

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)

Contents of the financial statements for the year ended 31 March 2025

	Page
Officers, professional advisers and administrative information	1
Report of the Trustees	2
Independent Auditors Report	8
Statement of financial activities	10
Statement of financial position	12
Statement of Cash flows	13
Notes to the financial statements	14

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
(Formerly The Worcestershire Building Preservation Trust)

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 of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any. Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the 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	
		361,079		31,872	
CREDITORS					
Amounts falling due within one year	13	(171,526)		(8,196)	
NET CURRENT ASSETS			189,553		23,676
TOTAL ASSETS LESS CURRENT LIABILITIES			189,553		23,676
NET ASSETS			189,553		23,676
FUNDS					
Unrestricted funds	14		186,834		20,957
Restricted	14		2,719		2,719
TOTAL FUNDS			189,553		23,676

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
	<hr/>	<hr/>	<hr/>	<hr/>
	21,355	1,076,590	1,097,945	201,738

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
	<hr/>	<hr/>

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
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	20,538	6,118

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	23,676	-	1,263,822	(1,097,945)	189,553

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	-	189,553	189,553	23,676

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.