

Worcestershire Building Preservation Trust

England & Wales · Charity number 241258

Details

Other names	COUNTY OF HEREFORD AND WORCESTER BUILDING PRESERVATION TRUST LIMITED, THE WORCESTERSHIRE BUILDING PRESERVATION TRUST LIMITED, WORCESTERSHIE BUILDING PRESERVATION TRUST LTD
Status	Registered
Legal form	Charitable company
Company number	00837970
Registered	1965-03-25
Register	View on the Charity Commission register

Contact

Address	Wbpt 8 Pendeford Place Pendeford Business Park Wolverhampton WV9 5HD
Phone	0796 828 4932
Website	www.wmhbt.org.uk

Activities

Objects: The Objects for which the Charity is established are as follows:-3.1 to preserve for the benefit of the nation buildings of especial beauty or especial historic or architectural interest and to advance the education of the public in the area of benefit with regards to architects, architectural matters, historic buildings, architectures and construction projects.

Activities: Preservation of buildings

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Environment/conservation/heritage
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** IN PRACTICE THE ADMIN. COUNTY OF HEREFORD & WORCESTE
- Worcestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£1,263,822	£1,097,945	£189,553	0
2024-03-31	£185,851	£201,738	-	-
2023-03-31	£289,797	£271,422	-	-
2022-03-31	£83,221	£89,403	-	-
2021-03-31	£38,590	£38,517	-	-

Trustees

Name	Role	Appointed
EDWARD GRAHAM BARRON		2016-11-03
Ian Donald Tompkins		2020-07-02
Kate Andrew		2016-01-07
Robin Sellers		2019-01-10

Worcestershire Building Preservation Trust

England & Wales - Charity number 241258

Accounts

Company Number: 0837970
Registered Charity number: 241258

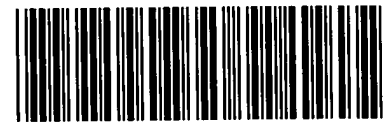
Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)

Report of the Trustees and
Financial Statements

Year ended 31 March 2025

Muras Baker Jones Limited
Chartered Accountants
Regent House
Bath Avenue
Wolverhampton
West Midlands
WV1 4EG

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**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

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**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

Officers, professional advisers and administrative information

Charity Registration number: 241258

Company Registration number: 0837970

Registered Office: WBPT
8 Pendeford Place
Pendeford Business Park
Wolverhampton
WV9 5HD

Trustees:

H Andrews	(resigned 21 May 2025)
P Andrews	(resigned 21 May 2025)
N Hogben	(resigned 21 May 2025)
P Arnold	(resigned 7 November 2024)
Ms J Pilkington	(resigned 21 May 2025)
S Mason	(resigned 21 May 2025)
R Greenhill	(resigned 21 May 2025)
P Adams	(resigned 21 May 2025)
Ms S Whitehouse	(resigned 7 November 2024)
Ms K Andrew	
A C Foster	(resigned 21 May 2025)
E G Barron	
N Crombie	(resigned 21 May 2025)
I Wilson	(resigned 21 May 2025)
R A Sellers	
I D Tompkins	
L T Hobbs	(resigned 21 May 2025)
S E Reader	(resigned 21 May 2025)
F Keith-Lucas	(resigned 21 May 2025)

Independent Examiner Muras Baker Jones Limited
Regent House
Bath Avenue
Wolverhampton
WV1 4EG

**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

REPORT OF THE TRUSTEES

For the year ended 31st March 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

The organisation is a company limited by guarantee and a registered charity.

The company was established under a Memorandum of Association, which established the objects and powers of the charitable company and is governed under its Articles of Association. The company was incorporated on 17th February 1965 as The County of Hereford and Worcester Building Preservation Trust and re-registered under the changed name The Worcestershire Building Preservation Trust on 17th March 1998. In the event of the company being wound up, members are required to contribute an amount not exceeding £1 (one pound). The Trust's name was once again changed in 2025, with the initial "The" being dropped to simplify the name, which is now Worcestershire Building Preservation Trust.

The Trust was registered as a charity on 25th March 1965.

The Trust is in the process of revising its Articles of Association in conjunction with establishing West Midlands Heritage Trust as a charitable incorporated organisation. This restructuring is anticipated to complete by the start of the next Financial Year.

Recruitment and appointment of the Board of Trustees and induction and training

The directors of the company are also charity trustees for the purposes of charity law. Under the requirements of the Memorandum and Articles of Association, directors are elected to serve for a period of three years after which they may stand for re-election at the next Annual General Meeting.

In the past trustee recruitment depended upon people being recommended to the Board and invited to join. The method of trustee recruitment was reviewed under the Resilience and Engagement project (see below) which commenced in February 2022. This instigated new approaches to advertising, recruitment and effective promotion of the Trust and successfully resulted in the recruitment of three new trustees this year to enhance the skills composition of Board membership. However, it is recognised that more work needs to be done on increasing the diversity of Board membership.

All Board members are regularly updated with information pertinent to their role as directors and on matters relating to the operation of the charity. This includes an induction meeting for new Board members to familiarise them with the Trust's activities and its legal status.

Risk Management

The trustee Board has a duty to identify and review the major risks to which the charity is exposed and ensure systems are in place to mitigate these risks. Established risk assessment and monitoring procedures have been reviewed and progress continues to be made on the development and ongoing update of risks.

The trustees oversee the consideration of business and operational risks on a project-by-project basis with regular reports being produced to ensure that the necessary steps can be taken to mitigate and manage these risks.

**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

REPORT OF THE TRUSTEES

For the year ended 31st March 2025

Organisational Structure

The Worcestershire Building Preservation Trust is managed by an independent Board of trustee directors, at present sixteen members, with a wide range of specialist and professional interests. Trustees meet six times per year.

The Board establishes formal sub committees, task and finish groups and project specific steering groups to oversee particular functions and plans including management of specific building projects.

On 21st May 2025, after the end of this financial year, the Trust, and its partner Trusts (West Midlands Historic Buildings Trust and Wolverhampton Heritage Trust) underwent a structural change which resulted in the resignation of a significant number of Trustees. The establishment of West Midlands Heritage Trust as an umbrella body is a means of removing many joint administrative activities from each of the Trusts, leaving them to focus on building projects activities alone. As a result the number of Trustees in each of the "Project Trusts" has been reduced to just those who are directly involved in the current buildings renovation projects in each Trust. All Trustees have become Trustees of West Midlands Heritage Trust, along with those in the other two Project Trusts, so there remains a consistent approach to the work of all three Trusts. This redistribution of Trustees accords with Charity Commission advice for a charitable incorporated organisation as now established as West Midlands Heritage Trust and our long established Project Trusts.

DTS Solutions Ltd provide Project Director and advisory services to the Board of Trustees. The Trust has a pool of Project Organisers on whom it can call for consultancy services when potential projects are identified. Frameworks for the services of Design Teams for projects are under development and a Legal Services framework has concluded this year in respect to governance and projects work. In collaboration with West Midlands Historic Buildings Trust and Wolverhampton Heritage Trust grant aid is in place to support joint staff posts to assist with the identification and development of potential project buildings and to raise the profile of the organisation, including enhanced community engagement and the administrative support required to ensure effective day to day management. A further grant aid project has been agreed by Historic England to fully support a Head of Project through to 2027, with previous staff roles now funded direct.

The Registered Office of the Trust is now located at the premises of TAG Accountants Group (formerly Copia Wealth and Tax Ltd) Wolverhampton, who also provide bookkeeping services to the Trust.

OBJECTIVES AND ACTIVITIES

Objectives

The objects of the Trust are to preserve for the benefit of the nation buildings of especial beauty or especial historic or architectural interest.

The Trust is specifically interested in buildings located within the County of Worcestershire which are neglected, decaying or at risk of demolition, especially where efforts to secure a commercial solution have not been found. Whilst the emphasis is on statutorily listed buildings and heritage assets within designated conservation areas consideration will be given to all buildings of architectural or historical merit. The Trust also seeks to research and inform the community about the architectural heritage of the County.

**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

REPORT OF THE TRUSTEES

For the year ended 31st March 2025

Public benefit

In setting the Trust's objectives, the Trustees have given careful consideration to the Charity Commission general guidance on public benefit. All projects seek to engage with local communities and seek solutions for reuse of buildings at risk that will be of public benefit.

Activities

In accordance with the powers, we have, in promoting the objects:

- Maintained contact with local authority conservation officers, Historic England and other relevant organisations to promote our objects and seek data on heritage at risk across our area of interest.
- Responded to requests for assistance on buildings at risk and investigated the viability of potential candidates for projects brought to our attention.
- Sought to safeguard the long-term viability of the organisation by working closely with other building preservation trusts including West Midlands Historic Buildings Trust and The City of Wolverhampton Regenerating Buildings Preservation Trust with whom work on a joint Business Plan has made significant progress this year
- Continued development of our website and social media profile to keep our communities informed of Trust activities, projects and other subjects of interest

ACHIEVEMENTS AND PERFORMANCE

Willow Court (formerly Boycott) Farmhouse, Droitwich

This grade II listed building originated in the 16th century with a surviving timber framed element to the rear subsequently extended with a larger brick structure in the 18th century. The building has been vacant for 20 years resulting in it becoming at serious risk and is located in an area of significant local deprivation. The project aims to provide a secure future for the building by converting it to 6 residential apartments, along with activities to involve a wide range of people in heritage with benefits for the local community and local economy. Heads of Terms have been agreed with Platform Housing Group to lease the apartments as affordable housing. The building remains in the ownership of Wychavon District Council until practical completion of the delivery stage which commenced in April 2024.

The Delivery Stage of the project effectively commenced in February 2024 with the resumption of Project Steering Group meetings to discuss matters required to achieve 'Permission to Start' from The National Lottery Heritage Fund, fine tuning of design details, increased social media communications and some preliminary works on site including replacement of protective sheeting to the scaffold. A Heritage Engagement Co-ordinator has been engaged to provide services for Willow Court Farmhouse and the St Michael's Place project being developed by the West Midlands Historic Buildings Trust. This post will significantly enhance the Trusts' capacity for community outreach work. The total budget for delivery has been recalculated at £4,225,421 with funding secured from The National Lottery Heritage Fund, Wychavon District Council, Platform Housing Group lease purchase, various smaller grants and non-cash contributions including volunteer time. Construction works on site commence in April 2024 and will continue through into 2026 under a Building Contract with Messenger BCR.

**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

REPORT OF THE TRUSTEES

For the year ended 31st March 2025

Buildings at Risk

The Trust has continued in its efforts to identify conservation/regeneration projects within Worcestershire. Discussions with property owners, council officers and other partner organisations have taken place and the Trust continues to maintain a watching brief on opportunities for Trust involvement in buildings at risk in Worcester city and beyond. Via the jointly produced Buildings at Risk App (see below) the Trust is continuing to recruit volunteers to assist with the identification of buildings at risk within the County.

Working with Partner Trusts

The collaboration with Wolverhampton Heritage Trust and West Midlands Historic Buildings Trust (together the Three Trusts) to mutually support common activities has continued to work well during the past year. Sharing staff and other resources with neighbouring Trusts will secure a transformative change in coming years supported by the adoption of a joint Business Plan nearing completion. In the 2024/25 financial year the collaboration mentioned above has continued and whilst various initiatives are currently of necessity operated via the West Midlands Historic Buildings Trust, they are contributed to financially and provide benefits to all three Trusts.

ACHIEVEMENTS AND PERFORMANCE

Capacity Building / Staff Recruitment – Joint Project

In late 2020 a grant was awarded by Historic England enabling the 3 trusts to move towards employing two members of staff: a Heritage Development Officer (HDO) and a part time Heritage Development Support Officer (HDSO), and to establish a shared office (currently based in Worcester one day per week) with employees also working from home until a permanent office can be established. Following a competitive recruitment process two staff started in post on 1st May 2021 with contracts ending mid-2024. The existing staff have been retained from the end of this funding by contributions from project developer return. Historic England are now fully supporting a Head of Projects member of staff through a new grant aid agreement through to mid-2027. A Project Steering Group meets regularly to oversee delivery of the Historic England funded project with delegated authority to make decisions within the project scope and budget. A Human Resources sub-committee of trustees has also been established to oversee matters relating to staff employment with the support of a human resources consultant.

A key outcome for the Capacity Building Project is the establishment of a Buildings at Risk Register for the area covered by the three trusts and that this should allow for public engagement with the process. Progress on the 'Buildings at Risk' App (launched in 2022) has been consolidated during the year including securing additional funding towards the costs of developing a business plan for the BaR App to enable sharing of the platform with other Building Preservation Trusts. The BaR App is currently being used under licence by a County Historic Building Trust with interest being expressed by at least 2 other Local Authorities to licence the BaR App.

Resilience & Engagement Joint Project

The Strategic Plan 2021-2025, adopted by Trustees included a resolution to pursue further funding applications to progress work on business planning and audience development. A successful application to The National Lottery Heritage Fund awarded grant aid up to £82,542 with approval to start in late January 2022. The Project Steering Group meeting on a monthly basis appointed Bearwood Associates Ltd, following a competitive tendering process, to manage the Resilience & Engagement Project.

**Worcestershire Building Preservation Trust
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REPORT OF THE TRUSTEES

For the year ended 31st March 2025

Further consultancy positions of business planner and evaluation consultants were procured. The project aims are to produce an Audience Development Plan; develop a Business Plan to identify new income streams and business models; strengthen Organisational Resilience by recruiting new trustees and volunteers and to understand the environmental impact of projects and activities including how to achieve carbon net zero in the future. This Resilience & Engagement project completed in this period, and it is anticipated that a further application will be made in the next financial year to support further strategic developments within the new structure indicated above.

The Business Planning process commenced in summer 2022 has been an incremental process over the past three years as circumstances have been changing and access to grant aid to deliver aspirations has been uncertain. The proposed changes in the business plan will be delivered through a long-term transition whereby West Midlands Heritage Trust is established as a new Charitable Incorporated Organisation (CIO) which will effectively take on the role currently supported by the West Midlands Historic Buildings Trust, as lead Trust of the three partners, in terms of administrative support, employment of staff, general fund raising, publicity, marketing and branding including member supporter services. Legal advice on this way forward has progressed this year with a view to adopting the new 'umbrella' CIO as from 1st April 2025. The role of trustees is unlikely to change greatly until a more established senior staff team is in place and able to take the organisation forward with strategic backing from the Councils of Management of the 3 partner Trusts. It is intended that all trustees will be invited initially to sit on the board of the delivery organisation / CIO 'West Midlands Heritage'

FINANCIAL REVIEW AND PLANS FOR FUTURE PERIODS

The focus for the coming 12 months is to:

- Continue to develop a Buildings at Risk register for the County of Worcestershire working with partners in local authorities, Historic England, local communities and other relevant stakeholders.
- Complete the joint Business Plan, including Fund Raising Strategy, develop a Marketing Strategy and complete an Audience Development Plan.
- Follow up research with a view to identifying potential future projects, make funding applications and securing working partnerships to seek solutions for historic buildings at risk.
- Build capacity to offer consultancy services to assist others struggling to save and conserve buildings at risk where direct trust intervention is not necessary.
- Continue to deliver the Willow Court Farmhouse project in accordance with the requirements of The National Lottery Heritage Fund grant award including the delivery of community engagement opportunities.
- Continue working towards adoption of the Charity Governance Code.

