

# The Graham Dacre Charitable Foundation

England & Wales · Charity number 803174

## Details

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**Other names** CROSS HOUSE TRUST, THE LIND TRUST

**Status** Registered

**Legal form** Trust

**Registered** 1990-03-04

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Graham Dacre Charitable Foundation  
Drayton Hall  
Hall Lane  
Drayton  
Norfolk  
NR8 6DP

**Phone** 01603262626

**Email** [info@grahamdacrefoundation.org](mailto:info@grahamdacrefoundation.org)

**Website** [www.grahamdacrefoundation.org](http://www.grahamdacrefoundation.org)

## Activities

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**Objects:** SUCH CHARITABLE PURPOSES AS THE TRUSTEES SHALL IN THEIR DISCRETION FROM TIME TO TIME THINK FIT.

**Activities:** To support the development of young people in Norwich and Norfolk. To actively promote the Christian faith. To undertake other charitable activities.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes
- **Who:** Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

- Norfolk

## Finances

| Period end | Income     | Expenditure | Assets      | Employees |
|------------|------------|-------------|-------------|-----------|
| 2025-04-30 | £1,224,158 | £846,130    | £16,578,766 | 0         |
| 2024-04-30 | £876,660   | £1,075,967  | £15,056,738 | 0         |
| 2023-04-30 | £655,680   | £4,572,478  | £15,256,070 | 0         |
| 2022-04-30 | £2,237,438 | £3,585,898  | £19,587,583 | 0         |
| 2021-04-30 | £742,110   | £2,514,549  | £20,936,043 | 1         |

## Trustees

| Name                | Role | Appointed |
|---------------------|------|-----------|
| GAVIN CROFT WILCOCK |      |           |
| GRAHAM MARTIN DACRE |      |           |

**The Graham Dacre Charitable Foundation**

England & Wales - Charity number 803174

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# Accounts

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 30 APRIL 2025**

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 30 APRIL 2025

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**Trustees**                      Graham Martin Dacre CBE  
   Gavin Croft Wilcock

**Charity registered  
number**                      803174

**Principal office**              Drayton Hall  
   Hall Lane  
   Drayton  
   Norwich  
   Norfolk  
   NR8 6DP

**Independent auditors**      MA Partners Audit LLP  
   Chartered Accountants  
   7 The Close  
   Norwich  
   Norfolk  
   NR1 4DJ

**Bankers**                        Handelsbanken plc  
   Norwich  
   NR1 1BD

**Solicitors**                      Birketts LLP  
   Providence House  
   141-145 Princes Street  
   Ipswich  
   IP1 1QJ

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### TRUSTEES' REPORT FOR THE YEAR ENDED 30 APRIL 2025

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The Trustees present their annual report together with the audited financial statements of the Charity for the year 1 May 2024 to 30 April 2025.

#### **Objectives and activities**

##### **a. Policies and objectives**

The Charity's purpose is to support the development of young people in Norwich and Norfolk, to actively promote the Christian faith and to undertake other charitable activities such as the provision of facilities for use by organisations.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

##### **b. Activities undertaken to achieve objectives**

In furthering the activities of the Charity the Trustees have been planning and carrying out refurbishment of its properties for better use to be made of them by the other charities that it supports and have made monetary gifts and donations as shown in note 6.

#### **Achievements and performance**

##### **a. Main achievements of the Charity**

During the year, the Charity has continued to provide C21 as a base for worship. The Charity has also made monetary donations in support of a number of other organisations and individuals engaged in Christian and youth based work.

##### **b. Investment policy and performance**

Surplus funds are generally placed in interest bearing deposit accounts until required. This policy was widened in previous years to diversify a proportion of funds away from banks into secure freehold property purchases.

#### **Financial review**

##### **a. Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 APRIL 2025

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#### **b. Reserves policy**

Total incoming resources during the year amounted to **£1,224,158** (2024: £876,660) and total resources expended was **£846,130** (2024: £1,075,967). The total funds carried forward at the end of the year were **£16,578,766** (2024: £15,056,738).

The Trustees seek to ensure that sufficient funds are available before making any expenditure commitment. The administrative costs of running the Charity continue to be relatively small as few office overheads are incurred. It is the intention of the Trustees that funds equivalent to costs for one year are available. It is expected that the current high level of reserves will be used over the coming years to further the aims and objectives of the Charity.

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

##### **a. Constitution**

The Graham Dacre Charitable Foundation is a registered charity, number 803174, and is constituted under a Trust deed.

##### **b. Methods of appointment or election of Trustees**

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

New Trustees are selected from responsible individuals who are in sympathy with the aims of the Charity, who will bring expertise towards achieving its objects and who will contribute to the governance and management of the Charity.

##### **c. Organisational structure and decision-making policies**

The Trustees meet together regularly during the year and, other than decisions of a more nominal nature, all decisions are made jointly by the Trustees after collective discussion, careful consideration and professional input. As well as the qualifications and experience held by the Trustees, they are advised by qualified professionals in fields including finance and property.

##### **d. Policies adopted for the induction and training of Trustees**

Induction and training is carried out to make new Trustees aware of the requirements of the role and of the needs of the Charity.

##### **e. Related party relationships**

Details of transactions with related parties are given in note 23.

##### **f. Financial risk management**

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 30 APRIL 2025

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**Plans for future periods**

The Trustees aim to continue the Charity's current activities.

**Members' liability**

The Members of the Charity guarantee to contribute an amount not exceeding £1 to the assets of the Charity in the event of winding up.

**Disclosure of information to auditors**


Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

**Auditors**

The auditors, MA Partners Audit LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:



Gavin Croft Wilcock

Date: 5 February 2026

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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STATEMENT OF TRUSTEES' RESPONSIBILITIES  
FOR THE YEAR ENDED 30 APRIL 2025

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The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees and signed on its behalf by:

  
Gavin Croft Wilcock

Date: 5 February 2026

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE GRAHAM DACRE CHARITABLE FOUNDATION

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#### Qualified opinion

We have audited the financial statements of The Graham Dacre Charitable Foundation (the 'Charity') for the year ended 30 April 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the related notes, 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).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion, except for the possible effects of the matter described in the basis for qualified opinion section of our report, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 April 2025 and of its 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 Charities Act 2011.

#### Basis for qualified opinion

We were unable to obtain sufficient, appropriate audit evidence to support the Trustees' valuation of freehold property held in fixed assets at £329,000.

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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 charity'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.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE GRAHAM DACRE CHARITABLE FOUNDATION (CONTINUED)

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#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditors' report thereon. The Trustees are responsible for the other information contained within the annual report. 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. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of Trustees

As explained more fully in the Trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity'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 charity or to cease operations, or have no realistic alternative but to do so.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE GRAHAM DACRE CHARITABLE FOUNDATION (CONTINUED)

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#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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.

#### **Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud**

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the Charity.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the Charity and considered that the most significant are the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the Charity complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

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.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE GRAHAM DACRE CHARITABLE  
FOUNDATION (CONTINUED)

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A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

**Use of our report**

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in an auditors' 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 Charity and its Trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

*MA Partners Audit LLP*

**MA Partners Audit LLP**  
Chartered Accountants  
Statutory Auditors  
7 The Close  
Norwich  
Norfolk  
NR1 4DJ

Date: 12 February 2026

MA Partners Audit LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE GRAHAM DACRE CHARITABLE FOUNDATION

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 APRIL 2025

|   | Note | Unrestricted<br>funds<br>2025<br>£ | Total<br>funds<br>2025<br>£ | Total<br>funds<br>2024<br>£ |
|---|------|------------------------------------|-----------------------------|-----------------------------|
| <b>Income from:</b>   |      |                                    |                             |                             |
| Donations and government grants                                     | 3    | 233,233                            | 233,233                     | 156,280                     |
| Investments   | 4    | 936,641                            | 936,641                     | 686,362                     |
| Other income  | 5    | 54,284                             | 54,284                      | 34,018                      |
| <b>Total income</b>   |      | <b>1,224,158</b>                   | <b>1,224,158</b>            | <b>876,660</b>              |
| <b>Expenditure on:</b>  |      |                                    |                             |                             |
| Charitable activities   | 6    | 846,130                            | 846,130                     | 1,075,967                   |
| <b>Total expenditure</b>  |      | <b>846,130</b>                     | <b>846,130</b>              | <b>1,075,967</b>            |
| <b>Net income/(expenditure) before taxation</b>                     |      | <b>378,028</b>                     | <b>378,028</b>              | <b>(199,307)</b>            |
| Taxation  |      | -                                  | -                           | (25)                        |
| <b>Net movement in funds before other recognised gains/(losses)</b> |      | <b>378,028</b>                     | <b>378,028</b>              | <b>(199,332)</b>            |
| <b>Other recognised gains/(losses):</b>                             |      |                                    |                             |                             |
| Release of impairment provision                                     | 11   | 1,144,000                          | 1,144,000                   | -                           |
| <b>Net movement in funds</b>  |      | <b>1,522,028</b>                   | <b>1,522,028</b>            | <b>(199,332)</b>            |
| <b>Reconciliation of funds:</b>                                     |      |                                    |                             |                             |
| Total funds brought forward   |      | 15,056,738                         | 15,056,738                  | 15,256,070                  |
| Net movement in funds   |      | 1,522,028                          | 1,522,028                   | (199,332)                   |
| <b>Total funds carried forward</b>                                  |      | <b>16,578,766</b>                  | <b>16,578,766</b>           | <b>15,056,738</b>           |

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 13 to 27 form part of these financial statements.

THE GRAHAM DACRE CHARITABLE FOUNDATION

**BALANCE SHEET  
AS AT 30 APRIL 2025**

|   | Note | 2025<br>£                | 2024<br>£                |
|---|------|--------------------------|--------------------------|
| <b>Fixed assets</b>                                     |      |                          |                          |
| Tangible assets   | 9    | 354,930                  | 387,398                  |
| Investment property                                     | 10   | 11,135,285               | 12,635,285               |
|   |      | <u>11,490,215</u>        | <u>13,022,683</u>        |
| <b>Current assets</b>                                   |      |                          |                          |
| Stocks  | 11   | 4,244,000                | 1,100,000                |
| Debtors   | 12   | 6,177,302                | 70,205                   |
| Cash at bank and in hand                                |      | 102,701                  | 1,267,606                |
|   |      | <u>10,524,003</u>        | <u>2,437,811</u>         |
| <b>Current liabilities</b>                              |      |                          |                          |
| Creditors: amounts falling due within one year          | 13   | (5,435,452)              | (394,756)                |
| <b>Net current assets</b>                               |      | <b>5,088,551</b>         | <b>2,043,055</b>         |
| Creditors: amounts falling due after more than one year | 14   | -                        | (9,000)                  |
| <b>Total net assets</b>                                 |      | <b><u>16,578,766</u></b> | <b><u>15,056,738</u></b> |
| <b>Charity funds</b>                                    |      |                          |                          |
| Unrestricted funds                                      | 15   | 16,578,766               | 15,056,738               |
| <b>Total funds</b>                                      |      | <b><u>16,578,766</u></b> | <b><u>15,056,738</u></b> |

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

  
Gavin Croft Wilcock

Date: 5 February 2026

The notes on pages 13 to 27 form part of these financial statements.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 30 APRIL 2025

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|  | 2025<br>£          | 2024<br>£        |
|--|--------------------|------------------|
| <b>Cash flows from operating activities</b>                |                    |                  |
| Net cash used in operating activities                      | 235,095            | (92,258)         |
| Proceeds from the sale of tangible fixed assets            | -                  | 33,500           |
| Purchase of tangible fixed assets                          | -                  | (962)            |
| Purchase of investment property                            | (500,000)          | -                |
| <b>Net cash (used in)/provided by investing activities</b> | <b>(500,000)</b>   | <b>32,538</b>    |
| Cash inflows from new borrowing                            | 5,100,000          | -                |
| Cash outflows from new lending                             | (6,000,000)        | -                |
| <b>Change in cash and cash equivalents in the year</b>     | <b>(1,164,905)</b> | <b>(59,720)</b>  |
| Cash and cash equivalents at the beginning of the year     | 1,267,606          | 1,327,326        |
| <b>Cash and cash equivalents at the end of the year</b>    | <b>102,701</b>     | <b>1,267,606</b> |

The notes on pages 13 to 27 form part of these financial statements

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2025

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#### 1. Accounting policies

##### 1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The Graham Dacre Charitable Foundation meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

##### 1.2 Going concern

The Trustees are satisfied that the Charity will have adequate resources to meet its liabilities as they fall due for a period of at least twelve months from the date of approval of the financial statements. The Trustees therefore consider it appropriate to prepare the financial statements on the basis that the Charity will continue as a going concern.

##### 1.3 Income

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Rental income is accounted for on a receivable basis in accordance with the terms of the lease.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

##### 1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

##### 1.5 Taxation

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

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025

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**1. Accounting policies (continued)**

**1.6 Tangible fixed assets and depreciation**

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

|                       |                     |
|-----------------------|---------------------|
| Freehold property     | - 2% straight line  |
| Motor vehicles        | - 20% straight line |
| Fixtures and fittings | - 20% straight line |

**1.7 Investment property**

Investment property is included at fair value. Gains and losses are recognised in the Statement of Financial Activities.

**1.8 Stocks**

Stocks, being property held for resale, are valued at the lower of cost and net realisable value.

**1.9 Debtors**

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

**1.10 Cash at bank and in hand**

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**1.11 Liabilities**

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025

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1. Accounting policies (continued)

1.12 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

*Financial assets* – trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost. Prepayments are not financial instruments. Cash at bank is classified as a basic financial instrument and is measured at face value.

*Financial liabilities* – trade creditors, accruals and other creditors are financial instruments and are measured at amortised cost. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

1.13 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the appropriate fund.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025

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1. Accounting policies (continued)

2. Critical accounting estimates and areas of judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

i) The Charity holds a significant asset base and any variation in the useful economic lives of the asset base will have an impact on both the balance sheet and the in-year financial position.

ii) A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

iii) The value of receiving rent free premises is based on estimates made by Trustees based on their knowledge of market rents.

iv) The Trustees use valuation techniques involving judgement and estimation to determine the fair value of the Charity's investment properties at each reporting date. Estimates of fair values between independent revaluations are based on a combination of current market conditions, changes in tenure arrangements and guidance from external sources. Estimated fair values may vary from the actual prices that would be achieved in a fully arm's length commercial sale transaction at the reporting date.

3. Income from donations and government grants

|                        | Unrestricted<br>funds<br>2025<br>£ | Total<br>funds<br>2025<br>£ | Total<br>funds<br>2024<br>£ |
|------------------------|------------------------------------|-----------------------------|-----------------------------|
| Individuals and trusts | 233,233                            | 233,233                     | 156,280                     |

THE GRAHAM DACRE CHARITABLE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025

4. Investment income

|                                 | Unrestricted<br>funds<br>2025<br>£ | Total<br>funds<br>2025<br>£ | Total<br>funds<br>2024<br>£ |
|---------------------------------|------------------------------------|-----------------------------|-----------------------------|
| Rents received                  | 816,462                            | <b>816,462</b>              | 573,011                     |
| Provision of rent free premises | 103,333                            | <b>103,333</b>              | 100,000                     |
| Interest received               | 16,846                             | <b>16,846</b>               | 13,351                      |
|                                 | <u>936,641</u>                     | <u><b>936,641</b></u>       | <u>686,362</u>              |

5. Other incoming resources

|                    | Unrestricted<br>funds<br>2025<br>£ | Total<br>funds<br>2025<br>£ | Total<br>funds<br>2024<br>£ |
|--------------------|------------------------------------|-----------------------------|-----------------------------|
| Insurance recharge | 54,284                             | <b>54,284</b>               | 34,018                      |
|                    | <u>54,284</u>                      | <u><b>54,284</b></u>        | <u>34,018</u>               |

6. Analysis of expenditure by activities

|             | Activities<br>undertaken<br>directly<br>2025<br>£ | Support<br>costs<br>2025<br>£ | Total<br>funds<br>2025<br>£ |
|-------------|---|-------------------------------|-----------------------------|
| Expenditure | 807,070   | 39,060                        | <b>846,130</b>              |
|             | <u>807,070</u>                                    | <u>39,060</u>                 | <u><b>846,130</b></u>       |

|             | Activities<br>undertaken<br>directly<br>2024<br>£ | Support<br>costs<br>2024<br>£ | Total<br>funds<br>2024<br>£ |
|-------------|---|-------------------------------|-----------------------------|
| Expenditure | 1,069,836   | 6,131                         | 1,075,967                   |
|             | <u>1,069,836</u>                                  | <u>6,131</u>                  | <u>1,075,967</u>            |

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025**

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**6. Analysis of expenditure by activities (continued)**

**Analysis of direct costs**

|  | <b>Total<br/>funds<br/>2025<br/>£</b> | <i>Total<br/>funds<br/>2024<br/>£</i> |
|--|---------------------------------------|---------------------------------------|
| Monetary gifts and donations             | 48,919                                | 626,788                               |
| Rent                                     | 233,233                               | 156,280                               |
| Legal and professional                   | 172,854                               | 43,452                                |
| Business rates                           | 111,596                               | 2,871                                 |
| Cost of providing rent free premises     | 103,333                               | 100,000                               |
| Property repairs and grounds maintenance | 53,186                                | 69,937                                |
| Insurance                                | 47,373                                | 31,553                                |
| Depreciation                             | 32,468                                | 32,468                                |
| Utilities                                | 1,783                                 | 3,660                                 |
| Motor expenses                           | 1,474                                 | 1,765                                 |
| Other property costs                     | 484                                   | 145                                   |
| Printing and reproduction                | 367                                   | 917                                   |
|  | <u>807,070</u>                        | <u>1,069,836</u>                      |

**Analysis of support costs**

|                                 | <b>Total<br/>funds<br/>2025<br/>£</b> | <i>Total<br/>funds<br/>2024<br/>£</i> |
|---------------------------------|---------------------------------------|---------------------------------------|
| Legal and professional          | 31,555                                | 33,511                                |
| Governance costs                | 6,618                                 | 5,761                                 |
| General expenses                | 672                                   | 42                                    |
| Bank charges                    | 281                                   | 137                                   |
| Accommodation, meals and travel | (66)                                  | 180                                   |
| (Profit)/loss on sale of assets | -                                     | (33,500)                              |
|                                 | <u>39,060</u>                         | <u>6,131</u>                          |

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025

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7. Auditors' remuneration

|   | 2025<br>£ | 2024<br>£ |
|---|-----------|-----------|
| Fees payable to the Charity's auditor for the audit of the Charity's annual accounts              | 5,171     | 4,969     |
| Fees payable to the Charity's auditor in respect of:<br>All non-audit services not included above | 949       | 392       |

8. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2024 - £NIL).

During the year ended 30 April 2025, expenses totalling £Nil were reimbursed or paid directly to 0 Trustee (2024 - £195 paid to 2 Trustees).

