

Company registration number: 1120119

Charity registration number: 266088

# Devon Historic Buildings Trust

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 March 2023

Redwoods  
Independent examiner  
2 Clyst Works  
Clyst Road  
Topsham  
Exeter  
EX3 0DB

# **Devon Historic Buildings Trust**

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## **Devon Historic Buildings Trust**

### **Reference and Administrative Details**

<b>Trustees</b>	Mr M Kingscote - Chairman
	Mr D R George - Vice chairman
	Mrs A V Davis (DCC)
	Mr C J Curry
	Mr J Lomas
	Mr G Wickham
	Sir S J Day (DCC)
<b>Secretary</b>	Mrs D Parnall
<b>Charity Registration Number</b>	266088
<b>Company Registration Number</b>	1120119
<b>Registered Office</b>	The charity is incorporated in England.
	2 Clyst Works, Clyst Road
	Topsham
	Exeter EX3 0DB
<b>Independent Examiner</b>	Redwoods
	Independent examiner
	2 Clyst Works
	Clyst Road
	Topsham
	Exeter EX3 0DB
<b>Bankers</b>	National Westminster Bank plc
	59 High Street
	Exeter
	Devon
	EX4 3DL
	Lloyds Bank
	234 High Street
	Exeter EX4 3NL

# **Devon Historic Buildings Trust**

## **Trustees' Report**

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 31 March 2023.

### **Objectives and activities**

#### ***Objects and aims***

DHBT's object and its principle activity continues to be to preserve for the benefit of the people of Devon and of the nation at large the historical, architectural and constructional heritage within the County in the form of buildings of particular beauty or historical, architectural, or constructional interest, or ancient monuments.

The Trustees have considered the Charity Commission's guidance and the strategies used by the Trustees for achieving these objectives are as follows:

\* The priority at the start of a building conversion project is to determine whether a new use is commercially viable and sustainable in the long term. This may require a feasibility study or a full option appraisal in which development costs, suitability for the end use, and potential income are evaluated.

\* If a sustainable end user is found the second stage begins with the search for a package for funding repairs and/or conservation and possible conversion.

\* The emphasis is always on the conservation and if funding is raised for repairs, work will proceed to conserve the original structure. Where the building is Listed, Listed Consent granted by the local authority will be sought, and conditions will be complied with.

Devon Historic Buildings Trust offers an irreplaceable service to local government which has the duty of preventing landmark buildings from falling into disrepair or being the subject of unsuitable development. In such cases the authority may turn to the Trust for informed help and advice or if all else fails, to devise a solution. This valuable resource enjoys a high level of support.

The trustees meet as a Council of Management/Board regularly and give their time and advice freely to DHBT. Trustees play an active role through a working sub-committee within the Trust; the Policy & General Purposes Committee.

The Trust currently maintains the Haldon Belvedere (Lawrence Castle) the historic folly outside Exeter and until 31st October 2022 offers the premises for wedding ceremonies and rents the top floor penthouse for two people for serviced self-catering visitors.

#### ***Public benefit***

When planning activities for the year the Trustees have considered the Charity Commission's guidance on public benefit and in particular, the specific guidance on charities for the advancement of the arts, culture, heritage and science.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

# **Devon Historic Buildings Trust**

## **Trustees' Report**

### **Achievements and performance - Chairman's review**

DHBT continues to work to rescue the buildings of Devon, specialising in premises that are landmarks, are listed or are important historic buildings or war memorials.

The Trust works by:

- a. **BUY AND SELL** - DHBT is a revolving buildings trust that may buy, renovate and sell for a profit. All profits are then used for subsequent projects.
- b. **BUY/LEASE AND RETAIN** - DHBT is able to lease a property, renovate it and retain it for the future. Any profits from business use or rent are used to maintain the property.
- c. **BUY AND PRESERVE** - DHBT may buy and preserve a building until a sustainable long term solution is found. DHBT may sell the property to secure a new future within the local community.
- d. **ACT AS CATALYST OR BROKER** - DHBT may pull together a team to save a building by taking out an option to purchase, to find a long term sustainable user and then restore or upgrade the property using available historic buildings grants.
- e. **ACT IN AN ADVISORY CAPACITY** - DHBT may help organisations come together to form a body or trust to purchase or lease and thus rescue an historic building. Additionally DHBT is able to assist with the rescue of a building by way of sourcing viability studies, the preparation of conservation plans and funding streams.