The financial position of the Trust is set out in detail in this Financial Statement.

Reserves Policy

It is the policy of the Board to maintain a level of reserves sufficient to ensure the continued operation of Trust activities.

**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

REPORT OF THE TRUSTEES
For the year ended 31st March 2025

Members of the Management Committee

The members and directors who are also trustees for the purpose of charity law, and served during the year, and up to the date of this report, are set out on page 1.

Responsibilities of the Management Committee in relation to the financial statements

Company law requires the trustees to prepare Financial Statements for each financial year which give a true and fair view of the charitable company as at the Balance Sheet date and of its income resources and application of resources, including income and expenditure for the financial year. In preparing those Financial Statements, the trustees should follow best practice and:

- select suitable Account policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare Financial Statements on the going concern basis unless it is inappropriate to assume that the company will continue on that basis.

The trustees (who are also directors of the charity for the purposes of company law) are responsible for preparing the Trustees Report and the Financial Statements in accordance with applicable law and UK Accounting Standards.

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to ensure that the Financial Statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In accordance with company law, as trustees, we certify that:

- so far as we are aware, there is no relevant audit information of which the company's auditors are unaware; and
- as the trustees of the company we have taken all the steps that we ought to have taken in order to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

This report has been prepared in accordance with the Statement of Recommended Practice – Accounting Reporting by Charities (issued in 2015) and in accordance with the provisions applicable to companies subject to the small companies' regime.

SIGNED ON BEHALF OF THE BOARD BY:



Name: Edward Graham Barron

Position: Trustee

Date: 16th Dec. 2025.

**Independent Auditors Report to the Trustees of
Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

Opinion

We have audited the financial statements of Worcestershire Building Preservation Trust (the 'charitable company') for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Statement of Financial Position and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including 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 financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025, and of its incoming resources and application of resources, including its 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 responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements 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 financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**Independent Auditors Report to the Trustees of
Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust) (continued)**

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement on page 7, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor responsibilities for the audit of the financial statements

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

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

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

In planning and designing our audit tests we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the charity performance along with the results of our enquiries of management about their own identification and assessment of risks and irregularities. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. We also obtained an understanding of the legal and regulatory frameworks that the charitable company operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the UK Companies Act, Charities Act, UK tax legislation and other laws and regulations identified as risk areas identified from our discussions with management.

We communicated relevant identified laws and regulations and potential fraud risks to all engagement team members including internal specialists, and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

**Independent Auditors Report to the Trustees of
Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust) (continued)**

After consideration of the above risks we then carried out audit procedures including the following:

performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;

- reading minutes of trustees meetings;
- reviewing correspondence with H M Revenue & Customs;
- enquiring of management and reviewing any correspondence with legal advisors concerning actual and potential litigation and claims;
- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.
- There are inherent limitations in our audit procedures described above. The more removed that the laws and regulations are from financial transactions the less likely it is that we would be aware on 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 financial statements 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 charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Oliver Ross BSc (Hons) FCA (Senior Statutory Auditor)
For and on behalf of
Muras Baker Jones Limited
Chartered Accountants and Statutory Auditors
Regent House
Bath Avenue
Wolverhampton
WV1 4EG

Date: 16 December 2025.

**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

**Statement of financial activities
For the year ended 31 March 2025**

	Notes	2025 Unrestricted funds	2025 Restricted Funds £	2025 Total Funds	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	4	-	1,260,830	1,260,830	185,165
Other trading activities	5	7	-	7	-
Investment income	6	2,985	-	2,985	686
		<hr/>	<hr/>	<hr/>	<hr/>
		2,992	1,260,830	1,263,822	185,851
EXPENDITURE ON					
Charitable activities	7	21,355	1,076,590	1,097,945	201,738
		<hr/>	<hr/>	<hr/>	<hr/>
		21,355	1,076,590	1,097,945	201,738
NET INCOME/EXPENDITURE		(18,363)	184,240	165,877	(15,887)
RECONCILIATION OF FUNDS					
Total funds brought forward		20,957	2,719	23,676	39,563
Transfers between funds	14	184,240	(184,240)	-	-
		<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD	13	186,834	2,719	189,553	23,676
		<hr/>	<hr/>	<hr/>	<hr/>

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

All income and expenditure has arisen from continuing activities.

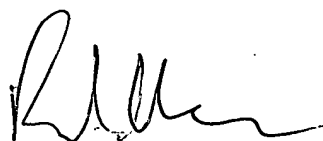
**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

**Statement of financial position
As at 31 March 2025**

	Notes	£	2025 Total Funds £	£	2024 Total Funds £
CURRENT ASSETS					
Debtors	11	156,016		8,182	
Cash at bank		205,063		23,690	
				<hr/>	
		361,079		31,872	
CREDITORS					
Amounts falling due within one year	13	(171,526)		(8,196)	
				<hr/>	
NET CURRENT ASSETS			189,553		23,676
			<hr/>		<hr/>
TOTAL ASSETS LESS CURRENT LIABILITIES			189,553		23,676
			<hr/>		<hr/>
NET ASSETS			189,553		23,676
			<hr/>		<hr/>
FUNDS					
Unrestricted funds	14		186,834		20,957
Restricted	14		2,719		2,719
			<hr/>		<hr/>
TOTAL FUNDS			189,553		23,676
			<hr/>		<hr/>

These financial statements were approved by the Board of Trustees on
were signed on its behalf by:

14/12/2025 and



Name: Robin Alan Sellers

Position: Trustee

Company number: 0837970

Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)

Statement of Cash Flows
For the year ended 31 March 2025

	Note	2025 £	2024 £
Cash flows from operating activities			
Surplus / (deficit) for the year		165,877	(15,887)
<i>Adjustments for:</i>			
Other interest receivable and similar income		(2,985)	(686)
Accrued (income)/expenses		(46,903)	100
<i>Changes in:</i>			
Trade and other debtors		(11,512)	183,729
Trade and other creditors		73,911	(181,399)
		<hr/>	<hr/>
Cash generated from operations		178,388	(14,143)
Interest received		2,985	686
		<hr/>	<hr/>
Net cash from operating activities		181,373	(13,457)
		<hr/>	<hr/>
Net increase/ (decrease) in cash and cash equivalents		181,373	(13,457)
Cash and cash equivalents at beginning of year	12	23,690	37,147
		<hr/>	<hr/>
Cash and cash equivalents at the year end	12	205,063	23,690
		<hr/>	<hr/>

**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

**Notes to the financial statements
For the year ended 31 March 2025**

1. GENERAL INFORMATION

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is WBPT, 8 Pendeford Place, Pendeford Business Park, Wolverhampton, WV9 5HD.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

The accounts have been prepared on a going concern basis as there are no material uncertainties about the charity's ability to continue in operation existence for the foreseeable future.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

**Notes to the financial statements
For the year ended 31 March 2025**

Income

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- Investment income is included when receivable.

Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Taxation

The charity being a registered charity is exempt from taxation in accordance with the provisions of Income and Corporation Taxes Act 1988.

**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

**Notes to the financial statements (Continued)
For the year ended 31 March 2025**

4. DONATIONS AND LEGACIES	Unrestricted Funds £	Restricted Funds £	Total 2025 £	Total 2024 £
Grants received from:				
National Lottery Heritage Fund	-	765,830	765,830	115,165
Wychavon District Council	-	495,000	495,000	70,000
	<hr/>	<hr/>	<hr/>	<hr/>
	-	1,260,830	1,260,830	185,165
	<hr/>	<hr/>	<hr/>	<hr/>
5. OTHER TRADING ACTIVITIES	Unrestricted Funds £	Restricted Funds £	Total 2025 £	Total 2024 £
Ground rents	7	-	7	-
	<hr/>	<hr/>	<hr/>	<hr/>
6. INVESTMENT INCOME	Unrestricted Funds £	Restricted Funds £	Total 2025 £	Total 2024 £
Interest Received	2,985	-	2,985	686
	<hr/>	<hr/>	<hr/>	<hr/>

**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

**Notes to the financial statements (Continued)
For the year ended 31 March 2025**

7. CHARITABLE ACTIVITIES	Unrestricted Funds £	Restricted Funds £	2025 £	2024 £
Building works	-	898,766	898,766	135,921
Professional fees	13,687	150,757	164,444	54,865
Staff costs	5,840	14,698	20,538	6,118
Accountancy fees	348	1,392	1,740	2,071
Independent examiners fees	-	-	-	1,000
Audit fees	350	3,150	3,500	-
Bank charges	115	-	115	60
Office costs	145	5,925	6,070	330
Printing and advertising	14	-	14	56
Insurance	329	-	329	260
Sundry expenses	527	1,902	2,429	1,057
	<u>21,355</u>	<u>1,076,590</u>	<u>1,097,945</u>	<u>201,738</u>

8. NET INCOME/(EXPENDITURE)	2025 £	2024 £
Net income/(expenditure) is stated after charging:		
Accountant's fees for audit of the accounts	3,500	-
Accountant's fees for independent examination of the accounts	-	1,000
	<u>3,500</u>	<u>1,000</u>

9. STAFF COSTS

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2025 £	2024 £
Wages and salaries	20,102	5,940
Employer contributions to pension plans	436	178
	<u>20,538</u>	<u>6,118</u>

The above staff costs include:

- Restricted costs which relate to one staff member who is dedicated to the Willow Court Project, and
- Unrestricted costs which relate to 6.67% of the costs of three staff members who work on the Capacity Building Project, which is a joint project with West Midlands Historic Buildings Trust and The City of Wolverhampton Regenerating Buildings Preservation Trust.

The payroll is managed by West Midlands Historic Buildings Trust and invoiced as appropriate.

**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

**Notes to the financial statements (Continued)
For the year ended 31 March 2025**

10. TRUSTEES' REMUNERATION AND EXPENSES

There were no trustees' remuneration or other benefits for the year ended 31 March 2025.

Trustees' expenses

No trustees' expenses were paid during the year ending 31 March 2025 (2024 - £nil).

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2025	2024
	£	£
Prepayments and accrued income	136,413	55
Other debtors	19,603	8,127
	<hr/>	<hr/>
	156,016	8,182
	<hr/>	<hr/>

Since April 2021, a total of £1,303,897 of funding has been received towards the delivery phase of the Willow Court project in Droitwich. There was however a further £172,037 to cover outstanding expenditures which had been claimed but was not received until after the year end. By the end of this financial year expenditure of £1,265,519 (including £184,240 developers return to WBPT) had been incurred on delivery activities. As a result, net accrued income of £136,322 has been reserved at 31 March 2025.

12. CASH AND CASH EQUIVALENTS	2025	2024
	£	£
Cash and cash equivalents comprise the following:		
Cash at bank and in hand	205,063	23,690
	<hr/>	<hr/>
13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2025	2024
	£	£
Trade creditors	81,107	7,196
Accrued expenses	90,419	1,000
	<hr/>	<hr/>
	171,526	8,196
	<hr/>	<hr/>

Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)

Notes to the financial statements (Continued)
For the year ended 31 March 2025

14. MOVEMENT IN FUNDS

	At 31.03.2024 £	Transfers £	Incoming Resources £	Outgoing Resources £	At 31.03.2025 £
Unrestricted funds					
General fund	20,957	184,240	2,992	(21,355)	186,834
Restricted funds					
Willow Court Farmhouse project	2,719	(184,240)	1,260,830	(1,076,590)	2,719
TOTAL FUNDS	<u>23,676</u>	<u>-</u>	<u>1,263,822</u>	<u>(1,097,945)</u>	<u>189,553</u>

Willow Court Farmhouse Project

Funding was obtained to progress the Willow Court project to the completion of a development plan.

Fund Transfers

The transfer from restricted to unrestricted funds relates to Developer's Return approved as income to the Trust, as agreed with the major donors to the Willow Court project. It is based upon 15% of relevant expenditures in the Delivery Phase of the project.

15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Net current Assets/ (Liabilities) £	Total 2025 £	Total 2024 £
Unrestricted funds	-	186,834	186,834	29,957
Restricted funds	-	2,719	2,719	2,719
TOTAL FUNDS	<u>-</u>	<u>189,553</u>	<u>189,553</u>	<u>23,676</u>

16. RELATED PARTY DISCLOSURES

Professional fees include £13,149 (2024 - £3,827) paid to IWSA Limited, a company in which a trustee, I Wilson, is a director. All transactions with that company have been on an arms length basis.

**Worcestershire Building Preservation Trust
(Formerly The Worcestershire Building Preservation Trust)**

**Notes to the financial statements (Continued)
For the year ended 31 March 2025**

17. LEGAL STATUS OF TRUST

The Worcestershire Building Preservation Trust is a company limited by guarantee. In the event of winding up or dissolution of the company, members' liability under the Memorandum of Association is limited to £1 each. At 31 March 2025 there were 17 Members.

Worcestershire Building Preservation Trust

England & Wales - Charity number 241258

Accounts

Company Number: 0837970
Registered Charity number: 241258

The Worcestershire Building Preservation Trust

**Report of the Trustees and
Unaudited Financial Statements**

Year ended 31 March 2024

**Muras Baker Jones Limited
Chartered Accountants
Regent House
Bath Avenue
Wolverhampton
West Midlands
WV1 4EG**

The Worcestershire Building Preservation Trust

Contents of the financial statements for the year ended 31 March 2024

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The Worcestershire Building Preservation Trust

Officers, professional advisers and administrative information

Charity Registration number: 241258

Company Registration number: 0837970

Registered Office: WBPT
8 Pendeford Place
Pendeford Business Park
Wolverhampton
WV9 5HD

Trustees: H Andrews
P Andrews
N Hogben
P Arnold
Ms J Pilkington
S Mason
R Greenhill
P Adams
Ms S Whitehouse
Ms K Andrew
A C Foster
E G Barron
N Crombie
I Wilson
R A Sellers
I D Tompkins
L T Hobbs (appointed 24 May 2023)
S E Reader (appointed 19 June 2023)
F Keith-Lucas (appointed 30 October 2023)

Independent Examiner Muras Baker Jones Limited
Regent House
Bath Avenue
Wolverhampton
WV1 4EG

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

The organisation is a company limited by guarantee and a registered charity.

