

COUNTRY BUILDINGS  
PROTECTION TRUST  
LIMITED

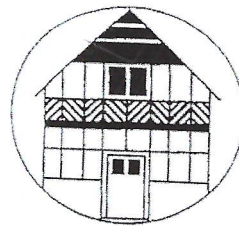
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 SEPTEMBER 2023

Charity Registration Number: 283059

Company Registration Number: 1552706

LOCKINGE ESTATE OFFICE,  
ARDINGTON, WANTAGE, OXFORDSHIRE, OX12 8PP

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COUNTRY BUILDINGS PROTECTION TRUST LIMITED  
CONTENTS  
Year ended 30 September 2023

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COUNTRY BUILDINGS PROTECTION TRUST LIMITED  
TRUSTEES' REPORT  
Year ended 30 September 2023

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The Council of Management submit their report and accounts for the year ended 30 September 2023.

The Council of Management have taken advantage of the exemption from audit conferred by Section 477 Companies Act 2006 and the accounts for the year are unaudited.

CONSTITUTION

The Company is constituted by the Memorandum and Articles of Association dated 10 February 1981 and is limited by guarantee without a share capital. The liability of the 47 Members is limited to a sum not exceeding £1 each.

CHARITABLE STATUS

The Company (company number 1552706) is registered as a charity with the Charity Commission, under the Charities Act 1993 (registration number 283059).

PRESIDENT

Mr T C Loyd.

COUNCIL OF MANAGEMENT

Elected Members of Council of Management:

The elected Members of the Council of Management who served as Trustees and Directors of the Company during the year were as follows:

T Bond - chairman

Mrs R Baring

Dr E A Boon

Mrs C Wardingley Lisi

Ms A Stevens - appointed 14 November 2022

The Members of the Council of Management were appointed in accordance with the Memorandum and Articles of Association.

Secretary: J A Sayers (not a Member of the Council of Management)

REGISTERED OFFICE

Lockinge Estate Office  
Ardington, Wantage,  
Oxon. OX12 8PP

BANKERS

Barclays Bank PLC  
17 Market Place, Wantage,  
Oxon. OX12 8AG

SOLICITORS

Knights  
Midland House,  
West Way  
Oxford. OX2 0PH

#### OBJECTIVES FOR THE PUBLIC BENEFIT

To preserve and protect for the benefit of the public generally and especially the inhabitants of the parishes of Ardington and Lockinge in the County of Oxfordshire, buildings and lands of beauty or historic interest and as regards lands of ecological or other scientific importance, and generally to protect and preserve the character, aspect and amenities of the rural environment and, so far as necessary for the attainment of the foregoing, to promote, assist (by financial contribution or otherwise) or oppose proposals for the use or development of such buildings or lands.

The Trustees, having regard to the Public Benefit guidance published by the Charity Commission in accordance with section 17 of the Charities Act 2011, consider that the purpose and activities of the charity satisfy the requirements of the public benefit test set out in section 4 of the same Act.

#### ORGANISATION

The Company and the property and affairs thereof are under the control and management of the Council of Management in accordance with the Memorandum and Articles of Association.

The day-to-day management is carried out by Adkin, Chartered Surveyors at a fee agreed by the parties.

#### SELECTION AND APPOINTMENT OF TRUSTEES

When a need for a new Trustee is identified, the existing Trustees will review the eligibility criteria for Trustees, agree what skills, experience and knowledge are needed and agree a process for recruitment.

The Trustees will agree the best method for attracting candidates and interview the candidates equitably against the agreed criteria.

The preferred candidate will be identified and invited to join the Trustees, subject to references, formal vetting and approval of the Trustee board. The person nominated for appointment as Trustee will be required to sign a declaration of his or her eligibility to act as a Trustee in a form acceptable to the Trustees.

The vetting will encompass disqualification checks, conflicts of interests and if appropriate, Criminal Records Bureau checks.

Appropriate information will be made available to the potential Trustees at either the interview stage or the nomination stage about Trustee Duties and Responsibilities, the Charity including its Objectives, its Accounts, the Trust Deeds and the existing Trustees.

A newly appointed Trustee will be offered and given appropriate induction and training.



#### DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations. The Directors' Report is contained within the Trustees' Report as required by company law.

