

**Company No: 1174289**  
**Registered Charity No: 267999**

**LAMPORT HALL PRESERVATION TRUST LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**AND ITS SUBSIDIARY UNDERTAKINGS**

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2023**

**LAMPOR HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Financial statements for the year ended 31 March 2023**

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**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Reference and Administrative Details of the Charity, its Trustees and Advisors**

Directors and Trustees:	R L V Isham (Chairman) Lady Robinson, BA C D J Holborow, DL R W Newman C L Brudenell J T G Harris P A Fenton W R Butterfield, DL (resigned 18 June 2023)
Executive Director and Secretary:	M Herrod
Registered office:	Lamport Hall Lamport Northampton NN6 9HD
Company registration number:	1174289
Charity registration number:	267999
Auditor:	Cooper Parry Group Limited Statutory Auditor Cubo Birmingham Two Chamberlain Square Birmingham B3 3AX
Bankers:	Virgin Money 7 Gold Street Northampton NN1 1EN
Investment managers:	Charles Stanley & Co. Ltd 25 Luke Street London EC2A 4AR  Rathbones Investment Management Ltd Port of Liverpool Building Pier Head Liverpool L3 1NW  Sarasins & Partners LLP Juxon House 100 St. Paul's Churchyard London EC4M 8BU

**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Reference and Administrative Details of the Charity, its Trustees and Advisors (continued)**

Solicitors:

HCR Hewitsons  
Lancaster House  
Nunn Mills Road  
Northampton  
NN1 5GE



## **LAMPOR HALL PRESERVATION TRUST LIMITED AND ITS SUBSIDIARY UNDERTAKINGS**

### **Annual report of the Trustees (incorporating the report of the Directors) for the year ended 31 March 2023**

#### **Structure, Governance and Management**

##### **FORMATION**

The Lamport Hall Preservation Trust was formed by Sir Gyles Isham by Deed dated 18<sup>th</sup> June 1974. His intention at the time was to gift the whole estate at Lamport into trust for the public benefit. On his death in 1976, within the terms of his will, Lamport Hall together with the outbuildings and park, pictures, books, silver, documents and other contents was passed to the newly created Preservation Trust. The balance of his estate, comprising farms, houses and the village hall, were left by way of endowment to what is now named the Lamport Endowment Estate, which forms part of the Charity.

The constitution of the Charity was formalised in 1986 by the adoption of a Consolidation document which also confirmed the Charity as a company limited by guarantee.

The Trustees have formed a farming company, Lamport Farms Limited, originally to actively farm 1,040 acres of the Endowment Estate and this enterprise has expanded to approximately 1,400 acres as farm tenancies to third parties have ended. This company gift aids its taxable profits to the Endowment Estate. In addition, Lamport Enterprises Limited was formed in 1983 to trade around the Hall, outbuildings and parks and gift aids all of its taxable profits to the Preservation Trust.

##### **TRUSTEES**

The Trustees that served during the year are listed below. The Trustees continue to serve to the date of this report:

R L V Isham (Chairman)  
W R Butterfield, DL \*  
Lady Robinson, BA  
C D J Holborrow, DL  
R W Newman  
C L Brudenell, DL  
J T G Harris  
P Fenton

\* W R Butterfield retired as a Trustee and as a director of Lamport Farms Ltd and Lamport Enterprises Ltd on 16 February 2023 following a lengthy and valued service to the Trust both as Chairman of Lamport Hall Preservation Trust, preceding the current Chairman and latterly, being Chairman of Lamport Farms Ltd. J T G Harris succeeded Mr. Butterfield as Chairman of Lamport Farms Ltd.

The intention is that the Trustees represent a range of skills relevant to the Charity.

New Trustees are appointed only if they can demonstrate to the current Trustees that they:

- Have a long term commitment to the Charity; and will bring skills which are needed by and relevant to the objectives of the Charity.
- Before appointment, prospective Trustees are invited to attend a Trustees' meeting and given an in-depth tour of the Charity's total estate together with a detailed commentary by the Executive Director on relevant issues relating to the constituent parts and their contribution to the objectives of the Charity.

## **LAMPORT HALL PRESERVATION TRUST LIMITED AND ITS SUBSIDIARY UNDERTAKINGS**

**Annual report of the Trustees (incorporating the report of the Directors) for the year ended 31 March 2023 (continued)**

### **TRUSTEES (continued)**

- In addition, they are furnished with a copy of the constitution of the Charity, up to date financial information and a copy of the five year plan. The Board of Trustees as a body is conscious of the need to keep abreast of legal developments and changes in order for them to contribute to the welfare of the Charity.

### **STRATEGIC MANAGEMENT**

The Trustees meet formally three times each year to consider all matters of policy and management which are then given to the Executive Director for implementation.

### **TACTICAL MANAGEMENT**

The Executive Director is responsible for the implementation of the Trustees' policies and is the de facto Chief Executive of the Trust and its associated businesses. He is in regular contact with his Chairmen and in particular the Chairmen of the Preservation Trust and Farming Company. Three additional meetings each year are held between the Executive Director and all three Chairmen. One of these meetings acts as an audit & investment committee and includes a Trustee who is a businessman.

In addition an Estate and Farm Walk takes place, usually late spring or early autumn, when the Trustees view the properties and farm at first hand.

### **RISK ASSESSMENT**

The Trustees have in place a Risk Register. This addresses the major governance, operational, financial, reputational, legal and regulatory risks which might impact upon the Trust's core purposes and key objectives. This builds on the existing risk management in many aspects of the Trust's work in areas such as financial management, health and safety, fire and security and disaster planning arrangements to protect both property and people. The Register is reviewed on an annual basis, and the Executive Director reports to the trustees on an annual basis whether any changes have been made.

A follow-up health and safety audit was undertaken by a specialist consultant, who prepared an updated report. The actions identified within the report have been completed.

The Trust adopted a Tree Safety Policy for the Estate's land in March 2008. The Tree Safety Policy identifies and assesses hazards and risks and prioritises any works required. In accordance with the policy, checks are undertaken on an annual basis each spring. The Trust also has a Health and Safety Policy which was prepared in 2021 under the supervision of a third party specialist. The Trust continues to have an annual Health and Safety Review and an annual inspection of the fire extinguishing appliances in the Hall and outbuildings. The Tree Safety Policy and the Health and Safety Policy are reviewed on an annual basis.



## **LAMPORT HALL PRESERVATION TRUST LIMITED AND ITS SUBSIDIARY UNDERTAKINGS**

**Annual report of the Trustees (incorporating the report of the Directors) for the year ended 31 March 2023 (continued)**

### **Objects and Activities**

#### **OBJECTIVES**

The Memorandum of Association of Lamport Hall Preservation Trust Limited, as amended by Special Resolution in 1984, sets the objects of the Trust as being the advancement of historic and aesthetic education, in particular to:

- Preserve as national monuments buildings of national historic or architectural or artistic interest and importance and to protect and improve the amenities of such buildings and their surroundings;
- Preserve for the benefit of the nation and as an adjunct to any such buildings as aforesaid furniture, pictures and other chattels of national historic or artistic interest;
- Facilitate and encourage the access to and the study and appreciation of such buildings, furniture, pictures and chattels as aforesaid by the general public; and
- Fund, create, maintain and offer scholarships exhibitions prizes and rewards for educational purposes and in particular for purposes connected with historic or aesthetic education.

In furtherance of the above general and primary objects but not otherwise the Trust shall have the following powers:

- To accept gifts of or any interest in any real or personal property (including in particular the Mansion known as Lamport Hall in the County of Northampton and the contents thereof or any part or parts thereof respectively) for the general purposes of the Trust or for any particular purpose thereof; and
- Subject to the provisions of any undertaking given to the H.M Treasury in respect of Lamport Hall or any other property which is the subject matter of any Treasury Direction under the provisions of Paragraphs 13 (1) and (1A) of Schedule 6 to the Finance Act 1975 to purchase, take on lease or in exchange or on loan, hire or otherwise acquire any real or personal property and any rights or privileges necessary for the promotion of the objects of the trust.

### **Achievements and Performance**

A project to restore the library commenced and is likely to be completed during 2023. The restoration is undertaken mainly by in-house specialists with expert advice, analysis and research from external heritage professionals.

The furniture in the library, including the rent table, padauk console, folding steps and chairs have been restored or re polished in preparation for being reinstated in the room following its restoration.

A new front-of-house visitor welcome desk was created in one of the stable rooms to provide a more welcoming reception for visitors to the house and gardens. A café was created in a neighbouring room which was well-received by visitors. The café will supersede the former tea room in the main dining room of the hall, reducing the pressure and wear on that room.

The collection of literature in the small Gothic Dining Room was expanded through a donation of books from Mrs Newman.

A programme of educational visits was established, providing groups from a range of educational institutions and from a diverse age range with an opportunity to take a tour of the Hall, gardens and wider estate and to experience activities in which they might not have had the opportunity to engage previously.