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025**

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**9. Tangible fixed assets**

|                          | Freehold<br>property<br>£ | Motor<br>vehicles<br>£ | Fixtures and<br>fittings<br>£ | Total<br>£     |
|--------------------------|---------------------------|------------------------|-------------------------------|----------------|
| <b>Cost or valuation</b> |                           |                        |                               |                |
| At 1 May 2024            | 350,000                   | 210,000                | 134,659                       | 694,659        |
| At 30 April 2025         | <u>350,000</u>            | <u>210,000</u>         | <u>134,659</u>                | <u>694,659</u> |
| <b>Depreciation</b>      |                           |                        |                               |                |
| At 1 May 2024            | 14,000                    | 210,000                | 83,261                        | 307,261        |
| Charge for the year      | 7,000                     | -                      | 25,468                        | 32,468         |
| At 30 April 2025         | <u>21,000</u>             | <u>210,000</u>         | <u>108,729</u>                | <u>339,729</u> |
| <b>Net book value</b>    |                           |                        |                               |                |
| At 30 April 2025         | <u>329,000</u>            | <u>-</u>               | <u>25,930</u>                 | <u>354,930</u> |
| At 30 April 2024         | <u>336,000</u>            | <u>-</u>               | <u>51,398</u>                 | <u>387,398</u> |

**Drayton Hall, Drayton, Norwich**

Acquired by the Trust in March 1991, this former maternity home was extended and remodelled between 1992 and 1996. Since then, the premises had been used by charitable trusts, Christian organisations and a number of churches. The building was valued externally in 2018 then charged depreciation resulting in a net book value as at April 2022 of £1,638,694. On 1 December 2022, the majority of the premises were donated to Teen Challenge whilst the charitable foundation retained building "C21" valued at £350,000. The remaining value has since been depreciated to £329,000.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025

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10. Investment property

|                                  | Freehold<br>investment<br>property<br>£ |
|----------------------------------|---|
| <b>Valuation</b>                 |   |
| At 1 May 2024                    | 12,635,285                              |
| Additions                        | 500,000                                 |
| Transfers to stock (see note 13) | (2,000,000)                             |
| At 30 April 2025                 | <u>11,135,285</u>                       |

**Roundtree Way, Norwich**

This property was purchased in June 2011 for £2,714,000 as part of a desire to diversify funds out of bank deposits during a time of both uncertainty within the banking sector, and falling interest rates. The property is let on a long-term lease to the Royal Mail. The Trustees have carried forward a value on the year-end balance sheet of £2,964,285 (2023: £2,964,285) based on an independent valuation undertaken on 1 May 2023.

**Former Fire Station, Norwich**

This property was purchased in July 2012 for £550,000 with the intention of making it into a venue for community use. Subsequently, The Inspiration Trust expressed interest and has entered into a long-term lease. After substantial works, it houses the Sir Isaac Newton. The Trustees have carried forward a value on the year-end balance sheet of £1,611,000 (2023: £1,611,000) based on an independent valuation undertaken on 1 May 2023.

**250 Drayton High Road, Drayton, Norwich**

This property was acquired in 2007 for £715,260 before being refurbished and let out commercially. It was, consequently, classified as an Investment Property. During 2022, the property was reclassified to Stock - Properties held for resale as a post year end sale was probable. Subsequently during 2023, the sale fell through and the property has since been tenanted again so was reclassified back to Investment Property in 2023. The Trustees have carried forward a value on the year-end balance sheet of £750,000 (2023: £750,000) based on an independent valuation undertaken in 1 August 2021.

**Flat 5, 17 Berkeley Street, London**

This property was purchased in January 2022 for £2,800,000 for the purpose of residential letting.

**Flat 30, King Charles House, London**

This property was purchased in March 2022 for £510,000 for the purpose of residential letting.

**4-7 Mason Road, Norwich**

This property was purchased in April 2023 for £2,000,000 for the purpose of residential letting.

**Community Centre, Brixton**

This property was purchased in November 2024 for £500,000 for the purpose of commercial letting.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025

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10. Investment property (continued)

The independent valuations noted above were undertaken by valuers with recognised and relevant professional qualifications and experience. The valuations were on an open market value for existing use basis.

The Trustees consider that the fair value of the properties has not materially changed since these valuations were undertaken.

11. Stocks

|                            | 2025<br>£ | 2024<br>£ |
|----------------------------|-----------|-----------|
| Properties held for resale | 4,244,000 | 1,100,000 |

**Former St. Andrew's Hospital site**

This property was purchased in May 2011 for £2,750,000 and was stated net of an impairment provision of £1,650,000 as at 30 April 2024. The property is held for sale and following the completion of an external property valuation it is included in the balance sheet at £2,244,000, net of an impairment provision of £506,000. The movement on the impairment provision of £1,144,000 is recognised in the Statement of Financial Activities.

**Cromer Road, Norwich**

This former car dealership property was acquired in May 2012 for £2,142,000 and was included within investment property at a value of £2,000,000 as at 30 April 2024. At the year end the property was held for sale and was therefore transferred from investment property to stock at £2,000,000. The property was sold post year end for £2,000,000.

12. Debtors

|                                | 2025<br>£        | 2024<br>£     |
|--------------------------------|------------------|---------------|
| <b>Due within one year</b>     |                  |               |
| Trade debtors                  | 23,811           | 21,667        |
| Other debtors                  | 6,000,000        | -             |
| Prepayments and accrued income | 153,491          | 48,538        |
|                                | <u>6,177,302</u> | <u>70,205</u> |

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025

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13. Creditors: Amounts falling due within one year

|  | 2025<br>£        | 2024<br>£      |
|--|------------------|----------------|
| Trade creditors                        | 46,441           | 16,192         |
| Other creditors                        | 5,102,900        | 4,950          |
| Accruals and deferred income           | 286,111          | 373,614        |
|  | <u>5,435,452</u> | <u>394,756</u> |
|  | 2025<br>£        | 2024<br>£      |
| Deferred income at 1 May 2024          | 45,618           | 41,168         |
| Resources deferred during the year     | 64,818           | 45,618         |
| Amounts released from previous periods | (45,618)         | (41,168)       |
|  | <u>64,818</u>    | <u>45,618</u>  |

14. Creditors: Amounts falling due after more than one year

|                              | 2025<br>£ | 2024<br>£ |
|------------------------------|-----------|-----------|
| Accruals and deferred income | -         | 9,000     |

THE GRAHAM DACRE CHARITABLE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025

15. Statement of funds

Statement of funds - current year

|                           | Balance at 1<br>May 2024<br>£ | Income<br>£ | Expenditure<br>£ | Gains/<br>(Losses)<br>£ | Balance at<br>30 April<br>2025<br>£ |
|---------------------------|-------------------------------|-------------|------------------|-------------------------|-------------------------------------|
| <b>Unrestricted funds</b> |                               |             |                  |                         |                                     |
| General funds             | 15,056,738                    | 1,224,158   | (846,130)        | 1,144,000               | 16,578,766                          |

Statement of funds - prior year

|                           | <i>Balance at<br/>1 May 2023<br/>£</i> | <i>Income<br/>£</i> | <i>Expenditure<br/>£</i> | <i>Taxation<br/>£</i> | <i>Balance at<br/>30 April 2024<br/>£</i> |
|---------------------------|--|---------------------|--------------------------|-----------------------|---|
| <b>Unrestricted funds</b> |  |                     |                          |                       |   |
| General funds             | 15,256,070                             | 876,660             | (1,075,967)              | (25)                  | 15,056,738                                |

16. Summary of funds

Summary of funds - current year

|               | Balance at 1<br>May 2024<br>£ | Income<br>£ | Expenditure<br>£ | Gains/<br>(Losses)<br>£ | Balance at<br>30 April<br>2025<br>£ |
|---------------|-------------------------------|-------------|------------------|-------------------------|-------------------------------------|
| General funds | 15,056,738                    | 1,224,158   | (846,130)        | 1,144,000               | 16,578,766                          |

Summary of funds - prior year

|               | <i>Balance at<br/>1 May 2023<br/>£</i> | <i>Income<br/>£</i> | <i>Expenditure<br/>£</i> | <i>Taxation<br/>£</i> | <i>Balance at<br/>30 April 2024<br/>£</i> |
|---------------|--|---------------------|--------------------------|-----------------------|---|
| General funds | 15,256,070                             | 876,660             | (1,075,967)              | (25)                  | 15,056,738                                |

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025**

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**17. Analysis of net assets between funds**

**Analysis of net assets between funds - current year**

|                               | <b>Unrestricted<br/>funds<br/>2025<br/>£</b> | <b>Total<br/>funds<br/>2025<br/>£</b> |
|-------------------------------|--|---------------------------------------|
| Tangible fixed assets         | 354,930                                      | <b>354,930</b>                        |
| Investment property           | 11,135,285                                   | <b>11,135,285</b>                     |
| Current assets                | 10,524,003                                   | <b>10,524,003</b>                     |
| Creditors due within one year | (5,435,452)                                  | <b>(5,435,452)</b>                    |
| <b>Total</b>                  | <b>16,578,766</b>                            | <b>16,578,766</b>                     |

**Analysis of net assets between funds - prior year**

|                                     | <i>Unrestricted<br/>funds<br/>2024<br/>£</i> | <i>Total<br/>funds<br/>2024<br/>£</i> |
|-------------------------------------|--|---------------------------------------|
| Tangible fixed assets               | 387,398                                      | 387,398                               |
| Investment property                 | 12,635,285                                   | 12,635,285                            |
| Current assets                      | 2,437,811                                    | 2,437,811                             |
| Creditors due within one year       | (394,756)                                    | (394,756)                             |
| Creditors due in more than one year | (9,000)                                      | (9,000)                               |
| <b>Total</b>                        | <b>15,056,738</b>                            | <b>15,056,738</b>                     |

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025**

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

|  | 2025<br>£        | 2024<br>£ |
|--|------------------|-----------|
| Net income/expenditure for the year (as per Statement of Financial Activities) | <b>378,028</b>   | (199,332) |
| <b>Adjustments for:</b>  |                  |           |
| Depreciation charges   | <b>32,468</b>    | 32,467    |
| (Increase)/Decrease in stocks  | -                | 325,000   |
| (Increase)/Decrease in debtors   | <b>(107,097)</b> | (23,916)  |
| (Decrease)/Increase in creditors   | <b>(68,304)</b>  | (192,977) |
| (Gain)/Loss on the sale of fixed assets  | -                | (33,500)  |
| <b>Net cash provided by/(used in) operating activities</b>                     | <b>235,095</b>   | (92,258)  |

**19. Analysis of cash and cash equivalents**

|  | 2025<br>£      | 2024<br>£ |
|--|----------------|-----------|
| Cash in hand                           | <b>102,701</b> | 1,267,606 |
| <b>Total cash and cash equivalents</b> | <b>102,701</b> | 1,267,606 |

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

|                          | At 1 May<br>2024<br>£ | Cash flows<br>£    | At 30 April<br>2025<br>£ |
|--------------------------|-----------------------|--------------------|--------------------------|
| Cash at bank and in hand | <b>1,267,606</b>      | <b>(1,164,905)</b> | <b>102,701</b>           |
|                          | <b>1,267,606</b>      | <b>(1,164,905)</b> | <b>102,701</b>           |

**21. Contingent liabilities**

The Charity has pledged up to £190,000 per annum for two years, to a recipient in order to support a safer online fund which is contingent on match funding.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2025

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**22. Operating lease receipts**

At 30 April 2025 the total of the Charity's future minimum lease receipts under non-cancellable operating leases was as follows:

|  | 2025<br>£        | 2024<br>£        |
|--|------------------|------------------|
| Not later than 1 year                        | 804,150          | 602,075          |
| Later than 1 year and not later than 5 years | 2,886,708        | 2,348,467        |
| Later than 5 years                           | 287,917          | 771,458          |
|  | <u>3,978,775</u> | <u>3,722,000</u> |

**23. Related party transactions**

During the year, Graham Dacre, a Trustee, provided rent free premises to the Trust at a value of £201,337 (2024: £124,384).

During the year, Graham Dacre, a Trustee, provided a loan for £2,475,000 to the Trust. Repayments totalling £375,000 were made and, at the balance sheet date, £2,100,000 was owed to Graham Dacre. This amount is recognised within other creditors.

**24. Post balance sheet events**

Spurgeon's College, which is owned by Falkland Park Trust, entered administration after the year end. At the year end, Falkland Park Trust owed £5.4 million and Spurgeon's College owed £0.6 million to The Graham Dacre Charitable Foundation, these amounts can be seen in other debtors. The Trustees expect that these amounts will be recovered from the proceeds of the sale of Spurgeon's College.

**The Graham Dacre Charitable Foundation**

England & Wales - Charity number 803174

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# Accounts

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 30 APRIL 2024**

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 30 APRIL 2024

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**Trustees**                      Graham Martin Dacre CBE  
   Gavin Croft Wilcock

**Charity registered  
number**                      803174

**Principal office**              Drayton Hall  
   Hall Lane  
   Drayton  
   Norwich  
   Norfolk  
   NR8 6DP

**Independent auditors**      MA Partners Audit LLP  
   Chartered Accountants  
   7 The Close  
   Norwich  
   Norfolk  
   NR1 4DJ

**Bankers**                      Barclays Bank plc  
   Norwich

**Solicitors**                      Birketts LLP  
   Providence House  
   141-145 Princes Street  
   Ipswich  
   IP1 1QJ

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### TRUSTEES' REPORT FOR THE YEAR ENDED 30 APRIL 2024

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The Trustees present their annual report together with the audited financial statements of the Charity for the year 1 May 2023 to 30 April 2024.

#### **Objectives and activities**

##### **a. Policies and objectives**

The Charity's purpose is to support the development of young people in Norwich and Norfolk, to actively promote the Christian faith and to undertake other charitable activities such as the provision of facilities for use by organisations.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

##### **b. Activities undertaken to achieve objectives**

In furthering the activities of the Charity the Trustees have been planning and carrying out refurbishment of its properties for better use to be made of them by the other charities that it supports and have made monetary gifts and donations as shown in note 6.

#### **Achievements and performance**

##### **a. Main achievements of the Charity**

During the year, the Charity has continued to provide C21 as a base for worship. The Charity has also made monetary donations in support of a number of other organisations and individuals engaged in Christian and youth based work.

##### **b. Investment policy and performance**

Surplus funds are generally placed in interest bearing deposit accounts until required. This policy was widened in previous years to diversify a proportion of funds away from banks into secure freehold property purchases.

#### **Financial review**

##### **a. Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 APRIL 2024

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#### **b. Reserves policy**

Total incoming resources during the year amounted to **£876,660** (2023: £655,680) and total resources expended was **£1,075,967** (2023: £4,572,478). The total funds carried forward at the end of the year were **£15,056,738** (2023: £15,256,070).

The Trustees seek to ensure that sufficient funds are available before making any expenditure commitment. The administrative costs of running the Charity continue to be relatively small as few office overheads are incurred. It is the intention of the Trustees that funds equivalent to costs for one year are available. It is expected that the current high level of reserves will be used over the coming years to further the aims and objectives of the Charity.

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

##### **a. Constitution**

The Graham Dacre Charitable Foundation is a registered charity, number 803174, and is constituted under a Trust deed.

##### **b. Methods of appointment or election of Trustees**

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

New Trustees are selected from responsible individuals who are in sympathy with the aims of the Charity, who will bring expertise towards achieving its objects and who will contribute to the governance and management of the Charity.

##### **c. Organisational structure and decision-making policies**

The Trustees meet together regularly during the year and, other than decisions of a more nominal nature, all decisions are made jointly by the Trustees after collective discussion, careful consideration and professional input. As well as the qualifications and experience held by the Trustees, they are advised by qualified professionals in fields including finance and property.

##### **d. Policies adopted for the induction and training of Trustees**

Induction and training is carried out to make new Trustees aware of the requirements of the role and of the needs of the Charity.

##### **e. Related party relationships**

Details of transactions with related parties are given in note 22.

##### **f. Financial risk management**

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 30 APRIL 2024

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**Plans for future periods**

The Trustees aim to continue the Charity's current activities.

**Members' liability**

The Members of the Charity guarantee to contribute an amount not exceeding £1 to the assets of the Charity in the event of winding up.

**Disclosure of information to auditors**

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

**Auditors**

The auditors, MA Partners Audit LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:



**Gavin Croft Wilcock**

Date: 10 September 2024

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 30 APRIL 2024

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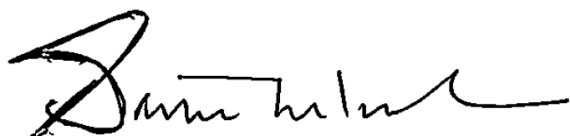
The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees and signed on its behalf by:



**Gavin Croft Wilcock**

Date: 10 September 2024

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE GRAHAM DACRE CHARITABLE FOUNDATION

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#### Qualified opinion

We have audited the financial statements of The Graham Dacre Charitable Foundation (the 'Charity') for the year ended 30 April 2024 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the related notes, 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).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion, except for the possible effects of the matter described in the basis for qualified opinion section of our report, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 April 2024 and of its 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 Charities Act 2011.

#### Basis for qualified opinion

We were unable to obtain sufficient, appropriate audit evidence to support the directors' valuation of freehold property held in fixed assets at £336,000.

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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 qualified 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 charity'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.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE GRAHAM DACRE CHARITABLE FOUNDATION (CONTINUED)

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#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditors' report thereon. The Trustees are responsible for the other information contained within the annual report. 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. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

As described in the basis for qualified opinion section of our report, we were unable to satisfy ourselves concerning the valuation of freehold property held in fixed assets. We have concluded that where the other information refers to the value of fixed assets, it may be materially misstated for the same reason.

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

Except for the possible effects of the matter described in the basis for qualified opinion section of our report, we have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of Trustees

As explained more fully in the Trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity'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 charity or to cease operations, or have no realistic alternative but to do so.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE GRAHAM DACRE CHARITABLE FOUNDATION (CONTINUED)

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#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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:

#### **Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud**

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charity.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charity and considered that the most significant are the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charity complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

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.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE GRAHAM DACRE CHARITABLE  
FOUNDATION (CONTINUED)

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A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

**Use of our report**

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in an auditors' 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 Charity and its Trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

MA Partners Audit LLP

**MA Partners Audit LLP**

Chartered Accountants

Statutory Auditors

7 The Close

Norwich

Norfolk

NR1 4DJ

20 September 2024

MA Partners Audit LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

**THE GRAHAM DACRE CHARITABLE FOUNDATION**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 APRIL 2024**

|   | Note | Unrestricted<br>funds<br>2024<br>£ | Total<br>funds<br>2024<br>£ | Total<br>funds<br>2023<br>£ |
|---|------|------------------------------------|-----------------------------|-----------------------------|
| <b>Income from:</b>   |      |                                    |                             |                             |
| Donations and government grants                                     | 3    | 156,280                            | 156,280                     | 55,914                      |
| Investments   | 4    | 686,362                            | 686,362                     | 599,766                     |
| Other income  | 5    | 34,018                             | 34,018                      | -                           |
| <b>Total income</b>   |      | <b>876,660</b>                     | <b>876,660</b>              | <b>655,680</b>              |
| <b>Expenditure on:</b>  |      |                                    |                             |                             |
| Charitable activities   |      | 1,075,967                          | 1,075,967                   | 4,572,478                   |
| <b>Total expenditure</b>  |      | <b>1,075,967</b>                   | <b>1,075,967</b>            | <b>4,572,478</b>            |
| <b>Net expenditure before taxation</b>                              |      | <b>(199,307)</b>                   | <b>(199,307)</b>            | <b>(3,916,798)</b>          |
| Taxation  |      | (25)                               | (25)                        | -                           |
| <b>Net movement in funds before other recognised gains/(losses)</b> |      | <b>(199,332)</b>                   | <b>(199,332)</b>            | <b>(3,916,798)</b>          |
| <b>Other recognised gains/(losses):</b>                             |      |                                    |                             |                             |
| Losses on revaluation of fixed assets                               |      | -                                  | -                           | (414,715)                   |
| <b>Net movement in funds</b>  |      | <b>(199,332)</b>                   | <b>(199,332)</b>            | <b>(4,331,513)</b>          |
| <b>Reconciliation of funds:</b>                                     |      |                                    |                             |                             |
| Total funds brought forward   |      | 15,256,070                         | 15,256,070                  | 19,587,583                  |
| Net movement in funds   |      | (199,332)                          | (199,332)                   | (4,331,513)                 |
| <b>Total funds carried forward</b>                                  |      | <b>15,056,738</b>                  | <b>15,056,738</b>           | <b>15,256,070</b>           |

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 13 to 27 form part of these financial statements.