Company law requires the directors to prepare the financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors 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 Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the 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 Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### REVIEW OF THE YEAR

During the year the following projects and activities were funded by the Company:

1. Loyd Lindsay Rooms – the Company has continued its support for activities at the Loyd Lindsay Rooms, which are used for the benefit of charities, individuals and various organisations from within the local community. The Company has funded the deficit of the Loyd Lindsay Rooms' operations from its own resources, as set out in Note 3 to the Financial Statements. In the year under review this included the Company spending £3,527 (2022 - £1,858) on the refurbishment of the Rooms.
2. Village Life Past and Present – the Company provided funding of £6,660 (2022 - £5,089) for the enhancement of the archive collection, part of which is permanently displayed within the Loyd Lindsay Rooms and is also the subject of an annual, two-day public exhibition. The archivists now operate out of larger premises, the cost of which is borne by the Company.
3. Other – grants were awarded for graveyard maintenance of £180 (2022 - £170) and Sports club £4,000 (2022 - £2,500).

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COUNTRY BUILDINGS PROTECTION TRUST LIMITED  
TRUSTEES' REPORT (continued)  
Year ended 30 September 2023

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RISK

The Trustees have reviewed the major risks to which the charity is exposed, and procedures have been established to mitigate those risks.

FINANCIAL POSITION

The Company incurred expenditure of £56,160 (2022 - £41,348) including £34,579 (2022 - £24,349) for the benefit of local amenities in furtherance of the objectives as stated above. The activities resulted in a net surplus of £5,851 for the year (2022 – deficit £19,343).

RESERVES POLICY

It is not the Trustees' policy to maintain reserves of income as all expenditure of the charity is met by annual donations income.

DIVIDENDS

The Company's Articles of Association prohibit the payment of a dividend.

SPECIAL PROVISIONS

This report is prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

FUTURE DEVELOPMENTS

As further donations are received and funds become available, the Council of Management intends to continue with the Company's activities within its charitable objectives.

By order of the Council of Management



J.A. Sayers  
Secretary

Date: 2/5/24

**COUNTRY BUILDINGS PROTECTION TRUST LIMITED**  
**INDEPENDENT EXAMINER'S REPORT**  
Year ended 30 September 2023

**Independent examiner's report to the trustees of "Country Buildings Protection Trust Limited"**  
**('the Company')**

I report to the trustees on my examination of the accounts of the Company for the year ended 30 September 2023.

**Responsibilities and basis of report**

As the charity trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act'). You are satisfied that an audit is not required for this year under charity or company law and that an independent examination is needed.

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.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters than an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently, I express no opinion as to whether the accounts present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

**Independent examiner's statement**

I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales.

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

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

I have no concerns and have come across no 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.

*Gregory Smye-Rumsby*  
G P Smye-Rumsby ACA  
Dixon Wilson  
22 Chancery Lane  
London WC2A 1LS

10 June 2024



COUNTRY BUILDINGS PROTECTION TRUST LTD  
STATEMENT OF FINANCIAL ACTIVITIES (INCLUDING AN INCOME AND EXPENDITURE ACCOUNT)  
Year ended 30 September 2023

	Note	2023	2022
		£	£
INCOME AND ENDOWMENTS:			
<u>Donations and legacies:</u>			
Donations		62,000	22,000
<u>Income from investments:</u>			
Interest		11	1
<u>Income from charitable activities:</u>		62,011	22,001
Rents received		0	4
<u>TOTAL INCOME AND ENDOWMENTS</u>		<u>62,011</u>	<u>22,005</u>
EXPENDITURE ON CHARITABLE ACTIVITIES:			
<u>CHARITABLE ACTIVITIES:</u>			
Charitable payments to local projects	3	34,579	24,349
Support costs:			
Rent		218	100
Insurance		1,705	1,406
Management fees		8,633	8,160
Administration fees		2,245	2,075
Professional fees		0	1,351
Bank charges		34	42
Sundry costs		125	35
Depreciation		1,640	1,640
Maintenance costs		4,681	0
Governance costs:		19,281	14,809
Accountancy Fees		2,300	2,190
<u>TOTAL EXPENDITURE ON CHARITABLE ACTIVITIES</u>		<u>56,160</u>	<u>41,348</u>
NET INCOME/(EXPENDITURE) FOR THE YEAR		5,851	(19,343)
NET MOVEMENT IN FUNDS FOR THE YEAR		<u>5,851</u>	<u>(19,343)</u>
<u>RECONCILIATION OF FUNDS</u>			
Unrestricted funds brought forward		938,111	957,454
UNRESTRICTED FUNDS CARRIED FORWARD		<u>943,962</u>	<u>938,111</u>

The company has no recognised gains or losses which are not reflected in this statement of financial activities.