The company was established under a Memorandum of Association, which established the objects and powers of the charitable company and is governed under its Articles of Association. The company was incorporated on 17th February 1965 as The County of Hereford and Worcester Building Preservation Trust and re-registered under the changed name The Worcestershire Building Preservation Trust on 17th March 1998. In the event of the company being wound up, members are required to contribute an amount not exceeding £1 (one pound).

The Trust was registered as a charity on 25th March 1965.

Recruitment and appointment of the Board of Trustees and induction and training

The directors of the company are also charity trustees for the purposes of charity law. Under the requirements of the Memorandum and Articles of Association, directors are elected to serve for a period of three years after which they may stand for re-election at the next Annual General Meeting.

In the past trustee recruitment depended upon people being recommended to the Board and invited to join. Whilst this worked well in the past it has been challenging in more recent years to recruit new trustees. The method of trustee recruitment was reviewed under the Resilience and Engagement project (see below) which commenced in February 2022. This instigated new approaches to advertising, recruitment and effective promotion of the Trust and successfully resulted in the recruitment of three new trustees this year to enhance the skills composition of Board membership. However, it is recognised that more work needs to be done on increasing the diversity of Board membership.

Risk Management

The trustee Board has a duty to identify and review the major risks to which the charity is exposed and ensure systems are in place to mitigate these risks. Established risk assessment and monitoring procedures are currently under review and progress continues to be made on development of the Risk Register.

The trustees also oversee the consideration of business and operational risks on a project-by-project basis with regular reports being produced to ensure that the necessary steps can be taken to mitigate and manage these risks.

Organisational Structure

The Worcestershire Building Preservation Trust is managed by an independent Board of trustee directors, at present nineteen members, with a wide range of specialist and professional interests. Trustees meet six times per year.

The Board establishes formal sub committees, task and finish groups and project specific steering groups to oversee particular functions and plans including management of specific buildings projects.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2024

DTS Solutions Ltd provide Project Director and advisory services to the Board of trustees. The Trust has a pool of Project Organisers on whom it can call for consultancy services when potential projects are identified. Frameworks for the services of Design Teams for projects are under development and a Legal Services framework has concluded this year in respect to governance and projects work.

In collaboration with The City of Wolverhampton Regenerating Buildings Preservation Trust and the West Midlands Historic Buildings Trust grant aid is in place to support joint posts to assist with the identification and development of potential project buildings, to raise the profile of the organisation including enhanced community engagement and the administrative support required to ensure effective day to day management of the organisation.

The Registered Office of the Trust is now located at the premises of TAG Accountants Group (formerly Copia Wealth and Tax Ltd) Wolverhampton, who also provide bookkeeping services to the Trust.

OBJECTIVES AND ACTIVITIES

Objectives

The objects of the Trust are to preserve for the benefit of the nation buildings of especial beauty or especial historic or architectural interest.

The Trust is specifically interested in buildings located within the County of Worcestershire which are neglected, decaying or at risk of demolition, especially where efforts to secure a commercial solution have not been found. Whilst the emphasis is on statutorily listed buildings and heritage assets within designated conservation areas consideration will be given to all buildings of architectural or historical merit. The Trust also seeks to research and inform the community about the architectural heritage of the County.

Public benefit

In setting the Trust's objectives, the Trustees have given careful consideration to the Charity Commission general guidance on public benefit. All projects seek to engage with local communities and seek solutions for reuse of buildings at risk that will be of public benefit.

Activities

In accordance with the powers, we have, in promoting the objects:

- Maintained contact with local authority conservation officers, Historic England and other relevant organisations to promote our objects and seek data on heritage at risk across our area of interest.
- Responded to requests for assistance on buildings at risk and investigated the viability of potential candidates for projects brought to our attention.
- Sought to safeguard the long-term viability of the organisation by working closely with other building preservation trusts including West Midlands Historic Buildings Trust and The City of Wolverhampton Regenerating Buildings Preservation Trust with whom work on a joint Business Plan has made significant progress this year
- Continued development of our website and social media profile to keep our communities informed of Trust activities, projects and other subjects of interest

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2024

ACHIEVEMENTS AND PERFORMANCE

Willow Court (formerly Boycott) Farmhouse, Droitwich

This grade II listed building originated in the 16th century with a surviving timber framed element to the rear subsequently extended with a larger brick structure in the 18th century. The building has been vacant for 40 years resulting in it becoming at serious risk and is located in an area of significant local deprivation. The project aims to provide a secure future for the building by converting it to 6 residential apartments, along with activities to involve a wide range of people in heritage with benefits for the local community and local economy. Heads of Terms have been agreed with Platform Housing Group to lease the apartments as affordable housing. The building remains in the ownership of Wychavon District Council until all funding is secured for the delivery stage.

Three sources of partnership funding towards the project development phase were secured from Architectural Heritage Fund, Wychavon District Council and the National Lottery Heritage Fund (NLHF), the expiry date for the latter grant of £259,400 was revised to 30/09/2023 following some unforeseen delays. The development phase including enabling works to allow access for the professional team to fully assess the building and its structural integrity ended in Autumn 2023. Archaeological and ecological survey work has been ongoing whilst enabling works have been taking place. Filming, including drone surveys, have been used to progress interpretation of the historical development of the site for presentation as 3D models as part of the next phase of project promotion. Planning and Listed Building Consent approvals were secured in October 2023 subject to some conditions.

The Delivery Stage of the project effectively commenced in February 2024 with the resumption of Project Steering Group meetings to discuss matters required to achieve 'Permission to Start' from the NLHF, fine tuning of design details, increased social media communications and some preliminary works on site including replacement of protective sheeting to the scaffold. A Heritage Engagement Co-ordinator has been engaged to provide services for Willow Court Farmhouse and the St Michael's Place project being developed by the West Midlands Historic Buildings Trust. This post will significantly enhance the Trusts' capacity for community outreach work. The total budget for delivery has been recalculated at £4,225,421 with funding secured from the National Lottery Heritage Fund, Wychavon District Council, Platform Housing Group lease purchase, various smaller grants and non-cash contributions including volunteer time. Construction works on site will commence during summer 2024.

Buildings at Risk

The Trust has continued in its efforts to identify a conservation / regeneration project within Worcestershire. Discussions with property owners, council officers and other partner organisations have taken place and the Trust continues to maintain a watching brief on opportunities for Trust involvement in buildings at risk in Worcester city and beyond. Via the jointly produced Buildings at Risk App (see below) the Trust is continuing to recruit volunteers to assist with the identification of buildings at risk within the County.

Asset Register

The Trust had a legacy of conservation projects in which it retained a legal interest. Work has now concluded on negotiating the termination of WBPT leasehold interest in Church House, Areley Kings, and Belle House, Pershore in previous years. Outstanding issues relating to other past projects have been considered and deemed negligible.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2024

Working with Partner Trusts

The collaboration with The City of Wolverhampton Regenerating Buildings Preservation Trust and the West Midlands Historic Buildings Trust (together the Three Trusts) to mutually support common activities has continued to work well during the past year. Sharing staff and other resources with neighbouring Trusts will provide a transformative change in coming years supported by the adoption of the joint Business Plan nearing completion. In the 2023/24 financial year the collaboration mentioned above has continued and whilst various initiatives are currently of necessity operated via the West Midlands Historic Buildings Trust, they are contributed to financially and provide benefits to all three Trusts.

Capacity Building / Staff Recruitment – Joint Project

In late 2020 a grant was awarded by Historic England enabling the 3 trusts to move towards employing two members of staff: a Heritage Development Officer (HDO) and a part time Heritage Development Support Officer (HDSO), and to establish a shared office (currently based in Worcester one day per week) with employees also working from home until a permanent office can be established. Following a competitive recruitment process two staff started in post on 1st May 2021 with contracts ending mid-2024. Staff changes have occurred this year necessitating the recruitment of a replacement HDO on a short-term contract. Recruitment for a replacement for the HDSO vacancy failed to identify a suitable applicant and it was resolved to amend this role to a more general Administrative Manager position and, if necessary, to use 3 Trusts own funds when the Historic England grant expires in 2024 to enable this to be advertised as a permanent post. This proved to be successful, and the new post is now established and providing stability for the evolving administrative demands of the 3 Trusts. Further funding is being sought from Historic England and the National Lottery Heritage Fund to support extending these posts in accordance with the aspirations of the emerging Business Plan. Match-funding from the 3 Trusts may be required, continuing the arrangement with the current Historic England capacity-building grant.

A Project Steering Group meets regularly to oversee delivery of the Historic England funded project with delegated authority to make decisions related to the project on behalf of the Three Trusts provided they are within the project scope and budget. A Human Resources sub-committee of trustees has also been established to oversee matters relating to staff employment with the support of a human resources consultant.

A key outcome for the Capacity Building Project is the establishment of a Buildings at Risk register for the area covered by the three trusts and that this should allow for public engagement with the process. Progress on the 'Buildings at Risk' App (launched in 2022) has been consolidated during the year including securing additional funding towards the costs of developing a business plan for the BaR App to enable sharing of the platform with other Building Preservation Trusts. A portion of this grant has been used to provide a short-term student placement to cover enhancement of specific aspects of the project to further efforts to engage wider communities in the identification of heritage at risk across the region.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2024

Resilience & Engagement Joint Project

The Strategic Plan 2021-2025, adopted by Trustees included a resolution to pursue further funding applications to progress work on business planning and audience development. A successful application to the National Lottery Heritage Fund awarded grant aid up to £82,542 with approval to start in late January 2022. The Project Steering Group meeting on a monthly basis appointed Bearwood Associates Ltd, following a competitive tendering process, to manage the Resilience & Engagement Project. Further consultancy positions of business planner and evaluation consultants were procured. The project aims are to produce an Audience Development Plan; develop a Business Plan to identify new income streams and business models; strengthen Organisational Resilience by recruiting new trustees and volunteers and to understand the environmental impact of projects and activities including how to achieve carbon net zero in the future. Significant progress has been achieved this year although there have also been setbacks.

The Business Planning process commenced in summer 2022 has been an incremental process over the past two years as circumstances have been changing and access to grant aid to deliver aspirations has been uncertain. The proposed changes in the business plan will be delivered through a long-term transition whereby it is proposed to establish a new Charitable Incorporated Organisation (CIO) which will effectively take on the role currently supported by the West Midlands Historic Buildings Trust, as lead Trust of the three partners, in terms of administrative support, employment of staff, general fund raising, publicity, marketing and branding including member supporter services. Legal advice on this way forward has progressed this year with a view to adopting the new 'umbrella' CIO during 2024-25. The role of trustees is unlikely to change greatly until a more established senior staff team is in place and able to take the organisation forward with strategic backing from the Councils of Management of the 3 partner Trusts. It is intended that all trustees will be invited initially to sit on the board of the delivery organisation / CIO 'West Midlands Heritage'

This way forward will release West Midlands Historic Buildings Trust from its current responsibilities for staff employment and other functions on behalf of the other partner Trusts. It will also place the three trusts on an equal footing with the ability to concentrate on projects delivery in future years. The Business Plan is recognised to be aspirational, but this level of ambition is warranted and should also hopefully appeal to funders. Funding applications will be made to support the cost of transition as opportunities arise.

FINANCIAL REVIEW AND PLANS FOR FUTURE PERIODS

The focus for the coming 12 months is to:

- Continue to develop a Buildings at Risk register for the County of Worcestershire working with partners in local authorities, Historic England, local communities and other relevant stakeholders.
- Complete the joint Business Plan, including Fund Raising Strategy, develop a Marketing Strategy and complete an Audience Development Plan.
- Follow up research with a view to identifying potential future projects, make funding applications and securing working partnerships to seek solutions for historic buildings at risk.
- Build capacity to offer consultancy services to assist others struggling to save and conserve buildings at risk where direct trust intervention is not necessary.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2024

- Continue to deliver the Willow Court Farmhouse project in accordance with the requirements of the National Lottery Heritage Fund grant award including the delivery of community engagement opportunities.
- Continue working towards adoption of the Charity Governance Code.

The financial position of the Trust is set out in detail in this Financial Statement.

Reserves Policy

It is the policy of the Board to maintain a level of reserves sufficient to ensure the continued operation of Trust activities.

Responsibilities of the Management Committee

Company law requires the trustees to prepare Financial Statements for each financial year which give a true and fair view of the charitable company as at the Balance Sheet date and of its income resources and application of resources, including income and expenditure for the financial year. In preparing those Financial Statements, the trustees should follow best practice and:

- select suitable Account policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare Financial Statements on the going concern basis unless it is inappropriate to assume that the company will continue on that basis.

The trustees (who are also directors of the charity for the purposes of company law) are responsible for preparing the Trustees Report and the Financial Statements in accordance with applicable law and UK Accounting Standards.

The trustees are responsible for maintaining proper Accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to ensure that the Financial Statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Members of the Management Committee

The members and directors who are also trustees for the purpose of charity law, and served during the year, and up to the date of this report, are set out on page 1.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2024

This report has been prepared in accordance with the Statement of Recommended Practice - Accounting Reporting by Charities (issued in 2015) and in accordance with the provisions applicable to companies subject to the small companies' regime.

SIGNED ON BEHALF OF THE BOARD BY:



E. C. BROWN

ACTING CHAIR

Trustee

5th NOVEMBER 2024

Independent Examiner's Report to the Trustees of The Worcestershire Building Preservation Trust

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2024 which are set out on pages 10 to 19.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Oliver Ross BSc (Hons) FCA
Independent Examiner

Regent House
Bath Avenue
Wolverhampton
WV1 4EG

Date: 21/2/24

The Worcestershire Building Preservation Trust

**Statement of financial activities
For the year ended 31 March 2024**

	Notes	2024 Unrestricted funds	2024 Restricted Funds £	2024 Total Funds	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	4	-	185,165	185,165	286,347
Other trading activities	5	-	-	-	3,000
Investment income	6	686	-	686	450
		<hr/>	<hr/>	<hr/>	<hr/>
		686	185,165	185,851	289,797
EXPENDITURE ON					
Charitable activities	7	16,281	185,457	201,738	271,422
		<hr/>	<hr/>	<hr/>	<hr/>
		16,281	185,457	201,738	271,422
NET INCOME/EXPENDITURE		(15,595)	(292)	(15,887)	18,375
RECONCILIATION OF FUNDS					
Total funds brought forward		12,640	26,923	39,563	21,188
Transfers between funds		23,912	(23,912)	-	-
		<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD	13	20,957	2,719	23,676	39,563
		<hr/>	<hr/>	<hr/>	<hr/>

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

All income and expenditure has arisen from continuing activities.