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**BALANCE SHEET  
AS AT 30 APRIL 2024**

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|   | Note | 2024<br>£         | 2023<br>£         |
|---|------|-------------------|-------------------|
| <b>Fixed assets</b>                                     |      |                   |                   |
| Tangible assets   | 9    | 387,398           | 418,903           |
| Investment property                                     | 10   | 12,635,285        | 12,635,285        |
|   |      | <b>13,022,683</b> | <b>13,054,188</b> |
| <b>Current assets</b>                                   |      |                   |                   |
| Stocks  | 11   | 1,100,000         | 1,425,000         |
| Debtors   | 12   | 70,205            | 46,289            |
| Cash at bank and in hand                                |      | 1,267,606         | 1,327,326         |
|   |      | <b>2,437,811</b>  | <b>2,798,615</b>  |
| Creditors: amounts falling due within one year          | 13   | <b>(394,756)</b>  | <b>(510,733)</b>  |
|   |      | <b>2,043,055</b>  | <b>2,287,882</b>  |
| Creditors: amounts falling due after more than one year | 14   | <b>(9,000)</b>    | <b>(86,000)</b>   |
|   |      | <b>15,056,738</b> | <b>15,256,070</b> |
| <b>Total net assets</b>                                 |      | <b>15,056,738</b> | <b>15,256,070</b> |
| <b>Charity funds</b>                                    |      |                   |                   |
| Unrestricted funds                                      | 15   | 15,056,738        | 15,256,070        |
|   |      | <b>15,056,738</b> | <b>15,256,070</b> |
| <b>Total funds</b>                                      |      | <b>15,056,738</b> | <b>15,256,070</b> |

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



**Gavin Croft Wilcock**

Date: 10 September 2024

The notes on pages 13 to 27 form part of these financial statements.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 30 APRIL 2024

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|  | 2024<br>£        | 2023<br>£          |
|--|------------------|--------------------|
| <b>Cash flows from operating activities</b>                |                  |                    |
| Net cash used in operating activities                      | (92,258)         | 852,434            |
| Proceeds from the sale of tangible fixed assets            | 33,500           | -                  |
| Purchase of tangible fixed assets                          | (962)            | (382)              |
| Purchase of investment property                            | -                | (2,000,000)        |
| <b>Net cash provided by/(used in) investing activities</b> | <b>32,538</b>    | <b>(2,000,382)</b> |
| <b>Change in cash and cash equivalents in the year</b>     | <b>(59,720)</b>  | <b>(1,147,948)</b> |
| Cash and cash equivalents at the beginning of the year     | 1,327,326        | 2,475,274          |
| <b>Cash and cash equivalents at the end of the year</b>    | <b>1,267,606</b> | <b>1,327,326</b>   |

The notes on pages 13 to 27 form part of these financial statements

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2024

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#### 1. Accounting policies

##### 1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The Graham Dacre Charitable Foundation meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

##### 1.2 Going concern

The Trustees are satisfied that the Charity will have adequate resources to meet its liabilities as they fall due for a period of at least twelve months from the date of approval of the financial statements. The Trustees therefore consider it appropriate to prepare the financial statements on the basis that the Charity will continue as a going concern.

##### 1.3 Income

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

##### 1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

##### 1.5 Taxation

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

##### 1.6 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2024

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#### 1. Accounting policies (continued)

##### 1.6 Tangible fixed assets and depreciation (continued)

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

|                       |                             |
|-----------------------|-----------------------------|
| Freehold property     | - 2% straight line          |
| Plant and machinery   | - 20% - 33.3% straight line |
| Motor vehicles        | - 20% straight line         |
| Fixtures and fittings | - 20% straight line         |

##### 1.7 Investment property

Investment property is included at fair value. Gains and losses are recognised in the Statement of Financial Activities.

##### 1.8 Stocks

Stocks, being property held for resale, are valued at the lower of cost and net realisable value.

##### 1.9 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

##### 1.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

##### 1.11 Liabilities

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2024

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1. Accounting policies (continued)

1.12 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

*Financial assets* – trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost. Prepayments are not financial instruments. Cash at bank is classified as a basic financial instrument and is measured at face value.

*Financial liabilities* – trade creditors, accruals and other creditors are financial instruments and are measured at amortised cost. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

1.13 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the appropriate fund.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2024

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#### 1. Accounting policies (continued)

#### 2. Critical accounting estimates and areas of judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

i) The Charity holds a significant asset base and any variation in the useful economic lives of the asset base will have an impact on both the balance sheet and the in-year financial position.

ii) A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

iii) The value of receiving rent free premises is based on estimates made by Trustees based on their knowledge of market rents.

iv) The Trustees use valuation techniques involving judgement and estimation to determine the fair value of the Charity's investment properties at each reporting date. Estimates of fair values between independent revaluations are based on a combination of current market conditions, changes in tenure arrangements and guidance from external sources. Estimated fair values may vary from the actual prices that would be achieved in a fully arm's length commercial sale transaction at the reporting date.

#### 3. Income from donations and government grants

|                        | <b>Unrestricted<br/>funds<br/>2024<br/>£</b> | <b>Total<br/>funds<br/>2024<br/>£</b> | <i>Total<br/>funds<br/>2023<br/>£</i> |
|------------------------|--|---------------------------------------|---------------------------------------|
| Individuals and trusts | 156,280                                      | <b>156,280</b>                        | 55,914                                |

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2024**

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**4. Investment income**

|                                 | <b>Unrestricted<br/>funds<br/>2024<br/>£</b> | <b>Total<br/>funds<br/>2024<br/>£</b> | <i>Total<br/>funds<br/>2023<br/>£</i> |
|---------------------------------|--|---------------------------------------|---------------------------------------|
| Rents received                  | 573,011                                      | <b>573,011</b>                        | 538,659                               |
| Provision of rent free premises | 100,000                                      | <b>100,000</b>                        | 52,957                                |
| Interest received               | 13,351                                       | <b>13,351</b>                         | 8,150                                 |
|                                 | <u>686,362</u>                               | <u><b>686,362</b></u>                 | <u>599,766</u>                        |

**5. Other incoming resources**

|                    | <b>Unrestricted<br/>funds<br/>2024<br/>£</b> | <b>Total<br/>funds<br/>2024<br/>£</b> | <i>Total<br/>funds<br/>2023<br/>£</i> |
|--------------------|--|---------------------------------------|---------------------------------------|
| Insurance recharge | 34,018                                       | <b>34,018</b>                         | -                                     |
|                    | <u>34,018</u>                                | <u><b>34,018</b></u>                  | <u>-</u>                              |

**6. Analysis of expenditure by activities**

|             | <b>Activities<br/>undertaken<br/>directly<br/>2024<br/>£</b> | <b>Support<br/>costs<br/>2024<br/>£</b> | <b>Total<br/>funds<br/>2024<br/>£</b> |
|-------------|--|---|---------------------------------------|
| Expenditure | 1,069,836  | 6,131                                   | <b>1,075,967</b>                      |
|             | <u>1,069,836</u>   | <u>6,131</u>                            | <u><b>1,075,967</b></u>               |

|             | <i>Activities<br/>undertaken<br/>directly<br/>2023<br/>£</i> | <i>Support<br/>costs<br/>2023<br/>£</i> | <i>Total<br/>funds<br/>2023<br/>£</i> |
|-------------|--|---|---------------------------------------|
| Expenditure | 4,526,327  | 46,151                                  | 4,572,478                             |
|             | <u>4,526,327</u>   | <u>46,151</u>                           | <u>4,572,478</u>                      |

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2024**

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**6. Analysis of expenditure by activities (continued)**

**Analysis of direct costs**

|  | <b>Total<br/>funds<br/>2024<br/>£</b> | <i>Total<br/>funds<br/>2023<br/>£</i> |
|--|---------------------------------------|---------------------------------------|
| Depreciation                             | 32,468                                | 41,073                                |
| Cost of providing rent free premises     | 100,000                               | 52,957                                |
| Monetary gifts and donations             | 626,788                               | 4,224,914                             |
| Property repairs and grounds maintenance | 69,937                                | 46,672                                |
| Printing and reproduction                | 917                                   | 507                                   |
| Legal and professional                   | 43,452                                | 46,672                                |
| Motor expenses                           | 1,765                                 | 2,341                                 |
| Utilities                                | 3,660                                 | 39,336                                |
| Insurance                                | 31,553                                | 9,331                                 |
| Other property costs                     | 145                                   | 4,542                                 |
| Rent                                     | 156,280                               | 53,914                                |
| Business rates                           | 2,871                                 | 4,068                                 |
|  | <b>1,069,836</b>                      | <b>4,526,327</b>                      |

**Analysis of support costs**

|                                 | <b>Total<br/>funds<br/>2024<br/>£</b> | <i>Total<br/>funds<br/>2023<br/>£</i> |
|---------------------------------|---------------------------------------|---------------------------------------|
| Legal and professional          | 33,511                                | 35,065                                |
| General expenses                | 42                                    | 795                                   |
| Accommodation, meals and travel | 180                                   | 690                                   |
| Bank charges                    | 137                                   | 4                                     |
| (Profit)/Loss on Sale of Assets | (33,500)                              | 4,200                                 |
| Governance Costs                | 5,761                                 | 5,397                                 |
|                                 | <b>6,131</b>                          | <b>46,151</b>                         |

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2024

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7. **Auditors' remuneration**

|   | <b>2024</b>              | <i>2023</i>              |
|---|--------------------------|--------------------------|
|   | <b>£</b>                 | <b>£</b>                 |
| Fees payable to the Charity's auditor for the audit of the Charity's annual accounts              | <b>4,969</b>             | <i>4,680</i>             |
| Fees payable to the Charity's auditor in respect of:<br>All non-audit services not included above | <b>392</b>               | <i>416</i>               |
|   | <u><b>          </b></u> | <u><i>          </i></u> |

8. **Trustees' remuneration and expenses**

During the year, no Trustees received any remuneration or other benefits (*2023 - £NIL*).

During the year ended 30 April 2024, expenses totalling £195 were reimbursed or paid directly to 2 Trustees (*2023 - £377 paid to 2 Trustees*). The expenses related to reimbursed travel costs.

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2024**

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**9. Tangible fixed assets**

|                          | Freehold<br>property<br>£ | Motor<br>vehicles<br>£ | Fixtures and<br>fittings<br>£ | Total<br>£            |
|--------------------------|---------------------------|------------------------|-------------------------------|-----------------------|
| <b>Cost or valuation</b> |                           |                        |                               |                       |
| At 1 May 2023            | 350,000                   | 242,000                | 133,697                       | 725,697               |
| Additions                | -                         | -                      | 962                           | 962                   |
| Disposals                | -                         | (32,000)               | -                             | (32,000)              |
| At 30 April 2024         | <u>350,000</u>            | <u>210,000</u>         | <u>134,659</u>                | <u>694,659</u>        |
| <b>Depreciation</b>      |                           |                        |                               |                       |
| At 1 May 2023            | 7,000                     | 242,000                | 57,794                        | 306,794               |
| Charge for the year      | 7,000                     | -                      | 25,467                        | 32,467                |
| On disposals             | -                         | (32,000)               | -                             | (32,000)              |
| At 30 April 2024         | <u>14,000</u>             | <u>210,000</u>         | <u>83,261</u>                 | <u>307,261</u>        |
| <b>Net book value</b>    |                           |                        |                               |                       |
| At 30 April 2024         | <u><u>336,000</u></u>     | <u><u>-</u></u>        | <u><u>51,398</u></u>          | <u><u>387,398</u></u> |
| At 30 April 2023         | <u><u>343,000</u></u>     | <u><u>-</u></u>        | <u><u>75,903</u></u>          | <u><u>418,903</u></u> |

**Drayton Hall, Drayton, Norwich**

Acquired by the Trust in March 1991, this former maternity home was extended and remodelled between 1992 and 1996. Since then, the premises had been used by charitable trusts, Christian organisations and a number of churches. The building was valued externally in 2018 then charged depreciation resulting in a net book value as at April 2022 of £1,638,694. On 1 December 2022, the majority of the premises were donated to Teen Challenge whilst the charitable foundation retained building "C21" valued at £350,000. The remaining value has since been depreciated to £336,000.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2024

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10. Investment property

|                  | Freehold<br>investment<br>property<br>£ |
|------------------|---|
| <b>Valuation</b> |   |
| At 1 May 2023    | 12,635,285                              |
| At 30 April 2024 | <u>12,635,285</u>                       |

**Roundtree Way, Norwich**

This property was purchased in June 2011 for £2,714,000 as part of a desire to diversify funds out of bank deposits during a time of both uncertainty within the banking sector, and falling interest rates. The property is let on a long-term lease to the Royal Mail. The Trustees have carried forward a value on the year-end balance sheet of £2,964,285 (2023: £2,964,285) based on an independent valuation undertaken on 1 May 2023.

**Former Fire Station, Norwich**

This property was purchased in July 2012 for £550,000 with the intention of making it into a venue for community use. Subsequently, The Inspiration Trust expressed interest and has entered into a long-term lease. After substantial works, it houses the Sir Isaac Newton. The Trustees have carried forward a value on the year-end balance sheet of £1,611,000 (2023: £1,611,000) based on an independent valuation undertaken on 1 May 2023.

**Cromer Road, Norwich**

This former car dealership property was acquired in May 2012 for £2,142,000. Planning permission had been granted to convert the building into a church and community venue however, these plan have been put on hold and the property is now let to a third party commercial tenant. Accordingly, the property has been transferred to investment property. The Trustees have carried forward a value on the year-end balance sheet of £2,000,000 (2023: £2,000,000) based on an independent valuation undertaken in May 2018.

**250 Drayton High Road, Drayton, Norwich**

This property was acquired in 2007 for £715,260 before being refurbished and let out commercially. It was, consequently, classified as an Investment Property. During 2022, the property was reclassified to Stock - Properties held for resale as a post year end sale was probable. Subsequently during 2023, the sale fell through and the property has since been tenanted again so was reclassified back to Investment Property in 2023. The Trustees have carried forward a value on the year-end balance sheet of £750,000 (2023: £750,000) based on an independent valuation undertaken in 1 August 2021.

**Flat 5, 17 Berkeley Street, London**

This property was purchased in January 2022 for £2,800,000 for the purpose of residential letting.

**Flat 30, King Charles House, London**

This property was purchased in March 2022 for £510,000 for the purpose of residential letting.

**4-7 Mason Road, Norwich**

This property was purchased in April 2023 for £2,000,000 for the purpose of residential letting.

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2024**

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**10. Investment property (continued)**

The independent valuations noted above were undertaken by valuers with recognised and relevant professional qualifications and experience. The valuations were on an open market value for existing use basis.

The Trustees consider that the fair value of the properties has not materially changed since these valuations were undertaken.

**11. Stocks**

|                            | 2024<br>£        | 2023<br>£        |
|----------------------------|------------------|------------------|
| Properties held for resale | <u>1,100,000</u> | <u>1,425,000</u> |

**Former St. Andrew's Hospital site**

This property was purchased in May 2011. The property is held for sale and following the completion of an external property valuation it is included in the balance sheet at £1,100,000 (2023: £1,100,000).

**12. Debtors**

|                                | 2024<br>£     | 2023<br>£     |
|--------------------------------|---------------|---------------|
| <b>Due within one year</b>     |               |               |
| Trade debtors                  | 21,667        | -             |
| Other debtors                  | -             | 1,200         |
| Prepayments and accrued income | 48,538        | 45,089        |
|                                | <u>70,205</u> | <u>46,289</u> |

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2024

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13. Creditors: Amounts falling due within one year

|  | 2024<br>£      | 2023<br>£      |
|--|----------------|----------------|
| Trade creditors                        | 16,192         | 10,316         |
| Other creditors                        | 4,950          | 101,200        |
| Accruals and deferred income           | 373,614        | 399,217        |
|  | <u>394,756</u> | <u>510,733</u> |
|  | 2024<br>£      | 2023<br>£      |
| Deferred income at 1 May 2023          | 41,168         | 44,343         |
| Resources deferred during the year     | 45,618         | 41,168         |
| Amounts released from previous periods | (41,168)       | (44,343)       |
|  | <u>45,618</u>  | <u>41,168</u>  |

14. Creditors: Amounts falling due after more than one year

|                              | 2024<br>£    | 2023<br>£     |
|------------------------------|--------------|---------------|
| Accruals and deferred income | <u>9,000</u> | <u>86,000</u> |

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2024**

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**15. Statement of funds**

**Statement of funds - current year**

|                           | <b>Balance at 1<br/>May 2023</b> | <b>Income</b>               | <b>Expenditure</b>          | <b>Taxation</b>             | <b>Balance at<br/>30 April<br/>2024</b> |
|---------------------------|----------------------------------|-----------------------------|-----------------------------|-----------------------------|---|
|                           | £                                | £                           | £                           | £                           | £                                       |
| <b>Unrestricted funds</b> |                                  |                             |                             |                             |   |
| General Funds - all funds | <b>15,256,070</b>                | <b>876,660</b>              | <b>(1,075,967)</b>          | <b>(25)</b>                 | <b>15,056,738</b>                       |
|                           | <u>                    </u>      | <u>                    </u> | <u>                    </u> | <u>                    </u> | <u>                    </u>             |

**Statement of funds - prior year**

|                           | <i>Balance at<br/>1 May 2022</i> | <i>Income</i>               | <i>Expenditure</i>          | <i>Gains/<br/>(Losses)</i>  | <i>Balance at<br/>30 April 2023</i> |
|---------------------------|----------------------------------|-----------------------------|-----------------------------|-----------------------------|-------------------------------------|
|                           | £                                | £                           | £                           | £                           | £                                   |
| <b>Unrestricted funds</b> |                                  |                             |                             |                             |                                     |
| General Funds             | <i>19,587,583</i>                | <i>655,680</i>              | <i>(4,572,478)</i>          | <i>(414,715)</i>            | <i>15,256,070</i>                   |
|                           | <u>                    </u>      | <u>                    </u> | <u>                    </u> | <u>                    </u> | <u>                    </u>         |

**16. Summary of funds**

**Summary of funds - current year**

|               | <b>Balance at 1<br/>May 2023</b> | <b>Income</b>               | <b>Expenditure</b>          | <b>Taxation</b>             | <b>Balance at<br/>30 April<br/>2024</b> |
|---------------|----------------------------------|-----------------------------|-----------------------------|-----------------------------|---|
|               | £                                | £                           | £                           | £                           | £                                       |
| General funds | <b>15,256,070</b>                | <b>876,660</b>              | <b>(1,075,967)</b>          | <b>(25)</b>                 | <b>15,056,738</b>                       |
|               | <u>                    </u>      | <u>                    </u> | <u>                    </u> | <u>                    </u> | <u>                    </u>             |