## **LAMPORT HALL PRESERVATION TRUST LIMITED AND ITS SUBSIDIARY UNDERTAKINGS**

### **Annual report of the Trustees (incorporating the report of the Directors) for the year ended 31 March 2023 (continued)**

#### **Achievements and Performance (continued)**

The recruitment of a new Head Gardener has further improved the quality and condition of the gardens, with a number of projects being planned, including the planting of new flower bulbs, the creation of iris beds and undertaking research and planning for the restoration of the Alpine Garden.

A member of staff returning from maternity leave was promoted to focus on public engagement and generating revenue from the Trust's assets in an appropriate way in order to fund the core work of the Trust.

A painting of Madonna and Child, which had been in storage for some time, was cleaned by students from the University of Lincoln to an exceptional standard, and subsequently hung in the Cabinet Room. In the same room, a carpet depicting Madonna and Child was restored and cleaned.

All staff undertook first aid training as well as training in the use of fire protection measures, to ensure the best possible protection of the Trust's employees, visitors, and the hall itself and the Lamport Collection.

A photograph of the drawing room won a prize and became the full front cover photo of the widely-read Hudsons 2022 Guide.

A new pump was installed to serve the shell fountain in the Italian Garden and the pond itself was repaired and re-lined.

New satellite-linked wi-fi systems were purchased to provide high-speed reliable internet connectivity for functions inside the hall as well as outside in the stableyard and gardens.

A closer relationship was built between the Lamport team and the local fire services to ensure that in the event of emergencies, the fire service had a very clear understanding of the layout of the building and a prioritised list of items for salvage from the Lamport Collection.

Following negotiation, a contract with a major film producer was agreed and in March 2023, the stables and part of the Hall were utilised for filming as part of a well-known television series.

The Lamport team continues to promote collaboration with other historic houses in the area. Such relationships have been beneficial to all involved.

Reported previously, the annual benefits resulting from the Countryside Stewardship Scheme continue to be seen, with the conservation work undertaken through the scheme complimenting the objectives of the Trust and its work in preserving the Hall and surroundings for public benefit.

Annual tree surgery was carried out in accordance with the Parkland Management Plan, to improve the safety and health of the trees growing in the park. Quotes were collated for the re-wiring up of the fastigate yews along the perimeter of the gardens.

Much of the above has meant that some costs have been incurred, but the Trustees consider that they are consistent with the objectives of the Charity.



## **LAMPORTR HALL PRESERVATION TRUST LIMITED AND ITS SUBSIDIARY UNDERTAKINGS**

**Annual report of the Trustees (incorporating the report of the Directors) for the year ended 31 March 2023 (continued)**

### **CURRENT ACTIVITY**

The Endowment Estate, Lamportr Enterprises Limited and Lamportr Farms Limited continue to provide revenue for the Preservation Trust. New, appropriate, ways to increase revenue are always being sought.

#### **Endowment Estate**

As opportunities arise, improvements continue to be made to the residential properties on the Estate, with all cottages being modernised when they become vacant. Where cottages have been re-let, in all cases they have been let at a rent greater than the previous tenancy.

The refurbishment of Manor Farmhouse and buildings has made a significantly increased contribution to the Estate rent roll.

A specialist third party firm was appointed to help ensure that all let properties are maintained to an appropriate standard and that all safety and statutory compliance checks are undertaken on time, to protect the welfare of the Trust's tenants.

#### **Farming Company**

The farming company posted successful yields from the majority of crops and achieved competitive sales from harvested crops.

A substantial project to create a natural flood management scheme was completed during the year. The scheme is designed to slow and dissipate the flow of water from two watercourses to help protect homes and businesses downstream in times of heavy rainfall. The scheme works in tandem with a similar project on a neighbouring estate. The project was funded by the Environment Agency and DEFRA.

New habitats were encouraged through the creation of shallow ponds and scrapes. Wildlife diversity monitoring continues to demonstrate the success of the business's approach to commercial farming with a conservation focus.

The farm continues to work closely with Anglian Water to mitigate the effects of pesticides and synthetic fertilisers. Research projects are proposed in these areas for subsequent years.

The installation of a rainwater harvesting tank has resulted in a reduction in the farm's potable water usage.

An application to join the Sustainable Farming Incentive scheme was accepted and the farm now farms in accordance with the requirements of that scheme, which compliments the stewardship work elsewhere on the farm.

An application for planning consent was submitted for the construction of a new building to house Northamptonshire Search and Rescue and a local business which supplies innovative motorcycles to the emergency services. Planning consent was granted and construction work commenced towards the end of the year.

The farm purchased a new tractor during the year. Equipped with GPS, the machine will improve the efficiency of the farm and the more accurate application of sprays and fertilisers, factors which are beneficial from both economic and environmental perspectives.

## **LAMPORT HALL PRESERVATION TRUST LIMITED AND ITS SUBSIDIARY UNDERTAKINGS**

**Annual report of the Trustees (incorporating the report of the Directors) for the year ended 31 March 2023 (continued)**

### **Farming Company (continued)**

The farm continues to be profitable, making a valuable financial contribution to the work of the wider Trust at the end of the year.

### **Enterprise Company**

Following the end of Covid lockdown restrictions, the company had a more productive year, enabling it to make a valuable contribution to the work of the Trust both in terms of finances and attracting visitors to Lamport.

Events included two antiques fairs, two arts and craft fairs, a number of classical music concerts both indoors and outside, an art festival, a number of talks and lectures and a Christmas market.

The company's holiday cottage performed well, with a good level of occupancy throughout the year and only positive reviews from clients.

The company took on a lease from the Trust to run a café in the stableyard, which proved popular with visitors and which would be augmented for the following visitor season.

### **Preservation Trust**

#### **Public Benefit and Activities**

The Preservation Trust's diary of public usage records 127 events taking place over 109 days. This included the opening of the hall and gardens to the public on more than 60 days during the financial year. The Trust estimates that more than 18,500 people derived benefit from access to Lamport Hall and its grounds in 2022-23 (13,000 in 2021-22). It is anticipated that visitor levels will continue to increase through proactive marketing and the increasing diversity of events.

The Trust continues to donate tickets for a visit to Lamport Hall to local schools and local charities for raffle prizes. It also tries to oblige requests for the loan of paintings for exhibitions where appropriate and during 2023 the Trust would loan four paintings for exhibition in the Dreweatts annual exhibition in London. In addition the Trust allows access to several fundraising charities and offers free stalls to various charities at the fairs it hosts.

The events in the gardens continue to attract a good cross section of the general public. Included in the 2022 / 2023 programme were lectures, art courses, theatre performances, outdoor jazz, outdoor dining and classical music concerts. The Northampton Open Studios art exhibition, a county-wide exhibition running throughout September, returned to Lamport for the second time and was visited by an estimated 2,500 people. Four bursaries to exhibiting artists were funded by the Trust following a competitive process, which provided funding for those artists to develop their craft and make wider contributions to the arts within the county.

The link with the Royal & Derngate Theatre in Northampton, supporting its youth theatre programme and also a scheme designed to give disadvantaged children an opportunity to go to a theatre production, has continued.



## **LAMPOR HALL PRESERVATION TRUST LIMITED AND ITS SUBSIDIARY UNDERTAKINGS**

### **Annual report of the Trustees (incorporating the report of the Directors) for the year ended 31 March 2023 (continued)**

#### **Education**

The Trust maintained collaborative relationships with the University of Lincoln, University College London and Moulton College. Students were offered the opportunity to reside on site and undertake appropriate research as part of their studies.

A field trip is planned for the following year for up to 30 students from University College London to spend a week at Lampor Hall to undertake specific research relevant to their postgraduate studies in Sustainable Heritage.

The tractor-drawn personnel trailer purchased through the Countryside Stewardship Scheme two years previously enabled students to be transported around the wider property for the purposes of their education.

Lectures and talks were held in the Hall on topics pertinent to the work of the Trust and such events were well-attended during the year.

Discussions were underway to potentially establish a collaboration with the Royal Birmingham Conservatoire, geographically the nearest national music school to Lampor Hall.

#### **Volunteers**

The Trustees remain very grateful to the team of volunteers for their input and assistance in helping the Charity maintain the important activity of opening the Hall and gardens to the public. The pool of volunteers continues to grow in diversity, with five new volunteers being recruited during the year, including three in the gardens, one in the café and one in the ticket office.

#### **Investments**

The Investment Policy was established in November 2002 and is now reviewed by the Trustees' Audit and Investment Committee on an annual basis. It has two functions, firstly, to develop capital growth and, secondly, to provide a balanced portfolio. Presently, income from the investments is reinvested, but as and when necessary, could be used to fund the objectives of the Charity.

Investment Managers are engaged by the Trust to manage the portfolio. The Investment Managers are asked to produce a portfolio which is liquid enough so that, if necessary, investments can be sold to fund, for example, an emergency repair and/or any property development opportunity that may arise. Furthermore, the spread of investments within the portfolio is structured with a view to maximising the Trust's ability to select investments for sale in due course, which will realise a gain on sale and not a loss.