The Worcestershire Building Preservation Trust

**Statement of financial position
As at 31 March 2024**

	Notes	£	2024 Total Funds £	2023 Total Funds £
CURRENT ASSETS				
Debtors	11	8,182	191,911	
Cash at bank		23,690	37,147	
		<hr/>	<hr/>	
		31,872	229,058	
CREDITORS				
Amounts falling due within one year	12	(8,196)	(189,495)	
		<hr/>	<hr/>	
NET CURRENT ASSETS			23,676	39,563
			<hr/>	<hr/>
TOTAL ASSETS LESS CURRENT LIABILITIES			23,676	39,563
			<hr/>	<hr/>
NET ASSETS			23,676	39,563
			<hr/>	<hr/>
FUNDS				
Unrestricted funds	13		20,957	12,640
Restricted	13		2,719	26,923
			<hr/>	<hr/>
TOTAL FUNDS			23,676	39,563
			<hr/>	<hr/>

The Worcestershire Building Preservation Trust

**Balance sheet
As at 31 March 2024**

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2024.

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31 March 2024 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

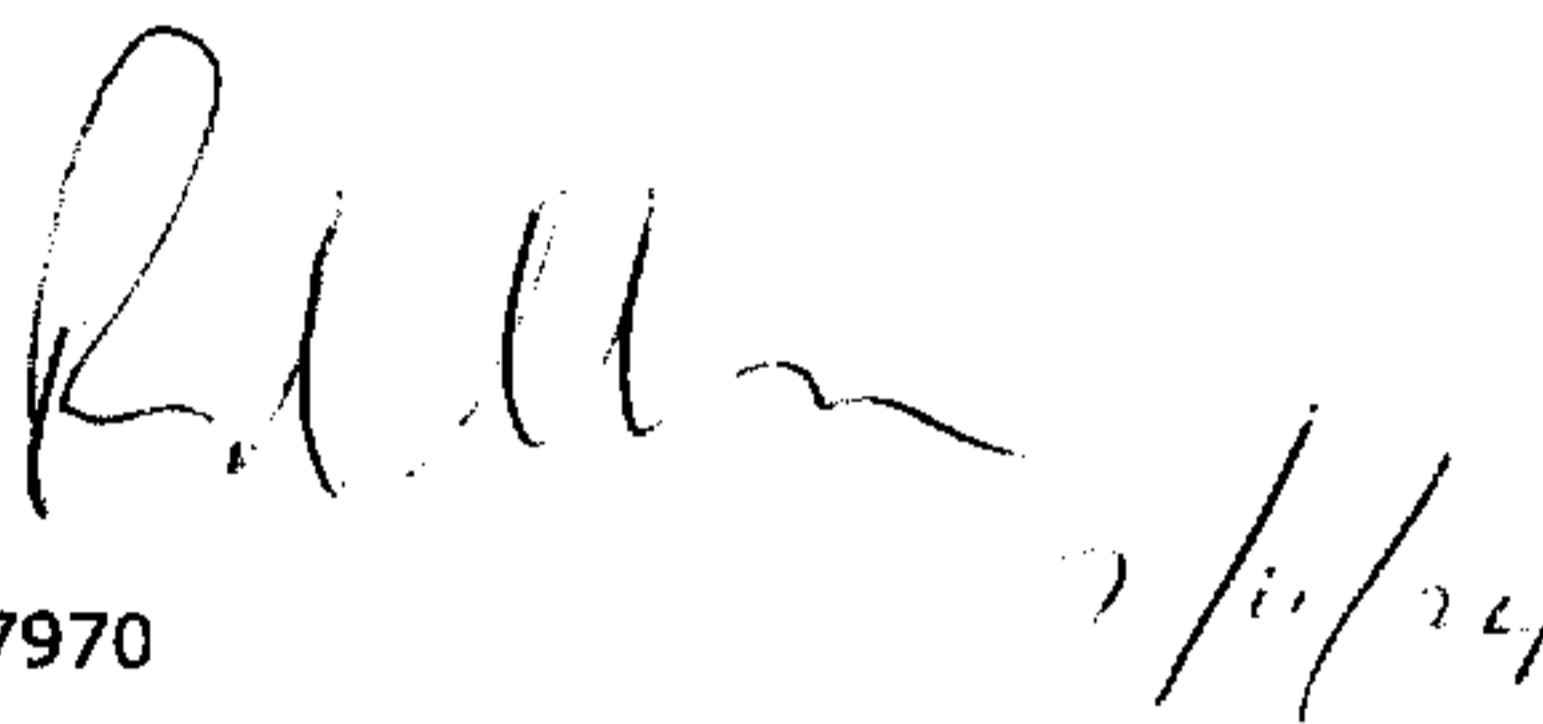
- a) Ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- b) Preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These Financial Statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the Board of Trustees on 7/11/2024 and were signed on its behalf by:

Trustee

Company number: 0837970



The Worcestershire Building Preservation Trust

Notes to the financial statements For the year ended 31 March 2024

1. GENERAL INFORMATION

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is WBPT, 8 Pendeford Place, Pendeford Business Park, Wolverhampton, WV9 5HD.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

The accounts have been prepared on a going concern basis as there are no material uncertainties about the charity's ability to continue in operation existence for the foreseeable future.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

The Worcestershire Building Preservation Trust

Notes to the financial statements For the year ended 31 March 2024

Income

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- Investment income is included when receivable.

Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Taxation

The charity being a registered charity is exempt from taxation in accordance with the provisions of Income and Corporation Taxes Act 1988.

The Worcestershire Building Preservation Trust

**Notes to the financial statements (Continued)
For the year ended 31 March 2024**

4. DONATIONS AND LEGACIES	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
Grants received from:				
National Lottery Heritage Fund	-	115,165	115,165	89,926
Wychavon District Council		70,000	70,000	192,698
Arts Council		-	-	3,723
	<hr/>	<hr/>	<hr/>	<hr/>
	-	185,165	185,165	286,347
	<hr/>	<hr/>	<hr/>	<hr/>
5. OTHER TRADING ACTIVITIES	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
Sale of property	-	-	-	3,000
	<hr/>	<hr/>	<hr/>	<hr/>
6. INVESTMENT INCOME	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
Interest Received	686	-	686	450
	<hr/>	<hr/>	<hr/>	<hr/>

The Worcestershire Building Preservation Trust

**Notes to the financial statements (Continued)
For the year ended 31 March 2024**

7. CHARITABLE ACTIVITIES	Unrestricted Funds £	Restricted Funds £	2024 £	2023 £
Building works	-	135,921	135,921	108,173
Professional fees	10,365	44,500	54,865	146,975
Staff costs	2,033	4,085	6,118	9,937
Accountancy fees	1,761	310	2,071	841
Independent examiners fees	1,000	-	1,000	900
Bank charges	60	-	60	-
Office costs	197	133	330	872
Printing and advertising	56	-	56	100
Insurance	260	-	260	381
Sundry expenses	549	508	1,057	3,243
	<u>16,281</u>	<u>185,457</u>	<u>201,738</u>	<u>271,422</u>

8. NET INCOME/(EXPENDITURE)	2024 £	2023 £
Net income/(expenditure) is stated after charging: Accountants fees for independent examination of the accounts	1,000	900

9. STAFF COSTS

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2024 £	2023 £
Wages and salaries	5,940	9,947
Employer contributions to pension plans	178	290
	<u>6,118</u>	<u>9,937</u>

The above staff costs include:

- Restricted costs which relate to one staff member who is dedicated to the Willow Court Project, and
- Unrestricted costs which relate to 6.67% of the costs of three staff members who work on the Capacity Building Project, which is a joint project with West Midlands Historic Buildings Trust and The City of Wolverhampton Regenerating Buildings Preservation Trust.

The payroll is managed by West Midlands Historic Buildings Trust and invoiced as appropriate.

The Worcestershire Building Preservation Trust

**Notes to the financial statements (Continued)
For the year ended 31 March 2024**

10. TRUSTEES' REMUNERATION AND EXPENSES

There were no trustees' remuneration or other benefits for the year ended 31 March 2024.

Trustees' expenses

No trustees' expenses were paid during the year ending 31 March 2024 (2023 - £nil).

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2024	2023
	£	£
Trade debtors	-	146,176
Prepayments	55	95
Other debtors	8,127	45,640
	<hr/>	<hr/>
	8,182	191,911
	<hr/>	<hr/>
12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2024	2023
	£	£
Trade creditors	7,196	73,430
Accrued expenses	1,000	900
Deferred income	-	115,165
	<hr/>	<hr/>
	8,196	189,495
	<hr/>	<hr/>

Since April 2021, a total of £589,104 of funding has been received towards the development phase of the Willow Court project in Droitwich. By the end of this financial year expenditure of £613,112 (including £23,715 developers return to WBPT) had been incurred on development activities. Therefore there is no deferred income reserved for future development activities at 31 March 2024.

13. MOVEMENT IN FUNDS

	At 31.03.23	Transfers	Incoming Resources	Outgoing Resources	At 31.03.24
	£	£	£	£	£
Unrestricted funds					
General fund	12,640	23,912	686	(16,281)	20,957
Restricted funds					
Willow Court Farmhouse project	26,923	(23,912)	185,165	(185,457)	2,719
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	39,563	-	185,851	(201,738)	23,676
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

The Worcestershire Building Preservation Trust

Notes to the financial statements (Continued) For the year ended 31 March 2024

Willow Court Farmhouse Project

Funding was obtained to progress the Willow Court project to the completion of a development plan

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Net current Assets/ (Liabilities) £	Total 2023 £	Total 2022 £
Unrestricted funds	-	20,957	29,957	12,640
Restricted funds	-	2,719	2,719	26,923
TOTAL FUNDS	-	23,676	23,676	39,563

15. RELATED PARTY DISCLOSURES

Professional fees include £3,827 (2023 - £11,480) paid to IWSA Limited, a company in which a trustee, I Wilson, is a director. All transactions with that company have been on an arms length basis.

16. LEGAL STATUS OF TRUST

The Worcestershire Building Preservation Trust is a company limited by guarantee. In the event of winding up or dissolution of the company, members' liability under the Memorandum of Association is limited to £1 each. At 31 March 2024 there were 19 Members.

Worcestershire Building Preservation Trust

England & Wales - Charity number 241258

Accounts

Company Number: 0837970
Registered Charity number: 241258

The Worcestershire Building Preservation Trust

**Report of the Trustees and
Unaudited Financial Statements**

Year ended 31 March 2023

**Muras Baker Jones Limited
Chartered Accountants
Regent House
Bath Avenue
Wolverhampton
West Midlands
WV1 4EG**

The Worcestershire Building Preservation Trust

Contents of the financial statements for the year ended 31 March 2023

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Statement of financial activities	10
Statement of financial position	11
Notes to the financial statements	13

The Worcestershire Building Preservation Trust

Officers, professional advisers and administrative information

Charity Registration number: 241258

Company Registration number: 0837970

Registered Office: C/O Copia Wealth & Tax
8 Pendeford Place
Pendeford Business Park
Wolverhampton
WV9 5HD

Trustees:

H Andrews	(appointed 1 February 2023)
P Andrews	(appointed 1 February 2023)
N Hogben	
P Arnold	
Ms J Pilkington	
S Mason	
R Greenhill	(appointed 6 October 2022)
P Adams	
N Brown	(resigned 6 October 2022)
Ms S Whitehouse	
Ms K Andrew	
A C Foster	
E G Barron	
N Crombie	
I Wilson	
R A Sellers	
I D Tompkins	
L T Hobbs	(appointed 24 May 2023)
S E Reader	(appointed 19 June 2023)
F Keith-Lucas	(appointed 30 October 2023)

Independent Examiner

Muras Baker Jones Limited
Regent House
Bath Avenue
Wolverhampton
WV1 4EG

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

The organisation is a company limited by guarantee and a registered charity.

The company was established under a Memorandum of Association, which established the objects and powers of the charitable company and is governed under its Articles of Association. The company was incorporated on 17th February 1965 as The County of Hereford and Worcester Building Preservation Trust and re-registered under the changed name The Worcestershire Building Preservation Trust on 17th March 1998. In the event of the company being wound up, members are required to contribute an amount not exceeding £1 (one pound).

The Trust was registered as a charity on 25th March 1965.

Recruitment and appointment of the Board of Trustees and induction and training

The directors of the company are also charity trustees for the purposes of charity law. Under the requirements of the Memorandum and Articles of Association, directors are elected to serve for a period of three years after which they may stand for re-election at the next Annual General Meeting.

In the past trustee recruitment depended upon people being recommended to the Board and invited to join. Whilst this worked well in the past it has been challenging in more recent years to recruit new trustees. The method of trustee recruitment has been reviewed under the new Resilience and Engagement project (see below) which commenced in February 2022. This has explored new and more up-to-date approaches to advertising, recruitment and effective promotion of the Trust and successfully resulted in the recruitment of three new trustees to enhance the skills composition of Board membership. Several other candidates have also expressed an interest in becoming trustees and this will be pursued later in 2023 – 24. More work needs to be done on increasing the diversity of Board membership.

Risk Management

The trustee Board has a duty to identify and review the major risks to which the charity is exposed and ensure systems are in place to mitigate these risks. Established risk assessment and monitoring procedures are currently under review and progress continues to be made on development of the Risk Register.

The trustees also oversee the consideration of business and operational risks on a project-by-project basis with regular reports being produced to ensure that the necessary steps can be taken to mitigate and manage these risks.

Organisational Structure

The Worcestershire Building Preservation Trust is managed by an independent Board of trustee directors, at present fourteen members, with a wide range of specialist and professional interests. Trustees meet six times per year.

The Board establishes formal sub committees, task and finish groups and project specific steering groups to oversee particular functions and plans including management of specific buildings projects.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2023

DTS Solutions Ltd provide Project Director and advisory services to the Board of trustees. The Trust has now identified a pool of Project Organisers on whom it can call for consultancy services when potential projects are identified. The Willow Court Farmhouse project is being Project Organised through Bearwood Associates Ltd.

In collaboration with The City of Wolverhampton Regenerating Buildings Preservation Trust and the West Midlands Historic Buildings Trust grant aid is in place until 2024 to support two staff posts to assist with the identification and development of potential project buildings and to raise the profile of the organisation (see below).

The Registered Office of the Trust is now located at the premises of Copia Wealth and Tax Ltd, Wolverhampton, who also provide bookkeeping services to the Trust.

OBJECTIVES AND ACTIVITIES

Objectives

The objects of the Trust are to preserve for the benefit of the nation buildings of especial beauty or especial historic or architectural interest.

The Trust is specifically interested in buildings located within the County of Worcestershire which are neglected, decaying or at risk of demolition, especially where efforts to secure a commercial solution have not been found. Whilst the emphasis is on statutorily listed buildings and heritage assets within designated conservation areas consideration will be given to all buildings of architectural or historical merit. The Trust also seeks to research and inform the community about the architectural heritage of the County.

Public benefit

In setting the Trust's objectives, the Trustees have given careful consideration to the Charity Commission general guidance on public benefit. All projects seek to engage with local communities and seek solutions for reuse of buildings at risk that will be of public benefit.