**Summary of funds - prior year**

|               | <i>Balance at<br/>1 May 2022</i> | <i>Income</i>               | <i>Expenditure</i>          | <i>Gains/<br/>(Losses)</i>  | <i>Balance at<br/>30 April 2023</i> |
|---------------|----------------------------------|-----------------------------|-----------------------------|-----------------------------|-------------------------------------|
|               | £                                | £                           | £                           | £                           | £                                   |
| General funds | <i>19,587,583</i>                | <i>655,680</i>              | <i>(4,572,478)</i>          | <i>(414,715)</i>            | <i>15,256,070</i>                   |
|               | <u>                    </u>      | <u>                    </u> | <u>                    </u> | <u>                    </u> | <u>                    </u>         |

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2024**

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**17. Analysis of net assets between funds**

**Analysis of net assets between funds - current period**

|                                     | <b>Unrestricted<br/>funds<br/>2024<br/>£</b> | <b>Total<br/>funds<br/>2024<br/>£</b> |
|-------------------------------------|--|---------------------------------------|
| Tangible fixed assets               | 387,398                                      | <b>387,398</b>                        |
| Investment property                 | 12,635,285                                   | <b>12,635,285</b>                     |
| Current assets                      | 2,437,811                                    | <b>2,437,811</b>                      |
| Creditors due within one year       | (394,756)                                    | <b>(394,756)</b>                      |
| Creditors due in more than one year | (9,000)                                      | <b>(9,000)</b>                        |
| <b>Total</b>                        | <u>15,056,738</u>                            | <u><b>15,056,738</b></u>              |

**Analysis of net assets between funds - prior period**

|                                     | <i>Unrestricted<br/>funds<br/>2023<br/>£</i> | <i>Total<br/>funds<br/>2023<br/>£</i> |
|-------------------------------------|--|---------------------------------------|
| Tangible fixed assets               | 418,903                                      | 418,903                               |
| Investment property                 | 12,635,285                                   | 12,635,285                            |
| Current assets                      | 2,798,615                                    | 2,798,615                             |
| Creditors due within one year       | (510,733)                                    | (510,733)                             |
| Creditors due in more than one year | (86,000)                                     | (86,000)                              |
| <b>Total</b>                        | <u>15,256,070</u>                            | <u>15,256,070</u>                     |

**THE GRAHAM DACRE CHARITABLE FOUNDATION**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2024**

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

|   | <b>2024</b>      | <b>2023</b>        |
|---|------------------|--------------------|
|   | £                | £                  |
| Net expenditure for the period (as per Statement of Financial Activities) | <b>(199,332)</b> | <b>(3,916,798)</b> |
| <b>Adjustments for:</b>   |                  |                    |
| Depreciation charges  | <b>32,467</b>    | 41,073             |
| Decrease in stocks  | <b>325,000</b>   | -                  |
| (Increase)/Decrease in debtors  | <b>(23,916)</b>  | 2,954,652          |
| (Decrease)/Increase in creditors  | <b>(192,977)</b> | 480,343            |
| (Gain)/Loss on the sale of fixed assets                                   | <b>(33,500)</b>  | 4,200              |
| Donations given in kind   | -                | 1,288,964          |
| <b>Net cash provided by/(used in) operating activities</b>                | <b>(92,258)</b>  | <b>852,434</b>     |

**19. Analysis of cash and cash equivalents**

|  | <b>2024</b>      | <b>2023</b>      |
|--|------------------|------------------|
|  | £                | £                |
| Cash in hand                           | <b>1,267,606</b> | 1,327,326        |
| <b>Total cash and cash equivalents</b> | <b>1,267,606</b> | <b>1,327,326</b> |

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

|                          | <b>At 1 May<br/>2023</b> | <b>Cash flows</b> | <b>At 30 April<br/>2024</b> |
|--------------------------|--------------------------|-------------------|-----------------------------|
|                          | £                        | £                 | £                           |
| Cash at bank and in hand | <b>1,327,326</b>         | <b>(59,720)</b>   | <b>1,267,606</b>            |
|                          | <b>1,327,326</b>         | <b>(59,720)</b>   | <b>1,267,606</b>            |

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2024**

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**21. Operating lease commitments**

At 30 April 2024 the total of the Charity's future minimum lease receipts under non-cancellable operating leases was as follows:

|  | <b>2024</b>             | <b>2023</b>             |
|--|-------------------------|-------------------------|
|  | <b>£</b>                | <b>£</b>                |
| Not later than 1 year                        | <b>602,075</b>          | 670,375                 |
| Later than 1 year and not later than 5 years | <b>2,348,467</b>        | 2,463,217               |
| Later than 5 years                           | <b>771,458</b>          | 1,355,042               |
|  | <b><u>3,722,000</u></b> | <b><u>4,488,634</u></b> |

**22. Related party transactions**

During the year ended 30 April 2024, Graham Dacre, a Trustee, provided rent free premises to the Trust at a value of **£124,384** (2023: £40,624).

**The Graham Dacre Charitable Foundation**

England & Wales - Charity number 803174

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# Accounts

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 30 APRIL 2023**

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 30 APRIL 2023

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**Trustees**                      Graham Martin Dacre CBE  
   Gavin Croft Wilcock

**Charity registered  
number**                      803174

**Principal office**              Drayton Hall  
   Hall Lane  
   Drayton  
   Norwich  
   Norfolk  
   NR8 6DP

**Independent auditors**      MA Partners Audit LLP  
   Chartered Accountants  
   7 The Close  
   Norwich  
   Norfolk  
   NR1 4DJ

**Bankers**                      Barclays Bank plc  
   Norwich

**Solicitors**                      Birketts LLP  
   Providence House  
   141-145 Princes Street  
   Ipswich  
   IP1 1QJ

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### TRUSTEES' REPORT FOR THE YEAR ENDED 30 APRIL 2023

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The Trustees present their annual report together with the audited financial statements of the Charity for the year 1 May 2022 to 30 April 2023.

#### **Objectives and activities**

##### **a. Policies and objectives**

The Charity's purpose is to support the development of young people in Norwich and Norfolk, to actively promote the Christian faith and to undertake other charitable activities such as the provision of facilities for use by organisations.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

##### **b. Activities undertaken to achieve objectives**

In furthering the activities of the Charity the Trustees have been planning and carrying out refurbishment of its properties for better use to be made of them by the other charities that it supports and have made monetary gifts and donations as shown in note 8.

#### **Achievements and performance**

##### **a. Main achievements of the Charity**

During the year, the Charity has continued to provide Drayton Hall as a base for worship. The Charity has also made monetary donations in support of a number of other organisations and individuals engaged in Christian and youth based work.

##### **b. Investment policy and performance**

Surplus funds are generally placed in interest bearing deposit accounts until required. This policy was widened in previous years to diversify a proportion of funds away from banks into secure freehold property purchases.

#### **Financial review**

##### **a. Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 APRIL 2023

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#### **b. Reserves policy**

Total incoming resources during the year amounted to **£655,680** (2022: £2,237,438) and total resources expended was **£4,572,478** (2022: £3,585,898). The total funds carried forward at the end of the year were **£15,256,070** (2022: £19,587,583).

The Trustees seek to ensure that sufficient funds are available before making any expenditure commitment. The administrative costs of running the Charity continue to be relatively small as few office overheads are incurred. It is the intention of the Trustees that funds equivalent to costs for one year are available. It is expected that the current high level of reserves will be used over the coming years to further the aims and objectives of the Charity.

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

##### **a. Constitution**

The Graham Dacre Charitable Foundation is a registered charity, number 803174, and is constituted under a Trust deed.

##### **b. Methods of appointment or election of Trustees**

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

New Trustees are selected from responsible individuals who are in sympathy with the aims of the Charity, who will bring expertise towards achieving its objects and who will contribute to the governance and management of the Charity.

##### **c. Organisational structure and decision-making policies**

The Trustees meet together regularly during the year and, other than decisions of a more nominal nature, all decisions are made jointly by the Trustees after collective discussion, careful consideration and professional input. As well as the qualifications and experience held by the Trustees, they are advised by qualified professionals in fields including finance and property.

##### **d. Policies adopted for the induction and training of Trustees**

Induction and training is carried out to make new Trustees aware of the requirements of the role and of the needs of the Charity.

##### **e. Related party relationships**

Details of transactions with related parties are given in note 24.

##### **f. Financial risk management**

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 30 APRIL 2023

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**Plans for future periods**

The Trustees aim to continue the Charity's current activities.

**Members' liability**

The Members of the Charity guarantee to contribute an amount not exceeding £1 to the assets of the Charity in the event of winding up.

**Disclosure of information to auditors**

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

**Auditors**

The auditors, MA Partners Audit LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:



Gavin Croft Wilcock

Date: 11 September 2023

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**STATEMENT OF TRUSTEES' RESPONSIBILITIES  
FOR THE YEAR ENDED 30 APRIL 2023**

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The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees and signed on its behalf by:



**Gavin Croft Wilcock**

Date: 11 September 2023

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE GRAHAM DACRE CHARITABLE FOUNDATION

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#### Qualified opinion

We have audited the financial statements of The Graham Dacre Charitable Foundation (the 'Charity') for the year ended 30 April 2023 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the related notes, 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).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion, except for the possible effects of the matter described in the basis for qualified opinion section of our report, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 April 2023 and of its 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 Charities Act 2011.

#### Basis for qualified opinion

We were unable to obtain sufficient, appropriate audit evidence to support the directors' valuation of freehold property held in fixed assets at £343,000.

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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 qualified 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 charity'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.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE GRAHAM DACRE CHARITABLE FOUNDATION (CONTINUED)

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#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditors' report thereon. The Trustees are responsible for the other information contained within the annual report. 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. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

As described in the basis for qualified opinion section of our report, we were unable to satisfy ourselves concerning the valuation of freehold property held in fixed assets. We have concluded that where the other information refers to the value of fixed assets, it may be materially misstated for the same reason.

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

Except for the possible effects of the matter described in the basis for qualified opinion section of our report, we have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of Trustees

As explained more fully in the Trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity'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 charity or to cease operations, or have no realistic alternative but to do so.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE GRAHAM DACRE CHARITABLE FOUNDATION (CONTINUED)

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#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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:

#### **Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud**

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charity.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charity and considered that the most significant are the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charity complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

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.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE GRAHAM DACRE CHARITABLE FOUNDATION (CONTINUED)

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A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

**Use of our report**

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in an auditors' 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 Charity and its Trustees, as a body, for our audit work, for this report, or for the opinions we have formed.



**MA Partners Audit LLP**

Chartered Accountants  
Statutory Auditors  
7 The Close  
Norwich  
Norfolk  
NR1 4DJ

16 October 2023

MA Partners Audit LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

**THE GRAHAM DACRE CHARITABLE FOUNDATION**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 APRIL 2023**

|   | Note | Unrestricted<br>funds<br>2023<br>£ | Total<br>funds<br>2023<br>£ | Total<br>funds<br>2022<br>£ |
|---|------|------------------------------------|-----------------------------|-----------------------------|
| <b>Income from:</b>   |      |                                    |                             |                             |
| Donations and government grants                                     | 3    | 55,914                             | 55,914                      | 29,750                      |
| Other trading activities  | 4    | -                                  | -                           | 1,500,000                   |
| Investments   | 5    | 599,766                            | 599,766                     | 696,011                     |
| Other income  | 6    | -                                  | -                           | 11,677                      |
| <b>Total income</b>   |      | <b>655,680</b>                     | <b>655,680</b>              | <b>2,237,438</b>            |
| <b>Expenditure on:</b>  |      |                                    |                             |                             |
| Raising funds   |      | -                                  | -                           | 1,000,000                   |
| Charitable activities   |      | 4,572,478                          | 4,572,478                   | 1,288,519                   |
| Exceptional items   | 7    | -                                  | -                           | 1,297,379                   |
| <b>Total expenditure</b>  |      | <b>4,572,478</b>                   | <b>4,572,478</b>            | <b>3,585,898</b>            |
| <b>Net movement in funds before other recognised gains/(losses)</b> |      | <b>(3,916,798)</b>                 | <b>(3,916,798)</b>          | <b>(1,348,460)</b>          |
| <b>Other recognised gains/(losses):</b>                             |      |                                    |                             |                             |
| Losses on revaluation of fixed assets                               |      | (414,715)                          | (414,715)                   | -                           |
| <b>Net movement in funds</b>  |      | <b>(4,331,513)</b>                 | <b>(4,331,513)</b>          | <b>(1,348,460)</b>          |
| <b>Reconciliation of funds:</b>                                     |      |                                    |                             |                             |
| Total funds brought forward   |      | 19,587,583                         | 19,587,583                  | 20,936,043                  |
| Net movement in funds   |      | (4,331,513)                        | (4,331,513)                 | (1,348,460)                 |
| <b>Total funds carried forward</b>                                  |      | <b>15,256,070</b>                  | <b>15,256,070</b>           | <b>19,587,583</b>           |

The Statement of financial activities includes all gains and losses recognised in the year.

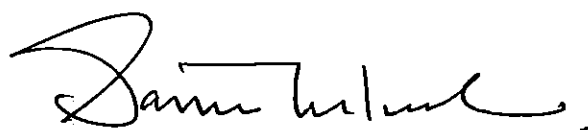
The notes on pages 13 to 28 form part of these financial statements.

**THE GRAHAM DACRE CHARITABLE FOUNDATION**

**BALANCE SHEET  
AS AT 30 APRIL 2023**

|   | Note | 2023<br>£                | 2022<br>£                |
|---|------|--------------------------|--------------------------|
| <b>Fixed assets</b>                                     |      |                          |                          |
| Tangible assets   | 11   | 418,903                  | 1,752,758                |
| Investment property                                     | 12   | 12,635,285               | 10,725,000               |
|   |      | <u>13,054,188</u>        | <u>12,477,758</u>        |
| <b>Current assets</b>                                   |      |                          |                          |
| Stocks  | 13   | 1,425,000                | 1,750,000                |
| Debtors   | 14   | 46,289                   | 3,000,941                |
| Cash at bank and in hand                                |      | 1,327,326                | 2,475,274                |
|   |      | <u>2,798,615</u>         | <u>7,226,215</u>         |
| Creditors: amounts falling due within one year          | 15   | (510,733)                | (104,390)                |
| <b>Net current assets</b>                               |      | <u>2,287,882</u>         | <u>7,121,825</u>         |
| Creditors: amounts falling due after more than one year | 16   | (86,000)                 | (12,000)                 |
| <b>Total net assets</b>                                 |      | <u><u>15,256,070</u></u> | <u><u>19,587,583</u></u> |
| <b>Charity funds</b>                                    |      |                          |                          |
| Unrestricted funds                                      | 17   | 15,256,070               | 19,587,583               |
| <b>Total funds</b>                                      |      | <u><u>15,256,070</u></u> | <u><u>19,587,583</u></u> |

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

  
Gavin Croft Wilcock

Date: 11 September 2023

The notes on pages 13 to 28 form part of these financial statements.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 30 APRIL 2023

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|   | 2023<br>£          | 2022<br>£          |
|---|--------------------|--------------------|
| <b>Cash flows from operating activities</b>             |                    |                    |
| Net cash used in operating activities                   | 852,434            | 1,009,578          |
| Dividends, interests and rents from investments         | -                  | 569                |
| Proceeds from the sale of tangible fixed assets         | -                  | 67,000             |
| Purchase of tangible fixed assets                       | (382)              | (126,357)          |
| Purchase of investment property                         | (2,000,000)        | (3,310,000)        |
| <b>Net cash used in investing activities</b>            | <b>(2,000,382)</b> | <b>(3,368,788)</b> |
| <b>Change in cash and cash equivalents in the year</b>  | <b>(1,147,948)</b> | <b>(2,359,210)</b> |
| Cash and cash equivalents at the beginning of the year  | 2,475,274          | 4,834,484          |
| <b>Cash and cash equivalents at the end of the year</b> | <b>1,327,326</b>   | <b>2,475,274</b>   |

The notes on pages 13 to 28 form part of these financial statements

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2023

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#### 1. Accounting policies

##### 1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The Graham Dacre Charitable Foundation meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

##### 1.2 Going concern

The Trustees are satisfied that the Charity will have adequate resources to meet its liabilities as they fall due for a period of at least twelve months from the date of approval of the financial statements. The Trustees therefore consider it appropriate to prepare the financial statements on the basis that the Charity will continue as a going concern.

##### 1.3 Income

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Rental income is accounted for on a receivable basis in accordance with the terms of the lease.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

##### 1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

##### 1.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2023

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#### 1. Accounting policies (continued)

##### 1.5 Tangible fixed assets and depreciation (continued)

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

|                       |                             |
|-----------------------|-----------------------------|
| Freehold property     | - 2% straight line          |
| Plant and machinery   | - 20% - 33.3% straight line |
| Motor vehicles        | - 20% straight line         |
| Fixtures and fittings | - 20% straight line         |

##### 1.6 Investment property

Investment property is included at fair value. Gains and losses are recognised in the Statement of Financial Activities.

##### 1.7 Stocks

Stocks, being property held for resale, are valued at the lower of cost and net realisable value.

##### 1.8 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

##### 1.9 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

##### 1.10 Liabilities

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2023

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#### 1. Accounting policies (continued)

##### 1.11 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

*Financial assets* – trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost. Prepayments are not financial instruments. Cash at bank is classified as a basic financial instrument and is measured at face value.

*Financial liabilities* – trade creditors, accruals and other creditors are financial instruments and are measured at amortised cost. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

##### 1.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the appropriate fund.

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## THE GRAHAM DACRE CHARITABLE FOUNDATION

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2023

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#### 1. Accounting policies (continued)

#### 2. Critical accounting estimates and areas of judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

i) The Charity holds a significant asset base and any variation in the useful economic lives of the asset base will have an impact on both the balance sheet and the in-year financial position.

ii) A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

iii) The value of receiving rent free premises is based on estimates made by Trustees based on their knowledge of market rents.

iv) The Trustees use valuation techniques involving judgement and estimation to determine the fair value of the Charity's investment properties at each reporting date. Estimates of fair values between independent revaluations are based on a combination of current market conditions, changes in tenure arrangements and guidance from external sources. Estimated fair values may vary from the actual prices that would be achieved in a fully arm's length commercial sale transaction at the reporting date.

#### 3. Income from donations and government grants

|                        | <b>Unrestricted<br/>funds<br/>2023<br/>£</b> | <b>Total<br/>funds<br/>2023<br/>£</b> | <i>Total<br/>funds<br/>2022<br/>£</i> |
|------------------------|--|---------------------------------------|---------------------------------------|
| Individuals and trusts | 55,914                                       | <b>55,914</b>                         | 29,750                                |

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2023**

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**4. Income from other trading activities**

**Income from non charitable trading activities**

|                  | <b>Total<br/>funds<br/>2023<br/>£</b> | <i>Total<br/>funds<br/>2022<br/>£</i> |
|------------------|---------------------------------------|---------------------------------------|
| Sale of property | -                                     | 1,500,000                             |
|                  | -                                     | 1,500,000                             |

**5. Investment income**

|                                 | <b>Unrestricted<br/>funds<br/>2023<br/>£</b> | <b>Total<br/>funds<br/>2023<br/>£</b> | <i>Total<br/>funds<br/>2022<br/>£</i> |
|---------------------------------|--|---------------------------------------|---------------------------------------|
| Rents received                  | 538,659                                      | <b>538,659</b>                        | 604,658                               |
| Provision of rent free premises | 52,957                                       | <b>52,957</b>                         | 90,784                                |
| Interest received               | 8,150  | <b>8,150</b>                          | 569                                   |
|                                 | 599,766                                      | <b>599,766</b>                        | 696,011                               |

**6. Other incoming resources**

|                    | <b>Total<br/>funds<br/>2023<br/>£</b> | <i>Total<br/>funds<br/>2022<br/>£</i> |
|--------------------|---------------------------------------|---------------------------------------|
| Insurance recharge | -                                     | 11,677                                |
|                    | -                                     | 11,677                                |

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2023**

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**7. Exceptional items**

|                          | <b>Total<br/>funds<br/>2023<br/>£</b> | <i>Total<br/>funds<br/>2022<br/>£</i> |
|--------------------------|---------------------------------------|---------------------------------------|
| Stock impairment         | -                                     | 1,150,000                             |
| Loss on sale of property | -                                     | 147,379                               |
| <b>Total 2023</b>        | <b>-</b>                              | <b>1,297,379</b>                      |

**2023**

No exceptional items during the year.