All of the Investment Managers are fully conversant with charities and their investments. The Trust has have given much thought to the monitoring of these investments. As a result the Investment Managers prepare statements twice a year showing the movement in capital value and the income received from assets under management.

The viability of these investments is closely monitored and the Trustees are conscious of the need for an increased endowment to supplement the funds generated from the day to day operating activities of the Trust. The Trust recognises that the difficult conditions in the rural economy and the uncertainty surrounding farm subsidies post-Brexit may mean that, in the future, the income from the



## **LAMPORT HALL PRESERVATION TRUST LIMITED AND ITS SUBSIDIARY UNDERTAKINGS**

### **Annual report of the Trustees (incorporating the report of the Directors) for the year ended 31 March 2023 (continued)**

#### **Investments (continued)**

investments will be increasingly important. On the Endowment Estate the Trust continues to explore development potential and diversification opportunities where appropriate to help augment this fund.

Between 1 April 2022 and 31 March 2023 the listed investment portfolio value decreased by approximately £722,479 (2021-22 increased by £387,695). The poor level of performance was attributed to the ongoing war in Ukraine and increasing inflationary pressures on the UK economy. It is, however, likely that performance will likely be negative for the following year as a result of challenges facing the global and domestic economies and the ongoing conflict in Ukraine.

#### **Financial Review**

The net movement in funds for the year to 31 March 2023 was a decrease of £99,297 (2021-22 increase of 3,346,516). Total incoming resources for the year were £2,002,469 which was a significant increase from the previous year's total incoming resources of £1,424,096. Total resources expended this year are £1,894,263.

#### **Reserves Policy**

It is the policy of the Trust to hold reserves in its non-charitable trading entities, the Preservation Trust and Endowment Estate, which have not yet been committed or designated for any particular purpose. The Trust has set aside these reserves in order to protect the future operations of the Charity from the effects of any unforeseen variations in its income streams as part of a policy of good financial management practice.

The nature of the assets of the Trust are such that high levels of expenditure can be incurred in both the short and long term, which necessitates the Trust having access to liquid funds. At 31 March 2023 the amount of funds in the trading subsidiaries amounted to £345,363 (2021-22 £318,177), £3,431,457 (2021-22: £3,806,122) in the Preservation Trust and £28,762,252 (2021-22: £28,495,329) in the Endowment Estate.

The Trust is aware that the level of free reserves of £345,363 may not be sufficient. Accordingly it is conscious of the need to raise further income from the Endowment Estate which can then be used to supplement further charitable expenditure. This has been implemented by investing in several portfolios, generating growth and income amounting to £122,038 in the financial year. It is the Trust's intention to improve on this over the course of the coming years.

The financial position of the Trust remains stable, although the Trustees have identified the need for increased income in the medium term. The trading activities of the two subsidiary companies continued to provide incoming resources to the Trust. Lamport Farms Limited donated its taxable profits of £205,763 (2021-22: £64,661) and Lamport Enterprises Limited donated its taxable profits of £15,363 (2021-22: £188) by way of gift aid to the parent charity, the Preservation Trust. It is noted that the gift aid donations are made in the accounting year following the year in which the profits are generated.



## **LAMPORT HALL PRESERVATION TRUST LIMITED AND ITS SUBSIDIARY UNDERTAKINGS**

**Annual report of the Trustees (incorporating the report of the Directors) for the year ended 31 March 2023 (continued)**

### **Statement of the principal financial management policies adopted in the year**

The Trustees continue to maintain a close financial control over the performance of the various income strategies.

The Trustees are aware that the assets of the Preservation Trust do not currently have the ability to produce enough income to cover all annual and cyclical costs, and so non-revenue generating land assets need to be turned into revenue earning assets when opportunities arise.

The Trust's policy is to achieve:

- capital growth and some income from the investments managed by the Investment Managers;
- a sustainable income stream through the activities of the trading companies; and
- continue to increase revenue from the Estate.

The Audit and Investment Committee meets annually to review all financial and investment matters.

The principal sources of funding for the Charity this year continued to be the income derived from the trading activities of the Farm and the rental income from the properties on the Estate. The investment income from the Endowment Estate was reinvested.

The Trustees confirm that they have given due consideration to the requirements of the Charities Act 2011 and public benefit guidance published by the Charity Commission.

The charity does not carry out significant fundraising activities.

### **Plans for future periods**

The Preservation Trust continues to work towards the objectives set out for it by Sir Gyles Isham. In particular the Trustees wish to see the Hall and outbuildings and gardens fully maintained so that they can be fully opened to the public, the let properties continuing to be well-maintained and brought up to date where needed, and the farm tenancies retaining their viability. The Trust continues to explore opportunities to maximise the potential of the Estate. The Hall will continue to be open to the public as in the past and the Trustees will continue to encourage increased high-quality access to the Hall and gardens by hosting additional educational activities. The Trust sees this as key to its success in gaining maximum public benefit in the future. The Trustees and staff will continue to work to ensure that these objectives can be achieved.

The Trust will continue a programme of restoring and maintaining the Hall's contents as well as the fabric of the built assets of the Trust.

The Trust wishes to continue to increase the quality of the visitor experience by offering a wide range of educational activities in addition to the traditional house visit. Individual lecturers and tutors continue to be sought to organise independent courses in a variety of subjects, as demonstrated by the support given to third parties operating the masterclasses held in the Old Laundry. The Trust is keen to see increased use of the Hall's archives by research students and to increase links with adult educational institutions. Additional visits have been accommodated for the "BB" society which celebrates the life of Denys Watkins-Pitchford who lived at Lamport Rectory and who based many of his books on his experiences of Lamport Hall and the Lamport Estate.

## LAMPORT HALL PRESERVATION TRUST LIMITED AND ITS SUBSIDIARY UNDERTAKINGS

### Annual report of the Trustees (incorporating the report of the Directors) for the year ended 31 March 2023 (continued)

The Trustees expect to complete the restoration and repair of the outbuildings still in need of repair during the next phase of their guardianship. In particular the buildings at Isham Barns may be converted to residential use in order to generate additional income to the Charity. Work will continue on refurbishing the cottage stock as it becomes vacant.

### STATEMENT OF TRUSTEES RESPONSIBILITIES

Law applicable to charities in England and Wales requires the directors/trustees to prepare accounts for each financial year, which give a true and fair view of the state of the charitable company and group's affairs and of its income and expenditure for the financial year. In preparing these accounts the directors/ trustees are required to:

- select suitable accounting policies and then 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 have been followed, subject to any material departures disclosed and explained in the accounts;
- prepare the accounts on a going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The directors/trustees are responsible for keeping proper accounting records which disclose, with reasonable accuracy at any time, the financial position of the charitable company and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The maintenance and integrity of the charity's website is the responsibility of the trustees. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislations in other jurisdictions.

In so far as the Directors/Trustees are aware:

- There is no relevant information of which the group's auditor is not aware and
- The Directors/Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

### AUDITOR

Cooper Parry Group Limited has expressed its willingness to continue in office as auditor and will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

By order of the Board

DocuSigned by:  
Richard Isham

OF67CB119FB04FE  
07 November 2023



**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Independent Auditor's Report to the members of Lamport Hall Preservation Trust Limited**

We have audited the financial statements of Lamport Hall Preservation Trust ("the Parent Charitable Company") and its subsidiaries ("the Group") for the year ended 31 March 2023 which comprise the group statement of financial activities, the consolidated and company balance sheet, the consolidated statement of cash flows and notes to the financial statements, including a summary of 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 Group's and of the Parent Charitable Company's affairs as at 31 March 2023 and of the Group's incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 and the Charities Act 2011.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Group and the Parent Charitable Company in accordance with the ethical requirements 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 Group or Parent 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.

**LAMPOR HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Independent Auditor's Report to the members of Lampor Hall Preservation Trust Limited  
(continued)**

**Other information**

The other information comprises the information included in the Trustees' Annual Report and Financial Statements, other than the financial statements and our auditor's report thereon. The other information comprises the Annual Report of the Trustees. The Trustees are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**Opinion on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report, which includes the Directors' Report prepared for the purposes of Company Law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report, which is included in the Trustees' Report, has been prepared in accordance with applicable legal requirements.

**Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the Group and the Parent Charitable Company and its environment obtained in the course of the audit, we have not identified material misstatement in the Strategic report or the Trustee's report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 and the Charities Act 2011 requires us to report to you if, in our opinion;

- proper and adequate accounting records have not been kept by the Parent Charitable Company, or returns adequate for our audit have not been received from branches not visited by us; or
- the Parent Charitable Company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' report and from the requirement to prepare a strategic report.



## **LAMPOR HALL PRESERVATION TRUST LIMITED AND ITS SUBSIDIARY UNDERTAKINGS**

### **Independent Auditor's Report to the members of Lampor Hall Preservation Trust Limited (continued)**

#### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' responsibilities, 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 determines 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 Group's and the Parent 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 Group or the Parent Charitable Company or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 151 of the Charities Act 2011 and under the Companies Act 2006 and report in accordance with the Acts 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:

Our assessment focussed on key laws and regulations the Parent Charitable Company has to comply with and areas of the financial statements we assessed as being more susceptible to misstatement. These key laws and regulations included but were not limited to compliance with the Companies Act 2006, Charities Act 2011, Charities (Protection and Social Investment) Act 2016, taxation legislation, data protection, anti-bribery and employment legislation.