The DHBT sub-committee meet on Teams or in person and play an important role within the trust. Thanks go to the trustees for their continued interest and advice.

The trust continues to maintain an interest in two historic buildings; the Haldon Belvedere near Exeter and the former Methodist Chapel at Morwellham Quay near Tavistock.

#### **Former Methodist Chapel, Morwellham**

The Chapel continues to be an integral part of the Morwellham Quay visitor experience with the owners of the Quay taking on the responsibility of the day to day management of the Chapel. It plays an important part in ensuring that visitors have full understanding of the day to day life of this 19th century community.

#### **Haldon Belvedere (Lawrence Castle)**

The Belvedere was leased to DHBT from 1994 by the owning trust - The Stringer Lawrence Memorial Trust. The Belvedere castle and grounds were handed back to The Stringer Lawrence Memorial Trust on 1st November 2022. However detailed and ongoing discussions have taken place with SLMT and DHBT on the future ownership of the premises.

# **Devon Historic Buildings Trust**

## **Trustees' Report**

### **Financial review**

The statement of financial activities indicates a deficit of £192,261 (£50,763 deficit – 2022) after charging depreciation of £9,843 (£16,331 – 2021) and the loss of the disposal short term lease of £161,774 (£nil – 2022). The net current assets (working capital) of the Trust at the year end stood at £72,759 (£93,403 – 2022) all of which is held as unrestricted funds (all unrestricted – 2022).

The trustees have designated £70,185 (£70,185 – 2022) of these funds for identified future projects and restoration work, leaving a balance of £2,574 (£23,218 – 2022) available for as yet unspecified projects.

During the year the Haldon Belvedere weddings and lettings activities resulted in net income of £1,086 (£15,903 income – 2022) before financial overheads and maintenance costs of the building and surrounding grounds, which the trustees have calculated to be £189,086 (£58,604 – 2022). This net income figure includes local authority grants received of £Nil (£20,353 – 2022).

### ***Policy on reserves***

It is the policy of the charity to maintain unrestricted funds, which are the free reserves of the charity, at a sufficient level to cover any prospective project which the Trust may undertake at its discretion. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised.

Note 21 sets out an analysis of the assets attributable to the various funds. These assets are sufficient to meet the charity's obligations on a fund by fund basis.

### **Plans for future periods**

#### ***Activities planned to achieve aims***

DHBT will continue discussions with SLMT reference the Haldon Belvedere and will seek new projects. DHBT will continue the Building Conservation Awards Scheme in 2024/2025 to encourage good conservation practice with categories which will enable all size of works from small restorations through to major works to be considered on their merit.

# **Devon Historic Buildings Trust**

## **Trustees' Report**

### **Structure, governance and management**

#### ***Nature of governing document***

The charity is constituted as a company limited by guarantee, and is therefore governed by a Memorandum and Articles of Association.

#### ***Recruitment and appointment of trustees***

New trustees are proposed by an existing member of the council in accordance with the Memorandum and Articles of Association, and are elected at the following Council of Management meeting.

#### ***Induction and training of trustees***

New trustees are given a verbal induction and advised to consult the Charity Commission website for further information.

#### ***Arrangements for setting key management personnel remuneration***

Mrs Debbie Parnall is the sole employee of the charity and is responsible for secretarial and administration tasks and the Haldon Belvedere. Staff remuneration is determined by the board of trustees and is reviewed on a regular basis.

A defined contributions structure pension is in place and Debbie Parnall is enrolled in this scheme.

#### ***Organisational structure***

Two of the trustees are required to be nominated by Devon County Council.

The following trustees are appointees of Devon County Council:-

Mrs Andrea V Davis

Sir Simon J Day

In accordance with the Articles of Association one-third of the trustees other than those nominated by Devon County Council, retired by rotation at the Annual General Meeting - Mark Kingscote, David George & Andrea Davis all re-elected.

The Company Secretary is Debbie Parnall.

The trustees meet on a regular basis in-person or on Teams to review possible new projects and to review ongoing projects. All major decisions regarding the charity are made by the trustees.