**2022**

**Stock impairment**

St Andrew's Hospital site was impaired following the completion of an external property valuation.

**Loss on sale of property**

Contracts were exchanged prior to year end on 20 Bank Plain, therefore the property has been disposed of as at the balance sheet date and the loss on sale of the property has been recognised.

**8. Analysis of expenditure by activities**

|             | <b>Activities<br/>undertaken<br/>directly<br/>2023<br/>£</b> | <b>Support<br/>costs<br/>2023<br/>£</b> | <b>Total<br/>funds<br/>2023<br/>£</b> |
|-------------|--|---|---------------------------------------|
| Expenditure | 4,526,327  | 46,151                                  | <b>4,572,478</b>                      |

|             | <i>Activities<br/>undertaken<br/>directly<br/>2022<br/>£</i> | <i>Support<br/>costs<br/>2022<br/>£</i> | <i>Total<br/>funds<br/>2022<br/>£</i> |
|-------------|--|---|---------------------------------------|
| Expenditure | 1,271,336  | 17,183                                  | 1,288,519                             |

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2023**

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**8. Analysis of expenditure by activities (continued)**

**Analysis of direct costs**

|  | <b>Total<br/>funds<br/>2023<br/>£</b> | <i>Total<br/>funds<br/>2022<br/>£</i> |
|--|---------------------------------------|---------------------------------------|
| Monetary gifts and donations             | <b>4,224,914</b>                      | 775,792                               |
| Rent                                     | <b>53,914</b>                         | 29,750                                |
| Cost of providing rent free premises     | <b>52,957</b>                         | 90,784                                |
| Property repairs and grounds maintenance | <b>46,672</b>                         | 62,096                                |
| Legal and professional                   | <b>46,672</b>                         | 81,676                                |
| Utilities                                | <b>39,336</b>                         | 53,214                                |
| Insurance                                | <b>9,331</b>                          | 72,868                                |
| Other property costs                     | <b>4,542</b>                          | 8,489                                 |
| Business rates                           | <b>4,068</b>                          | 2,989                                 |
| Motor expenses                           | <b>2,341</b>                          | 4,456                                 |
| Printing and reproduction                | <b>507</b>                            | 513                                   |
| Depreciation                             | <b>41,073</b>                         | 88,709                                |
|  | <b>4,526,327</b>                      | 1,271,336                             |

**Analysis of support costs**

|                                 | <b>Total<br/>funds<br/>2023<br/>£</b> | <i>Total<br/>funds<br/>2022<br/>£</i> |
|---------------------------------|---------------------------------------|---------------------------------------|
| Legal and professional          | <b>35,065</b>                         | 39,792                                |
| Governance costs                | <b>5,397</b>                          | 5,161                                 |
| General expenses                | <b>795</b>                            | 432                                   |
| Accommodation, meals and travel | <b>690</b>                            | 266                                   |
| Bank charges                    | <b>4</b>                              | 36                                    |
| Profit/(Loss) on sale of assets | <b>4,200</b>                          | (28,504)                              |
|                                 | <b>46,151</b>                         | 17,183                                |

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2023

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9. Auditors' remuneration

|   | 2023<br>£  | 2022<br>£  |
|---|------------|------------|
| Fees payable to the Charity's auditor for the audit of the Charity's annual accounts              | 4,680      | 4,230      |
| Fees payable to the Charity's auditor in respect of:<br>All non-audit services not included above | <u>416</u> | <u>840</u> |

10. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £NIL).

During the year ended 30 April 2023, expenses totalling £377 were reimbursed or paid directly to 2 Trustees (2022 - £171 paid to 1 Trustee). The expenses related to reimbursed travel costs.

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2023**

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**11. Tangible fixed assets**

|                          | Freehold<br>property<br>£ | Plant and<br>machinery<br>£ | Motor<br>vehicles<br>£ | Fixtures and<br>fittings<br>£ | Total<br>£              |
|--------------------------|---------------------------|-----------------------------|------------------------|-------------------------------|-------------------------|
| <b>Cost or valuation</b> |                           |                             |                        |                               |                         |
| At 1 May 2022            | 2,810,175                 | 130,575                     | 242,000                | 847,763                       | 4,030,513               |
| Additions                | -                         | -                           | -                      | 382                           | 382                     |
| Disposals                | (2,460,175)               | (130,575)                   | -                      | (714,448)                     | (3,305,198)             |
| At 30 April 2023         | <u>350,000</u>            | <u>-</u>                    | <u>242,000</u>         | <u>133,697</u>                | <u>725,697</u>          |
| <b>Depreciation</b>      |                           |                             |                        |                               |                         |
| At 1 May 2022            | 1,171,481                 | 130,306                     | 233,203                | 742,765                       | 2,277,755               |
| Charge for the year      | 6,999                     | -                           | 8,797                  | 25,277                        | 41,073                  |
| On disposals             | (1,171,480)               | (130,306)                   | -                      | (710,248)                     | (2,012,034)             |
| At 30 April 2023         | <u>7,000</u>              | <u>-</u>                    | <u>242,000</u>         | <u>57,794</u>                 | <u>306,794</u>          |
| <b>Net book value</b>    |                           |                             |                        |                               |                         |
| At 30 April 2023         | <u><u>343,000</u></u>     | <u><u>-</u></u>             | <u><u>-</u></u>        | <u><u>75,903</u></u>          | <u><u>418,903</u></u>   |
| At 30 April 2022         | <u><u>1,638,694</u></u>   | <u><u>269</u></u>           | <u><u>8,797</u></u>    | <u><u>104,998</u></u>         | <u><u>1,752,758</u></u> |

**Drayton Hall, Drayton, Norwich**

Acquired by the Trust in March 1991, this former maternity home was extended and remodelled between 1992 and 1996. Since then, the premises had been used by charitable trusts, Christian organisations and a number of churches. The building was valued externally in 2018 then charged depreciation resulting in a net book value as at April 2022 of £1,638,694. On 1 December 2022, the majority of the premises were donated to Teen Challenge whilst the charitable foundation retained building "C21" valued at £350,000. The remaining value has since been depreciated to £342,999.

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2023**

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**12. Investment property**

|                                  | <b>Freehold<br/>investment<br/>property<br/>£</b> |
|----------------------------------|---|
| <b>Valuation</b>                 |   |
| At 1 May 2022                    | <b>10,725,000</b>                                 |
| Additions                        | <b>2,000,000</b>                                  |
| Surplus on revaluation           | <b>(414,715)</b>                                  |
| Transfers to stock (see note 13) | <b>325,000</b>                                    |
|                                  | <hr/>   |
| At 30 April 2023                 | <b>12,635,285</b> <hr/> <hr/>                     |

**Roundtree Way, Norwich**

This property was purchased in June 2011 for £2,714,000 as part of a desire to diversify funds out of bank deposits during a time of both uncertainty within the banking sector, and falling interest rates. The property is let on a long-term lease to the Royal Mail. The Trustees have revalued the property on the year-end balance sheet to £2,964,285 (2022: £2,875,000) based on an independent valuation undertaken on 1 May 2023.

**Former Fire Station, Norwich**

This property was purchased in July 2012 for £550,000 with the intention of making it into a venue for community use. Subsequently, The Inspiration Trust expressed interest and has entered into a long-term lease. After substantial works, it houses the Sir Isaac Newton Free School. It has, consequently, been reclassified within the balance sheet as an investment property and the Trustees revalued the property on the year end balance sheet to £1,611,000 (2022: £1,890,000) based on an independent valuation undertaken on 1 May 2023.

**Cromer Road, Norwich**

This former car dealership property was acquired in May 2012 for £2,142,000. Planning permission had been granted to convert the building into a church and community venue however, these plans have been put on hold and the property is now let to a third party commercial tenant. Accordingly, the property has been transferred to investment property. The Trustees have carried forward a value on the year-end balance sheet of £2,000,000 (2022: £2,000,000) based on an independent valuation undertaken in May 2018.

**250 Drayton High Road, Drayton, Norwich**

This property was acquired in 2007 for £715,260 before being refurbished and let out commercially. It was, consequently, classified as an Investment Property. During 2022, the property was reclassified to Stock - Properties held for resale as a post year end sale was probable. Subsequently during 2023, the sale fell through and the property is likely to be tenanted again so has been reclassified back to Investment Property. The Trustees have revalued the property on the year-end balance sheet to £750,000 (2022: £650,000) based on an independent valuation undertaken in 1 August 2021.

**Flat 5, 17 Berkley Street, London**

This property was purchased in January 2022 for £2,800,000 for the purpose of residential letting.

**Flat 30, King Charles House, London**

This property was purchased in March 2022 for £510,000 for the purpose of residential letting.

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2023

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12. Investment property (continued)

**4-7 Mason Road, Norwich**

This property was purchased in April 2023 for £2,000,000 for the purpose of residential letting.

The independent valuations noted above were undertaken by valuers with recognised and relevant professional qualifications and experience. The valuations were on an open market value for existing use basis.

The Trustees consider that the fair value of the properties has not materially changed since these valuations were undertaken.

13. Stocks

|                            | 2023<br>£        | 2022<br>£        |
|----------------------------|------------------|------------------|
| Properties held for resale | <u>1,425,000</u> | <u>1,750,000</u> |

**Former St. Andrew's Hospital site**

This property was purchased in May 2011. The property is held for sale and following the completion of an external property valuation it is included in the balance sheet at £1,100,000 (2022: £1,100,000).

**Ash Tree Lodge, Attlebridge, Norwich**

This property was built in 1992. The property is held for sale. It is included in the balance sheet at £325,000 (2022: £650,000) based on the post year end sale price.

14. Debtors

|                                | 2023<br>£     | 2022<br>£        |
|--------------------------------|---------------|------------------|
| <b>Due within one year</b>     |               |                  |
| Trade debtors                  | -             | 87,907           |
| Other debtors                  | 1,200         | 3,581            |
| Prepayments and accrued income | 45,089        | 2,909,453        |
|                                | <u>46,289</u> | <u>3,000,941</u> |

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2023

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15. Creditors: Amounts falling due within one year

|  | 2023<br>£      | 2022<br>£      |
|--|----------------|----------------|
| Trade creditors                        | 10,316         | 39,322         |
| Other creditors                        | 101,200        | 3,525          |
| Accruals and deferred income           | 399,217        | 61,543         |
|  | <u>510,733</u> | <u>104,390</u> |
|  |                |                |
|  | 2023<br>£      | 2022<br>£      |
| Deferred income at 1 May 2022          | 44,343         | 39,151         |
| Resources deferred during the year     | 41,168         | 44,343         |
| Amounts released from previous periods | (44,343)       | (39,151)       |
|  | <u>41,168</u>  | <u>44,343</u>  |

16. Creditors: Amounts falling due after more than one year

|                              | 2023<br>£     | 2022<br>£     |
|------------------------------|---------------|---------------|
| Accruals and deferred income | <u>86,000</u> | <u>12,000</u> |

**THE GRAHAM DACRE CHARITABLE FOUNDATION**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2023**

**17. Statement of funds**

**Statement of funds - current year**

|                           | <b>Balance at 1<br/>May 2022<br/>£</b> | <b>Income<br/>£</b> | <b>Expenditure<br/>£</b> | <b>Gains/<br/>(Losses)<br/>£</b> | <b>Balance at<br/>30 April<br/>2023<br/>£</b> |
|---------------------------|--|---------------------|--------------------------|----------------------------------|---|
| <b>Unrestricted funds</b> |  |                     |                          |                                  |   |
| General Funds             | <b>19,587,583</b>                      | <b>655,680</b>      | <b>(4,572,478)</b>       | <b>(414,715)</b>                 | <b>15,256,070</b>                             |

**Statement of funds - prior year**

|                           | <i>Balance at<br/>1 May 2021<br/>£</i> | <i>Income<br/>£</i> | <i>Expenditure<br/>£</i> | <i>Gains/<br/>(Losses)<br/>£</i> | <i>Balance at<br/>30 April 2022<br/>£</i> |
|---------------------------|--|---------------------|--------------------------|----------------------------------|---|
| <b>Unrestricted funds</b> |  |                     |                          |                                  |   |
| General Funds             | <i>20,936,043</i>                      | <i>2,237,438</i>    | <i>(3,585,898)</i>       | <i>-</i>                         | <i>19,587,583</i>                         |

**18. Summary of funds**

**Summary of funds - current year**

|               | <b>Balance at 1<br/>May 2022<br/>£</b> | <b>Income<br/>£</b> | <b>Expenditure<br/>£</b> | <b>Gains/<br/>(Losses)<br/>£</b> | <b>Balance at<br/>30 April<br/>2023<br/>£</b> |
|---------------|--|---------------------|--------------------------|----------------------------------|---|
| General funds | <b>19,587,583</b>                      | <b>655,680</b>      | <b>(4,572,478)</b>       | <b>(414,715)</b>                 | <b>15,256,070</b>                             |

**Summary of funds - prior year**

|               | <i>Balance at<br/>1 May 2021<br/>£</i> | <i>Income<br/>£</i> | <i>Expenditure<br/>£</i> | <i>Balance at<br/>30 April 2022<br/>£</i> |
|---------------|--|---------------------|--------------------------|---|
| General funds | <i>20,936,043</i>                      | <i>2,237,438</i>    | <i>(3,585,898)</i>       | <i>19,587,583</i>                         |

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THE GRAHAM DACRE CHARITABLE FOUNDATION

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2023

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19. Analysis of net assets between funds

Analysis of net assets between funds - current year

|                                     | <b>Unrestricted<br/>funds<br/>2023<br/>£</b> | <b>Total<br/>funds<br/>2023<br/>£</b> |
|-------------------------------------|--|---------------------------------------|
| Tangible fixed assets               | 418,903                                      | <b>418,903</b>                        |
| Investment property                 | 12,635,285                                   | <b>12,635,285</b>                     |
| Current assets                      | 2,798,615                                    | <b>2,798,615</b>                      |
| Creditors due within one year       | (510,733)                                    | <b>(510,733)</b>                      |
| Creditors due in more than one year | (86,000)                                     | <b>(86,000)</b>                       |
| <b>Total</b>                        | <u>15,256,070</u>                            | <u><b>15,256,070</b></u>              |

Analysis of net assets between funds - prior year

|                                     | <i>Unrestricted<br/>funds<br/>2022<br/>£</i> | <i>Total<br/>funds<br/>2022<br/>£</i> |
|-------------------------------------|--|---------------------------------------|
| Tangible fixed assets               | 1,752,758                                    | 1,752,758                             |
| Investment property                 | 10,725,000                                   | 10,725,000                            |
| Current assets                      | 7,226,215                                    | 7,226,215                             |
| Creditors due within one year       | (104,390)                                    | (104,390)                             |
| Creditors due in more than one year | (12,000)                                     | (12,000)                              |
| <b>Total</b>                        | <u>19,587,583</u>                            | <u>19,587,583</u>                     |

**THE GRAHAM DACRE CHARITABLE FOUNDATION**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2023**

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

|   | <b>2023</b>        | <b>2022</b>        |
|---|--------------------|--------------------|
|   | £                  | £                  |
| Net expenditure for the year (as per Statement of Financial Activities) | <b>(3,916,798)</b> | <b>(1,348,460)</b> |
| <b>Adjustments for:</b>   |                    |                    |
| Depreciation charges  | <b>41,073</b>      | 88,709             |
| Dividends, interests and rents from investments                         | -                  | (569)              |
| Decrease in stocks  | -                  | 1,000,000          |
| Decrease/(increase) in debtors  | <b>2,954,652</b>   | (21,073)           |
| Increase in creditors   | <b>480,343</b>     | 22,096             |
| Stock impairment  | -                  | 1,150,000          |
| Gain/(Loss) on the sale of fixed assets                                 | <b>4,200</b>       | (28,504)           |
| Loss on sale of property  | -                  | 147,379            |
| Donations given in kind   | <b>1,288,964</b>   | -                  |
| <b>Net cash provided by operating activities</b>                        | <b>852,434</b>     | <b>1,009,578</b>   |

**21. Analysis of cash and cash equivalents**

|  | <b>2023</b>      | <b>2022</b> |
|--|------------------|-------------|
|  | £                | £           |
| Cash in hand                           | <b>1,327,326</b> | 2,475,274   |
| <b>Total cash and cash equivalents</b> | <b>1,327,326</b> | 2,475,274   |

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

|                          | <b>At 1 May<br/>2022</b> | <b>Cash flows</b>  | <b>At 30 April<br/>2023</b> |
|--------------------------|--------------------------|--------------------|-----------------------------|
|                          | £                        | £                  | £                           |
| Cash at bank and in hand | 2,475,274                | (1,147,948)        | 1,327,326                   |
|                          | <b>2,475,274</b>         | <b>(1,147,948)</b> | <b>1,327,326</b>            |

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**THE GRAHAM DACRE CHARITABLE FOUNDATION**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2023**

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**23. Operating lease commitments**

At 30 April 2023 the total of the Charity's future minimum lease receipts under non-cancellable operating leases was as follows:

|  | <b>2023</b>             | 2022             |
|--|-------------------------|------------------|
|  | £                       | £                |
| Not later than 1 year                        | <b>670,375</b>          | 543,500          |
| Later than 1 year and not later than 5 years | <b>2,463,217</b>        | 2,283,125        |
| Later than 5 years                           | <b>1,355,042</b>        | 1,937,542        |
|  | <b><u>4,488,634</u></b> | <u>4,764,167</u> |

**24. Related party transactions**

During the year ended 30 April 2023, Graham Dacre, a Trustee, provided rent free premises to the Trust at a value of **£40,624** (2022: £29,750).

**The Graham Dacre Charitable Foundation**

England & Wales - Charity number 803174

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# Accounts

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**THE LIND TRUST**

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**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 30 APRIL 2022**

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**THE LIND TRUST**

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## THE LIND TRUST

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### REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 APRIL 2022

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**Trustees**                      Graham Martin Dacre CBE  
   Gavin Croft Wilcock

**Charity registered  
number**                      803174

**Principal office**             Drayton Hall  
   Hall Lane  
   Drayton  
   Norwich  
   Norfolk  
   NR8 6DP

**Independent auditors**     MA Partners Audit LLP  
   Chartered Accountants  
   7 The Close  
   Norwich  
   Norfolk  
   NR1 4DJ

**Bankers**                      Barclays Bank plc  
   Norwich

**Solicitors**                     Birketts LLP  
   Providence House  
   141-145 Princes Street  
   Ipswich  
   IP1 1QJ

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## THE LIND TRUST

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### TRUSTEES' REPORT FOR THE YEAR ENDED 30 APRIL 2022

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The Trustees present their annual report together with the audited financial statements of the Charity for the year 1 May 2021 to 30 April 2022.

#### **Objectives and activities**

##### **a. Policies and objectives**

The Charity's purpose is to support the development of young people in Norwich and Norfolk, to actively promote the Christian faith and to undertake other charitable activities such as the provision of facilities for use by organisations.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

##### **b. Activities undertaken to achieve objectives**

In furthering the activities of the Charity the Trustees have been planning and carrying out refurbishment of its properties for better use to be made of them by the other charities that it supports and have made monetary gifts and donations as shown in note 6.