Activities

In accordance with the powers, we have, in promoting the objects:

- Maintained contact with local authority conservation officers, Historic England and other relevant organisations to promote our objects and seek data on heritage at risk across our area of interest.
- Responded to requests for assistance on buildings at risk and investigated the viability of potential candidates for projects brought to our attention.
- In setting the Trust's objectives, the Trustees have given careful consideration to the Charity Commission general guidance on public benefit. All projects seek to engage with local communities and seek solutions for reuse of buildings at risk that will be of public benefit.
- In setting the Trust's objectives, the Trustees have given careful consideration to the Charity Commission general guidance on public benefit. All projects seek to engage with local communities and seek solutions for reuse of buildings at risk that will be of public benefit.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2023

- Continued development of our website and social media profile to keep our communities informed of Trust activities, projects and other subjects of interest.

ACHIEVEMENTS AND PERFORMANCE

Willow Court (formerly Boycott) Farmhouse, Droitwich

This grade II listed building originated in the 16th century with a surviving timber framed element to the rear subsequently extended with a larger brick structure in the 18th century. The building has been vacant for 40 years resulting in it becoming at serious risk and is located in an area of significant local deprivation. The project aims to provide a secure future for the building by converting it to 6 residential apartments, along with activities to involve a wide range of people in heritage with benefits for the local community and local economy. Heads of Terms have been agreed with Platform Housing Group to lease the apartments as affordable housing. The building remains in the ownership of Wychavon District Council until all funding is secured for the delivery stage.

Three sources of partnership funding towards the project development phase have been awarded. An Architectural Heritage Fund Project Development Grant of up to £30,000 was fully paid on 30/03/2022. Section 106 and revenue funding of up to £144,025 has been pledged by Wychavon District Council with a further commitment to funds for the delivery phase. Further S106 funds were applied to cover additional works to scaffold as mentioned below. The National Lottery Heritage Fund (NLHF) awarded a Project Development Phase Grant of up to £259,400 with a revised grant expiry date of 30/09/2023.

Monthly Project Steering Group meetings have taken place. The group having authority to make decisions related to the Willow Court Farmhouse project provided they are within the project scope and budget as defined by the NLHF Project Development Phase grant award.

Scaffolding and a temporary roof cover are in place, including wrap and hoarding, which allowed for enabling works to start in late November 2022 and subsequently permit safe access to the interior of the building for the design team. Some additional remedial works to the original protective scaffold were necessary the costs of which were met by Wychavon District Council utilising Section 106 funds of £30,401.50. Significant progress has been made on refining the technical design of the refurbishment scheme to RIBA Stage 4 and the delivery stage grant application to the NLHF will be submitted in June 2023. Practical completion of the enabling works is also anticipated in June 2023. Planning and Listed Building Consent applications are being prepared for submission and legal agreements finalised.

The delivery phase budget was prepared in 2019 with an estimate of costs and professional fees based on a capital costs estimate of £1,700,787. In common with many other construction projects, costs have escalated post Covid 19 which means an overall increase of circa £678,530 in estimated contract costs from the 2019 estimate. There is a hard break clause between the development and delivery phase, as the delivery phase is subject to funding. Whilst every effort is being made to keep costs under tight control it is anticipated that the next financial year will be challenging.

Community support for the restoration continues to grow. Monthly social media posts on the Willow Court Facebook page, including 3D virtual visualisations, now have over 400 followers. A Heritage Open Days event held in September 2022 in the Westlands Community Centre generated further community engagement, especially with pupils of the local primary school. The project team held a community consultation event on proposed activity planning for inclusion in the delivery stage funding grant applications in February 2023 which was well attended.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2023

Work starting on site in November 2022 has also boosted interest in the project with local communities generally. However, site security remains a concern and the internal stability of the building a considerable risk and it is being cautiously propped and supported. Further asbestos removal is being quoted for, following more sample testing in the main farmhouse.

Buildings at Risk

The Trust has continued in its efforts to identify a conservation / regeneration project within Worcestershire. Discussions with property owners, council officers and other partner organisations have taken place and the Trust continues to maintain a watching brief on opportunities for Trust involvement in buildings at risk in Worcester city and beyond.

Asset Register

The Trust had a legacy of conservation projects in which it retained a legal interest. Work has now concluded on negotiating the termination of WBPT leasehold interest in Church House, Areley Kings, and Belle House, Pershore. No significant capital gain was accrued as a result with any income being sufficient to cover legal costs.

Working with Partner Trusts

The collaboration with The City of Wolverhampton Regenerating Buildings Preservation Trust and the West Midlands Historic Buildings Trust (together the Three Trusts) to mutually support common activities has continued to work well during the past year. Sharing staff and other resources with neighbouring Trusts will provide a transformative change in coming years supported by the adoption of the joint Business Plan currently under preparation.

In the 2022/23 financial year the collaboration mentioned above crystallised into major projects which, while they are funded via the West Midlands Historic Buildings Trust, are contributed to financially and provide benefits to all three Trusts.

Capacity Building / Staff Recruitment

In late 2020 a grant of £150,000 over 3 years was awarded by Historic England enabling the 3 trusts to move towards employing two members of staff: a Heritage Development Officer (HDO) and a part time Heritage Development Support Officer (HDSO), and to establish a shared office (currently based in Worcester one day per week) with employees also working from home until a permanent office can be established. Following a competitive recruitment process two staff started in post on 1st May 2021 with contracts ending April 2024. Further funding is being sought to support extending these posts in accordance with the aspirations of the emerging Business Plan (see below). The employment of two staff on the government's "Kickstarter" programme that was reported in the 2021/22 accounts was satisfactorily completed in September 2022 in line with the terms of the programme.

A Project Steering Group oversees delivery of the Historic England funded project with delegated authority to make decisions related to the project on behalf of the Three Trusts provided they are within the project scope and budget as defined by the Historic England grant award. A Human Resources sub-committee of trustees continues to meet to oversee matters relating to staff employment with the support of a human resources consultant.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2023

The employment of staff is a major step forward and has already enabled the Trust to be more proactive in the pursuit of projects in the county and surrounding districts. The additional capacity from employing staff allows for more engagement with property owners, the local authority and other partners, plus the ability to resource funding applications for projects development in future years.

A key outcome for the Capacity Building Project is the establishment of a Buildings at Risk register for the area covered by the three trusts and that this should allow for public engagement with the process. Significant progress has been made during the year on this resulting in the launch of the 'Buildings at Risk' App on the 4th August 2022. This innovative approach utilises a GIS based system linked to a computer-based condition survey that can be accessed and completed by volunteers via a smartphone and will be promoted in the Wolverhampton area with training sessions to encourage take up from local communities with an interest in heritage and architecture. The BAR App provides a dynamic, constantly updated method of recording and monitoring buildings at risk and will assist in identification of potential new projects in the City.

Resilience & Engagement Joint Project

The revised Strategic Plan 2021-2025, adopted by Trustees at their meeting in March 2021 included a resolution to pursue further funding applications to progress work on business planning and audience development. A successful application to the National Lottery Heritage Fund awarded grant aid up to £82,542 with approval to start in late January 2022. The Project Steering Group meeting on a monthly basis appointed Bearwood Associates Ltd, following a competitive tendering process, to manage the Resilience & Engagement Project. Further consultancy positions of business planner and evaluation consultants have been procured. The project aims are to produce an Audience Development Plan; develop a Business Plan to identify new income streams and business models; strengthen Organisational Resilience by recruiting new trustees and volunteers and to understand the environmental impact of projects and activities including and how to achieve carbon zero in the future. A survey of skills gaps in the current trustee board undertaken in March 2022 resulted in a targeted recruitment campaign and the appointment of three new trustees with appropriate skills and expressions of interest from several other candidates. Significant progress has been achieved on the preparation of the Business Plan which will shortly be presented to trustees for approval. Further funding applications will be submitted in the coming years to build capacity and resilience.

FINANCIAL REVIEW AND PLANS FOR FUTURE PERIODS

The focus for the coming 12 months is to:

- Continue to develop a Buildings at Risk register for the County of Worcestershire working with partners in local authorities, Historic England, local communities and other relevant stakeholders.
- Complete the joint Business Plan, including Fund Raising Strategy, develop a Marketing Strategy and complete an Audience Development Plan.
- Follow up research with a view to identifying potential future projects, make funding applications and securing working partnerships to seek solutions for historic buildings at risk.
- Build capacity to offer consultancy services to assist others struggling to save and conserve buildings at risk where direct trust intervention is not necessary.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2023

- Continue to develop the Willow Court Farmhouse project in accordance with the requirements of the National Lottery Heritage Fund grant award including commissioning of additional specialist reports; finalising Partnership Agreements; completing designs to RIBA Stage 4 in order to submit applications for statutory consents and obtain tenders for the building contract; approving a Development Appraisal; submitting applications for grant and loan funding for the Project Delivery Phase (including the second-round application to NLHF and loan application to AHF) and developing community engagement opportunities.
- Continue working towards adoption of the Charity Governance Code.

The financial position of the Trust is set out in detail in this Financial Statement.

Reserves Policy

It is the policy of the Board to maintain a level of reserves sufficient to ensure the continued operation of Trust activities.

Responsibilities of the Management Committee

Company law requires the trustees to prepare Financial Statements for each financial year which give a true and fair view of the charitable company as at the Balance Sheet date and of its income resources and application of resources, including income and expenditure for the financial year. In preparing those Financial Statements, the trustees should follow best practice and:

- select suitable Account policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare Financial Statements on the going concern basis unless it is inappropriate to assume that the company will continue on that basis.

The trustees (who are also directors of the charity for the purposes of company law) are responsible for preparing the Trustees Report and the Financial Statements in accordance with applicable law and UK Accounting Standards.

The trustees are responsible for maintaining proper Accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to ensure that the Financial Statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Members of the Management Committee

The members and directors who are also trustees for the purpose of charity law, and served during the year, and up to the date of this report, are set out on page 1.

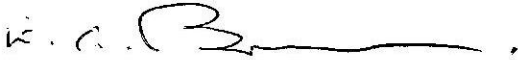
The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2023

This report has been prepared in accordance with the Statement of Recommended Practice – Accounting Reporting by Charities (issued in 2015) and in accordance with the provisions applicable to companies subject to the small companies' regime.

SIGNED ON BEHALF OF THE BOARD BY:

A handwritten signature in black ink, appearing to be 'W. A. B.', followed by a long horizontal line.

Trustee

Independent Examiner's Report to the Trustees of The Worcestershire Building Preservation Trust

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2023 which are set out on pages 10 to 19.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Oliver Ross BSc (Hons) FCA
Independent Examiner

Regent House
Bath Avenue
Wolverhampton
WV1 4EG

Date: 20/12/2023

The Worcestershire Building Preservation Trust

**Statement of financial activities
For the year ended 31 March 2023**

	Notes	2023 Unrestricted funds	2023 Restricted Funds £	2023 Total Funds	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	4	-	286,347	286,347	82,738
Other trading activities	5	3,000	-	3,000	465
Investment income	6	450	-	450	18
		<hr/>	<hr/>	<hr/>	<hr/>
		3,450	286,347	289,797	83,221
EXPENDITURE ON					
Charitable activities	7	7,857	263,565	271,422	89,403
		<hr/>	<hr/>	<hr/>	<hr/>
		7,857	263,565	271,422	89,403
NET INCOME/EXPENDITURE					
		(4,407)	22,782	18,375	(6,182)
RECONCILIATION OF FUNDS					
Total funds brought forward		17,047	4,141	21,188	27,370
		<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD	13	12,640	26,923	39,563	21,188
		<hr/>	<hr/>	<hr/>	<hr/>

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

All income and expenditure has arisen from continuing activities.

The Worcestershire Building Preservation Trust

**Statement of financial position
As at 31 March 2023**

	Notes	£	2023 Total Funds £	£	2022 Total Funds £
CURRENT ASSETS					
Debtors	11	191,911		13,307	
Cash at bank		37,147		110,624	
				<hr/>	
		229,058		123,931	
CREDITORS					
Amounts falling due within one year	12	(189,495)		(102,743)	
				<hr/>	
NET CURRENT ASSETS			39,563		21,188
			<hr/>		<hr/>
TOTAL ASSETS LESS CURRENT LIABILITIES			39,563		21,188
			<hr/>		<hr/>
NET ASSETS			39,563		21,188
			<hr/>		<hr/>
FUNDS					
Unrestricted funds	13		12,640		17,047
Restricted	13		26,923		4,141
			<hr/>		<hr/>
TOTAL FUNDS			39,563		21,188
			<hr/>		<hr/>

The Worcestershire Building Preservation Trust

**Balance sheet
As at 31 March 2023**

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31 March 2023 in accordance with Section 476 of the Companies Act 2006.

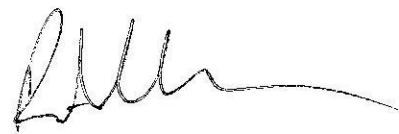
The trustees acknowledge their responsibilities for:

- a) Ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- b) Preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These Financial Statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the Board of Trustees on 20/12/2022 and were signed on its behalf by:

Robin Seller



Trustee

Company number: 0837970

The Worcestershire Building Preservation Trust

Notes to the financial statements For the year ended 31 March 2023

1. GENERAL INFORMATION

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is C/O Copia Wealth & Tax, 8 Pendeford Place, Pendeford Business Park, Wolverhampton, WV9 5HD.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

The accounts have been prepared on a going concern basis as there are no material uncertainties about the charity's ability to continue in operation existence for the foreseeable future.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

The Worcestershire Building Preservation Trust

Notes to the financial statements For the year ended 31 March 2023

Income

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- Investment income is included when receivable.

Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Taxation

The charity being a registered charity is exempt from taxation in accordance with the provisions of Income and Corporation Taxes Act 1988.