Under the Memorandum and Articles of Association, the charity has the power to make any investments that the trustees see fit.

None of the trustees has any beneficial interest in the company.

# **Devon Historic Buildings Trust**

## **Trustees' Report**

### ***Major risks and management of those risks***

#### ***Risk management***

The trustees have examined the major strategic, business and operational risks which the charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

### **Financial instruments**

#### ***Objectives and policies***

The Charity's activities expose it to a number of financial risks including credit risk and cash flow risk.

#### ***Cash flow risk***

The trustees manage the risk to cashflows by preparing and reviewing budgets on a regular basis and ensuring sufficient cash deposits are held to meet current spending commitments.

#### ***Credit risk***

The Charity's principal financial assets are bank balances and cash, trade and other receivables.

The Charity's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The Charity has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

#### ***Liquidity risk***

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the Charity retains funds in short-term accessible investments and bank accounts.

Further details regarding liquidity risk can be found in the Statement of accounting policies in the financial statements.



# **Devon Historic Buildings Trust**

## **Trustees' Report**

### **Statement of Responsibilities**

The trustees (who are also the directors of Devon Historic Buildings Trust for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records that can disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The annual report was approved by the trustees of the charity on 12 December 2023 and signed on its behalf by:

.....  
Mr M Kingscote - Chairman  
Trustee

## **Devon Historic Buildings Trust**

### **Independent Examiner's Report to the trustees of Devon Historic Buildings Trust ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2023.

#### **Responsibilities and basis of report**

As the charity's 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 charity'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:

1. accounting records were not kept in respect of Devon Historic Buildings Trust 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.

.....  
Keith Tuvey  
Independent examiner  
ACCA

2 Clyst Works  
Clyst Road  
Topsham  
Exeter  
EX3 0DB

12 December 2023

# Devon Historic Buildings Trust

## Statement of Financial Activities for the Year Ended 31 March 2023 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Total 2023 £
<b>Income and Endowments from:</b>			
Donations, legacies and grants	3	2,740	2,740
Charitable activities	4	625	625
Other trading activities	5	53,192	53,192
Investment income	6	77	77
Other income	7	2,456	2,456
Total income		<u>59,090</u>	<u>59,090</u>
<b>Expenditure on:</b>			
Raising funds	8	(79,418)	(79,418)
Charitable activities	9	(10,159)	(10,159)
Other expenditure	10	<u>(161,774)</u>	<u>(161,774)</u>
Total expenditure		<u>(251,351)</u>	<u>(251,351)</u>
Net expenditure		<u>(192,261)</u>	<u>(192,261)</u>
Net movement in funds		(192,261)	(192,261)
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>302,479</u>	<u>302,479</u>
Total funds carried forward	23	<u><u>110,218</u></u>	<u><u>110,218</u></u>

The notes on pages 12 to 25 form an integral part of these financial statements.

# Devon Historic Buildings Trust

## Statement of Financial Activities for the Year Ended 31 March 2023 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Total 2022 £
<b>Income and Endowments from:</b>			
Donations, legacies and grants	3	20,392	20,392
Charitable activities	4	1,251	1,251
Other trading activities	5	53,979	53,979
Investment income	6	11	11
Other income	7	3,194	3,194
Total income		<u>78,827</u>	<u>78,827</u>
<b>Expenditure on:</b>			
Raising funds	8	(117,033)	(117,033)
Charitable activities	9	<u>(12,557)</u>	<u>(12,557)</u>
Total expenditure		<u>(129,590)</u>	<u>(129,590)</u>
Net expenditure		<u>(50,763)</u>	<u>(50,763)</u>
Net movement in funds		(50,763)	(50,763)
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>353,242</u>	<u>353,242</u>
Total funds carried forward	23	<u><u>302,479</u></u>	<u><u>302,479</u></u>

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2022 is shown in note 23.