#### **Achievements and performance**

##### **a. Main achievements of the Charity**

During the year, the Charity has continued to provide Drayton Hall as a base for worship. The Charity has also made monetary donations in support of a number of other organisations and individuals engaged in Christian and youth based work.

##### **b. Investment policy and performance**

Surplus funds are generally placed in interest bearing deposit accounts until required. This policy was widened in previous years to diversify a proportion of funds away from banks into secure freehold property purchases.

#### **Financial review**

##### **a. Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

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## THE LIND TRUST

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 APRIL 2022

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#### **b. Reserves policy**

Total incoming resources during the year amounted to **£2,237,438** (2021: £749,395) and total resources expended was **£3,585,898** (2021: £2,514,549). The total funds carried forward at the end of the year were **£19,587,583** (2021: £20,936,043).

The Trustees seek to ensure that sufficient funds are available before making any expenditure commitment. The administrative costs of running the Charity continue to be relatively small as few office overheads are incurred. It is the intention of the Trustees that funds equivalent to costs for one year are available. It is expected that the current high level of reserves will be used over the coming years to further the aims and objectives of the Charity.

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

##### **a. Constitution**

The Lind Trust is a registered charity, number 803174, and is constituted under a Trust deed.

##### **b. Methods of appointment or election of Trustees**

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

New Trustees are selected from responsible individuals who are in sympathy with the aims of the Charity, who will bring expertise towards achieving its objects and who will contribute to the governance and management of the Charity.

##### **c. Organisational structure and decision-making policies**

The Trustees meet together regularly during the year and, other than decisions of a more nominal nature, all decisions are made jointly by the Trustees after collective discussion, careful consideration and professional input. As well as the qualifications and experience held by the Trustees, they are advised by qualified professionals in fields including finance and property.

##### **d. Policies adopted for the induction and training of Trustees**

Induction and training is carried out to make new Trustees aware of the requirements of the role and of the needs of the Charity.

##### **e. Related party relationships**

Details of transactions with related parties are given in note 27.

##### **f. Financial risk management**

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

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THE LIND TRUST

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TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 30 APRIL 2022

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**Plans for future periods**

The Trustees aim to continue the Charity's current activities.

**Members' liability**

The Members of the Charity guarantee to contribute an amount not exceeding £1 to the assets of the Charity in the event of winding up.

**Disclosure of information to auditors**

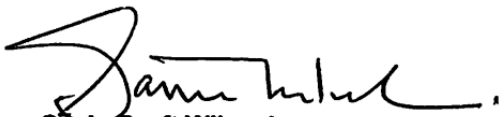
Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

**Auditors**

The auditors, MA Partners Audit LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:



**Gavin Croft Wilcock**

Date: 1 July 2022

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## THE LIND TRUST

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### STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 30 APRIL 2022

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The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees and signed on its behalf by:



**Gavin Croft Wilcock**

Date: 1 July 2022

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## THE LIND TRUST

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE LIND TRUST

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#### Opinion

We have audited the financial statements of The Lind Trust (the 'Charity') for the year ended 30 April 2022 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the related notes, 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).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 April 2022 and of its 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 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 charity'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.

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## THE LIND TRUST

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE LIND TRUST (CONTINUED)

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#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditors' report thereon. The Trustees are responsible for the other information contained within the annual report. 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. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of Trustees

As explained more fully in the Trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity'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 charity or to cease operations, or have no realistic alternative but to do so.

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## THE LIND TRUST

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE LIND TRUST (CONTINUED)

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#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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:

#### **Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud**

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charity.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charity and considered that the most significant are the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charity complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

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.

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## THE LIND TRUST

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE LIND TRUST (CONTINUED)

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A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

#### Use of our report

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in an auditors' 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 Charity and its Trustees, as a body, for our audit work, for this report, or for the opinions we have formed.



#### MA Partners Audit LLP

Chartered Accountants  
Statutory Auditors  
7 The Close  
Norwich  
Norfolk  
NR1 4DJ

Date: 13 July 2022

MA Partners Audit LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE LIND TRUST

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 APRIL 2022

|  | Note | Unrestricted<br>funds<br>2022<br>£ | Total<br>funds<br>2022<br>£ | Total<br>funds<br>2021<br>£ |
|--|------|------------------------------------|-----------------------------|-----------------------------|
| <b>Income from:</b>  |      |                                    |                             |                             |
| Donations and government grants                            | 3    | 29,750                             | 29,750                      | 60,973                      |
| Other trading activities                                   | 4    | 1,500,000                          | 1,500,000                   | -                           |
| Investments  | 5    | 696,011                            | 696,011                     | 679,925                     |
| Other income   | 6    | 11,677                             | 11,677                      | 8,497                       |
| <b>Total income</b>  |      | <b>2,237,438</b>                   | <b>2,237,438</b>            | <b>749,395</b>              |
| <b>Expenditure on:</b>                                     |      |                                    |                             |                             |
| Raising funds  |      | 1,000,000                          | 1,000,000                   | -                           |
| Charitable activities                                      | 8    | 1,288,519                          | 1,288,519                   | 2,514,549                   |
| Exceptional items  | 7    | 1,297,379                          | 1,297,379                   | -                           |
| <b>Total expenditure</b>                                   |      | <b>3,585,898</b>                   | <b>3,585,898</b>            | <b>2,514,549</b>            |
| <b>Net expenditure before taxation</b>                     |      | <b>(1,348,460)</b>                 | <b>(1,348,460)</b>          | <b>(1,765,154)</b>          |
| Taxation   |      | -                                  | -                           | (171)                       |
| <b>Net movement in funds before other recognised gains</b> |      | <b>(1,348,460)</b>                 | <b>(1,348,460)</b>          | <b>(1,765,325)</b>          |
| <b>Other recognised gains:</b>                             |      |                                    |                             |                             |
| Gains on revaluation of fixed assets                       |      | -                                  | -                           | 100,000                     |
| <b>Net movement in funds</b>                               |      | <b>(1,348,460)</b>                 | <b>(1,348,460)</b>          | <b>(1,665,325)</b>          |
| <b>Reconciliation of funds:</b>                            |      |                                    |                             |                             |
| Total funds brought forward                                |      | 20,936,043                         | 20,936,043                  | 22,601,368                  |
| Net movement in funds                                      |      | (1,348,460)                        | (1,348,460)                 | (1,665,325)                 |
| <b>Total funds carried forward</b>                         |      | <b>19,587,583</b>                  | <b>19,587,583</b>           | <b>20,936,043</b>           |

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 13 to 28 form part of these financial statements.

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THE LIND TRUST

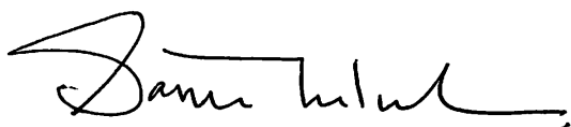
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BALANCE SHEET  
AS AT 30 APRIL 2022

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|   | Note | 2022<br>£                | 2021<br>£                |
|---|------|--------------------------|--------------------------|
| <b>Fixed assets</b>                                     |      |                          |                          |
| Tangible assets   | 12   | 1,752,758                | 4,675,985                |
| Investment property                                     | 13   | 10,725,000               | 7,415,000                |
|   |      | <u>12,477,758</u>        | <u>12,090,985</u>        |
| <b>Current assets</b>                                   |      |                          |                          |
| Stocks  | 14   | 1,750,000                | 3,900,000                |
| Debtors   | 15   | 3,000,941                | 204,868                  |
| Cash at bank and in hand                                |      | 2,475,274                | 4,834,484                |
|   |      | <u>7,226,215</u>         | <u>8,939,352</u>         |
| Creditors: amounts falling due within one year          | 16   | (104,390)                | (94,294)                 |
| <b>Net current assets</b>                               |      | <u>7,121,825</u>         | <u>8,845,058</u>         |
| Creditors: amounts falling due after more than one year | 17   | (12,000)                 | -                        |
| <b>Total net assets</b>                                 |      | <u><u>19,587,583</u></u> | <u><u>20,936,043</u></u> |
| <b>Charity funds</b>                                    |      |                          |                          |
| Unrestricted funds                                      | 18   | 19,587,583               | 20,936,043               |
| <b>Total funds</b>                                      |      | <u><u>19,587,583</u></u> | <u><u>20,936,043</u></u> |

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



**Gavin Croft Wilcock**

Date: 1 July 2022

The notes on pages 13 to 28 form part of these financial statements.

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THE LIND TRUST

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STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 30 APRIL 2022

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|   | 2022<br>£          | 2021<br>£        |
|---|--------------------|------------------|
| <b>Cash flows from operating activities</b>             |                    |                  |
| Net cash used in operating activities                   | 1,009,578          | (648,362)        |
| Dividends, interests and rents from investments         | 569                | -                |
| Proceeds from the sale of tangible fixed assets         | 67,000             | -                |
| Purchase of tangible fixed assets                       | (126,357)          | (7,000)          |
| Purchase of investment property                         | (3,310,000)        | -                |
| <b>Net cash used in investing activities</b>            | <b>(3,368,788)</b> | <b>(7,000)</b>   |
| <b>Change in cash and cash equivalents in the year</b>  | <b>(2,359,210)</b> | <b>(655,362)</b> |
| Cash and cash equivalents at the beginning of the year  | 4,834,484          | 5,489,846        |
| <b>Cash and cash equivalents at the end of the year</b> | <b>2,475,274</b>   | <b>4,834,484</b> |

The notes on pages 13 to 28 form part of these financial statements

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## THE LIND TRUST

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2022

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#### 1. Accounting policies

##### 1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

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

##### 1.2 Going concern

The Trustees have considered the operational and financial impact of the Covid 19 pandemic and are satisfied that the Charity will have adequate resources to meet its liabilities as they fall due for a period of at least twelve months from the date of approval of the financial statements. The Trustees therefore consider it appropriate to prepare the financial statements on the basis that the Charity will continue as a going concern.

##### 1.3 Income

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

Grants are included in the statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Rental income is accounted for on a receivable basis in accordance with the terms of the lease.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

##### 1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

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## THE LIND TRUST

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2022

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#### 1. Accounting policies (continued)

##### 1.5 Government grants

Government grants are included in the statement of financial activities on a receivable basis.

During the prior year grants were received from the government as part of the Coronavirus Job Retention Scheme, there were no unfulfilled conditions or other contingencies attaching to the grants that have been recognised in income.

##### 1.6 Taxation

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

##### 1.7 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

|                       |                             |
|-----------------------|-----------------------------|
| Freehold property     | - 2% straight line          |
| Plant and machinery   | - 20% - 33.3% straight line |
| Motor vehicles        | - 20% straight line         |
| Fixtures and fittings | - 20% straight line         |

##### 1.8 Investment property

Investment property is included at fair value. Gains and losses are recognised in the statement of financial activities.

##### 1.9 Stocks

Stocks, being property held for resale, are valued at the lower of cost and net realisable value.

##### 1.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

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## THE LIND TRUST

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2022

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#### 1. Accounting policies (continued)

##### 1.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

##### 1.12 Liabilities

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

##### 1.13 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

*Financial assets* – trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost. Prepayments are not financial instruments. Cash at bank is classified as a basic financial instrument and is measured at face value.

*Financial liabilities* – trade creditors, accruals and other creditors are financial instruments and are measured at amortised cost. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

##### 1.14 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the appropriate fund.

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## THE LIND TRUST

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2022

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#### 2. Critical accounting estimates and areas of judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

i) The Charity holds a significant asset base and any variation in the useful economic lives of the asset base will have an impact on both the balance sheet and the in-year financial position.

ii) A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

iii) The value of receiving rent free premises is based on estimates made by Trustees based on their knowledge of market rents.

iv) The Trustees use valuation techniques involving judgement and estimation to determine the fair value of the Charity's investment properties at each reporting date. Estimates of fair values between independent revaluations are based on a combination of current market conditions, changes in tenure arrangements and guidance from external sources. Estimated fair values may vary from the actual prices that would be achieved in a fully arm's length commercial sale transaction at the reporting date.

#### 3. Income from donations and government grants

|                        | <b>Unrestricted<br/>funds<br/>2022<br/>£</b> | <b>Total<br/>funds<br/>2022<br/>£</b> | <i>Total<br/>funds<br/>2021<br/>£</i> |
|------------------------|--|---------------------------------------|---------------------------------------|
| Individuals and trusts | 29,750                                       | <b>29,750</b>                         | 53,688                                |
| Government grants      | -  | -                                     | 7,285                                 |
|                        | <u>29,750</u>                                | <u><b>29,750</b></u>                  | <u>60,973</u>                         |

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THE LIND TRUST

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022

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4. Income from other trading activities

Income from non charitable trading activities

|                  | <b>Unrestricted<br/>funds<br/>2022<br/>£</b> | <b>Total<br/>funds<br/>2022<br/>£</b> | <i>Total<br/>funds<br/>2021<br/>£</i> |
|------------------|--|---------------------------------------|---------------------------------------|
| Sale of property | 1,500,000                                    | <b>1,500,000</b>                      | -                                     |

5. Investment income

|                                 | <b>Unrestricted<br/>funds<br/>2022<br/>£</b> | <b>Total<br/>funds<br/>2022<br/>£</b> | <i>Total<br/>funds<br/>2021<br/>£</i> |
|---------------------------------|--|---------------------------------------|---------------------------------------|
| Rents received                  | 604,658                                      | <b>604,658</b>                        | 582,804                               |
| Provision of rent free premises | 90,784                                       | <b>90,784</b>                         | 97,121                                |
| Interest received               | 569  | <b>569</b>                            | -                                     |
|                                 | <u>696,011</u>                               | <u><b>696,011</b></u>                 | <u>679,925</u>                        |

6. Other incoming resources

|                    | <b>Unrestricted<br/>funds<br/>2022<br/>£</b> | <b>Total<br/>funds<br/>2022<br/>£</b> | <i>Total<br/>funds<br/>2021<br/>£</i> |
|--------------------|--|---------------------------------------|---------------------------------------|
| Insurance recharge | 11,677                                       | <b>11,677</b>                         | 8,497                                 |

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**THE LIND TRUST**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022**

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**7. Exceptional items**

|                          | <b>Unrestricted<br/>funds<br/>2022<br/>£</b> | <b>Total<br/>funds<br/>2022<br/>£</b> | <i>Total<br/>funds<br/>2021<br/>£</i> |
|--------------------------|--|---------------------------------------|---------------------------------------|
| Stock impairment         | 1,150,000                                    | <b>1,150,000</b>                      | -                                     |
| Loss on sale of property | 147,379                                      | <b>147,379</b>                        | -                                     |
|                          | 1,297,379                                    | <b>1,297,379</b>                      | -                                     |
|                          | 1,297,379                                    | <b>1,297,379</b>                      | -                                     |

**Stock impairment**

St Andrew's Hospital site was impaired following the completion of an external property valuation.

**Loss on sale of property**

Contracts were exchanged prior to year end on 20 Bank Plain, therefore the property has been disposed of as at the balance sheet date and the loss on sale of the property has been recognised.

**8. Analysis of expenditure by activities**

|             | <b>Activities<br/>undertaken<br/>directly<br/>2022<br/>£</b> | <b>Support<br/>costs<br/>2022<br/>£</b> | <b>Total<br/>funds<br/>2022<br/>£</b> |
|-------------|--|---|---------------------------------------|
| Expenditure | 1,271,336  | 17,183                                  | <b>1,288,519</b>                      |
|             | 1,271,336  | 17,183                                  | <b>1,288,519</b>                      |
|             | 1,271,336  | 17,183                                  | <b>1,288,519</b>                      |

|             | <i>Activities<br/>undertaken<br/>directly<br/>2021<br/>£</i> | <i>Support<br/>costs<br/>2021<br/>£</i> | <i>Total<br/>funds<br/>2021<br/>£</i> |
|-------------|--|---|---------------------------------------|
| Expenditure | 2,470,096  | 44,453                                  | <b>2,514,549</b>                      |
|             | 2,470,096  | 44,453                                  | <b>2,514,549</b>                      |
|             | 2,470,096  | 44,453                                  | <b>2,514,549</b>                      |

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THE LIND TRUST

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022

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8. Analysis of expenditure by activities (continued)

Analysis of direct costs

|  | <b>Total<br/>funds<br/>2022<br/>£</b> | <i>Total<br/>funds<br/>2021<br/>£</i> |
|--|---------------------------------------|---------------------------------------|
| Monetary gifts and donations             | 775,792                               | 2,009,508                             |
| Cost of providing rent free premises     | 90,784                                | 97,121                                |
| Legal and professional                   | 81,676                                | 27,209                                |
| Insurance                                | 72,868                                | 37,297                                |
| Property repairs and grounds maintenance | 62,096                                | 19,566                                |
| Utilities                                | 53,214                                | 56,664                                |
| Rent                                     | 29,750                                | 53,688                                |
| Other property costs                     | 8,489                                 | 6,897                                 |
| Motor expenses                           | 4,456                                 | 1,458                                 |
| Business rates                           | 2,989                                 | 6,572                                 |
| Printing and reproduction                | 513                                   | -                                     |
| Depreciation                             | 88,709                                | 154,116                               |
|  | <u>1,271,336</u>                      | <u>2,470,096</u>                      |

Analysis of support costs

|                                 | <b>Total<br/>funds<br/>2022<br/>£</b> | <i>Total<br/>funds<br/>2021<br/>£</i> |
|---------------------------------|---------------------------------------|---------------------------------------|
| Legal and professional          | 39,792                                | 32,328                                |
| Governance costs                | 5,161                                 | 5,946                                 |
| General expenses                | 432                                   | 158                                   |
| Accommodation, meals and travel | 266                                   | -                                     |
| Bank charges                    | 36                                    | 1                                     |
| Staff costs                     | -                                     | 6,020                                 |
| Profit on sale of assets        | (28,504)                              | -                                     |
|                                 | <u>17,183</u>                         | <u>44,453</u>                         |

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**THE LIND TRUST**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022**

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**9. Auditors' remuneration**

|   | <b>2022</b>              | <b>2021</b>              |
|---|--------------------------|--------------------------|
|   | <b>£</b>                 | <b>£</b>                 |
| Fees payable to the Charity's auditor for the audit of the Charity's annual accounts              | <b>4,230</b>             | 3,944                    |
| Fees payable to the Charity's auditor in respect of:<br>All non-audit services not included above | <b>840</b>               | 1,779                    |
|   | <u><u>          </u></u> | <u><u>          </u></u> |

**10. Staff costs**

|  | <b>2022</b>              | <b>2021</b>         |
|--|--------------------------|---------------------|
|  | <b>£</b>                 | <b>£</b>            |
| Wages and salaries                                   | -                        | 5,905               |
| Contribution to defined contribution pension schemes | -                        | 115                 |
|  | <u>          </u>        | <u>          </u>   |
|  | <u><u>          </u></u> | <u><u>6,020</u></u> |

The average number of persons employed by the Charity during the year was as follows:

|                | <b>2022</b>       | <b>2021</b>       |
|----------------|-------------------|-------------------|
|                | <b>No.</b>        | <b>No.</b>        |
| Administrative | -                 | 1                 |
|                | <u>          </u> | <u>          </u> |

No employee received remuneration amounting to more than £60,000 in either year.