We are not responsible for preventing irregularities. Our approach to detecting irregularities included, but was not limited to, the following:

- obtaining an understanding of the legal and regulatory framework applicable to the Parent Charitable Company and how the Parent Charitable Company is complying with that framework, including agreement of financial statement disclosures to underlying documentation and other evidence;
- obtaining an understanding of the Parent Charitable Company control environment and how the Parent Charitable Company has applied relevant control procedures, through discussions with Trustees and other management and by performing walkthrough testing over key areas;
- obtaining an understanding of the Parent Charitable Company's risk assessment process, including the risk of fraud;
- reviewing meeting minutes of those charged with governance throughout the year;



**LAMPOR HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Independent Auditor's Report to the members of Lampor Hall Preservation Trust Limited  
(continued)**

- performing audit testing to address the risk of management override of controls, including testing journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias; and
- obtaining sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

Whilst considering how our audit work addressed the detection of irregularities, we also considered the likelihood of detection based on our approach. Irregularities arising from fraud are inherently more difficult to detect than those arising from error.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance.

The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located at the Financial Reporting Council's ("FRC's") website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

**Use of the report**

This report is made solely to the Charitable Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and to the Charitable Company's trustees, as a body, in accordance with the Charities Act 2011. Our audit work has been undertaken so that we might state to the Charitable Company's members and 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, the Charitable Company's members as a body and the Charitable Company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

*Cooper Parry Group Limited*

**Glen Bott FCA (Senior Statutory Auditor)**

For and on behalf of Cooper Parry Group Limited  
Statutory Auditor

Cubo Birmingham, Two Chamberlain Square, Birmingham, B3 3AX

Date: *27 February 2024*

**LAMPOR HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Consolidated statement of financial activities (incorporating the Consolidated Income and Expenditure Account)  
for the year ended 31 March 2023**

	Notes	Unrestricted £	Restricted Lampor Church £	Restricted Endowment Estate £	Restricted Preservation Trust £	Total 2023 £	Total 2022 £
<b>INCOME AND ENDOWMENTS FROM:</b>							
Donations and legacies	2	339,022	-	-	504	339,526	44,137
Income from charitable activities	2	16,693	-	-	-	16,693	5,188
Other trading activities	2	883,736	-	-	31,965	915,701	783,830
Other income	2	51,809	-	2,170	32,706	86,685	21,181
Income from investments	2	81,882	-	530,607	31,375	643,864	569,760
<b>Total income and endowments</b>		1,373,142	-	532,777	96,550	2,002,469	1,424,096
<b>EXPENDITURE ON:</b>							
Expenditure on raising funds	3.1	929,569	-	209,782	6,686	1,146,037	770,360
Expenditure on charitable activities	3.2	32,830	-	-	715,396	748,226	589,198
<b>Total expenditure</b>		962,399	-	209,782	722,082	1,894,263	1,359,558
<b>Net income / (expenditure) before gains/(losses) on investments</b>		410,743	-	322,995	(625,532)	108,206	64,538
Gains/(losses) on investment assets		-	-	(207,503)	-	(207,503)	3,281,978
<b>Net income / (expenditure) for the year carried forward to next page</b>		410,743	-	115,492	(625,532)	(99,297)	3,346,516

**LAMPOR HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Consolidated statement of financial activities (incorporating the Consolidated Income and Expenditure Account)  
for the year ended 31 March 2023 (continued)**

	Notes	Unrestricted £	Restricted Lampor Church £	Restricted Endowment Estate £	Restricted Preservation Trust £	Total 2023 £	Total 2022 £
<b>Net income / (expenditure) for the year brought forward from previous page</b>		410,743	-	115,492	(625,532)	(99,297)	3,346,516
Transfers between funds		(383,557)	-	151,431	232,126	-	-
<b>Net income/(expenditure) and net movement in funds</b>	4	27,186	-	266,923	(393,406)	(99,297)	3,346,516
Fund balances brought forward at 1 April 2022		318,177	18,741	28,495,329	3,806,122	32,638,369	29,291,853
<b>Fund balances carried forward at 31 March 2023</b>	13	345,363	18,741	28,762,252	3,412,716	32,539,072	32,638,369

The charity has no recognised gains or losses other than the results for the year as set out above.

All of the activities of the charity are classed as continuing.

The charity has taken advantage of section 408 of the Companies Act 2006 to not publish its own Statement of Financial Activities.



**LAMPOR HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Consolidated statement of financial activities (incorporating the Consolidated Income and Expenditure Account)  
for the year ended 31 March 2022**

	Notes	Unrestricted £	Restricted Lampor Church £	Restricted Endowment Estate £	Restricted Preservation Trust £	Total 2022 £	Total 2021 £
<b>INCOME AND ENDOWMENTS FROM:</b>							
Donations and legacies	2	43,452	-	-	685	44,137	31,397
Income from charitable activities	2	5,188	-	-	-	5,188	45
Other trading activities	2	764,191	-	-	19,639	783,830	614,331
Other income	2	15,234	-	2,125	3,822	21,181	85,022
Income from investments	2	39,811	-	486,874	43,075	569,760	474,064
<b>Total income and endowments</b>		867,876	-	488,999	67,221	1,424,096	1,204,859
<b>EXPENDITURE ON:</b>							
Expenditure on raising funds	3.1	546,297	-	210,433	13,630	770,360	564,323
Expenditure on charitable activities	3.2	8,509	-	-	580,689	589,198	505,967
<b>Total expenditure</b>		554,806	-	210,433	594,319	1,359,558	1,070,290
<b>Net income / (expenditure) before gains/(losses) on investments</b>		313,070	-	278,566	(527,098)	64,538	134,569
Gains/(losses) on investment assets		-	-	3,281,978	-	3,281,978	1,172,332
<b>Net income / (expenditure) for the year carried forward to next page</b>		313,070	-	3,560,544	(527,098)	3,346,516	1,306,901

**LAMPOR HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Consolidated statement of financial activities (incorporating the Consolidated Income and Expenditure Account)  
for the year ended 31 March 2022 (continued)**

	Notes	Unrestricted £	Restricted Lampor Church £	Restricted Endowment Estate £	Restricted Preservation Trust £	Total 2022 £	Total 2021 £
<b>Net income / (expenditure) for the year brought forward from previous page</b>		313,070	-	3,560,544	(527,098)	3,346,516	1,306,901
Transfers between funds		(229,220)	-	65,218	164,002	-	-
<b>Net income/(expenditure) and net movement in funds</b>	4	83,850	-	3,625,762	(363,096)	3,346,516	1,306,901
Fund balances brought forward at 1 April 2021		234,327	18,741	24,869,567	4,169,218	29,291,853	27,984,952
<b>Fund balances carried forward at 31 March 2022</b>	13	318,177	18,741	28,495,329	3,806,122	32,638,369	29,291,853

The charity has no recognised gains or losses other than the results for the year as set out above.

All of the activities of the charity are classed as continuing.

The charity has taken advantage of section 408 of the Companies Act 2006 to not publish its own Statement of Financial Activities.

**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Consolidated balance sheet at 31 March 2023**

	Notes	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	7	10,268,759	10,025,435
Investments	8	21,408,342	21,752,642
		<hr/>	<hr/>
		31,677,101	31,778,077
		<hr/>	<hr/>
<b>Current assets</b>			
Stocks	9	415,163	243,072
Debtors	10	371,219	399,787
Cash at bank and in hand		649,936	341,490
		<hr/>	<hr/>
		1,436,318	984,349
<b>Creditors: amounts falling due within one year</b>	11	(482,242)	(124,057)
		<hr/>	<hr/>
<b>Net current assets</b>		954,076	860,292
<b>Creditors: amounts falling due after one year</b>	12	(92,105)	-
		<hr/>	<hr/>
<b>Total assets less current liabilities</b>		32,539,072	32,638,369
		<hr/>	<hr/>
<b>Capital funds</b>			
Endowment Estate fund	13	28,762,252	28,495,329
<b>Income funds</b>			
Restricted fund - Preservation Trust	13	3,412,716	3,806,122
Restricted fund - Lamport Church	13	18,741	18,741
Unrestricted funds	13	345,363	318,177
		<hr/>	<hr/>
		32,539,072	32,638,369
		<hr/>	<hr/>

These financial statements were approved by the Governing Body and authorised for issue on 7 November 2023:

R L V Isham  
Chairman

DocuSigned by:  
Richard Isham  
9F87C3119FB64FE

J T G Harris  
Trustee

Company Registration Number: 1174289  
Registered Charity Number: 267999

The notes on pages 22 to 38 form part of these financial statements

**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Charitable company balance sheet at 31 March 2023**

		<b>2023</b> £	<b>2022</b> £
<b>Fixed assets</b>			
Tangible assets	7	8,001,789	7,993,186
Investments	8	34,947,508	34,650,429
		<hr/>	<hr/>
		42,949,297	42,643,615
		<hr/>	<hr/>
<b>Current assets</b>			
Stocks	9	-	-
Debtors	10	704,749	729,516
Cash at bank and in hand		543,378	179,953
		<hr/>	<hr/>
		1,248,127	909,469
		<hr/>	<hr/>
<b>Creditors: amounts falling due within one year</b>	11	(175,097)	(79,520)
		<hr/>	<hr/>
<b>Net current assets</b>		1,073,030	829,949
		<hr/>	<hr/>
<b>Creditors: amounts falling due within one year</b>	12	(49,007)	-
		<hr/>	<hr/>
		43,973,320	43,473,564
		<hr/>	<hr/>
<b>Capital funds</b>			
Endowment Estate fund	13	39,874,505	39,075,856
		<hr/>	<hr/>
<b>Income funds</b>			
Restricted fund - Preservation Trust	13	4,080,074	4,378,967
Restricted fund - Lamport Church	13	18,741	18,741
Unrestricted funds	13	-	-
		<hr/>	<hr/>
		43,973,320	43,473,564
		<hr/>	<hr/>

These financial statements were approved by the Governing Body and authorised for issue on 7 November 2023:

R L V Isham  
Chairman

DocuSigned by:  
*Richard Isham*  
9F87C3119FB64FE...

J T G Harris  
Trustee

*J T G Harris*

**Company Registration Number: 1174289**  
**Registered Charity Number: 267999**

The notes on pages 22 to 38 form part of these financial statements



**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Consolidated statement of cash flows for the year ended 31 March 2023**

		<b>2023</b> £	<b>2022</b> £
<b>Cash flows from operating activities</b>	20	(98,785)	(571,004)
<b>Cash flows from investing activities</b>	21	293,575	105,486
<b>Cash flows from financing activities</b>			
New borrowings in year		114,726	-
Repayment of borrowings		(1,070)	-
<b>Total cash flows from financing activities</b>		113,656	-
<b>Increase/(decrease) in cash in the year</b>		<b>308,446</b>	<b>(465,518)</b>
Total cash at the beginning of the year		341,490	807,008
<b>Total cash at the end of the year</b>		<b>649,936</b>	<b>341,490</b>

## LAMPORT HALL PRESERVATION TRUST LIMITED AND ITS SUBSIDIARY UNDERTAKINGS

### Notes to the financial statements for the year ended 31 March 2023

#### General information

Lamport Hall Preservation Trust is a charitable company, limited by guarantee, incorporated in England and Wales and domiciled in England. The registered office is Lamport Hall, Northampton, NN6 9HD and the registered number is 01174289.

#### 1. Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

##### a) Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Charities Act 2011 and the Companies Act 2006.

The charitable company meets the definition of a public benefit entity as defined by FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

The Trustees believe that the Charitable Group is well placed financially due to its strong cash position and significant net assets, amounting to £32.5m at the year end, along with the financial forecasts that have been prepared. The financial statements have been prepared on a going concern basis as the trustees consider that adequate reserves and cash balances are available to continue to fund the activities of the charity and the group for the foreseeable future, being at least 12 months from the date of approval.

##### b) Basis of consolidation

The group financial statements consolidate those of the charity and its wholly owned subsidiary undertakings drawn up to 31 March 2023. The results of the charity's non-charitable trading subsidiaries, Lamport Enterprises Limited and Lamport Farms Limited, have been incorporated on a line by line basis.

A separate Statement of Financial Activities and Income and Expenditure Account for the charity has not been presented because the Charity has taken advantage of the exemption afforded by section 408 of the Companies Act 2006.

##### c) The charity

The charity comprises the Preservation Trust Fund and the Endowment Estate Fund, which are registered under one charity number with the Endowment Estate Fund being a subsidiary of the Preservation Trust Fund.

##### d) Incoming resources

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item of income have been met, it is probable that the income will be received and the amount can be measured reliably.

- i) Voluntary income is recognised on a receivable basis
- ii) Grants are recognised on a receivable basis
- iii) Other income of the charity is recognised on an accruals basis
- iv) Income from the commercial activities undertaken by the charity's subsidiaries is recognised on an accruals basis
- v) Investment income is included in the Statement of Financial Activities in the year in which it is receivable



## LAMPORT HALL PRESERVATION TRUST LIMITED AND ITS SUBSIDIARY UNDERTAKINGS

### Notes to the financial statements for the year ended 31 March 2023

#### e) Resources expended

Resources expended are included in the Statement of Financial Activities on an accruals basis, inclusive (where applicable) of any VAT which cannot be recovered.

Cost of generating funds are those costs incurred in fundraising, the commercial trading costs and investment management costs

Charitable activity costs are incurred in supporting the objectives of the charity.

Governance costs include costs primarily associated with the constitutional and statutory requirements of the charity.

Support costs include central functions and have been allocated to activity cost categories on an activity basis.

Certain expenditure is directly attributable to specific activities and has been included in those cost categories. Other costs attributable to more than one activity are apportioned across cost categories on the basis of the proportion of time spent by staff on those activities.

#### f) Fund accounting

Funds held by the charity are either:

Restricted funds – these are funds that can only be used for the particular restricted purposes within the objects of the charity. Both Endowment Funds are designated as restricted.

Unrestricted funds – these are incoming resources received or generated for expenditure on the general objectives of the charity.

#### g) Fixed assets and depreciation

##### Furniture, fixtures and exhibits

Furniture, fixtures and exhibits are not depreciated as, in the opinion of the members of the Governing Body, they are maintained to a standard which will ensure their continued existence at a value at least equal to the value included in the financial statements.

##### Depreciation

Depreciation on other fixed assets is calculated to write down the cost of fixed assets over their expected useful lives. The rates generally applicable are:

Farm plant, implements and equipment	15%-25% reducing balance
Estate plant, fixtures and fittings	15% reducing balance
Farm improvements and drainage	10% straight line
Improvements to buildings and cottages	2% - 25% straight line
Motor vehicles	25% reducing balance

##### Freehold land, buildings and exhibits

The transitional provisions of Financial Reporting Standard 102 have been adopted in respect of the carrying value of freehold land, buildings and exhibits.

These assets were last revalued in 1997 and this valuation has been adopted as surrogate cost. No revaluations have been performed since 1997 and no revaluations are to be made in the foreseeable future unless required under Financial Reporting Standard 102.

Freehold buildings with an estimated useful life of fifty years or less are depreciated on a straight line basis, calculated on valuation, over the future estimated life. At 31 March 2021, the Trustees were of the opinion that every freehold building has a useful life greatly in excess of fifty years. No depreciation has therefore been provided as it is considered that the amount involved would not be material to the statement of financial activities. Freehold buildings and exhibits are reviewed annually for impairment in accordance with Financial Reporting Standard 102, with any consequent reduction in carrying values recognised in the statement of financial activities.

**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Notes to the financial statements for the year ended 31 March 2023**

**g) Fixed assets and depreciation - continued**

However any improvements made to buildings and cottages since 1997 have been capitalised and it is the intention of the trustees to depreciate these over their estimated useful life.

**h) Investments**

Investments are a form of basic financial instrument, are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing market value. Gains and losses arising on disposals and revaluation throughout the year are included in the statement of financial activities.

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

**i) Stocks**

Stocks which comprise growing crops and cultivations, together with souvenir shop stock, are stated at the lower of cost and net realisable value.

**j) Taxation**

No provision has been made for corporation tax, as the company is of charitable status. No provision for corporation tax is necessary in the subsidiary undertakings as, such sums as shall equal the whole of its income as computed for the purposes of the Corporation Tax Act 2010 are gift aided to the parent company, Lamport Hall Preservation Trust Limited.

**k) Contributions to pension funds  
Defined Contribution Scheme**

The pension costs charged in the year represent the amount of the contributions payable to the scheme in respect of the accounting period. The assets of the scheme are held separately from those of the charity.

**l) Operating leases**

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.