**Devon Historic Buildings Trust**  
**(Registration number: 1120119)**  
**Balance Sheet as at 31 March 2023**

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	17	2,750	4,945
Heritage assets	18	34,709	204,131
		<u>37,459</u>	<u>209,076</u>
<b>Current assets</b>			
Stocks	19	-	170
Debtors	20	2,495	3,481
Cash at bank and in hand	21	73,416	139,581
		75,911	143,232
<b>Creditors: Amounts falling due within one year</b>	22	(3,152)	(49,829)
<b>Net current assets</b>		<u>72,759</u>	<u>93,403</u>
<b>Net assets</b>		<u>110,218</u>	<u>302,479</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>110,218</u>	<u>302,479</u>
<b>Total funds</b>	23	<u>110,218</u>	<u>302,479</u>

For the financial year ending 31 March 2023 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The financial statements on pages 9 to 25 were approved by the trustees, and authorised for issue on 12 December 2023 and signed on their behalf by:

.....  
Mr M Kingscote - Chairman  
Trustee

.....  
Mrs D Parnall  
Company Secretary

The notes on pages 12 to 25 form an integral part of these financial statements.

# **Devon Historic Buildings Trust**

## **Notes to the Financial Statements for the Year Ended 31 March 2023**

### **1 Charity status**

The charity is limited by guarantee, incorporated in England, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

The address of its registered office is:

2 Clyst Works, Clyst Road  
Topsham  
Exeter  
EX3 0DB

### **2 Accounting policies**

#### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### **Statement of compliance**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

#### **Basis of preparation**

Devon Historic Buildings Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The financial figures are presented in Pound Sterling, rounded to the nearest £1

#### **Going concern**

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

#### **Exemption from preparing a cash flow statement**

The charity opted to early adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

#### **Income and endowments**

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

## **Devon Historic Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2023**

#### ***Donations and legacies***

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the charity before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that these conditions will be fulfilled in the reporting period.

#### ***Grants receivable***

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

#### ***Deferred income***

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which, it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

#### ***Other trading activities***

Income from hire of the Haldon Belvedere for weddings and events, hire of the apartment at the Haldon Belvedere and the sale of merchandise is recognised as earned (that is at the time the events have taken place and the related goods have been provided).

#### ***Investment income***

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

#### ***Charitable activities***

Income from charitable activities includes income recognised as earned (as the related goods and services are provided) under contract.

#### ***Other income***

Gate receipts from visitors to the Haldon Belveder is recognised on a receivable basis.

#### ***Expenditure***

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

#### ***Raising funds***

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

## **Devon Historic Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2023**

#### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

#### **Governance costs**

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

#### **Government grants**

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Tangible fixed assets**

Individual fixed assets costing £100.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

#### **Heritage assets**

The trust currently owns the freehold to the Morwellham Chapel buildings, and until 1st November 2022 also held a short leasehold on the Haldon Belvedere, both of which are Listed buildings. These buildings were held in support of the trusts primary objective of the preservation of historical architecture. The freehold building is reported in the balance sheet at cost, which includes the initial nominal purchase cost of £1 plus the legal fees associated with the purchase. The short leasehold on the Haldon Belvedere was held at its value in use as the asset is used for activities in generating funds to contribute towards the buildings ongoing maintenance. The trustees deemed the value in use to be equal to the original cost of the lease, plus the associated costs expended in the restoration of the building, depreciated over the terms of the lease.

#### **Depreciation and amortisation**

Leasehold land and buildings - From 1 April 1997, the trustees have depreciated the net cost over the remainder of the Haldon Belvedere lease which expires on 20 July 2034. The trustees consider that the depreciated carrying amount is equal to the value in use.

Freehold land and buildings - 50% of the cost of Morwellham Chapel has been estimated as relating to the building and on this figure depreciation is charged at 2% straight line.

Crockery, linen and utensils have been shown in the accounts at original cost. Expenditure in future years will be charged to the Statement of Financial Activities on a renewals basis.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:



## Devon Historic Buildings Trust

### Notes to the Financial Statements for the Year Ended 31 March 2023

Asset class	Depreciation method and rate
Leasehold land and buildings	straight line over the duration of the lease
Freehold land and buildings	nil / 2% straight line
Plant and machinery	15% reducing balance

#### Stock

Stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow moving stocks. Cost is determined using the first-in, first-out (FIFO).

#### Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

#### Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

#### Fund structure

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

#### Pensions and other post retirement obligations

The charity operates a defined contribution pension scheme which is a pension plan under which fixed contributions are paid into a pension fund and the charity has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised in the Statement of Financial Activities when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

## **Devon Historic Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2023**

#### **Financial instruments**

##### ***Classification***

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

##### ***Recognition and measurement***

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

##### ***Investments***

Investments in non-convertible preference shares and non-puttable ordinary or preference shares (where shares are publicly traded or their fair value is reliably measurable) are measured at fair value through profit or loss. Where fair value cannot be measured reliably, investments are measured at cost less impairment.

Investments in subsidiaries and associates are measured at cost less impairment. For investments in subsidiaries acquired for consideration including the issue of shares qualifying for merger relief, cost is measured by reference to the nominal value of the shares issued plus fair value of other consideration. Any premium is ignored.

##### ***Fair value measurement***

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

# Devon Historic Buildings Trust

## Notes to the Financial Statements for the Year Ended 31 March 2023

### 3 Income from donations and legacies

	Unrestricted funds General £	Total 2023 £	Total 2022 £
Donations and legacies;			
Donations from individuals	33	33	39
Grants, including capital grants;			
Government grants	-	-	20,353
Grants from other charities	2,707	2,707	-
	<u>2,740</u>	<u>2,740</u>	<u>20,392</u>

### 4 Income from charitable activities

	Unrestricted General £	Total 2023 £	Total 2022 £
Morwellham Chapel	<u>625</u>	<u>625</u>	<u>1,251</u>

### 5 Income from other trading activities

	Unrestricted funds General £	Total funds £	Total 2022 £
Trading income;			
Trading income generated from Haldon Belvedere	53,192	53,192	53,979
	<u>53,192</u>	<u>53,192</u>	<u>53,979</u>

### 6 Investment income

	Unrestricted funds General £	Total 2023 £	Total 2022 £
Interest receivable and similar income;			
Interest receivable on bank deposits	<u>77</u>	<u>77</u>	<u>11</u>

### 7 Other income

	Unrestricted funds General £	Total 2023 £	Total 2022 £
Government employment allowance	<u>2,456</u>	<u>2,456</u>	<u>3,194</u>

# Devon Historic Buildings Trust

## Notes to the Financial Statements for the Year Ended 31 March 2023

### 8 Expenditure on raising funds

#### a) Costs of trading activities

	Unrestricted funds		
	General	Total	Total
	£	2023	2022
		£	£
Costs of goods sold	732	732	275
Weddings and events direct costs	15,489	15,489	17,241
Haldon Belvedere overheads	9,882	9,882	12,665
Haldon Belvedere repairs and maintenance	7,981	7,981	30,002
Administration and sundry costs	3,647	3,647	2,853
Staff travel and subsistence	366	366	1,086
Accountancy and bookkeeping	2,420	2,420	2,010
Marketing and publicity	1,009	1,009	6,497
Depreciation, amortisation and other similar costs	9,449	9,449	15,937
Staff Costs	28,443	28,443	28,467
	<u>79,418</u>	<u>79,418</u>	<u>117,033</u>

### 9 Expenditure on charitable activities

	Activity support costs	Total	Total
	£	2023	2022
		£	£
Staff wages	7,498	7,498	7,498
Advertising and promotion	-	-	1,500
Insurance	222	222	569
Administration & sundry	862	862	478
Staff and trustee travel & subsistence	63	63	38
Legal and professional fees	-	-	1,000
Depreciation	394	394	394
	<u>9,039</u>	<u>9,039</u>	<u>11,477</u>

In addition to the expenditure analysed above, there are also governance costs of £1,120 (2022 - £1,080) which relate directly to charitable activities. See note 11 for further details.

## Devon Historic Buildings Trust

### Notes to the Financial Statements for the Year Ended 31 March 2023

#### 10 Other expenditure

	Unrestricted funds General £	Total funds £
Depreciation, amortisation and other similar costs	161,774	161,774
<b>Total for 2023</b>	<b>161,774</b>	<b>161,774</b>

Other expenditure relates to the written down loss on the Haldon Belvedere, which was originally held by the charity under a short term lease, and was cancelled ahead of the lease end date during the year on 1st November 2022.

