be made to organisations in which a trustee may have an interest. Similarly, properties may be leased to trustees or other related parties. All grants and transactions involving such organisations and related parties are conducted at arm's length.

Except for transactions with trustees included in note 13, there are no other related party transactions requiring disclosure.

CORPORATION OF TRINITY HOUSE OF DEPTFORD STROND
NOTES TO THE GROUP AND COMBINED ACCOUNTS
For the year ended 31 March 2021

29. COMPARATIVES

(a) GROUP STATEMENT OF FINANCIAL ACTIVITIES
For the year ended 31 March 2020

	Corporate Charity funds (including subsidiaries)	Trinity House Maritime Charity Unrestricted funds	Trinity House Maritime Charity Restricted funds	Trinity House Maritime Charity Permanent Endowment funds	**Total 2020**
	£000	£000	£000	£000	**£000**
INCOME FROM:					
Donations and legacies	7	-	-	-	**7**
Charitable activities	460	17	626	-	**1,103**
Other trading activities	1,562	-	-	-	**1,562**
Investments	9	7,222	7	-	**7,238**
TOTAL INCOME	2,038	7,239	633	-	**9,910**
EXPENDITURE ON:					
Raising funds	1,325	3,116	-	16	**4,457**
Charitable activities:					
Welfare	26	1,597	-	43	**1,666**
Youth opportunities and training	-	2,180	626	-	**2,806**
Public safety and education	-	255	519	-	**774**
Maintaining the fabric and heritage of Trinity House	945	-	-	-	**945**
Impairment of treasure	575	-	-	-	**575**
Role as a Deep Sea Pilotage Authority	6	-	-	-	**6**
Provision of Nautical Assessors	-	-	-	-	**-**
TOTAL EXPENDITURE	2,877	7,148	1,145	59	**11,229**
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES	(839)	91	(512)	(59)	**(1,319)**
Gains / (losses) on the revaluation and disposal of investment properties	-	-	-	5,048	**5,048**
Gains / (losses) on the revaluation and disposal of portfolio investments	(78)	-	-	(1,033)	**(1,111)**
NET (EXPENDITURE) / INCOME	(917)	91	(512)	3,956	**2,618**
OTHER RECOGNISED GAINS AND LOSSES:					
Actuarial (loss) / gain on defined benefit pension scheme	(14)	(45)	-	-	**(59)**
NET MOVEMENT IN FUNDS	(931)	46	(512)	3,956	**2,559**
BALANCE AT 1 APRIL 2019	11,142	1,119	3,193	261,722	**277,176**
BALANCE AT 31 MARCH 2020	10,211	1,165	2,681	265,678	**279,735**

29. COMPARATIVES (continued)

(b) COMBINED CHARITIES' STATEMENT OF FINANCIAL ACTIVITIES
For the year ended 31 March 2020

	Corporate Charity funds	Trinity House Maritime Charity Unrestricted funds	Restricted funds	Permanent Endowment funds	Total 2020
	£000	£000	£000	£000	£000
INCOME FROM:					
Donations and legacies	7	-	-	-	**7**
Charitable activities	460	17	626	-	**1,103**
Other trading activities	519	-	-	-	**519**
Investments	9	7,222	7	-	**7,238**
TOTAL INCOME	995	7,239	633	-	**8,867**
EXPENDITURE ON:					
Raising funds	298	3,116	-	16	**3,430**
Charitable activities:					
Welfare	26	1,597	-	43	**1,666**
Youth opportunities and training	-	2,180	626	-	**2,806**
Public safety and education	-	255	519	-	**774**
Maintaining the fabric and heritage of Trinity House	945	-	-	-	**945**
Impairment of treasure	575	-	-	-	**575**
Role as a Deep Sea Pilotage Authority	6	-	-	-	**6**
Provision of Nautical Assessors	-	-	-	-	-
TOTAL EXPENDITURE	1,850	7,148	1,145	59	**10,202**
NET (EXPENDITURE) / INCOME BEFORE INVESTMENT GAINS AND LOSSES	(855)	91	(512)	(59)	**(1,335)**
Gains / (losses) on the revaluation and disposal of investment properties	-	-	-	5,048	**5,048**
Gains / (losses) on the revaluation and disposal of portfolio investments	(78)	-	-	(1,033)	**(1,111)**
NET (EXPENDITURE) / INCOME	(933)	91	(512)	3,956	**2,602**
OTHER RECOGNISED GAINS AND LOSSES:					
Actuarial (loss) / gain on defined benefit pension scheme	(14)	(45)	-	-	**(59)**
NET MOVEMENT IN FUNDS	(947)	46	(512)	3,956	**2,543**
BALANCE AT 1 APRIL 2019	10,657	1,119	3,193	261,722	**276,691**
BALANCE AT 31 MARCH 2020	9,710	1,165	2,681	265,678	**279,234**

