

**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**

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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:** 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 31<sup>st</sup> 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 17<sup>th</sup> 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<sup>th</sup> 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<sup>th</sup> 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 31<sup>st</sup> 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 31<sup>st</sup> 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 16<sup>th</sup> century with a surviving timber framed element to the rear subsequently extended with a larger brick structure in the 18<sup>th</sup> 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 31<sup>st</sup> 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 31<sup>st</sup> 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 31<sup>st</sup> 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 £
<b>INCOME AND ENDOWMENTS FROM</b>					
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
<b>EXPENDITURE ON</b>					
Charitable activities	7	5,560	83,843	89,403	38,517
		<hr/>	<hr/>	<hr/>	<hr/>
		5,560	83,843	89,403	38,517
<b>NET INCOME/EXPENDITURE</b>		(5,077)	(1,105)	(6,182)	73
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		22,124	5,246	27,370	27,297
		<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS CARRIED FORWARD</b>	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 £
<b>CURRENT ASSETS</b>				
Debtors	11	13,307	10,680	
Cash at bank		110,624	126,376	
		<hr/>	<hr/>	
		123,931	137,376	
<b>CREDITORS</b>				
Amounts falling due within one year	12	(102,743)	(109,686)	
		<hr/>	<hr/>	
<b>NET CURRENT ASSETS</b>			21,188	27,370
			<hr/>	<hr/>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			21,188	27,370
			<hr/>	<hr/>
<b>NET ASSETS</b>			21,188	27,370
			<hr/>	<hr/>
<b>FUNDS</b>				
Unrestricted funds	13		17,047	22,124
Restricted	13		4,141	5,246
			<hr/>	<hr/>
<b>TOTAL FUNDS</b>			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**

<b>4. DONATIONS AND LEGACIES</b>	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>Total 2022 £</b>	<b>Total 2021 £</b>
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
	<hr/>	<hr/>	<hr/>	<hr/>
	-	82,738	82,738	38,577
	<hr/>	<hr/>	<hr/>	<hr/>
<b>5. OTHER TRADING ACTIVITIES</b>	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>Total 2022 £</b>	<b>Total 2021 £</b>
Equipment sales	400	-	400	-
Ground rents	65	-	65	-
	<hr/>	<hr/>	<hr/>	<hr/>
	465	-	465	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>6. INVESTMENT INCOME</b>	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>Total 2022 £</b>	<b>Total 2021 £</b>
Interest Received	18	-	18	13
	<hr/>	<hr/>	<hr/>	<hr/>



# **The Worcestershire Building Preservation Trust**

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

### **7. CHARITABLE ACTIVITIES**

	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>2022 £</b>	<b>2021 £</b>
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
	<hr/>	<hr/>	<hr/>	<hr/>
	5,560	83,843	89,403	38,517

### **8. NET INCOME/(EXPENDITURE)**

Net income/(expenditure) is stated after charging:  
Accountants fees for independent examination of the accounts

<b>2022 £</b>	<b>2021 £</b>
680	650

### **9. STAFF COSTS**

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

	<b>2022 £</b>	<b>2021 £</b>
Wages and salaries	8,372	-
Employer contributions to pension plans	251	-
	<hr/>	<hr/>
	8,623	-

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 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**

<b>11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>		<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
Trade debtors		31	-
Prepayments		95	-
Other debtors		13,181	10,680
		<hr/>	<hr/>
		13,307	10,680
		<hr/>	<hr/>
<b>12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>		<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
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.

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

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

**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.