**11. Trustees' remuneration and expenses**

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 30 April 2022, expenses totalling £171 were reimbursed or paid directly to 1 Trustee (2021 - £NIL). The expenses related to reimbursed travel costs.

**THE LIND TRUST**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022**

**12. Tangible fixed assets**

|                          | Freehold<br>property<br>£ | Plant and<br>machinery<br>£ | Motor<br>vehicles<br>£ | Fixtures and<br>fittings<br>£ | Total<br>£              |
|--------------------------|---------------------------|-----------------------------|------------------------|-------------------------------|-------------------------|
| <b>Cost or valuation</b> |                           |                             |                        |                               |                         |
| At 1 May 2021            | 6,768,854                 | 130,216                     | 313,290                | 721,765                       | 7,934,125               |
| Additions                | -                         | 359                         | -                      | 125,998                       | 126,357                 |
| Disposals                | (3,958,679)               | -                           | (71,290)               | -                             | (4,029,969)             |
| At 30 April 2022         | <u>2,810,175</u>          | <u>130,575</u>              | <u>242,000</u>         | <u>847,763</u>                | <u>4,030,513</u>        |
| <b>Depreciation</b>      |                           |                             |                        |                               |                         |
| At 1 May 2021            | 2,151,577                 | 130,216                     | 260,397                | 715,950                       | 3,258,140               |
| Charge for the year      | 56,204                    | 90                          | 5,600                  | 26,815                        | 88,709                  |
| On disposals             | (1,036,300)               | -                           | (32,794)               | -                             | (1,069,094)             |
| At 30 April 2022         | <u>1,171,481</u>          | <u>130,306</u>              | <u>233,203</u>         | <u>742,765</u>                | <u>2,277,755</u>        |
| <b>Net book value</b>    |                           |                             |                        |                               |                         |
| At 30 April 2022         | <u><u>1,638,694</u></u>   | <u><u>269</u></u>           | <u><u>8,797</u></u>    | <u><u>104,998</u></u>         | <u><u>1,752,758</u></u> |
| At 30 April 2021         | <u><u>4,617,277</u></u>   | <u><u>-</u></u>             | <u><u>52,893</u></u>   | <u><u>5,815</u></u>           | <u><u>4,675,985</u></u> |

**Drayton Hall, Drayton, Norwich**

Acquired by the Trust in March 1991, this former maternity home was extended and remodelled between 1992 and 1996. Since then, the premises have been used by charitable trusts, Christian organisations and a number of churches. The building was valued externally in 2018 and has since been depreciated to £1,638,694 (2021: £1,694,899).

**20 Bank Plain, Norwich**

This property was acquired in April 2003. Contracts were exchanged prior to year end, therefore the property has been disposed of as at the balance sheet date.

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## THE LIND TRUST

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2022

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#### 13. Investment property

|                  | Freehold<br>investment<br>property<br>£ |
|------------------|---|
| <b>Valuation</b> |   |
| At 1 May 2021    | 7,415,000                               |
| Additions        | 3,310,000                               |
|                  | <hr/>                                   |
| At 30 April 2022 | <b>10,725,000</b> <hr/> <hr/>           |

#### **Roundtree Way, Norwich**

This property was purchased in June 2011 for £2,714,000 as part of a desire to diversify funds out of bank deposits during a time of both uncertainty within the banking sector, and falling interest rates. The property is let on a long-term lease to the Royal Mail. The Trustees have carried forward a value on the year-end balance sheet of £2,875,000 (2021: £2,875,000) based on an independent valuation undertaken in May 2018.

#### **Former Fire Station, Norwich**

This property was purchased in July 2012 for £550,000 with the intention of making it into a venue for community use. Subsequently, The Inspiration Trust expressed interest and has entered into a long-term lease. After substantial works, it houses the Sir Isaac Newton Free School. It has, consequently, been reclassified within the balance sheet as an investment property and the Trustees carried forward a value on the year end balance sheet of £1,890,000 (2021: £1,890,000) based on an independent valuation undertaken in May 2018.

#### **Ash Tree Lodge, Attlebridge, Norwich**

Built in 1992, this property has been made available mostly to ministers under short hold tenancy agreements in support of individuals pursuing the Christian faith. In the current year the Trustees have decided to use this property to generate rental income for the Charity and the property has therefore been transferred to investment property. The Trustees have carried forward a value on the year-end balance sheet of £650,000 (2021: £650,000) based on an independent valuation undertaken in October 2021.

#### **Cromer Road, Norwich**

This former car dealership property was acquired in May 2012 for £2,142,000. Planning permission had been granted to convert the building into a church and community venue however, these plan have been put on hold and the property is now let to a third party commercial tenant. Accordingly, the property has been transferred to investment property. The Trustees have carried forward a value on the year-end balance sheet of £2,000,000 (2021: £2,000,000) based on an independent valuation undertaken in May 2018.

#### **Flat 5, 17 Berkley Street, London**

This property was purchased in January 2022 for £2,800,000 for the purpose of residential letting.

#### **Flat 30, King Charles House, London**

This property was purchased in March 2022 for £510,000 for the purpose of residential letting.

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**THE LIND TRUST**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022**

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**13. Investment property (continued)**

The independent valuations noted above were undertaken by valuers with recognised and relevant professional qualifications and experience. The valuations were on an open market value for existing use basis.

The Trustees consider that the fair value of the properties has not materially changed since these valuations were undertaken.

**14. Stocks**

|                            | 2022<br>£        | 2021<br>£        |
|----------------------------|------------------|------------------|
| Properties held for resale | <u>1,750,000</u> | <u>3,900,000</u> |

**Former David Rice Hospital Site, Drayton, Norwich**

This site was acquired in December 2001. The site was sold for £1,500,000 in June 2021.

**Former St. Andrew's Hospital site**

This property was purchased in May 2011. The property is held for sale and following the completion of an external property valuation it is included in the balance sheet at £1,100,000 (2021: £2,250,000).

**250 Drayton High Road, Drayton, Norwich**

This property was acquired in 2007. The property is held for sale. It is included in the balance sheet at £650,000 (2021: £650,000).

**15. Debtors**

|                                | 2022<br>£        | 2021<br>£      |
|--------------------------------|------------------|----------------|
| <b>Due within one year</b>     |                  |                |
| Trade debtors                  | 87,907           | 67,106         |
| Other debtors                  | 3,581            | 3,580          |
| Prepayments and accrued income | 2,909,453        | 134,182        |
|                                | <u>3,000,941</u> | <u>204,868</u> |

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THE LIND TRUST

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022

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16. Creditors: Amounts falling due within one year

|                              | 2022<br>£      | 2021<br>£     |
|------------------------------|----------------|---------------|
| Trade creditors              | 39,322         | 45,818        |
| Other creditors              | 3,525          | 3,525         |
| Accruals and deferred income | 61,543         | 44,951        |
|                              | <u>104,390</u> | <u>94,294</u> |

|  | 2022<br>£     | 2021<br>£     |
|--|---------------|---------------|
| Deferred income at 1 May 2021          | 39,151        | 39,151        |
| Resources deferred during the year     | 42,871        | 39,151        |
| Amounts released from previous periods | (39,151)      | (39,151)      |
|  | <u>42,871</u> | <u>39,151</u> |

17. Creditors: Amounts falling due after more than one year

|                              | 2022<br>£     | 2021<br>£ |
|------------------------------|---------------|-----------|
| Accruals and deferred income | <u>12,000</u> | <u>-</u>  |

THE LIND TRUST

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022

18. Statement of funds

Statement of funds - current year

|                           | Balance at 1<br>May 2021<br>£ | Income<br>£      | Expenditure<br>£   | Balance at<br>30 April<br>2022<br>£ |
|---------------------------|-------------------------------|------------------|--------------------|-------------------------------------|
| <b>Unrestricted funds</b> |                               |                  |                    |                                     |
| General Funds             | <u>20,936,043</u>             | <u>2,237,438</u> | <u>(3,585,898)</u> | <u>19,587,583</u>                   |

Statement of funds - prior year

|                           | <i>Balance at<br/>1 May 2020<br/>£</i> | <i>Income<br/>£</i> | <i>Expenditure<br/>£</i> | <i>Taxation<br/>£</i> | <i>Gains/<br/>(Losses)<br/>£</i> | <i>Balance at<br/>30 April 2021<br/>£</i> |
|---------------------------|--|---------------------|--------------------------|-----------------------|----------------------------------|---|
| <b>Unrestricted funds</b> |  |                     |                          |                       |                                  |   |
| General Funds             | <u>22,601,368</u>                      | <u>749,395</u>      | <u>(2,514,549)</u>       | <u>(171)</u>          | <u>100,000</u>                   | <u>20,936,043</u>                         |

19. Summary of funds

Summary of funds - current year

|               | Balance at 1<br>May 2021<br>£ | Income<br>£      | Expenditure<br>£   | Balance at<br>30 April<br>2022<br>£ |
|---------------|-------------------------------|------------------|--------------------|-------------------------------------|
| General funds | <u>20,936,043</u>             | <u>2,237,438</u> | <u>(3,585,898)</u> | <u>19,587,583</u>                   |

Summary of funds - prior year

|               | <i>Balance at<br/>1 May 2020<br/>£</i> | <i>Income<br/>£</i> | <i>Expenditure<br/>£</i> | <i>Taxation<br/>£</i> | <i>Gains/<br/>(Losses)<br/>£</i> | <i>Balance at<br/>30 April 2021<br/>£</i> |
|---------------|--|---------------------|--------------------------|-----------------------|----------------------------------|---|
| General funds | <u>22,601,368</u>                      | <u>749,395</u>      | <u>(2,514,549)</u>       | <u>(171)</u>          | <u>100,000</u>                   | <u>20,936,043</u>                         |

THE LIND TRUST

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022

20. Analysis of net assets between funds

Analysis of net assets between funds - current year

|                                     | Unrestricted<br>funds<br>2022<br>£ | Total<br>funds<br>2022<br>£ |
|-------------------------------------|------------------------------------|-----------------------------|
| Tangible fixed assets               | 1,752,758                          | 1,752,758                   |
| Investment property                 | 10,725,000                         | 10,725,000                  |
| Current assets                      | 7,226,215                          | 7,226,215                   |
| Creditors due within one year       | (104,390)                          | (104,390)                   |
| Creditors due in more than one year | (12,000)                           | (12,000)                    |
| <b>Total</b>                        | <b>19,587,583</b>                  | <b>19,587,583</b>           |

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

|   | 2022<br>£          | 2021<br>£   |
|---|--------------------|-------------|
| Net expenditure for the year (as per Statement of Financial Activities) | <b>(1,348,460)</b> | (1,765,325) |
| <b>Adjustments for:</b>   |                    |             |
| Depreciation charges  | 88,709             | 154,115     |
| Dividends, interests and rents from investments                         | (569)              | -           |
| Loss on the transfer of fixed assets                                    | -                  | 550,000     |
| Decrease in stocks  | 1,000,000          | 475,000     |
| Increase in debtors   | (21,073)           | (92,186)    |
| Increase in creditors   | 22,096             | 30,034      |
| Stock impairment  | 1,150,000          | -           |
| Gain on the sale of fixed assets  | (28,504)           | -           |
| Loss on sale of property  | 147,379            | -           |
| <b>Net cash provided by/(used in) operating activities</b>              | <b>1,009,578</b>   | (648,362)   |

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THE LIND TRUST

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022

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22. Analysis of cash and cash equivalents

|  | 2022<br>£        | 2021<br>£        |
|--|------------------|------------------|
| Cash in hand                           | 2,475,274        | 4,834,484        |
| <b>Total cash and cash equivalents</b> | <b>2,475,274</b> | <b>4,834,484</b> |

23. Analysis of changes in net debt

|                          | At 1 May<br>2021<br>£ | Cash flows<br>£    | At 30 April<br>2022<br>£ |
|--------------------------|-----------------------|--------------------|--------------------------|
| Cash at bank and in hand | 4,834,484             | (2,359,210)        | 2,475,274                |
|                          | <b>4,834,484</b>      | <b>(2,359,210)</b> | <b>2,475,274</b>         |

24. Contingent liabilities

The Charity has pledged £1,000,000 to a recipient for buildings works, to be paid once works begin. The Charity has pledged a second £1,000,000 subject to further construction being completed. Works began during the year and payments were made totalling £504,993. The contingent liability remaining is **£1,495,007**.

The Charity has pledged **£54,000** to a recipient in order to support a High School Chaplaincy programme. This is contingent on match funding.

The Charity has also pledged £250,000 to a further recipient which is also contingent on match funding.

25. Pension commitments

The Charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to **£NIL** (2021: £115).

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THE LIND TRUST

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2022

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**26. Operating lease commitments**

At 30 April 2022 the total of the Charity's future minimum lease receipts under non-cancellable operating leases was as follows:

|  | 2022<br>£        | 2021<br>£        |
|--|------------------|------------------|
| Not later than 1 year                        | 543,500          | 559,610          |
| Later than 1 year and not later than 5 years | 2,283,125        | 2,335,867        |
| Later than 5 years                           | 1,937,542        | 2,548,792        |
|  | <u>4,764,167</u> | <u>5,444,269</u> |

**27. Related party transactions**

**Graham Dacre**

During the year ended 30 April 2022, the Trustee Graham Dacre provided rent free premises to the Trust at a value of **£29,750** (2021: £53,688). Graham Dacre's business, Dacre Residential Limited, paid the Charity rent of **£NIL** (2021: £12,000) for office premises in the year.

**The Graham Dacre Charitable Foundation**

England & Wales - Charity number 803174

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# Accounts

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**THE LIND TRUST**

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**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 30 APRIL 2021**

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THE LIND TRUST

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THE LIND TRUST

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REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 30 APRIL 2021

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|                                  |   |
|----------------------------------|---|
| <b>Trustees</b>                  | Graham Martin Dacre CBE<br>Julia May Dacre (resigned 30 October 2020)<br>Gavin Croft Wilcock<br>Leslie Charles Brown (resigned 30 October 2020)<br>Samuel Edward Dacre (resigned 30 October 2020) |
| <b>Charity registered number</b> | 803174  |
| <b>Principal office</b>          | Drayton Hall<br>Hall Lane<br>Drayton<br>Norwich<br>Norfolk<br>NR8 6DP   |
| <b>Independent auditors</b>      | MA Partners Audit LLP<br>Chartered Accountants<br>7 The Close<br>Norwich<br>Norfolk<br>NR1 4DJ  |
| <b>Bankers</b>                   | Barclays Bank plc<br>Norwich  |
| <b>Solicitors</b>                | Birketts LLP<br>Providence House<br>141-145 Princes Street<br>Ipswich<br>IP1 1QJ  |

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## THE LIND TRUST

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### TRUSTEES' REPORT FOR THE YEAR ENDED 30 APRIL 2021

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The Trustees present their annual report together with the audited financial statements of the Charity for the year 1 May 2020 to 30 April 2021.

#### **Objectives and activities**

##### **a. Policies and objectives**

The Charity's purpose is to support the development of young people in Norwich and Norfolk, to actively promote the Christian faith and to undertake other charitable activities such as the provision of facilities for use by organisations.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

##### **b. Activities undertaken to achieve objectives**

In furthering the activities of the Charity the Trustees have been planning and carrying out refurbishment of its properties for better use to be made of them by the other charities that it supports and have made monetary gifts and donations as shown in note 6.

#### **Achievements and performance**

##### **a. Main achievements of the Charity**

During the year, the Charity has continued to provide Drayton Hall as a base for worship. The Charity has also made monetary donations in support of a number of other organisations and individuals engaged in Christian and youth based work.

##### **b. Investment policy and performance**

Surplus funds are generally placed in interest bearing deposit accounts until required. This policy was widened in previous years to diversify a proportion of funds away from banks into secure freehold property purchases.

#### **Financial review**

##### **a. Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

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## THE LIND TRUST

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 APRIL 2021

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#### **b. Reserves policy**

Total incoming resources during the year amounted to **£749,395** (2020: £712,343) and total resources expended was **£2,514,549** (2020: £1,531,103). The total funds carried forward at the end of the year were **£20,936,043** (2020: £22,601,368).

The Trustees seek to ensure that sufficient funds are available before making any expenditure commitment. The administrative costs of running the Charity continue to be relatively small as few office overheads are incurred and salaries are minimal. It is the intention of the Trustees that funds equivalent to costs for one year are available. It is expected that the current high level of reserves will be used over the coming years to further the aims and objectives of the Charity.

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

##### **a. Constitution**

The Lind Trust is a registered charity, number 803174, and is constituted under a Trust deed.

##### **b. Methods of appointment or election of Trustees**

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

New Trustees are selected from responsible individuals who are in sympathy with the aims of the Charity, who will bring expertise towards achieving its objects and who will contribute to the governance and management of the Charity.

##### **c. Organisational structure and decision-making policies**

The Trustees meet together regularly during the year and, other than decisions of a more nominal nature, all decisions are made jointly by the Trustees after collective discussion, careful consideration and professional input. As well as the qualifications and experience held by the Trustees, they are advised by qualified professionals in fields including finance and property.

##### **d. Policies adopted for the induction and training of Trustees**

Induction and training is carried out to make new Trustees aware of the requirements of the role and of the needs of the Charity.

##### **e. Related party relationships**

Details of transactions with related parties are given in note 24.

##### **f. Financial risk management**

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

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THE LIND TRUST

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TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 30 APRIL 2021

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**Plans for future periods**

The Trustees aim to continue the Charity's current activities.

**Members' liability**

The Members of the Charity guarantee to contribute an amount not exceeding £1 to the assets of the Charity in the event of winding up.

**Disclosure of information to auditors**

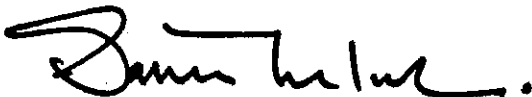
Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

**Auditors**

The auditors, MA Partners Audit LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:



Gavin Croft Wilcock

Date: 11 February 2022

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## THE LIND TRUST

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### STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 30 APRIL 2021

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The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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## THE LIND TRUST

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE LIND TRUST

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#### Opinion

We have audited the financial statements of The Lind Trust (the 'charity') for the year ended 30 April 2021 which comprise the Statement of financial activities, the balance sheet, the statement of cash flows and the related notes, 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).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 April 2021 and of its 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 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 charity'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.

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## THE LIND TRUST

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE LIND TRUST (CONTINUED)

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#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditors' report thereon. The Trustees are responsible for the other information contained within the annual report. 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. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity'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 charity or to cease operations, or have no realistic alternative but to do so.

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## THE LIND TRUST

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE LIND TRUST (CONTINUED)

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#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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.

#### **Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud**

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charity.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charity and considered that the most significant are the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charity complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

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.