#### 11 Analysis of governance and support costs

##### Governance costs

	Unrestricted funds General £	Total 2023 £	Total 2022 £
Independent examiner fees			
Examination of the financial statements	1,120	1,120	1,080
	<u>1,120</u>	<u>1,120</u>	<u>1,080</u>

#### 12 Net incoming/outgoing resources

Net outgoing resources for the year include:

	2023 £	2022 £
Loss on disposal of fixed assets held for the charity's own use	161,774	-
Depreciation of fixed assets	9,449	15,937
	<u>171,223</u>	<u>15,937</u>

#### 13 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

## Devon Historic Buildings Trust

### Notes to the Financial Statements for the Year Ended 31 March 2023

#### 14 Staff costs

The aggregate payroll costs were as follows:

	2023 £	2022 £
<b>Staff costs during the year were:</b>		
Wages and salaries	32,918	31,998
Social security costs	2,456	3,194
Pension costs	567	773
	<u>35,941</u>	<u>35,965</u>

The monthly average number of persons (including senior management / leadership team) employed by the charity during the year expressed as full time equivalents was as follows:

	2023 No	2022 No
Company secretary and property manager	<u>1</u>	<u>1</u>

1 (2022 - 1) of the above employees participated in the Defined Contribution Pension Schemes.

Contributions to the employee pension schemes for the year totalled £567 (2022 - £773).

During the year, the charity made redundancy and/or termination payments which totalled £7,840 (2022 - £Nil).

No employee received emoluments of more than £60,000 during the year.

#### 15 Independent examiner's remuneration

	2023 £	2022 £
Examination of the financial statements	<u>1,120</u>	<u>1,080</u>

#### 16 Taxation

The charity is a registered charity and is therefore exempt from taxation.

# Devon Historic Buildings Trust

## Notes to the Financial Statements for the Year Ended 31 March 2023

### 17 Tangible fixed assets

	Furniture and equipment £	Crockery, linen and kitchen utensils £	Total £
<b>Cost</b>			
At 1 April 2022	54,408	1,710	56,118
Disposals	-	(1,710)	(1,710)
At 31 March 2023	54,408	-	54,408
<b>Depreciation</b>			
At 1 April 2022	51,173	-	51,173
Charge for the year	485	-	485
At 31 March 2023	51,658	-	51,658
<b>Net book value</b>			
At 31 March 2023	2,750	-	2,750
At 31 March 2022	3,235	1,710	4,945

### 18 Heritage assets

	Short leasehold interest in land and buildings £	Freehold interest in land and buildings £	Total £
<b>Cost</b>			
At 1 April 2022	568,310	39,437	607,747
Disposals	(568,310)	-	(568,310)
At 31 March 2023	-	39,437	39,437
<b>Depreciation</b>			
At 1 April 2022	399,282	4,334	403,616
Charge for the year	8,964	394	9,358
Eliminated on disposals	(408,246)	-	(408,246)
At 31 March 2023	-	4,728	4,728
<b>Net book value</b>			
At 31 March 2023	-	34,709	34,709

## Devon Historic Buildings Trust

### Notes to the Financial Statements for the Year Ended 31 March 2023

#### Morwellham Methodist Chapel

Grade II Listed a simple chapel building, with a single Sunday school room underneath; designed in subdued Gothic style with lancet windows built in 1859 and internally retaining most of its original features including original wooden-gated pews, pulpit and gallery. The chapel was enlarged in 1860 and is characteristic of a time when Methodism was the predominant religion in the mining districts of South-West England and a vital element in the life of the Morwellham community. The building now forms part of the historic Morwellham Quay visitor centre.

#### Haldon Belvedere (Lawrence Castle)

Grade II\* Memorial tower. 1788, built by Sir Robert Palk of Haldon House to commemorate and celebrate Major-General Stringer Lawrence who died in 1775, Commander of the British Army in India and benefactor of Sir Robert Palk who was Governor of Madras in 1763. Rendered stone rubble with stone plat bands to each storey and moulded cornice beneath castellated parapet, 3 storeys Gothic style tower triangular plan. Interior reflects the Gothic style of the exterior. The Haldon Belvedere was originally held by the charity under a short term lease, which was cancelled ahead of the lease end date during the year on 1st November 2022.