All amounts are in respect of continuing activities and all funds are unrestricted in their permitted applications.



COUNTRY BUILDINGS PROTECTION TRUST LTD  
BALANCE SHEET  
As at 30 September 2023

	Note	2023 £	2022 £
FIXED ASSETS			
Tangible assets			
Programme Related Investment	4	590,341	590,341
Other Land & Buildings		341,336	341,336
Plant & Equipment		11,683	14,716
		<u>943,360</u>	<u>946,393</u>
CURRENT ASSETS			
Prepayments		491	729
Cash at bank		<u>13,517</u>	<u>2,094</u>
CURRENT LIABILITIES		<u>14,008</u>	<u>2,823</u>
Creditors: amounts falling due within one year	5	(13,406)	(11,105)
NET CURRENT ASSETS		<u>602</u>	<u>(8,282)</u>
NET ASSETS		<u>943,962</u>	<u>938,111</u>
REPRESENTED BY:			
Accumulated fund		943,962	938,111
TOTAL UNRESTRICTED FUNDS		<u>943,962</u>	<u>938,111</u>

For the year ended 30 September 2023 the Company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

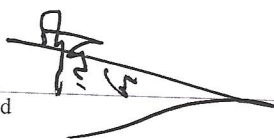
The members have not required the Company to obtain an audit of its accounts for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

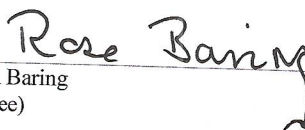
These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime in Part 15 of the Companies Act 2006.

The accounts on pages 6 to 10 were approved by the Council of Management on 2 May 2024 2024, and were signed on their behalf by:

Mr T Bond  
(Trustee)



Mrs R Baring  
(Trustee)



Company number 1552706

## 1. ACCOUNTING POLICIES

### SCOPE AND BASIS OF FINANCIAL STATEMENTS

The financial statements have been prepared in accordance with the FRS102 Statement of Recommended Practice: Accounting and Reporting for Charities (SORP 2019) and the Charities Act 2011. These financial statements have been prepared under the historical cost convention except as set out for Fixed assets in Note 4 to the Financial Statements. The financial statements are presented in Sterling and are rounded to the nearest £.

### FUND ACCOUNTING

Unrestricted Funds are available for use at the discretion of the Council of Management in furtherance of the general charitable objectives.

Designated Funds are unrestricted funds which would be transferred from the general fund for particular purposes or projects at the discretion of the Council of Management.

Restricted Funds would be funds donated either for a particular purpose or area, the use of which would be restricted to that purpose or area.

### INCOMING RESOURCES

All income, including voluntary donations and investment income, is recognised and accounted for when the Charity has entitlement to the funds, the amount can be quantified and receipt is probable.

### RESOURCES EXPENDED

All expenditure is recognised when there is a legal or constructive obligation to pay. Where costs cannot be directly attributed to an expenditure heading, they will be allocated to activities on a basis consistent with the use of resources. Charitable donations made are accounted for in the year of payment.

### CREDITORS

Trade creditors are obligations to pay for goods or services that have been acquired in the course of the charity's activities from suppliers. Trade creditors are recognised initially at the transaction price.

### TANGIBLE FIXED ASSETS AND DEPRECIATION

No provision for depreciation of buildings has been made. In the view of the Council of Management, the properties have an expected life in excess of 50 years and are maintained to a high standard, and are likely to have a residual value at least equal to the value shown in the accounts. An annual impairment review is carried out by the Directors.

In respect of the Programme Related Investment, the value reflected in these accounts is the valuation as at 25 May 2021, with the additional Storage Facility held at cost, being the amount recognised on addition which will be revalued at the next valuation. Other Land and Buildings are shown at their historic costs.

Depreciation on plant and equipment is currently provided for at rates between 10% and 20%, reflecting the estimated useful life of the assets acquired.

### TAXATION

The activities of the Charity are exempt from corporation tax under part 11 of the Corporation Tax Act 2010 to the extent that they are applied to the organisation's charitable objectives. Therefore no liability arises to taxation in view of the exemptions available to the Trust as a Charity.