The Worcestershire Building Preservation Trust

**Notes to the financial statements (Continued)
For the year ended 31 March 2023**

4. DONATIONS AND LEGACIES	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
Grants received from:				
Architectural Heritage Fund	-	-	-	23,624
National Lottery Heritage Fund	-	89,926	89,926	40,962
Wychavon District Council		192,698	192,698	18,152
Arts Council		3,723	3,723	-
	-	286,347	286,347	82,738
5. OTHER TRADING ACTIVITIES	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
Equipment sales	-	-	-	400
Ground rents	-	-	-	65
Sale of property	3,000	-	3,000	-
	3,000	-	3,000	465
6. INVESTMENT INCOME	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
Interest Received	450	-	450	18

The Worcestershire Building Preservation Trust

Notes to the financial statements (Continued) For the year ended 31 March 2023

7. CHARITABLE ACTIVITIES	Unrestricted Funds £	Restricted Funds £	2023 £	2022 £
Building works	-	108,173	108,173	-
Professional fees	-	146,975	146,975	77,093
Staff costs	2,628	7,309	9,937	8,623
Accountancy fees	1,741	-	1,741	1,714
Office costs	638	234	872	873
Printing and advertising	-	100	100	148
Insurance	381	-	381	286
Sundry expenses	2,469	774	3,243	666
	<hr/>	<hr/>	<hr/>	<hr/>
	7,857	263,565	271,422	89,403
	<hr/>	<hr/>	<hr/>	<hr/>

8. NET INCOME/(EXPENDITURE)	2023 £	2022 £
Net income/(expenditure) is stated after charging: Accountants fees for independent examination of the accounts	900	680
	<hr/>	<hr/>

9. STAFF COSTS

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2023 £	2022 £
Wages and salaries	9,647	8,372
Employer contributions to pension plans	290	251
	<hr/>	<hr/>
	9,937	8,623
	<hr/>	<hr/>

The above staff costs include:

- a) Restricted costs which relate to one staff member who is dedicated to the Willow Court Project, and
- b) Unrestricted costs which relate to 6.67% of the costs of two staff members who work on the Capacity Building Project, which is a joint project with West Midlands Historic Buildings Trust and The City of Wolverhampton Regenerating Buildings Preservation Trust.

The payroll is managed by West Midlands Historic Buildings Trust and invoiced as appropriate.

The Worcestershire Building Preservation Trust

**Notes to the financial statements (Continued)
For the year ended 31 March 2023**

10. TRUSTEES' REMUNERATION AND EXPENSES

There were no trustees' remuneration or other benefits for the year ended 31 March 2023.

Trustees' expenses

No trustees' expenses were paid during the year ending 31 March 2023. Nor in the period ended 31 March 2022

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2023	2022
	£	£
Trade debtors	146,176	31
Prepayments	95	95
Other debtors	45,640	13,181
	<hr/>	<hr/>
	191,911	13,307
	<hr/>	<hr/>
12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2023	2022
	£	£
Trade creditors	73,430	9,254
Accrued expenses	900	6,192
Deferred income	115,165	87,297
	<hr/>	<hr/>
	189,495	102,743
	<hr/>	<hr/>

Since April 2021, a total of £519,104 of funding has been received towards the development phase of the Willow Court project in Droitwich. By the end of this financial year expenditure of £403,939 (including £23,715 developers return to WBPT) had been incurred on development activities. The remaining £115,165 is reserved for future development activities.

13. MOVEMENT IN FUNDS

	At 31.03.22	Transfers	Incoming Resources	Outgoing Resources	At 31.03.23
	£	£	£	£	£
Unrestricted funds					
General fund	17,047	-	3,450	(7,857)	12,640
Restricted funds					
Willow Court					
Farmhouse project	4,141	-	282,624	(259,842)	26,923
Jubilee project	-	-	3,723	(3,723)	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	21,188	-	289,797	(271,422)	39,563
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

The Worcestershire Building Preservation Trust

Notes to the financial statements (Continued) For the year ended 31 March 2023

Willow Court Farmhouse Project

Funding was obtained to progress the Willow Court project to the completion of a development plan

Jubilee Project

The Trust received a grant from the Arts Council of England "Let's Create Jubilee" Fund, via the Worcestershire Community Foundation. This was used to support community engagement with people of all ages in the immediate vicinity of Willow Court Farmhouse, Droitwich. Working with local schools, the grant was used to undertake an intergenerational oral history project with local residents and to celebrate the Platinum Jubilee of Her Majesty Elizabeth II.

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Net current Assets/ (Liabilities) £	Total 2023 £	Total 2022 £
Unrestricted funds	-	12,640	12,640	17,047
Restricted funds	-	26,923	26,923	4,141
TOTAL FUNDS	-	39,563	39,563	21,188

15. RELATED PARTY DISCLOSURES

Professional fees include £11,480 (2022 - £nil) paid to IWSA Limited, a company in which a trustee, I Wilson, is a director. All transactions with that company have been on an arms length basis.

16. LEGAL STATUS OF TRUST

The Worcestershire Building Preservation Trust is a company limited by guarantee. In the event of winding up or dissolution of the company, members' liability under the Memorandum of Association is limited to £1 each. At 31 March 2023 there were 16 Members.

Worcestershire Building Preservation Trust

England & Wales - Charity number 241258

Accounts

Company Number: 0837970
Registered Charity number: 241258

The Worcestershire Building Preservation Trust

**Report of the Trustees and
Unaudited Financial Statements**

Year ended 31 March 2022

**Muras Baker Jones Limited
Chartered Accountants
Regent House
Bath Avenue
Wolverhampton
West Midlands
WV1 4EG**

The Worcestershire Building Preservation Trust

Contents of the financial statements for the year ended 31 March 2022

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Independent Examiners' Report	8
Statement of financial activities	9
Statement of financial position	10
Notes to the financial statements	12

The Worcestershire Building Preservation Trust

Officers, professional advisers and administrative information

Charity Registration number: 241258

Company Registration number: 0837970

Registered Office: C/O Copia Wealth & Tax
8 Pendeford Place
Pendeford Business Park
Wolverhampton
WV9 5HD

Trustees: N Hogben
P Arnold
Ms J Pilkington
S Mason
M Balkham (resigned 22 July 2021)
P Adams
N Brown
Ms S Whitehouse
Ms K Andrew
A C Foster
E G Barron
N Crombie
I Wilson
R A Sellers
I D Tompkins

Company secretary: P Copsey LLB (resigned 30 April 2021)

Independent Examiner Muras Baker Jones Limited
Regent House
Bath Avenue
Wolverhampton
WV1 4EG

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT

The organisation is a company limited by guarantee and a registered charity.

The company was established under a Memorandum of Association, which established the objects and powers of the charitable company and is governed under its Articles of Association. The company was incorporated on 17th February 1965 as The County of Hereford and Worcester Building Preservation Trust and re-registered under the changed name The Worcestershire Building Preservation Trust on 17th March 1998. In the event of the company being wound up, members are required to contribute an amount not exceeding £1 (one pound).

The Trust was registered as a charity on 25th March 1965.

Recruitment and appointment of the Board of Trustees and induction and training

The directors of the company are also charity trustees for the purposes of charity law. Under the requirements of the Memorandum and Articles of Association, directors are elected to serve for a period of three years after which they may stand for re-election at the next Annual General Meeting.

In the past trustee recruitment depended upon people being recommended to the Board and invited to join. Whilst this worked well in the past it has been challenging in more recent years to recruit new trustees. The method of trustee recruitment will therefore be reviewed under the new Resilience and Engagement project (see below) which commenced in February 2022. This will explore new and more up-to-date approaches to advertising, recruitment and effective promotion of the Trust to attract quality candidates to enhance the diversity and skills composition of Board membership.

Risk Management

The trustee Board has a duty to identify and review the major risks to which the charity is exposed and ensure systems are in place to mitigate these risks. Established risk assessment and monitoring procedures are currently under review and progress continues to be made on development of the Risk Register.

The trustees also oversee the consideration of business and operational risks on a project-by-project basis with regular reports being produced to ensure that the necessary steps can be taken to mitigate and manage these risks.

Organisational Structure

The Worcestershire Building Preservation Trust is managed by an independent Board of trustee directors, at present fourteen members, with a wide range of specialist and professional interests. Trustees meet six times per year.

The Board establishes formal sub committees, task and finish groups and project specific steering groups to oversee particular functions and plans including management of specific buildings projects.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2022

DTS Solutions Ltd provide Project Director and advisory services to the Board of trustees. The Trust has now identified a pool of Project Organisers on whom it can call for consultancy services when potential projects are identified. The Willow Court Farmhouse project is being Project Organised through Bearwood Associates Ltd.

In collaboration with The City of Wolverhampton Regenerating Buildings Preservation Trust and the West Midlands Historic Buildings Trust grant aid has been secured to support two staff posts to assist with the identification of potential project buildings and to raise the profile of the organisation (see below).

The Registered Office of the Trust is now located at the premises of Copia Wealth and Tax Ltd, Wolverhampton, who also provide bookkeeping services to the Trust.

OBJECTIVES AND ACTIVITIES

Objectives

The objects of the Trust are to preserve for the benefit of the nation buildings of especial beauty or especial historic or architectural interest.

The Trust is specifically interested in buildings located within the County of Worcestershire which are neglected, decaying or at risk of demolition, especially where efforts to secure a commercial solution have not been found. Whilst the emphasis is on statutorily listed buildings and heritage assets within designated conservation areas consideration will be given to all buildings of architectural or historical merit. The Trust also seeks to research and inform the community about the architectural heritage of the County.

Public benefit

In shaping our objectives, planning, and delivering our activities, the trustees have considered the Charity Commission's guidance on public benefit.

Activities

In accordance with the powers, we have, in promoting the objects:

- Maintained contact with local authority conservation officers, Historic England and other relevant organisations to promote our objects and seek data on heritage at risk across our area of interest.
- Responded to requests for assistance on buildings at risk and investigated the viability of potential candidates for projects brought to our attention.
- Applied for grants and loans and secured the services of professional teams to appraise, manage and deliver specific building conservation projects.
- Sought to safeguard the long term viability of the organisation by working closely with other building preservation trusts including West Midlands Historic Buildings Trust and The City of Wolverhampton Regenerating Buildings Preservation Trust including supporting the submission of funding applications to secure our shared goals.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2022

- Continued development of our website and social media profile to keep our communities informed of Trust activities, projects and other subjects of interest.

ACHIEVEMENTS AND PERFORMANCE

Willow Court (formerly Boycott) Farmhouse, Droitwich

This grade II listed building originated in the 16th century with a surviving timber framed element to the rear subsequently extended with a larger brick structure in the 18th century. The building has been vacant for 40 years resulting in it becoming at serious risk and is located in an area of significant local deprivation. The project aims to provide a secure future for the building by converting it to 6 residential apartments, along with activities to involve a wide range of people in heritage with benefits for the local community and local economy. Heads of Terms have been agreed with Platform Housing Group to lease the apartments as affordable housing.

Three sources of partnership funding towards the project development phase have been awarded. An AHF Project Development Grant of up to £30,000 had its grant expiry date extended owing to Covid 19 and was fully paid on 30/03/2022. Section 106 and revenue funding of up to £144,025 has been pledged by Wychavon District Council with a further commitment to funds for the delivery phase. The National Lottery Heritage Fund (NLHF) awarded a Project Development Phase Grant of up to £259,400 with a revised grant expiry date of 30/09/2023.

A monthly Project Steering Group has been established with authority to make decisions related to the Willow Court Farmhouse project provided they are within the project scope and budget as defined by the NLHF Project Development Phase grant award.

Following unavoidable delays during 2020-21 scaffolding and a temporary roof cover are now in place and a full measured survey of the exterior of the farmhouse and surrounding areas was completed in February 2022. Obtaining tenders for enabling works to progress further applications for grants to secure the delivery stage of the project are in progress. Planning and Listed Building Consent applications are being prepared for submission and legal agreements finalised.

The project has also been awarded £3,722 Arts Council Funding under the Let's Create Jubilee Grant scheme for work with the local community and schools to capture oral history and bring their findings together in a Jubilee inspired celebration.

Buildings at Risk

The Trust has continued in its efforts to identify a conservation / regeneration project within Worcestershire. Circumstances have eased somewhat around the Covid 19 emergency enabling discussions with property owners, council officers and other partner organisations to resume on a more regular and face to face basis. The Trust has researched buildings in Lowesmoor and Angel Street in Worcester City centre this year and continues to maintain a watching brief on opportunities for Trust involvement in buildings at risk in the City.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2022

Asset Register

The Trust has a legacy of conservation projects in which it retains a legal interest. Work has been ongoing to prepare a definitive asset register of responsibilities and income from legacy projects at Belle House, Pershore; Wyre Hill, Bewdley and Church House, Areley Kings.

Working with Partner Trusts

The collaboration with The City of Wolverhampton Regenerating Buildings Preservation Trust and the West Midlands Historic Buildings Trust to mutually support common activities has continued to work well during the past year. Sharing staff and other resources with neighbouring Trusts will provide a transformative change in coming years.

In the 2021/22 financial year the collaboration mentioned above crystallised into major projects in which the West Midlands Historic Buildings Trust has taken a lead role in securing grants and management of projects to provide benefits to all three Trusts.

Capacity Building / Staff Recruitment

In autumn 2020 a grant of £150,000 over 3 years (£50,000 per annum) was awarded by Historic England enabling the 3 trusts to move towards employing two members of staff: a Heritage Development Officer (HDO) and a part time Heritage Development Support Officer (HDSO), and to establish a shared office for the 3 trusts once Covid-19 restrictions were sufficiently lifted to make this possible (employees to work from home in the first year). Following a competitive recruitment process two staff started in post on 1st May 2021. Office space at Avoncroft Museum of Historic Buildings was secured for a 12 month trial period in early March 2022.

Resilience & Engagement Joint Project

The revised Strategic Plan 2021-2025, adopted by Trustees at their meeting in March 2021 included a resolution to pursue further funding applications to progress work on business planning and audience development. A strategic planning sub-committee was established and an application submitted to the National Lottery Heritage Fund with grant aid up to £82,542 being awarded in October 2021 with approval to start the project in late January 2022. Match funding was secured from the Heritage Compass, Historic England and DWP Kickstarter scheme resulting in a total project budget of £92,526. Following a competitive tendering process, Bearwood Associates Ltd were appointed as Project Manager for the Resilience & Engagement project. Further consultancy positions of business planner and evaluation consultants have been widely advertised, with procurement in progress.

A Project Steering Group to oversee delivery of the Historic England funded project was established this year with delegated authority to make decisions related to the project on behalf of the 3 Trusts provided they are within the project scope and budget as defined by the Historic England grant award. A Human Resources sub-committee of trustees has also been instigated to oversee matters relating to staff employment.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2022

Two 'Kickstarter' employees on 6 month contracts commenced work with effect from 7th March 2022. This is seen as an opportunity to provide experience and skills development for young people hoping to make a career in the heritage sector.

The employment of staff is a major step forward and has already enabled the Trust to be more proactive in the pursuit of projects across the West Midlands conurbation and environs. Development of a 'Buildings at Risk' project has made progress over the past year which aims to engage local communities in the identification of Grade II Listed Buildings falling into disrepair and potential Trust projects. This will utilise a GIS based system linked to a computer-based condition survey accessed via an app which can be accessed and completed via a smartphone. This will build on existing knowledge of heritage at risk across the West Midlands. The additional capacity from employing staff will allow for more engagement with property owners, local authorities and other partners, plus the ability to resource funding applications for projects development in future years.