#### 19 Stock

	2023 £	2022 £
Stocks	-	170

#### 20 Debtors

	2023 £	2022 £
Trade debtors	1,214	-
Prepayments	222	2,227
VAT recoverable	790	1,254
Other debtors	269	-
	<u>2,495</u>	<u>3,481</u>

#### 21 Cash and cash equivalents

	2023 £	2022 £
Cash at bank	<u>73,416</u>	<u>139,581</u>



# Devon Historic Buildings Trust

## Notes to the Financial Statements for the Year Ended 31 March 2023

### 22 Creditors: amounts falling due within one year

	2023 £	2022 £
Other creditors	320	25,997
Accruals	2,832	4,225
Deferred income	-	19,607
	<u>3,152</u>	<u>49,829</u>

	2023 £	2022 £
Deferred income at 1 April 2022	19,607	17,990
Resources deferred in the period	-	19,607
Amounts released from previous periods	<u>(19,607)</u>	<u>(17,990)</u>
Deferred income at year end	<u>-</u>	<u>19,607</u>

### 23 Funds

	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Balance at 31 March 2023 £
<b>Unrestricted funds</b>				
<i>General</i>				
Unrestricted income fund	232,294	59,090	(251,351)	40,033
<i>Designated</i>				
New Project Fund	30,000	-	-	30,000
Clatworthy Matching Fund	<u>40,185</u>	<u>-</u>	<u>-</u>	<u>40,185</u>
	<u>70,185</u>	<u>-</u>	<u>-</u>	<u>70,185</u>
<b>Total funds</b>	<u>302,479</u>	<u>59,090</u>	<u>(251,351)</u>	<u>110,218</u>

## Devon Historic Buildings Trust

### Notes to the Financial Statements for the Year Ended 31 March 2023

	Balance at 1 April 2021 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2022 £
<b>Unrestricted funds</b>					
<i>General</i>					
Unrestricted income fund	268,057	78,827	(129,590)	15,000	232,294
<i>Designated</i>					
Haldon Belvedere reserve	15,000	-	-	(15,000)	-
New Project Fund	30,000	-	-	-	30,000
Clatworthy Matching Fund	40,185	-	-	-	40,185
	<u>85,185</u>	<u>-</u>	<u>-</u>	<u>(15,000)</u>	<u>70,185</u>
<b>Total funds</b>	<u>353,242</u>	<u>78,827</u>	<u>(129,590)</u>	<u>-</u>	<u>302,479</u>

The specific purposes for which the funds are to be applied are as follows:

#### DESIGNATED FUNDS

**New Projects** - The trustees are constantly on the lookout for potential properties of interest for the trust to purchase and accordingly require funds to be available at short notice when the right opportunity presents itself. The Trustees consider that a designated fund for new projects of approximately £30,000 should be continued to be maintained for this purpose.

**Clatworthy Match Funding** - Relates to funds that have been raised by the trust and held in reserve for the purpose of providing match funding for future projects.

# Devon Historic Buildings Trust

## Notes to the Financial Statements for the Year Ended 31 March 2023

### 24 Analysis of net assets between funds

	Unrestricted funds		Total funds at 31 March 2023
	General	Designated	
	£	£	£
Tangible fixed assets	2,750	-	2,750
Heritage assets	34,709	-	34,709
Current assets	5,726	70,185	75,911
Current liabilities	(3,152)	-	(3,152)
Total net assets	<u>40,033</u>	<u>70,185</u>	<u>110,218</u>

  

	Unrestricted funds		Total funds at 31 March 2022
	General	Designated	
	£	£	£
Tangible fixed assets	4,945	-	4,945
Heritage assets	204,131	-	204,131
Current assets	73,047	70,185	143,232
Current liabilities	(49,829)	-	(49,829)
Total net assets	<u>232,294</u>	<u>70,185</u>	<u>302,479</u>

### 25 Analysis of net funds

	At 1 April 2022	Financing cash flows	At 31 March 2023
	£	£	£
Cash at bank and in hand	<u>139,581</u>	<u>(66,165)</u>	<u>73,416</u>
Net debt	<u>139,581</u>	<u>(66,165)</u>	<u>73,416</u>

  