29. COMPARATIVES (continued)

(c) INCOME FROM: CHARITABLE ACTIVITIES

Group and combined charities

	Corporate Charity	Trinity House Maritime Charity		Total 2020
	Unrestricted funds	Unrestricted funds	Restricted funds	
	£000	£000	£000	£000
Welfare	-	17	-	17
Youth opportunities and training	-	-	626	626
Contribution from Trinity House Lighthouse Service	-	-	-	-
Provision of Nautical Assessors	315	-	-	315
Other	145	-	-	145
Total 2020	460	17	626	1,103

(d) INCOME FROM: INVESTMENTS

Group and combined charities

	Corporate Charity	Trinity House Maritime Charity		Total 2020
	Unrestricted funds	Unrestricted funds	Restricted funds	
	£000	£000	£000	£000
Investment properties	-	7,066	-	7,066
Portfolio investments	8	145	-	153
Bank interest and other finance income	1	11	7	19
Total 2020	9	7,222	7	7,238

(e) EXPENDITURE ON RAISING FUNDS

Group and combined charities

	Corporate Charity		Trinity House Maritime Charity		Total 2020
	Unrestricted funds	Restricted funds	Unrestricted funds	Endowment funds	
	£000	£000	£000	£000	£000
Letting of function rooms	298	-	-	-	298
Management of investment assets:					
Estate managers' fees	-	-	618	-	618
Legal and other administration fees	-	-	210	-	210
Investment managers' fees	-	-	-	16	16
Maintenance of investment assets:					
Repairs, maintenance and refurbishment of estates	-	-	1,637	-	1,637
Support costs	-	-	651	-	651
Combined charities	298	-	3,116	16	3,430
Letting of lighthouse cottages	1,027	-	-	-	1,027
Letting of function rooms	-	-	-	-	-
Group	1,325	-	3,116	16	4,457

29. COMPARATIVES (continued)

(f) EXPENDITURE ON CHARITABLE ACTIVITIES: WELFARE

Group and combined charities	Corporate Charity	Trinity House Maritime Charity		Total 2020
	Unrestricted funds	Unrestricted funds	Endowment funds	
	£000	£000	£000	£000
Maintenance and upkeep of the Trinity Homes	-	285	43	**328**
Major grants paid	-	743	-	**743**
Minor grants paid	26	255	-	**281**
Support costs	-	314	-	**314**
Total 2020	26	1,597	43	**1,666**

(g) EXPENDITURE ON CHARITABLE ACTIVITIES: YOUTH OPPORTUNITIES AND TRAINING

Group and combined charities	Trinity House Maritime Charity		Total 2020
	Unrestricted funds	Restricted funds	
	£000	£000	£000
Merchant Navy Scholarship Scheme	1,253	626	**1,879**
Major grants paid	475	-	**475**
Minor grants paid	23	-	**23**
Impairment of programme-related investment	-	-	-
Support costs	429	-	**429**
Total 2020	2,180	626	**2,806**