**LAMPOR HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

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

**2. Incoming resources**

	Unrestricted £	Restricted Lampor Church £	Restricted Endowment Estate £	Restricted Preservation Trust £	Total 2023 £	Total 2022 £
<b><u>Donations and legacies</u></b>						
Voluntary income	339,022	-	-	504	339,526	44,137
	<b>339,022</b>	-	-	<b>504</b>	<b>339,526</b>	<b>44,137</b>
<b><u>Income from charitable activities</u></b>						
Shop sales and catering	16,693	-	-	-	16,693	5,188
	<b>16,693</b>	-	-	-	<b>16,693</b>	<b>5,188</b>
<b><u>Other trading activities</u></b>						
Commercial trading income	807,793	-	-	-	807,793	667,135
Event income and room hire	75,943	-	-	16,375	92,318	112,131
House showing and concert admissions	-	-	-	15,590	15,590	4,564
	<b>883,736</b>	-	-	<b>31,965</b>	<b>915,701</b>	<b>783,830</b>
<b><u>Other income</u></b>						
Sundry income	6,213	-	2,170	32,706	41,089	21,181
Profit on sale of tangible fixed asset	45,596	-	-	-	45,596	-
	<b>51,809</b>	-	<b>2,170</b>	<b>32,706</b>	<b>86,685</b>	<b>21,181</b>
<b><u>Income from investments</u></b>						
Rental income	79,166	-	405,237	29,475	513,878	458,184
Listed investment income	-	-	122,038	-	122,038	111,298
Bank deposits	2,716	-	3,332	1,900	7,948	278
	<b>81,882</b>	-	<b>530,607</b>	<b>31,375</b>	<b>643,864</b>	<b>569,760</b>
	<b>1,373,142</b>	-	<b>532,777</b>	<b>96,550</b>	<b>2,002,469</b>	<b>1,424,096</b>

**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

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

**3. Resources expended**

<b>3.1 Expenditure on raising funds</b>	<b>Unrestricted</b>	<b>Restricted Lamport Church</b>	<b>Restricted Endowment Estate</b>	<b>Restricted Preservation Trust</b>	<b>Total 2023</b>	<b>Total 2022</b>
	£	£	£	£	£	£
Farming expenditure	166,306	-	-	-	166,306	252,984
Enterprises expenditure	74,908	-	-	-	74,908	75,016
Preservation expenditure	-	-	-	6,686	6,686	-
Staff costs	64,577	-	-	-	64,577	70,264
Share of support costs	623,778	-	175,945	-	799,723	337,189
Investment management costs	-	-	33,837	-	33,837	34,907
	<u>929,569</u>	<u>-</u>	<u>209,782</u>	<u>6,686</u>	<u>1,146,037</u>	<u>770,360</u>

<b>3.2 Expenditure on charitable activities</b>	<b>Unrestricted</b>	<b>Restricted Endowment Estate</b>	<b>Restricted Preservation Trust</b>	<b>Total 2023</b>	<b>Total 2022</b>
	£	£	£	£	£
Share of support costs	32,830	-	715,396	748,226	589,198
	<u>32,830</u>	<u>-</u>	<u>715,396</u>	<u>748,226</u>	<u>589,198</u>

<b>3.3 Analysis of support costs</b>	<b>Unrestricted</b>	<b>Restricted Endowment Estate</b>	<b>Restricted Preservation Trust</b>	<b>Total 2023</b>	<b>Total 2022</b>
	£	£	£	£	£
Establishment	82,734	7,670	97,270	187,674	122,456
Equipment and repairs	453,535	131,264	190,074	774,873	122,710
Communications	1,136	-	17,201	18,337	9,006
Staff costs	-	-	309,527	309,527	271,339
Management and finance	111,203	31,011	95,824	238,038	381,445
Governance costs	8,000	6,000	5,500	19,500	19,431
	<u>656,608</u>	<u>175,945</u>	<u>715,396</u>	<u>1,547,979</u>	<u>926,387</u>

**Split by activity:**

	<b>Unrestricted</b>	<b>Endowment Estate</b>	<b>Restricted Preservation Trust</b>	<b>Restricted Total 2023</b>	<b>Total 2022</b>
	£	£	£	£	£
Cost of generating funds	623,778	175,945	-	799,723	337,189
Charitable activities	32,830	-	715,396	748,226	589,198
	<u>656,608</u>	<u>175,945</u>	<u>715,396</u>	<u>1,547,979</u>	<u>926,387</u>

**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Notes to the financial statements for the year ended 31 March 2023**

**3.4 Governance costs**

	<b>Unrestricted</b>	<b>Restricted Endowment Estate</b>	<b>Restricted Preservation Trust</b>	<b>Total 2023</b>	<b>Total 2022</b>
	£	£	£	£	£
Auditor's remuneration	8,000	6,000	5,500	19,500	19,431
	<u>8,000</u>	<u>6,000</u>	<u>5,500</u>	<u>19,500</u>	<u>19,431</u>

**4. Net movement in funds is stated after:**

	<b>2023</b>	<b>2022</b>
	£	£
Depreciation	289,358	265,016
Auditor's remuneration	19,500	19,431
	<u>289,358</u>	<u>265,016</u>

**LAMPOR HALL PRESERVATION TRUST LIMITED  
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**Notes to the financial statements for the year ended 31 March 2023**

**5. Net income from non-charitable trading activities of subsidiaries**

A summary of the results of the trading subsidiaries is set out below.

	<b>Lampport Farms Limited £</b>	<b>Lampport Enterprises Limited £</b>	<b>Total 2023 £</b>	<b>Total 2022 £</b>
Turnover	827,971	157,424	985,395	824,310
Cost of sales	(166,306)	(74,909)	(241,215)	(339,961)
Gross profit	661,665	82,515	744,180	484,349
Administration costs	(795,393)	(37,667)	(833,060)	(375,219)
Other operating income	384,618	413	385,031	43,452
Interest receivable	1,910	806	2,716	117
Interest payable and similar charges	(4,000)	-	(4,000)	(4,000)
Net profit/(loss)	248,800	46,067	294,867	148,699
Gift aid payment to Lampport Hall Preservation Trust Limited	(205,763)	(15,363)	(221,126)	(64,849)
Tax on profit/loss for the year	(46,556)	-	(46,556)	-
Retained in subsidiary	(3,519)	30,704	27,185	83,850
The net assets and liabilities of the subsidiaries were:				
Fixed assets	524,108	3,196	527,304	291,434
Current assets	672,517	109,634	782,151	778,428
Current liabilities	(808,118)	(66,321)	(874,439)	(751,685)
Long term liabilities	(89,654)	-	(89,654)	-
Total assets less liabilities	298,853	46,509	345,362	318,177
Aggregate share capital and reserves	298,853	46,509	345,362	318,177

**6. Staff costs**

Staff costs during the year were as follows:

	<b>2023 £</b>	<b>2022 £</b>
Wages and salaries	328,103	302,159
Social security costs	27,887	26,309
Pension costs	18,114	13,135
	<b>374,104</b>	<b>341,603</b>



**LAMPOR HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Notes to the financial statements for the year ended 31 March 2023**

**6. Staff costs (continued)**

The average monthly head count was 17 staff (2022: 10 staff) and the average monthly number of employees of the charity during the year as calculated on a full-time equivalent basis, was:

	<b>2023 Number</b>	<b>2022 Number</b>
Preservation and showing activity	12	5
Administration	5	5
	<hr/>	<hr/>
	17	10
	<hr/>	<hr/>

One employee received remuneration (excluding employer pension contributions) in excess of £60,000 (£70,000 - £80,000), (2022: one in excess of £60,000 (£70,000 - £80,000)).

The group paid £7,000 (2022: £7,000) under a defined contribution pension scheme for the above employee.

The group paid £894 (2022: £1,064) for Trustee Indemnity insurance during the year.

The charity trustees were not paid nor received any other benefits from employment with the Trust or its subsidiaries in the year (2022: £nil) neither were they reimbursed expenses during the year (2022: £nil). No charity trustee received payment for professional or other services supplied to the charity (2022: £nil).

The key management personnel of the group are considered to be the Executive Director and the Farm Manager. The employee benefits of the key management personnel including employer national insurance and employer pension contributions amounted to £127,091 (2022: £133,935).

**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

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

**7. Tangible fixed assets**

The group	Freehold land, buildings and exhibits £	Farm improvements and woodlands £	Implements and equipment £	Motor vehicles £	Total £
<b>Cost or valuation</b>					
At 1 April 2022	11,209,227	418,750	918,743	49,172	12,595,892
Additions	87,899	158,637	220,717	73,343	540,596
Disposals	-	(75,454)	(100,152)	-	(175,606)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2023	11,297,126	501,933	1,039,308	122,515	12,960,882
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>Depreciation</b>					
At 1 April 2022	1,533,509	222,227	788,567	26,154	2,570,457
Charged in the year	143,945	57,216	67,858	20,339	289,358
Released on disposal	-	(75,454)	(92,238)	-	(167,692)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2023	1,677,454	203,989	764,187	46,493	2,692,123
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>Net book value</b>					
At 31 March 2023	9,619,672	297,944	275,121	76,022	10,268,759
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2022	9,675,718	196,523	130,176	23,018	10,025,435
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

The figures stated above for cost or valuation includes a valuation as follows:

	<b>Freehold land, buildings and exhibits</b>	
	<b>2023</b>	<b>2022</b>
	£	£
At 1997 valuation	10,246,230	10,246,230
At cost 1 April 2022	962,997	858,702
Additions in the year	87,899	190,297
Disposal at cost in year	-	(86,002)
	<hr/>	<hr/>
	11,297,126	11,209,227
	<hr/>	<hr/>

During 1997 freehold land, buildings and exhibits were revalued by Mr G P S Drye, M.Sc., FRICS. The basis of the valuation used was open market value. This valuation was frozen and treated as the historical cost value in accordance with the accounting standards at that time.