	At 1 April 2021	Financing cash flows	At 31 March 2022
	£	£	£
Cash at bank and in hand	<u>146,123</u>	<u>(6,542)</u>	<u>139,581</u>
Net debt	<u>146,123</u>	<u>(6,542)</u>	<u>139,581</u>

## Devon Historic Buildings Trust

### Detailed Statement of Financial Activities for the Year Ended 31 March 2023

	Total 2023 £	Total 2022 £
<b>Income and Endowments from:</b>		
Donations, legacies and grants (analysed below)	2,740	20,392
Charitable activities (analysed below)	625	1,251
Other trading activities (analysed below)	53,192	53,979
Investment income (analysed below)	77	11
Other income (analysed below)	2,456	3,194
Total income	<u>59,090</u>	<u>78,827</u>
<b>Expenditure on:</b>		
Raising funds (analysed below)	79,418	117,033
Charitable activities (analysed below)	10,159	12,557
Other expenditure (analysed below)	161,774	-
Total expenditure	<u>251,351</u>	<u>129,590</u>
Net expenditure	<u>(192,261)</u>	<u>(50,763)</u>
Net movement in funds	(192,261)	(50,763)
<b>Reconciliation of funds</b>		
Total funds brought forward	<u>302,479</u>	<u>353,242</u>
Total funds carried forward	<u><u>110,218</u></u>	<u><u>302,479</u></u>

## Devon Historic Buildings Trust

### Detailed Statement of Financial Activities for the Year Ended 31 March 2023

	Total 2023 £	Total 2022 £
<b><i>Donations, legacies and grants</i></b>		
Donations and gifts	33	39
Local authority and Government Covid-19 grants	-	20,353
Other grants received	2,707	-
	<u>2,740</u>	<u>20,392</u>
<b><i>Charitable activities</i></b>		
Morwellham Chapel management fee	625	1,251
	<u>625</u>	<u>1,251</u>
<b><i>Other trading activities</i></b>		
Trading income generated by Haldon Belvedere	53,192	53,979
	<u>53,192</u>	<u>53,979</u>
<b><i>Investment income</i></b>		
Interest on cash deposits	77	11
	<u>77</u>	<u>11</u>
<b><i>Other income</i></b>		
Employment allowance	2,456	3,194
	<u>2,456</u>	<u>3,194</u>
<b><i>Raising funds</i></b>		
Merchandise for resale	732	275
Wages and salaries	25,420	24,500
Staff NIC (Employers)	2,456	3,194
Staff pension	567	773
Marketing - advertising & promotion	388	1,517
Marketing - computer and website	621	3,547
Marketing - print, postage & stationary	-	1,433
TV licence	159	159
Wedding licence	458	500
Cleaning, laundry and contract costs	4,053	3,070
Laundry	1,027	1,413
Wedding Coordinator/Housekeeper	9,792	12,099
Rates	348	363
Water rates	256	455
Light, heat and power castle	5,904	6,692
Light, heat and power pumphouse	894	262
Insurance	2,480	4,893
Repairs and maintenance	5,522	26,015
Alarm costs	107	372
Grounds maintenance	2,352	3,615

This page does not form part of the statutory financial statements.

## Devon Historic Buildings Trust

### Detailed Statement of Financial Activities for the Year Ended 31 March 2023

	Total 2023 £	Total 2022 £
Telephone - sales	1,971	1,420
Sundry expenses	1,676	1,433
Travel & subsistence	366	1,086
Accountancy fees	2,420	2,010
Depreciation S/Lhold property	8,964	15,366
Depreciation fixtures & fittings	485	571
	<u>79,418</u>	<u>117,033</u>
<b><i>Charitable activities</i></b>		
Wages and salaries	7,498	7,498
Marketing - advertising & promotion	-	1,500
Insurance	222	569
Printing, postage and stationary	449	-
Sundry expenses	413	478
Travel & subsistence	63	-
Trustee travel	-	38
Professional, legal and architect	-	1,000
Depreciation F/Hold property	394	394
Accountancy fees	1,120	1,080
	<u>10,159</u>	<u>12,557</u>
<b><i>Other expenditure</i></b>		
Loss on disposal of tangible asset	161,774	-
	<u>161,774</u>	<u>-</u>