(h) EXPENDITURE ON CHARITABLE ACTIVITIES: PUBLIC SAFETY AND EDUCATION

Group and combined charities	Trinity House Maritime Charity		Total 2020
	Unrestricted funds	Restricted funds	
	£000	£000	£000
Major grants paid	91	516	**607**
Minor grants paid	114	3	**117**
Support costs	50	-	**50**
Total 2020	255	519	**774**

29. COMPARATIVES (continued)

(i) ANALYSIS OF SUPPORT COSTS

	Office staff £000	Service staff £000	Administration costs £000	Total 2020 £000
Raising funds	379	42	230	**651**
Welfare	173	22	119	**314**
Youth opportunities and training	237	29	163	**429**
Public safety and education	28	3	19	**50**
Maintaining the fabric and heritage of Trinity House	163	-	-	**163**
Total 2020	980	96	531	**1,607**

(j) CORPORATE CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2019 £000	New designations £000	Utilised / released £000	Balance at 31 March 2020 £000
House Designated Fund	826	-	(223)	603
Fixed Assets Fund	9,281	-	(688)	8,593
	10,107	-	(911)	9,196

(k) CORPORATE CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2019 £000	Income £000	Expenditure £000	Balance at 31 March 2020 £000
Warden's Trinity House Relief Fund	2	-	-	2
Brethren's' Covenant and Gift Scheme	58	-	-	58
	60	-	-	60

(l) TRINITY HOUSE MARITIME CHARITY - DESIGNATED FUNDS

	Balance at 1 April 2019 £000	New designations £000	Utilised / released £000	Balance at 31 March 2020 £000
Extraordinary Repair Fund	177	-	-	177
Merchant Navy Scholarship Scheme	500	-	-	500
	677	-	-	677

29. COMPARATIVES (continued)

(m) TRINITY HOUSE MARITIME CHARITY - RESTRICTED FUNDS

	Balance at 1 April 2019	Movement in funds Income	Expenditure	Balance at 31 March 2020
	£000	£000	£000	£000
Swire Scholarship Fund	110			110
Swire Yeoman Support Fund	25	-	-	25
Captain John Bury Memorial Prize Fund	12	-	-	12
Grants for Merchant Navy Scholarship Scheme:				
Government funding	-	626	(626)	-
Sponsorship from the Jersey Harbour Board	-	-	-	-
British Marine Prize Fund	46	-	-	46
Department for Transport Fund	3,000	7	(519)	2,488
	3,193	633	(1,145)	2,681

(n) TRINITY HOUSE MARITIME CHARITY - PERMANENT ENDOWMENT FUNDS

	Balance at 1 April 2019	Movement in funds Expenditure	Gains and losses	Balance at 31 March 2020
	£000	£000	£000	£000
Trinity Village	254,030	-	3,999	258,029
Church and West Farms, Goxhill	4,424	-	-	4,424
Martines Farm, Essex	1,240	-	-	1,240
Trinity Homes, Walmer	2,028	(43)	-	1,985
	261,722	(43)	3,999	265,678

(o) ANALYSIS OF GROUP NET ASSETS BETWEEN FUNDS

	Corporate Charity		Trinity House Maritime Charity				
	Unrestricted funds	Restricted funds	Unrestricted funds	Restricted funds	Endowment funds	Non-charitable trading funds	**Total 2020**
	£000	£000	£000	£000	£000	£000	**£000**
Fund balances at 31 March 2020 are represented by :							
Tangible fixed assets	8,592	36	14	-	1,783	558	**10,983**
Investments	1,054	-	-		264,300	-	**265,354**
Current assets	204	24	2,321	2,681	(405)	506	**5,331**
Current liabilities	(104)	-	(790)	-	-	(584)	**(1,478)**
Inter-charity balance	49	-	(49)	-	-	-	-
Group balance	(21)	-	-	-	-	21	-
Defined benefit pension asset	(124)	-	(331)	-	-	-	**(455)**
Total net assets	9,650	60	1,165	2,681	265,678	501	**279,735**