**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Notes to the financial statements for the year ended 31 March 2023**

**7. Tangible fixed assets (continued)**

<b>The charity</b>	<b>Freehold land, buildings and exhibits £</b>	<b>Implements and equipment £</b>	<b>Motor vehicles £</b>	<b>Total £</b>
<b>Cost or valuation</b>				
At 1 April 2022	9,468,411	100,736	25,207	9,594,354
Additions	87,899	22,652	73,343	183,894
Disposals	-	(22,690)	-	(22,690)
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2023	9,556,310	100,698	98,550	9,755,558
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Depreciation</b>				
At 1 April 2022	1,533,508	63,914	3,746	1,601,168
Provided in the year	143,945	11,395	19,951	175,291
Released on disposal	-	(22,690)	-	(22,690)
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2023	1,677,453	52,619	23,697	1,753,769
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Net book value</b>				
At 31 March 2023	7,878,857	48,079	74,853	8,001,789
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2022	7,934,903	36,822	21,461	7,993,186
	<hr/>	<hr/>	<hr/>	<hr/>

No provision has been made for depreciation of land, buildings and exhibits valued in 1997 as explained in the accounting policies.

The figures stated above for cost or valuation includes a valuation as follows:

	<b>Freehold land, buildings and exhibits</b>	
	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
At 1997 valuation	7,311,230	7,311,230
At cost 1 April 2021	2,157,181	2,052,886
Additions in the year	87,899	190,297
Disposal at cost in year	-	(86,002)
	<hr/>	<hr/>
	9,556,310	9,468,411
	<hr/>	<hr/>

During 1997 freehold land, buildings and exhibits were revalued by Mr G P S Drye, M.Sc., FRICS. The basis of the valuation used was open market value. This valuation was frozen and treated as the historical cost value in accordance with the accounting standards at that time.

The trustees consider that the net book value of all of the group and the charity's tangible fixed assets are used for direct charitable purposes, with the value attributable to other purposes not being material.



**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Notes to the financial statements for the year ended 31 March 2023**

**8. Fixed asset investments**

<b>The Group</b>		<b>Investment Properties £</b>	<b>Listed Investments £</b>	<b>Total £</b>
Value at 1 April 2022		16,085,177	5,667,465	21,752,642
Additions in the year at cost		-	551,083	551,083
Disposal proceeds		-	(687,880)	(687,880)
Realised / unrealised gains/(losses)		-	(585,682)	(585,682)
Revaluation		378,179	-	378,179
Market value at 31 March 2023		16,463,356	4,944,986	21,408,342

  

<b>The Charity</b>	<b>Shares in subsidiary undertakings</b>	<b>Investment Properties £</b>	<b>Listed Investments £</b>	<b>Total £</b>
Value at 1 April 2022	7	28,982,957	5,667,465	34,650,429
Additions in the year at cost	-	-	551,083	551,083
Disposal proceeds	-	-	(687,880)	(687,880)
Realised / unrealised gains/(losses)	-	-	(585,682)	(585,682)
Revaluation	-	1,019,558	-	1,019,558
Market value at 31 March 2023	7	30,002,515	4,944,986	34,947,508

Shares in subsidiary undertakings are stated at cost. Investment properties and listed investments are stated at market value at 31 March 2023.

**Shares in subsidiary undertakings**

At 31 March 2023, the charity held the entire ordinary share capital of the following companies:

<b>Subsidiary undertaking</b>	<b>Country of incorporation</b>	<b>Nature of business</b>
Lamport Farms Limited	England and Wales	Farming
Lamport Enterprises Limited	England and Wales	Commercial activities of the Hall

Investments in group undertakings have been included at cost as the trustees consider that it would not be practical to carry out a valuation of these undertakings. In addition, any valuation attributed to these investments would not be significant in the context of the charity's net assets at 31 March 2023.



**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Notes to the financial statements for the year ended 31 March 2023**

**8. Fixed asset investments (continued)**

**Investment properties**

The investment properties include cottages, farm land and commercial properties that are held as part of the endowment estate. The farm land is included as an investment property in the financial statements of the charity but is included as an operational fixed asset in the group due to being occupied by the Lamport Farms Limited subsidiary.

These investment properties were revalued by Mr J Stables, BSc, MRICS, FAAV as at 31 March 2023. The basis of the valuation used was open market value.

If the investment properties had not been revalued, they would have been included on the historical cost basis at the following amounts:

	<b>Investment properties</b>
<b>Cost</b>	<b>£</b>
As at 1 April 2022 and 31 March 2023	5,479,193

As at the date of approving these accounts the Trustees are of the opinion that the investment value is not materially different from the March 2023 valuation.

If listed investments had not been revalued, they would have been included on the historical cost basis at the following amounts:

	<b>The group and the charity</b>
	<b>Listed investments</b>
<b>Cost</b>	<b>£</b>
At 1 April 2022	3,980,436
Additions in the year	551,083
Disposals in the year	(657,331)
	<hr/>
At 31 March 2023	3,874,188

**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Notes to the financial statements for the year ended 31 March 2023**

**9. Stock**

	<b>The group</b>	
	<b>2023</b>	<b>2022</b>
	£	£
Consumable goods for resale	4,219	7,948
Live and dead stock, growing crops and cultivations and stores	410,944	235,124
	<u>415,163</u>	<u>243,072</u>

**10. Debtors**

	<b>The group</b>		<b>The charity</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	£	£	£	£
Trade debtors	319,001	358,695	121,326	240,865
Amounts owed by group undertakings	-	-	579,951	478,949
VAT	45,617	38,149	-	6,759
Prepayments and accrued income	6,601	2,943	3,472	2,943
	<u>371,219</u>	<u>399,787</u>	<u>704,749</u>	<u>729,516</u>

**11. Creditors: amounts falling due within one year**

	<b>The group</b>		<b>The charity</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	£	£	£	£
Trade creditors	299,908	88,198	76,340	50,249
Social security and other taxes	39,738	738	39,738	-
Accruals	69,391	35,121	35,179	29,271
Hire purchase	21,551	-	-	-
Other creditors	51,654	-	23,840	-
	<u>482,242</u>	<u>124,057</u>	<u>175,097</u>	<u>79,520</u>

**12. Creditors: amounts falling due after one year**

	<b>The group</b>		<b>The charity</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	£	£	£	£
Hire purchase	92,105	-	49,007	-
	<u>92,105</u>	<u>-</u>	<u>49,007</u>	<u>-</u>

**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Notes to the financial statements for the year ended 31 March 2023**

**13. Funds**

**Group**

	Balance at 1 April 2022 £	Incoming Resources £	Resources Expended £	Gains, Losses and Transfers £	Balance at 31 March 2023 £
<b>Restricted funds</b>					
Endowment Estate fund	28,495,329	532,777	(209,782)	(56,072)	28,462,252
Preservation Trust fund	3,755,925	96,550	(720,832)	232,126	3,363,769
Bursary fund	50,197	-	(1,250)	-	48,947
Total Preservation Trust fund	3,806,122	96,550	(722,082)	232,126	3,412,716
Lamport Church	18,741	-	-	-	18,741
<b>Total restricted funds</b>	<b>32,320,192</b>	<b>629,327</b>	<b>(931,864)</b>	<b>176,054</b>	<b>32,193,709</b>
<b>Unrestricted funds</b>					
Non-charitable trading funds	318,177	1,373,142	(962,399)	(383,557)	345,363
<b>Total unrestricted funds</b>	<b>318,177</b>	<b>1,373,142</b>	<b>(962,399)</b>	<b>(383,557)</b>	<b>345,363</b>
	<b>32,638,369</b>	<b>2,002,469</b>	<b>(1,894,263)</b>	<b>(207,503)</b>	<b>32,539,072</b>

**Company**

	Balance at 1 April 2022 £	Incoming Resources £	Resources Expended £	Gains, Losses and Transfers £	Balance at 31 March 2023 £
<b>Restricted funds</b>					
Endowment Estate fund	39,075,855	544,739	(268,168)	522,079	39,874,505
Preservation Trust fund	4,328,771	423,188	(720,832)	-	4,031,127
- Bursary fund	50,197	-	(1,250)	-	48,947
Total Preservation Trust fund	4,378,968	423,188	(722,082)	-	4,080,074
Lamport Church	18,741	-	-	-	18,741
	<b>43,473,564</b>	<b>967,927</b>	<b>(990,250)</b>	<b>522,079</b>	<b>43,973,320</b>

The Endowment Estate fund was established on 14 November 1985 as an expendable endowment fund in accordance with the Will of Sir Gyles Isham.

The Preservation Trust fund was established on 14 November 1985 as a restricted fund in accordance with the Will of Sir Gyles Isham.

Within the Preservation Trust fund, the Trustees have established a specific Bursary fund. This Bursary fund is to be used in accordance with the articles of the Charity, "to found, create, maintain and offer scholarships, exhibitions, prizes and rewards for educational purposes and in particular for purposes connected with historic or aesthetic education".

As part of the arrangements to realise funds from asset sales the Trustees agreed to establish a restricted fund for Lamport Church in order that the income arising may be applied to the fabric of the church.