FINANCIAL REVIEW AND PLANS FOR FUTURE PERIODS

The focus for the coming 12 months is to:

- Continue to develop a Buildings at Risk register for the County of Worcestershire working with partners in local authorities, Historic England, local communities and other relevant stakeholders.
- Follow up research with a view to identifying potential future projects, make funding applications and securing working partnerships to seek solutions for historic buildings at risk.
- Build capacity to offer consultancy services to assist others struggling to save and conserve buildings at risk where direct trust intervention is not necessary.
- Complete a Business Plan, including Fund Raising Strategy, develop a Marketing Strategy (in conjunction with partner trusts) and complete an Audience Development Plan.
- Continue working towards adoption of the Charity Governance Code.
- Progress any outstanding issues relating to the asset register.
- Continue to develop the Willow Court Farmhouse project in accordance with the requirements of the National Lottery Heritage Fund grant award including commissioning of additional specialist reports; finalising Partnership Agreements; completing designs to RIBA Stage 4 in order to submit applications for statutory consents and obtain tenders for the building contract; approving a Development Appraisal; preparing applications for grant and loan funding for the Project Delivery Phase (including the second-round application to NLHF and loan application to AHF) and developing community engagement opportunities.

The financial position of the Trust is set out in detail in this Financial Statement.

Reserves Policy

It is the policy of the Board to maintain a level of reserves sufficient to ensure the continued operation of Trust activities.

The Worcestershire Building Preservation Trust

REPORT OF THE TRUSTEES

For the year ended 31st March 2022

Responsibilities of the Management Committee

Company law requires the trustees to prepare Financial Statements for each financial year which give a true and fair view of the charitable company as at the Balance Sheet date and of its income resources and application of resources, including income and expenditure for the financial year. In preparing those Financial Statements, the trustees should follow best practice and:

- select suitable Account policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare Financial Statements on the going concern basis unless it is inappropriate to assume that the company will continue on that basis.

The trustees (who are also directors of the charity for the purposes of company law) are responsible for preparing the Trustees Report and the Financial Statements in accordance with applicable law and UK Accounting Standards.

The trustees are responsible for maintaining proper Accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to ensure that the Financial Statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Members of the Management Committee

The members and directors who are also trustees for the purpose of charity law, and served during the year, and up to the date of this report, are set out on page 1.

This report has been prepared in accordance with the Statement of Recommended Practice – Accounting Reporting by Charities (issued in 2015) and in accordance with the provisions applicable to companies subject to the small companies' regime.

SIGNED ON BEHALF OF THE BOARD BY:

Trustee



S WHITEHOUSE.

3/11/2022

Independent Examiner's Report to the Trustees of The Worcestershire Building Preservation Trust

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2022 which are set out on pages 9 to 17.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Oliver Ross BSc (Hons) FCA
Independent Examiner

Regent House
Bath Avenue
Wolverhampton
WV1 4EG

Date:

3/11/2022

The Worcestershire Building Preservation Trust

**Statement of financial activities
For the year ended 31 March 2022**

	Notes	2022 Unrestricted funds	2022 Restricted Funds £	2022 Total Funds	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	4	-	82,738	82,738	38,577
Other trading activities	5	465	-	465	-
Investment income	6	18	-	18	13
		<hr/>	<hr/>	<hr/>	<hr/>
		483	82,738	83,221	38,590
EXPENDITURE ON					
Charitable activities	7	5,560	83,843	89,403	38,517
		<hr/>	<hr/>	<hr/>	<hr/>
		5,560	83,843	89,403	38,517
NET INCOME/EXPENDITURE					
		(5,077)	(1,105)	(6,182)	73
RECONCILIATION OF FUNDS					
Total funds brought forward		22,124	5,246	27,370	27,297
		<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD	13	17,047	4,141	21,188	27,370
		<hr/>	<hr/>	<hr/>	<hr/>

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

All income and expenditure has arisen from continuing activities.

The Worcestershire Building Preservation Trust

**Statement of financial position
As at 31 March 2022**

	Notes	£	2022 Total funds £	2021 Total funds £
CURRENT ASSETS				
Debtors	11	13,307		10,680
Cash at bank		110,624		126,376
				<hr/>
		123,931		137,376
CREDITORS				
Amounts falling due within one year	12	(102,743)		(109,686)
				<hr/>
NET CURRENT ASSETS			21,188	27,370
			<hr/>	<hr/>
TOTAL ASSETS LESS CURRENT LIABILITIES			21,188	27,370
			<hr/>	<hr/>
NET ASSETS			21,188	27,370
			<hr/>	<hr/>
FUNDS				
Unrestricted funds	13		17,047	22,124
Restricted	13		4,141	5,246
			<hr/>	<hr/>
TOTAL FUNDS			21,188	27,370
			<hr/>	<hr/>

The Worcestershire Building Preservation Trust

Balance sheet As at 31 March 2022

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

- a) Ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- b) Preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These Financial Statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the Board of Trustees on 3/11/2022 and were signed on its behalf by:


ROBIN SELLERS

Trustee

Company number: 0837970

The Worcestershire Building Preservation Trust

Notes to the financial statements For the year ended 31 March 2022

1. GENERAL INFORMATION

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is C/O Copia Wealth & Tax, 8 Pendeford Place, Pendeford Business Park, Wolverhampton, WV9 5HD.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

The accounts have been prepared on a going concern basis as there are no material doubts about the charity's ability to continue in operation existence for the foreseeable future.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

The Worcestershire Building Preservation Trust

Notes to the financial statements For the year ended 31 March 2022

Income

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- Investment income is included when receivable.

Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Taxation

The charity being a registered charity is exempt from taxation in accordance with the provisions of Income and Corporation Taxes Act 1988.

The Worcestershire Building Preservation Trust

**Notes to the financial statements (Continued)
For the year ended 31 March 2022**

4. DONATIONS AND LEGACIES	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
Grants received from:				
Architectural Heritage Fund	-	23,624	23,624	-
National Lottery Heritage Fund	-	40,962	40,962	-
Wychavon District Council	-	18,152	18,152	38,577
	-	82,738	82,738	38,577
5. OTHER TRADING ACTIVITIES	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
Equipment sales	400	-	400	-
Ground rents	65	-	65	-
	465	-	465	-
6. INVESTMENT INCOME	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
Interest Received	18	-	18	13

The Worcestershire Building Preservation Trust

**Notes to the financial statements (Continued)
For the year ended 31 March 2022**

7. CHARITABLE ACTIVITIES	Unrestricted Funds £	Restricted Funds £	2022 £	2021 £
Professional fees	950	76,143	77,093	35,747
Staff costs	2,297	6,326	8,623	-
Accountancy fees	1,508	206	1,714	1,450
Office costs	103	770	873	-
Printing and advertising	-	148	148	412
Insurance	286	-	286	381
Sundry expenses	416	250	666	527
	5,560	83,843	89,403	38,517

8. NET INCOME/(EXPENDITURE)	2022 £	2021 £
Net income/(expenditure) is stated after charging: Accountants fees for independent examination of the accounts	680	650

9. STAFF COSTS

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2022 £	2021 £
Wages and salaries	8,372	-
Employer contributions to pension plans	251	-
	8,623	-

The above staff costs include:

- a) Restricted costs which relate to one staff member who is dedicated to the Willow Court Project, and
- b) Unrestricted costs which relate to 6.67% of the costs of two staff members who work on the Capacity Building Project, which is a joint project with West Midlands Historic Buildings Trust and The City of Wolverhampton Regenerating Buildings Preservation Trust.

The payroll is managed by West Midlands Historic Buildings Trust and invoiced as appropriate.

10. TRUSTEES' REMUNERATION AND EXPENSES

There were no trustees' remuneration or other benefits for the year ended 31 March 2022.

Trustees' expenses

No trustees' expenses were paid during the year ending 31 March 2022. Nor in the period ended 31 March 2021.

The Worcestershire Building Preservation Trust

**Notes to the financial statements (Continued)
For the year ended 31 March 2022**

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2022	2021
	£	£
Trade debtors	31	-
Prepayments	95	-
Other debtors	13,181	10,680
	<hr/>	<hr/>
	13,307	10,680
	<hr/>	<hr/>
12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2022	2021
	£	£
Trade creditors	9,254	3,588
Accrued expenses	6,192	650
Deferred income	87,297	105,448
	<hr/>	<hr/>
	102,743	109,686
	<hr/>	<hr/>

Since April 2021, a total of £208,611 of funding has been received towards the development phase of the Willow Court project in Droitwich. By the end of this financial year expenditure of £121,314 (including £935 developers return to WBPT) had been incurred on development activities. The remaining £87,297 is reserved for future development activities.

13. MOVEMENT IN FUNDS	At		Incoming	Outgoing	At
	31.03.21	Transfers	Resources	Resources	31.3.22
	£	£	£	£	£
Unrestricted funds					
General fund	22,124	-	483	(5,560)	17,047
Restricted funds					
Willow Court					
Farmhouse project	5,246	-	82,738	(83,843)	4,141
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	27,370	-	83,221	(89,403)	21,188
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

Willow Court Farmhouse Project

Funding was obtained to progress the Willow Court project to the completion of a development plan

The Worcestershire Building Preservation Trust

**Notes to the financial statements (Continued)
For the year ended 31 March 2022**

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Net current Assets/ (Liabilities) £	Total 2022 £	Total 2021 £
Unrestricted funds	-	17,047	17,047	22,124
Restricted funds	-	4,141	4,141	5,246
TOTAL FUNDS	-	21,188	21,188	27,370

15. RELATED PARTY DISCLOSURES

Professional fees include £52,189 (2021 - £15,599) paid to Rodney Melville & Partners Limited, a company in which a trustee, M Balkham, is a director. All transactions with that company have been on an arms length basis.

16. LEGAL STATUS OF TRUST

The Worcestershire Building Preservation Trust is a company limited by guarantee. In the event of winding up or dissolution of the company, members' liability under the Memorandum of Association is limited to £1 each. At 31 March 2022 there were 14 Members.

Worcestershire Building Preservation Trust

England & Wales - Charity number 241258

Accounts

Company Number: 0837970
Registered Charity number: 241258

The Worcestershire Building Preservation Trust

**Report of the Trustees and
Unaudited Financial Statements**

Year ended 31 March 2021

**Muras Baker Jones Limited
Chartered Accountants
Wolverhampton**

The Worcestershire Building Preservation Trust

Contents of the financial statements for the year ended 31 March 2021

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Independent Examiners' Report	8
Statement of financial activities	9
Balance sheet	10
Notes to the financial statements	12

The Worcestershire Building Preservation Trust

Officers, professional advisers and administrative information

Charity Registration number: 241258

Company Registration number: 0837970

Registered Office: C/O Copia Wealth & Tax
8 Pendeford Place
Pendeford Business Park
Wolverhampton
WV9 5HD

Trustees: N Hogben
P Arnold
D Bills MBE (resigned 5 May 2020)
Ms J Pilkington
S Mason
M Balkham (resigned 22 July 2021)
P Adams
N Brown
Ms S Whitehouse
Ms K Andrew
A C Foster
E G Barron
N Crombie
I Wilson
R A Sellers
I D Tompkins (appointed 2 July 2020)

Company secretary: P Copsey LLB (resigned 30 April 2021)

Independent Examiner Muras Baker Jones Limited
Regent House
Bath Avenue
Wolverhampton
WV1 4EG

The Worcestershire Building Preservation Trust

Report of the Trustees For the year ended 31 March 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

The organisation is a company limited by guarantee and a registered charity.

The company was established under a Memorandum of Association, which established the objects and powers of the charitable company and is governed under its Articles of Association. The company was incorporated on 17th February 1965 as The County of Hereford and Worcester Building Preservation Trust and re-registered under the changed name The Worcestershire Building Preservation Trust on 17 March 1998. In the event of the company being wound up, members are required to contribute an amount not exceeding £1 (one pound).

The Trust was registered as a charity on 25 March 1965.

Recruitment and appointment of the Board of Trustees and induction and training.

The directors of the company are also charity trustees for the purposes of charity law. Under the requirements of the Memorandum and Articles of Association, directors are elected to serve for a period of three years after which they may stand for re-election at the next Annual General Meeting.

Until recently trustee recruitment has depended upon people being recommended to the Board and invited to join. Consideration is given to their interest in the work of the Trust, local knowledge, experience and skills. Whilst this has worked well in the past, the method of trustee recruitment remains under review. Limited progress has been made on recruitment of new trustees to fill skills gaps and increase diversity on the Board this year and it is recognised that there is a great deal of competition in the voluntary sector to secure capable and knowledgeable trustees. As a result new and more innovative approaches will need to be addressed including additional advertising and more effective promotion of the Trust to attract quality candidates. This work is ongoing.

Risk Management

The trustee Board has a duty to identify and review the major risks to which the charity is exposed and ensure systems are in place to mitigate these risks. Established risk assessment and monitoring procedures are currently under review and considerable progress has been made this year on development of a robust Risk Register.

The trustees also oversee the consideration of business and operational risks on a project-by-project basis with regular reports being produced to ensure that the necessary steps can be taken to mitigate and manage these risks.

Organisational Structure

The Worcestershire Building Preservation Trust is managed by an independent Board of trustee directors, at present fourteen members, with a wide range of specialist and professional interests. Trustees meet six times per year.

The Board establishes formal sub committees, task and finish groups and project specific steering groups to oversee particular functions and plans including management of specific buildings projects.

The Worcestershire Building Preservation Trust

Report of the Trustees (Continued) For the year ended 31 March 2021

Bookkeeping services are provided by Copia Wealth and Tax Ltd and DTS Solutions Ltd provide Project Director and advisory services to the Board of trustees. The Trust has now identified a pool of Project Organisers on whom it can call for consultancy services when potential projects are identified. The Willow Court farmhouse project is being Project Organised through Bearwood Associates Ltd. Currently the Trust employs no staff directly although grant aid has been secured this year to support three part time staff posts working in collaboration with our other Trust partners (see below).

The Registered Office of the Trust was also transferred to the premises of Copia Wealth and Tax Ltd, Wolverhampton, following the retirement of the Trust Company Secretary (non trustee) of many years, Peter Copsey, from Kidderminster based MFG Solicitors. The Trustees extend their sincere thanks to Peter Copsey for his countless years of dedicated service to the work of the Trust.

OBJECTIVES AND ACTIVITIES

Objectives

The objects of the Trust are to preserve for the benefit of the nation buildings of especial beauty or especial historic or architectural interest.

The Trust is specifically interested in buildings located within the County of Worcestershire which are neglected, decaying or at risk of demolition, especially where efforts to secure a commercial solution have not been found. Whilst the emphasis is on statutorily listed buildings and heritage assets within designated conservation areas consideration will be given to all buildings of architectural or historical merit. The Trust also seeks to research and inform the community about the architectural heritage of the County.

Public benefit

In shaping our objectives, planning and delivering our activities, the trustees have considered the Charity Commission's guidance on public benefit.