### GOING CONCERN POLICY

Income from donations is steady and not expected to reduce and costs (including support for the Loyd Lindsay Rooms) are expected to remain at similar levels. The Trust has sufficient reserves to cover its expenses and continuing charitable objectives. Therefore the Trustees have continued to adopt the going concern basis for these financial statements. The Trustees consider that this will remain the case for the foreseeable future (at least the next 12 months).

## 2. CONSTITUTION

The Company is constituted by the Memorandum and Articles of Association dated 10 February 1981 and is limited by guarantee without a share capital. The liability of its members is limited to a sum not exceeding £1 each.

COUNTRY BUILDINGS PROTECTION TRUST LTD  
NOTES TO THE FINANCIAL STATEMENTS  
Year ended 30 September 2023

	2023	2022
	£	£

3. CHARITABLE PAYMENTS TO LOCAL PROJECTS

Grants:

Costs in furtherance of the Charity's Objectives:

Village Life Past & Present (archive collection)	6,660	5,089
Maintenance of Graveyard	180	170
Sports Club	4,000	2,500
Jubilee Garden Party	0	600
	10,840	8,359
Social amenity support - Loyd Lindsay Rooms (see (a) below)	23,739	15,990
	34,579	24,349

(a) Social amenity support - Loyd Lindsay Rooms

Costs:

Refurbishment costs	3,527	1,858
LLR support grant	18,819	10,588
Depreciation	1,393	3,544
Social amenity support re Loyd Lindsay Rooms	23,739	15,990

4. TANGIBLE FIXED ASSETS

Freehold Land & Buildings

Cost and valuation amalgamated:  
At 30th September 2022 and 2023

Cost and valuation split:

Valuation 1990

Revaluation as at 25 May 2021

Accumulated additions

At 30th September 2022 and 2023

Programme Related Investment	Other Land & Buildings	Programme Related Investment	Other Land & Buildings
590,341	341,336	590,341	341,336
295,000	0	295,000	0
75,596	0	75,596	0
219,745	341,336	219,745	341,336
590,341	341,336	590,341	341,336
278,172	341,336	278,172	341,336

Equivalent amount under the historical cost convention

The Loyd Lindsay Rooms, within Programme Related Investments, were valued by Adkin Chartered Surveyors on 25 May 2021 at £550,000, on the basis of their use as a conference and training centre. The Loyd Lindsay Rooms are maintained as a village hall and training centre in furtherance of the charity's objects. The remaining asset within Programme Related Investments is the storage facility at the Loyd Lindsay Rooms, which is held at cost.

No depreciation is provided on Land and Buildings in accordance with the Accounting Policy Statement on Page 8.

Plant & Equipment

Cost at 1 October 2022

Cost at 30 September 2023

Depreciation at 1 October 2022

Depreciation in year

Depreciation at 30 September 2023

Net book value at 30 September 2023

TOTAL FIXED ASSETS - at net book value

45,968	45,968
45,968	45,968
31,252	26,067
3,033	5,185
34,285	31,252
11,683	14,716
943,360	946,393

COUNTRY BUILDINGS PROTECTION TRUST LTD  
NOTES TO THE FINANCIAL STATEMENTS  
Year ended 30 September 2023

	2023 £	2022 £
5. CREDITORS		
Trade creditors		
Accruals	12,401	7,744
Deferred Rent	997	3,353
	8	8
	<u>13,406</u>	<u>11,105</u>

6. EMPLOYEES AND TRUSTEES

The average number of employees in the year was nil (2022 - nil). No remuneration was paid to any Trustee during the year (2022 - £nil). The Company did not purchase any goods or services from any Trustees during the year (2022 - £nil). There were no expenses reimbursed to the Trustees in the year (2022 - £nil).

7. TRANSACTIONS WITH AGENTS

Adkin, Chartered Surveyors, provided management services amounting to £6,388 in the year (2022 - £6,086), inclusive of VAT.

8. FINANCIAL ASSETS AND LIABILITIES

The charity has financial assets and financial liabilities of a kind that qualify as basic financial instruments. These are initially recognised at transaction value and subsequently measured at their amortised cost.

	2023 £	2022 £
<u>Financial assets</u>		
Cash at bank	13,517	2,094
	<u>13,517</u>	<u>2,094</u>
<u>Financial liabilities</u>		
Trade creditors	12,401	7,744
Accruals	997	3,353
	<u>13,398</u>	<u>11,097</u>