The non-charitable trading funds represent the funds of the group's subsidiary undertakings Lamport Enterprises Limited and Lamport Farms Limited.



**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Notes to the financial statements for the year ended 31 March 2023**

**13. Funds (continued)**

**Group (Prior year)**

	Balance at 1 April 2021 £	Incoming Resources £	Resources Expended £	Gains, Losses and Transfers £	Balance at 31 March 2022 £
<b>Restricted funds</b>					
Endowment Estate fund	24,869,567	488,999	(210,433)	3,347,196	28,495,329
Preservation Trust fund	4,109,021	67,221	(584,319)	164,002	3,755,925
Bursary fund	60,197	-	(10,000)	-	50,197
Total Preservation Trust fund	4,169,218	67,221	(594,319)	164,002	3,806,122
Lamport Church	18,741	-	-	-	18,741
<b>Total restricted funds</b>	<b>29,057,526</b>	<b>556,220</b>	<b>(804,752)</b>	<b>3,511,198</b>	<b>32,320,192</b>
<b>Unrestricted funds</b>					
Non-charitable trading funds	234,327	867,876	(554,806)	(229,220)	318,177
<b>Total unrestricted funds</b>	<b>234,327</b>	<b>867,876</b>	<b>(554,806)</b>	<b>(229,220)</b>	<b>318,177</b>
	<b>29,291,853</b>	<b>1,424,096</b>	<b>(1,359,558)</b>	<b>3,281,978</b>	<b>32,638,369</b>

**Company (Prior year)**

	Balance at 1 April 2021 £	Incoming Resources £	Resources Expended £	Gains, Losses and Transfers £	Balance at 31 March 2022 £
<b>Restricted funds</b>					
Endowment Estate fund	33,418,982	620,830	(279,215)	5,315,258	39,075,855
Preservation Trust fund	4,683,288	229,802	(584,319)	-	4,328,771
- Bursary fund	60,197	-	(10,000)	-	50,197
Total Preservation Trust fund	4,743,485	229,802	(594,319)	-	4,378,968
Lamport Church	18,741	-	-	-	18,741
	<b>38,181,208</b>	<b>850,632</b>	<b>(873,534)</b>	<b>5,315,258</b>	<b>43,473,564</b>

**LAMPOR HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Notes to the financial statements for the year ended 31 March 2023**

**14. Analysis of group net assets between funds**

	Unrestricted funds £	Lampor Church £	Endowment Estate fund £	Preservation Trust fund £	Total funds £
Fund balances at 31 March 2023 are represented by:					
Tangible fixed assets	527,304	-	2,052,470	7,688,985	10,268,759
Fixed asset investments	-	-	21,408,342	-	21,408,342
Current assets	768,169	18,741	425,838	223,570	1,436,318
Current liabilities	(327,062)	-	(19,906)	(135,274)	(482,242)
Long term liabilities	(43,098)	-	-	(49,007)	(92,105)
Intra-fund indebtedness	(579,950)	-	4,895,508	(4,315,558)	-
<b>Total net assets at 31 March 2023</b>	<b>345,363</b>	<b>18,741</b>	<b>28,762,252</b>	<b>3,412,716</b>	<b>32,539,072</b>

	Unrestricted funds £	Lampor Church £	Endowment Estate fund £	Preservation Trust fund £	Total funds £
Fund balances at 31 March 2022 are represented by:					
Tangible fixed assets	291,434	-	2,104,607	7,629,394	10,025,435
Fixed asset investments	-	-	21,752,642	-	21,752,642
Current assets	726,008	18,741	135,619	103,981	984,349
Current liabilities	(71,975)	-	(28,537)	(23,545)	(124,057)
Intra-fund indebtedness	(627,290)	-	4,530,998	(3,903,708)	-
<b>Total net assets at 31 March 2022</b>	<b>318,177</b>	<b>18,741</b>	<b>28,495,329</b>	<b>3,806,122</b>	<b>32,638,369</b>

**15. Capital commitments**

The group had capital commitments authorised and contracted for at 31 March 2023 of £nil (31 March 2022: £nil).

**16. Contingent liabilities**

There were no contingent liabilities at 31 March 2023 or 31 March 2022.

**17. Pensions**

The charity operates a defined contribution pension scheme for the benefit of the senior employees. The assets of the scheme are administered by trustees in a fund independent from those of the charity. During the year, contributions paid to the scheme totalled £18,114 (2022: £13,135).

**18. Constitution**

The trust is a registered charity and is a company limited by guarantee with no share capital.

**LAMPOR HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Notes to the financial statements for the year ended 31 March 2023**

**19. Related party transactions**

The following transactions took place with the charity's wholly owned subsidiaries:

Lamport Farms Limited

Rent received - £130,000 (2022: £130,000)  
Service charge received - £1,250 (2022: £1,250)  
Interest received - £4,000 (2022: £4,000)  
Gift aid received - £205,763 (2022: £64,661)

Lamport Enterprises Limited

Rent received - £11,000 (2022: £24,000)  
Service charge received - £16,181 (2022: £3,528)  
Gift aid received - £15,363 (2022: £188)

The balance due from wholly owned subsidiaries is disclosed in note 10.

**20. Reconciliation of net movement in funds to net cash flow from operating activities**

	<b>2023</b>	<b>2022</b>
	£	£
Net movement in funds	(99,297)	3,346,516
Investment income	(643,864)	(569,760)
(Gains)/losses on investments	207,503	(3,281,978)
Depreciation	289,358	265,016
(Loss)/profit on disposal of fixed assets	(45,596)	-
Decrease/(increase) in stock	(172,091)	(29,513)
Decrease/(increase) in debtors	28,568	(321,562)
(Decrease)/increase in creditors	336,634	20,277
	<hr/>	<hr/>
	(98,785)	(571,004)
	<hr/>	<hr/>

**21. Cash flows from investing activities**

	<b>2023</b>	<b>2022</b>
	£	£
Investment income	643,864	569,760
Purchase of listed investments	(551,083)	(337,360)
Disposal proceeds from listed investments	687,880	267,301
Movement in cash awaiting investment	-	(6,331)
Purchase of tangible fixed assets	(540,596)	(387,884)
Receipt from sale of fixed assets	53,510	-
	<hr/>	<hr/>
	293,575	105,486
	<hr/>	<hr/>

**22. Analysis of changes in net debt**

	<b>At 1 April 2022</b>	<b>Cash flows</b>	<b>At 31 March 2023</b>
<b>The Group</b>	£	£	£
Cash at bank and in hand	341,490	308,446	649,936
Debt due within one year	-	(21,551)	(21,551)
Debt due after one year	-	(92,105)	(92,105)
	<hr/>	<hr/>	<hr/>
	341,490	194,790	536,280
	<hr/>	<hr/>	<hr/>



**LAMPORT HALL PRESERVATION TRUST LIMITED  
AND ITS SUBSIDIARY UNDERTAKINGS**

**Management information**

**Year ended 31 March 2023**

**\* The following pages do not form part of the statutory financial statements**

**LAMPOR HALL PRESERVATION TRUST LIMITED****Income and expenditure account for the year ended 31 March 2023**

	<b>Lampor Endowment Church Estate fund</b>		<b>Preservation Trust fund</b>	<b>Total 2023</b>	<b>Total 2022</b>
	£	£	£	£	£
<b>Income and expenditure</b>					
<b>Incoming resources</b>					
Rents received	-	535,237	56,849	592,086	572,415
House showing	-	-	15,590	15,590	4,564
Service charges	-	-	94,512	94,512	73,560
Investment income	-	129,370	1,900	131,270	115,456
Gift aid	-	-	221,126	221,126	64,849
Donations and grants	-	-	504	504	685
Sundry income	-	2,170	32,706	34,876	21,095
<b>Total incoming resources</b>	-	666,777	423,187	1,089,964	852,624
<b>Resources expended</b>					
Direct charitable expenditure					
Staff costs	-	-	309,527	309,527	261,339
Depreciation	-	102,340	62,454	164,794	184,842
Repairs and renewals	-	28,924	117,545	146,469	86,120
Other	-	41,083	196,036	237,119	196,468
	-	172,347	685,562	857,909	728,769
Investment management fees	-	33,837	-	33,837	34,907
Management and administration	-	77,081	36,518	113,599	111,850
	-	110,918	36,518	147,436	146,757
<b>Total resources expended</b>	-	283,265	722,080	1,005,345	875,526
<b>Net (outgoing)/incoming resources before other recognised losses</b>	-	383,512	(298,893)	84,619	(22,902)
<b>Other recognised losses</b>					
Net gains/(losses) on investment assets	-	415,137	-	415,137	5,315,258
<b>Net movements in funds</b>	-	798,649	(298,893)	499,756	5,292,356
Fund balances brought forward At 1 April 2022	18,741	39,075,856	4,378,967	43,473,564	38,181,208
<b>Fund balances carried forward at 31 March 2023</b>	18,741	39,874,505	4,080,074	43,973,320	43,473,564