Activities

In accordance with the powers, we have, in promoting the objects:

- Maintained contact with local authority conservation officers, Historic England and other relevant organisations to promote our objects and seek data on heritage at risk across our area of interest;
- Responded to requests for assistance on buildings at risk and investigated the viability of potential candidates for projects brought to our attention;
- Applied for grants and loans and secured the services of professional teams to appraise, manage and deliver specific building conservation projects;
- Sought to safeguard the long term viability of the organisation by working closely with other building preservation trusts including West Midlands Historic Buildings Trust and The City of Wolverhampton Regenerating Buildings Preservation Trust including supporting the submission of funding applications to secure our shared goals;
- Continued development of our website and social media profile to keep our communities informed of Trust activities, projects and other subjects of interest.

The Worcestershire Building Preservation Trust

Report of the Trustees (Continued) For the year ended 31 March 2021

ACHIEVEMENTS AND PERFORMANCE

Willow Court (formerly Boycott) Farmhouse, Droitwich

This grade II listed building originated in the 16th century with a surviving timber framed element to the rear subsequently extended with a larger brick structure in the 18th century. The building has been vacant for 40 years and is in a very precarious condition. The Trust commissioned an Options Appraisal, which recommends conversion into six apartments as the preferred option and identified sources of funding to address a large conservation deficit. It also identifies the project as having potential to provide opportunities to deliver benefits for people, the local community and local economy, in an area of significant deprivation.

An application to National Lottery Heritage Fund resulted in the award of a project development phase grant up to £259,400 in early March 2020 and 'Permission to Start' was confirmed in July 2020. Partnership funding towards the project development phase was also secured from the Architectural Heritage Fund in the form of a Project Development Grant of up to £30,000. Section 106 and revenue funding of up to £144,025 was also secured from Wychavon District Council with a further commitment of funding of up to £585,894 towards the delivery phase of the project. Partnership Agreement Heads of Terms also confirm Wychavon District Council willingness to underwrite any over-spend above the project budget approved by NLHF, thereby removing entirely that project risk and giving confidence to proceed. As at 31st March 2021 the Wychavon District Council grant of £144,025 had been received, with grants from the other sources to be claimed in instalments as the project development work and then the delivery phase work progresses.

A Project Steering Group including trustee representatives has been established and is authorised to make decisions related to the Willow Court Farmhouse project on behalf of the Trust provided they are within the project scope and budget as defined by the NLHF Project Development Phase grant award. This steering group has met virtually owing to Covid restrictions on a monthly basis throughout the year. The Project Organiser has been appointed and the professional team including conservation architects and activity plan co-ordinators have commenced work.

The erection of an external scaffold and temporary roof cover to protect the building and enable safe access for the design team has been unavoidably delayed and this will set the project programme back by several months impacting on the potential target date for submission of the Delivery Stage application to the National Lottery Heritage Fund. Progress has however been possible on other aspects of the project including drawing up the formal agreements with key partners: Platform Housing and Wychavon District Council; creation of dedicated project pages including short promotional films for the Trust website and early contact and consultation with local residents. The appointment of a Heritage Administrative Assistant, funded through the National Lottery Heritage Fund grant, dedicated to assisting in delivery of the project and improving social media outreach has also made progress.

Working with partner Trusts

The collaboration with West Midlands Historic Buildings Trust and The City of Wolverhampton Regenerating Buildings Preservation Trust to mutually support common activities has continued to work well during the past year. Work to produce a Memorandum of Understanding partnership document between the 3 Trusts has been completed and was approved by trustees in January 2021. The revised Project Building Suitability Policy was considered by trustees and adopted at their meeting in May 2020 and will be used to assess future potential buildings projects to ensure the best use of resources. In addition a pool of project organisers whose services the Trust can draw upon for future projects has been identified following a rigorous recruitment procedure which should be acceptable to potential funding organisations as and when there is a need to pursue appraisal of potential future projects.

The Worcestershire Building Preservation Trust

Report of the Trustees (Continued) For the year ended 31 March 2021

Work has continued on development of comprehensive asset and risk registers. The first draft of a comprehensive asset register which identifies all past projects in which the Trust continues to have leasehold or freehold interest has been completed and future actions identified to follow through in the coming year.

Heritage Emergency Fund

The Trust supported the submission of an application to the Heritage Emergency Fund, led by West Midlands Historic Buildings Trust on behalf of the three Trust partners. This is a package of support for the heritage sector made available by the National Lottery Heritage Fund as a response to the coronavirus (COVID-19) crisis. An award of £16,800 was secured in September 2020 to cover digital capability enhancement, including enhancing the 3 Trusts joint website, provision for virtual engagement with Trust supporters and enabling of virtual trustee meetings, including purchase of software and equipment, the purchase of PPE to facilitate site visits and other member events to support the development of engagement strategies as Covid restrictions are relaxed. The grant also allowed for a comprehensive review of the 2018 Strategic Plan (adopted by all three Trusts) to more efficiently and effectively work together in the post-Covid environment and to address issues relating to the climate emergency. This Plan will support and give direction to delivery of our joint mission and vision as a heritage development trust in the West Midlands and environs. The revised Strategic Plan 2021-2025 was formally adopted by Trustees at their meeting in March 2021 with a resolution to pursue further funding applications to progress work on a business plan, marketing and fundraising strategies a key priorities for the coming year.

Staff recruitment

Considerable effort and some expenditure on consultancy fees has gone into submitting funding applications this year to secure the direct employment of staff to assist with improving the Trust's capacity to identify, investigate and develop projects in accordance with the aims of the Strategic Plan. Whilst a grant of £75,000 over three years was awarded in principle by Historic England in late 2019 to be shared between the three Trusts, applications for match funding made to the Architectural Heritage Fund were declined. During 2020 all other potential sources of match funding were closed to applications whilst granting bodies focused their support on organisations most impacted by the Covid-19 crisis. In autumn 2020 the Historic England Capacity Building grant offer was increased to £150,000 over a three year period enabling the three Trusts to move forward with plans for the appointment of a Heritage Development Officer and part time Heritage Development Support Officer. The three Trusts will need to provide a joint contribution towards an additional £53,305 over the three year project to match the Historic England grant, which represents a major opportunity to expand the work of the Trusts.

FINANCIAL REVIEW AND PLANS FOR FUTURE PERIODS

The focus for the coming 12 months is to:

- Recruit the new staff posts: Heritage Development Officer and Heritage Development Support Officer (part time) as soon as possible working in collaboration with other trust partners.
- Develop a strategy for the implementation of a heritage at risk register for our area of interest working with partners in local authorities, Historic England, local communities and other relevant stakeholders.

The Worcestershire Building Preservation Trust

Report of the Trustees (Continued) For the year ended 31 March 2021

- Follow up research on buildings at risk with a view to identifying potential projects for appraisal giving due consideration to the Project Building Suitability Policy and availability of potential funding.
- Build capacity to offer consultancy services to assist others struggling to save and conserve buildings at risk where direct trust intervention is not necessary.
- Secure funding to pursue actions identified in the 2021 revision of the Strategic Plan to develop a 5 year Business Plan, including a Fund Raising Strategy, and to develop a Marketing Strategy.
- Continue working towards adoption of the Charity Governance Code.
- Progress any outstanding issues relating to the asset register.
- As a matter of urgency seek an extension to the National Lottery Heritage Fund grant award expiry date (currently end of March 2022) for the development stage of the Willow Court Farmhouse project to reflect the 15 month delay in erection of scaffold.
- Continue to develop the Willow Court Farmhouse project in accordance with the requirements of the National Lottery Heritage Fund grant award including recruitment of a part time Heritage Administrative Assistant; preparing project designs to RIBA Stage 4; preparing applications for statutory consents and writing tenders for the building contract; finalising the Partnership Agreements between The Worcestershire Building Preservation Trust and Wychavon District Council and between The Worcestershire Building Preservation Trust and Platform Housing; and undertaking any other project work / surveys required during the Development Phase including liaison with local communities.

The financial position of the Trust is set out in detail in this Financial Statement.

Reserves Policy

It is the policy of the board to maintain a level of reserves sufficient to ensure the continued operation of Trust activities.

Responsibilities of the Management Committee

Company law requires the trustees to prepare Financial Statements for each financial year which give a true and fair view of the charitable company as at the Balance Sheet date and of its income resources and application of resources, including income and expenditure for the financial year. In preparing those financial Statements, the trustees should follow best practice and:

- select suitable Accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare Financial Statements on the going concern basis unless it is inappropriate to assume that the company will continue on that basis.

The Worcestershire Building Preservation Trust

Report of the Trustees (Continued) For the year ended 31 March 2021

The trustees (who are also directors of the charity for the purposes of company law) are responsible for preparing the Trustees Report and the Financial Statements in accordance with applicable law and UK Accounting Standards.

The trustees are responsible for maintaining proper Accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to ensure that the Financial Statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Members of the Management Committee

The members and directors who are also trustees for the purpose of charity law, and served during the year, and up to the date of this report, are set out on page 1.

This report has been prepared in accordance with the Statement of Recommended Practice – Accounting Reporting by Charities (issued in 2015) and in accordance with the provisions applicable to companies subject to the small companies' regime.

SIGNED ON BEHALF OF THE BOARD BY:

Position:

Independent Examiner's Report to the Trustees of The Worcestershire Building Preservation Trust

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2021 which are set out on pages 10 to 17.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Oliver Ross BSc (Hons) FCA
Independent Examiner

Regent House
Bath Avenue
Wolverhampton
WV1 4EG

Date:

The Worcestershire Building Preservation Trust

Statement of financial activities For the year ended 31 March 2021

	Notes	2021 Unrestricted funds	2021 Restricted Funds £	2021 Total Funds	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	-	38,577	38,577	21,983
Charitable activities	3	-	-	-	3
Investment income	4	13	-	13	43
		13	38,577	38,590	22,029
EXPENDITURE ON					
Charitable activities	5	2,175	36,342	38,517	28,947
		2,175	36,342	38,517	28,947
NET INCOME/EXPENDITURE		(2,162)	2,235	73	(6,918)
RECONCILIATION OF FUNDS					
Total funds brought forward		24,286	3,011	27,297	34,215
		22,124	5,246	27,370	27,297
TOTAL FUNDS CARRIED FORWARD		10			

All income and expenditure has arisen from continuing activities.

The comparative Statement of Financial Activities was solely unrestricted funds.

The Worcestershire Building Preservation Trust

Balance sheet As at 31 March 2021

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2021.

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31 March 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

- a) Ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- b) Preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These Financial Statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the Board of Trustees on
signed on its behalf by:

and were

Trustee

Company number: 0837970

The Worcestershire Building Preservation Trust

Notes to the financial statements For the year ended 31 March 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

The Worcestershire Building Preservation Trust

**Notes to the financial statements (Continued)
For the year ended 31 March 2021**

2. DONATIONS AND LEGACIES	Unrestricted Funds £	Restricted Funds £	Total 2021 £	Total 2020 £
Donations	-	-	-	50
Grants received from:				
Architectural Heritage Fund	-	-	-	6,376
Wychavon District Council	-	38,577	38,577	15,557
	<hr/>	<hr/>	<hr/>	<hr/>
	-	38,577	38,577	21,983
	<hr/>	<hr/>	<hr/>	<hr/>
3. CHARITABLE ACTIVITIES	Unrestricted Funds £	Restricted Funds £	Total 2021 £	Total 2020 £
Other income	-	-	-	3
	<hr/>	<hr/>	<hr/>	<hr/>
4. INVESTMENT INCOME	Unrestricted Funds £	Restricted Funds £	Total 2021 £	Total 2020 £
Ground rents	-	-	-	30
Interest Received	13	-	13	13
	<hr/>	<hr/>	<hr/>	<hr/>
	13	-	13	43
	<hr/>	<hr/>	<hr/>	<hr/>

The Worcestershire Building Preservation Trust

Notes to the financial statements (Continued) For the year ended 31 March 2021

5. CHARITABLE ACTIVITIES	Unrestricted	Restricted	2021	2020
	Funds	Funds		Restated
	£	£	£	£
Professional fees	-	35,747	35,747	21,507
Loan redemption charge/Interest	-	-	-	352
Printing and advertising	75	337	412	-
Lottery expenditure	-	-	-	7,236
Building utility costs (refund)	-	-	-	(2,533)
Insurance	381	-	381	231
Accountancy fees	1,450	-	1,450	1,730
Sundry expenses	269	258	527	424
	<u>2,175</u>	<u>36,342</u>	<u>38,517</u>	<u>28,947</u>

Governance costs – the above figures for Accountancy fees includes an amount of £650 (2020 - £650) in relation to governance costs.

6. NET INCOME/(EXPENDITURE)	2021	2020
	£	£
Net income/(expenditure) is stated after charging: Accountants fees for examination of accounts	<u>650</u>	<u>650</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021.

Trustees' expenses

No trustees' expenses were paid during the year ending 31 March 2021. Nor in the period ended 31 March 2020.

Staff costs

There were no employees for the year ended 31 March 2021.

The Worcestershire Building Preservation Trust

Notes to the financial statements (Continued) For the year ended 31 March 2021

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2021	2020
	£	£
VAT	10,680	7,012
Prepayments	-	481
	<hr/>	<hr/>
	10,680	7,499
	<hr/>	<hr/>
9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2021	2020
	£	£
Trade creditors	3,588	1,328
Accrued expenses	650	650
Deferred income	105,448	-
	<hr/>	<hr/>
	109,686	1,978
	<hr/>	<hr/>

In September 2020 £144,025 was received from Wychavon District Council towards the development phase of the Willow Court project in Droitwich. By the end of this financial year expenditures of £38,576 (including £2,040 developer's return to WBPT) had been spent on development activities. The remaining £105,448 is reserved for future development activities.

10. MOVEMENT IN FUNDS

	At 31.03.20	Transfers	Incoming Resources	Outgoing Resources	At 31.3.21
	£	£	£	£	£
Unrestricted funds					
General fund	24,286	-	13	(2,175)	22,124
Restricted funds					
Willow Court Farmhouse project	3,011	-	38,577	(36,342)	5,246
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	27,297	-	38,590	(38,517)	27,370
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

Willow Court Farmhouse Project

Funding was obtained to undertake an Options Appraisal to seek a new viable use for the building and to advise on its conservation.

The Worcestershire Building Preservation Trust

Notes to the financial statements (Continued) For the year ended 31 March 2021

11. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Net current Assets/ (Liabilities) £	Total 2021 £	Total 2020 £
Unrestricted funds	-	22,124	22,124	24,286
Restricted funds	-	5,246	5,246	3,011
TOTAL FUNDS	-	27,370	27,370	27,297

12. RELATED PARTY DISCLOSURES

Professional fees include £15,599 (2020 - £6,265) paid to Rodney Melville & Partners Limited, a company in which a trustee, M Balkham, is a director. All transactions with that company have been on an arms length basis.