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THE LIND TRUST

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE LIND TRUST (CONTINUED)

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A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' 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 charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

*MA Partners Audit LLP*

**MA Partners Audit LLP**

Chartered Accountants

Statutory Auditors

7 The Close

Norwich

Norfolk

NR1 4DJ

22 February 2022

MA Partners Audit LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE LIND TRUST

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 APRIL 2021**

|  | Note | Unrestricted<br>funds<br>2021<br>£ | Total<br>funds<br>2021<br>£ | Total<br>funds<br>2020<br>£ |
|--|------|------------------------------------|-----------------------------|-----------------------------|
| <b>Income from:</b>  |      |                                    |                             |                             |
| Donations and government grants                            | 3    | 60,973                             | 60,973                      | 60,000                      |
| Investments  | 4    | 679,925                            | 679,925                     | 642,492                     |
| Other income   | 5    | 8,497                              | 8,497                       | 9,851                       |
| <b>Total income</b>  |      | <u>749,395</u>                     | <u>749,395</u>              | <u>712,343</u>              |
| <b>Expenditure on:</b>                                     |      |                                    |                             |                             |
| Charitable activities                                      |      | 2,514,549                          | 2,514,549                   | 1,531,103                   |
| <b>Total expenditure</b>                                   |      | <u>2,514,549</u>                   | <u>2,514,549</u>            | <u>1,531,103</u>            |
| <b>Net expenditure before taxation</b>                     |      | (1,765,154)                        | (1,765,154)                 | (818,760)                   |
| Taxation   |      | (171)                              | (171)                       | (432)                       |
| <b>Net movement in funds before other recognised gains</b> |      | <u>(1,765,325)</u>                 | <u>(1,765,325)</u>          | <u>(819,192)</u>            |
| <b>Other recognised gains:</b>                             |      |                                    |                             |                             |
| Gains on revaluation of fixed assets                       |      | 100,000                            | 100,000                     | 158,676                     |
| <b>Net movement in funds</b>                               |      | <u>(1,665,325)</u>                 | <u>(1,665,325)</u>          | <u>(660,516)</u>            |
| <b>Reconciliation of funds:</b>                            |      |                                    |                             |                             |
| Total funds brought forward                                |      | 22,601,368                         | 22,601,368                  | 23,261,884                  |
| Net movement in funds                                      |      | (1,665,325)                        | (1,665,325)                 | (660,516)                   |
| <b>Total funds carried forward</b>                         |      | <u>20,936,043</u>                  | <u>20,936,043</u>           | <u>22,601,368</u>           |

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 13 to 26 form part of these financial statements.

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THE LIND TRUST

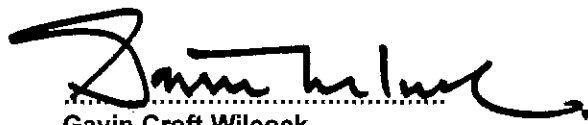
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BALANCE SHEET  
AS AT 30 APRIL 2021

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|  | Note | 2021<br>£         | 2020<br>£         |
|--|------|-------------------|-------------------|
| <b>Fixed assets</b>                            |      |                   |                   |
| Tangible assets                                | 10   | 4,675,985         | 5,373,100         |
| Investment property                            | 11   | 7,415,000         | 7,965,000         |
|  |      | <u>12,090,985</u> | <u>13,338,100</u> |
| <b>Current assets</b>                          |      |                   |                   |
| Stocks   | 12   | 3,900,000         | 3,725,000         |
| Debtors  | 13   | 204,868           | 112,682           |
| Cash at bank and in hand                       |      | 4,834,484         | 5,489,846         |
|  |      | <u>8,939,352</u>  | <u>9,327,528</u>  |
| Creditors: amounts falling due within one year | 14   | (94,294)          | (64,260)          |
|  |      | <u>8,845,058</u>  | <u>9,263,268</u>  |
| <b>Net current assets</b>                      |      | <u>8,845,058</u>  | <u>9,263,268</u>  |
| <b>Total net assets</b>                        |      | <u>20,936,043</u> | <u>22,601,368</u> |
| <b>Charity funds</b>                           |      |                   |                   |
| Unrestricted funds                             | 15   | 20,936,043        | 22,601,368        |
| <b>Total funds</b>                             |      | <u>20,936,043</u> | <u>22,601,368</u> |

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

  
Gavin Croft Wilcock

Date: 11 February 2022

The notes on pages 13 to 26 form part of these financial statements.

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THE LIND TRUST

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STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 30 APRIL 2021

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|   | 2021<br>£        | 2020<br>£        |
|---|------------------|------------------|
| <b>Cash flows from operating activities</b>             |                  |                  |
| Net cash used in operating activities                   | (655,362)        | (671,266)        |
|   | <hr/>            | <hr/>            |
| <b>Change in cash and cash equivalents in the year</b>  | <b>(655,362)</b> | <b>(671,266)</b> |
| Cash and cash equivalents at the beginning of the year  | 5,489,846        | 6,161,112        |
|   | <hr/>            | <hr/>            |
| <b>Cash and cash equivalents at the end of the year</b> | <b>4,834,484</b> | <b>5,489,846</b> |
|   | <hr/> <hr/>      | <hr/> <hr/>      |

The notes on pages 13 to 26 form part of these financial statements

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## THE LIND TRUST

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2021

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#### 1. Accounting policies

##### 1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

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

##### 1.2 Going concern

The Trustees have considered the operational and financial impact of the Covid 19 pandemic and are satisfied that the Charity will have adequate resources to meet its liabilities as they fall due for a period of at least twelve months from the date of approval of the financial statements. The Trustees therefore consider it appropriate to prepare the financial statements on the basis that the Charity will continue as a going concern.

##### 1.3 Income

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

Grants are included in the statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Rental income is accounted for on a receivable basis in accordance with the terms of the lease.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

##### 1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

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## THE LIND TRUST

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2021

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#### 1. Accounting policies (continued)

##### 1.5 Government grants

Government grants are included in the statement of financial activities on a receivable basis.

During the year grants were received from the government as part of the Coronavirus Job Retention Scheme, there were no unfulfilled conditions or other contingencies attaching to the grants that have been recognised in income.

##### 1.6 Taxation

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

##### 1.7 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

|                       |                             |
|-----------------------|-----------------------------|
| Freehold property     | - 2% straight line          |
| Plant and machinery   | - 20% - 33.3% straight line |
| Motor vehicles        | - 20% straight line         |
| Fixtures and fittings | - 20% straight line         |

##### 1.8 Investment property

Investment property is included at fair value. Gains and losses are recognised in the statement of financial activities.

##### 1.9 Stocks

Stocks, being property held for resale, are valued at the lower of cost and net realisable value.

##### 1.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

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## THE LIND TRUST

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2021

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#### 1. Accounting policies (continued)

##### 1.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

##### 1.12 Liabilities

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

##### 1.13 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

*Financial assets* – trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost. Prepayments are not financial instruments. Cash at bank is classified as a basic financial instrument and is measured at face value.

*Financial liabilities* – trade creditors, accruals and other creditors are financial instruments and are measured at amortised cost. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

##### 1.14 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

##### 1.15 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the appropriate fund.

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THE LIND TRUST

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2021

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1. Accounting policies (continued)

2. Critical accounting estimates and areas of judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

i) The Charity holds a significant asset base and any variation in the useful economic lives of the asset base will have an impact on both the balance sheet and the in-year financial position.

ii) A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

iii) The value of receiving rent free premises is based on estimates made by Trustees based on their knowledge of market rents.

iv) The Trustees use valuation techniques involving judgement and estimation to determine the fair value of the Charity's investment properties at each reporting date. Estimates of fair values between independent revaluations are based on a combination of current market conditions, changes in tenure arrangements and guidance from external sources. Estimated fair values may vary from the actual prices that would be achieved in a fully arm's length commercial sale transaction at the reporting date.

3. Income from donations and government grants

|                        | Unrestricted<br>funds<br>2021<br>£ | Total<br>funds<br>2021<br>£ | Total<br>funds<br>2020<br>£ |
|------------------------|------------------------------------|-----------------------------|-----------------------------|
| Individuals and trusts | 53,688                             | 53,688                      | 60,000                      |
| Government grants      | 7,285                              | 7,285                       | -                           |
|                        | <u>60,973</u>                      | <u>60,973</u>               | <u>60,000</u>               |

THE LIND TRUST

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2021

**4. Investment income**

|                                 | Unrestricted<br>funds<br>2021<br>£ | Total<br>funds<br>2021<br>£ | Total<br>funds<br>2020<br>£ |
|---------------------------------|------------------------------------|-----------------------------|-----------------------------|
| Rents received                  | 582,804                            | 582,804                     | 397,552                     |
| Provision of rent free premises | 97,121                             | 97,121                      | 219,284                     |
| Interest received               | -                                  | -                           | 25,656                      |
|                                 | <u>679,925</u>                     | <u>679,925</u>              | <u>642,492</u>              |

**5. Other incoming resources**

|                    | Unrestricted<br>funds<br>2021<br>£ | Total<br>funds<br>2021<br>£ | Total<br>funds<br>2020<br>£ |
|--------------------|------------------------------------|-----------------------------|-----------------------------|
| Insurance recharge | 8,497                              | 8,497                       | 9,850                       |
|                    | <u>8,497</u>                       | <u>8,497</u>                | <u>9,850</u>                |

**6. Analysis of expenditure by activities**

|             | Activities<br>undertaken<br>directly<br>2021<br>£ | Support<br>costs<br>2021<br>£ | Total<br>funds<br>2021<br>£ |
|-------------|---|-------------------------------|-----------------------------|
| Expenditure | 2,470,096   | 44,453                        | 2,514,549                   |
|             | <u>2,470,096</u>                                  | <u>44,453</u>                 | <u>2,514,549</u>            |

|             | Activities<br>undertaken<br>directly<br>2020<br>£ | Support<br>costs<br>2020<br>£ | Total<br>funds<br>2020<br>£ |
|-------------|---|-------------------------------|-----------------------------|
| Expenditure | 1,367,144   | 163,959                       | 1,531,103                   |
|             | <u>1,367,144</u>                                  | <u>163,959</u>                | <u>1,531,103</u>            |

THE LIND TRUST

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2021

6. Analysis of expenditure by activities (continued)

Analysis of direct costs

|  | Total<br>funds<br>2021<br>£ | Total<br>funds<br>2020<br>£ |
|--|-----------------------------|-----------------------------|
| Monetary gifts and donations             | 2,009,508                   | 711,665                     |
| Cost of providing rent free premises     | 97,121                      | 219,284                     |
| Utilities                                | 56,664                      | 24,900                      |
| Rent                                     | 53,688                      | 60,000                      |
| Insurance                                | 37,297                      | 20,860                      |
| Legal and professional                   | 27,209                      | 22,136                      |
| Property repairs and grounds maintenance | 19,566                      | 39,529                      |
| Other property costs                     | 6,897                       | 62                          |
| Business rates                           | 6,572                       | 79,956                      |
| Motor expenses                           | 1,458                       | 1,511                       |
| Bad debt expense                         | -                           | 4,866                       |
| Printing and reproduction                | -                           | 34                          |
| Depreciation                             | 154,116                     | 182,341                     |
|  | <u>2,470,096</u>            | <u>1,367,144</u>            |

Analysis of support costs

|                                 | Total<br>funds<br>2021<br>£ | Total<br>funds<br>2020<br>£ |
|---------------------------------|-----------------------------|-----------------------------|
| Legal and professional          | 32,328                      | 38,232                      |
| Staff costs                     | 6,020                       | 19,714                      |
| Governance costs                | 5,946                       | 5,655                       |
| General expenses                | 158                         | 184                         |
| Bank charges                    | 1                           | 97                          |
| Accommodation, meals and travel | -                           | 77                          |
| Stock impairment                | -                           | 100,000                     |
|                                 | <u>44,453</u>               | <u>163,959</u>              |

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THE LIND TRUST

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2021

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7. Auditors' remuneration

|   | 2021<br>£ | 2020<br>£ |
|---|-----------|-----------|
| Fees payable to the Charity's auditor for the audit of the Charity's annual accounts              | 3,944     | 4,232     |
| Fees payable to the Charity's auditor in respect of:<br>All non-audit services not included above | 1,779     | 1,423     |

8. Staff costs

|  | 2021<br>£ | 2020<br>£ |
|--|-----------|-----------|
| Wages and salaries                                   | 5,905     | 19,166    |
| Social security costs                                | -         | 97        |
| Contribution to defined contribution pension schemes | 115       | 451       |

The average number of persons employed by the Charity during the year was as follows:

|                | 2021<br>No. | 2020<br>No. |
|----------------|-------------|-------------|
| Administrative | 1           | 1           |

No employee received remuneration amounting to more than £60,000 in either year.

9. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

During the year ended 30 April 2021, no Trustee expenses have been incurred (2020 - £NIL).

THE LIND TRUST

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2021

10. Tangible fixed assets

|                          | Freehold<br>property<br>£ | Plant and<br>machinery<br>£ | Motor<br>vehicles<br>£ | Fixtures and<br>fittings<br>£ | Total<br>£       |
|--------------------------|---------------------------|-----------------------------|------------------------|-------------------------------|------------------|
| <b>Cost or valuation</b> |                           |                             |                        |                               |                  |
| At 1 May 2020            | 7,386,099                 | 130,216                     | 313,290                | 714,765                       | 8,544,370        |
| Additions                | -                         | -                           | -                      | 7,000                         | 7,000            |
| Disposals                | (617,245)                 | -                           | -                      | -                             | (617,245)        |
| At 30 April 2021         | <u>6,768,854</u>          | <u>130,216</u>              | <u>313,290</u>         | <u>721,765</u>                | <u>7,934,125</u> |
| <b>Depreciation</b>      |                           |                             |                        |                               |                  |
| At 1 May 2020            | 2,086,099                 | 130,141                     | 241,964                | 713,065                       | 3,171,269        |
| Charge for the year      | 132,723                   | 75                          | 18,433                 | 2,885                         | 154,116          |
| On disposals             | (67,245)                  | -                           | -                      | -                             | (67,245)         |
| At 30 April 2021         | <u>2,151,577</u>          | <u>130,216</u>              | <u>260,397</u>         | <u>715,950</u>                | <u>3,258,140</u> |
| <b>Net book value</b>    |                           |                             |                        |                               |                  |
| At 30 April 2021         | <u>4,617,277</u>          | <u>-</u>                    | <u>52,893</u>          | <u>5,815</u>                  | <u>4,675,985</u> |
| At 30 April 2020         | <u>5,300,000</u>          | <u>75</u>                   | <u>71,326</u>          | <u>1,700</u>                  | <u>5,373,101</u> |

**Drayton Hall, Drayton, Norwich**

Acquired by the Trust in March 1991, this former maternity home was extended and remodelled between 1992 and 1996. Since then, the premises have been used by charitable trusts, Christian organisations and a number of churches. Following the completion of an external property valuation, the Trustees have carried forward a value on the year-end balance sheet of £1,694,899 (2020: £1,750,000).

**20 Bank Plain, Norwich**

The property was acquired in April 2003 for £2,500,000. Planning permission was granted in September 2003 for use as a youth venue and, following extensive construction work, the property is now leased at a peppercorn rent to the Open Youth Trust. The property's capital value is difficult to ascertain under these circumstances and, following the completion of an external property valuation, the Trustees have carried forward a year-end balance sheet value of £2,922,378 (2020: £3,000,000).

**Jubilee Hall, Norwich**

This former British Legion property was acquired in April 2015 for £525,000 and included in the balance sheet as at 30 April 2020 at £550,000. The transfer of the property to the YMCA was completed in the year.

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THE LIND TRUST

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2021

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11. Investment property

|   | Freehold<br>investment<br>property<br>£ |
|---|---|
| <b>Valuation</b>                        |   |
| At 1 May 2020                           | 7,965,000                               |
| Surplus on revaluation                  | 100,000                                 |
| Transfers between classes (see note 13) | (650,000)                               |
| At 30 April 2021                        | <u>7,415,000</u>                        |

**Roundtree Way, Norwich**

This property was purchased in June 2011 for £2,714,000 as part of a desire to diversify funds out of bank deposits during a time of both uncertainty within the banking sector, and falling interest rates. The property is let on a long-term lease to the Royal Mail. The Trustees have carried forward a value on the year-end balance sheet of £2,875,000 (2020: £2,875,000) based on an independent valuation undertaken in May 2018.

**Former Fire Station, Norwich**

This property was purchased in July 2012 for £550,000 with the intention of making it into a venue for community use. Subsequently, The Inspiration Trust expressed interest and has entered into a long-term lease. After substantial works, it houses the Sir Isaac Newton Free School. It has, consequently, been reclassified within the balance sheet as an investment property and the Trustees carried forward a value on the year end balance sheet of £1,890,000 (2020: £1,890,000) based on an independent valuation undertaken in May 2018.

**Ash Tree Lodge, Attlebridge, Norwich**

Built in 1992, this property has been made available mostly to ministers under short hold tenancy agreements in support of individuals pursuing the Christian faith. In the current year the Trustees have decided to use this property to generate rental income for the Charity and the property has therefore been transferred to investment property. The Trustees have carried forward a value on the year-end balance sheet of £650,000 (2020: £550,000) based on an independent valuation undertaken in October 2021.

**Cromer Road, Norwich**

This former car dealership property was acquired in May 2012 for £2,142,000. Planning permission had been granted to convert the building into a church and community venue however, these plan have been put on hold and the property is not let to a third party commercial tenant. Accordingly, the property has been transferred to investment property. The Trustees have carried forward a value on the year-end balance sheet of £2,000,000 (2020: £2,000,000) based on an independent valuation undertaken in May 2018.

The independent valuations noted above were undertaken by valuers with recognised and relevant professional qualifications and experience. The valuations were on an open market value for existing use basis.

The Trustees consider that the fair value of the properties has not materially changed since these valuations were undertaken.

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THE LIND TRUST

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2021

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12. Stocks

|                            | 2021<br>£        | 2020<br>£        |
|----------------------------|------------------|------------------|
| Properties held for resale | <u>3,900,000</u> | <u>3,725,000</u> |

**Former David Rice Hospital Site, Drayton, Norwich**

This site was acquired in December 2001. The property is held for sale. It is included in the balance at £1,000,000 (2020: £1,000,000).

**75 Hall Lane, Drayton, Norwich**

This property was acquired in May 2005. The property was sold for £475,000 in June 2020.

**Former St. Andrew's Hospital site**

This property was purchased in May 2011. The property is held for sale. It is included in the balance at £2,250,000 (2020: £2,250,000).

**250 Drayton High Road, Drayton, Norwich**

This property was acquired in 2007. During the year, intention was given to sell the site and it was therefore transferred from investment property to stocks. It is included in the balance at £650,000.

13. Debtors

|                                | 2021<br>£      | 2020<br>£      |
|--------------------------------|----------------|----------------|
| <b>Due within one year</b>     |                |                |
| Trade debtors                  | 67,106         | 5,881          |
| Other debtors                  | 3,580          | 3,580          |
| Prepayments and accrued income | 134,182        | 103,221        |
|                                | <u>204,868</u> | <u>112,682</u> |

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NOTES TO THE FINANCIAL STATEMENTS  
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14. Creditors: Amounts falling due within one year

|  | 2021<br>£ | 2020<br>£ |
|--|-----------|-----------|
| Trade creditors                        | 45,818    | 16,335    |
| Other creditors                        | 3,525     | 3,525     |
| Accruals and deferred income           | 44,951    | 44,400    |
|  | 94,294    | 64,260    |
|  | 2021<br>£ | 2020<br>£ |
| Deferred income at 1 May 2020          | 39,151    | 39,151    |
| Resources deferred during the year     | 39,151    | 39,151    |
| Amounts released from previous periods | (39,151)  | (39,151)  |
|  | 39,151    | 39,151    |

15. Statement of funds

Statement of funds - current year

|                           | Balance at 1<br>May 2020<br>£ | Income<br>£ | Expenditure<br>£ | Taxation<br>£ | Gains/<br>(Losses)<br>£ | Balance at<br>30 April<br>2021<br>£ |
|---------------------------|-------------------------------|-------------|------------------|---------------|-------------------------|-------------------------------------|
| <b>Unrestricted funds</b> |                               |             |                  |               |                         |                                     |
| General Funds             | 22,601,368                    | 749,395     | (2,514,549)      | (171)         | 100,000                 | 20,936,043                          |
|                           | 22,601,368                    | 749,395     | (2,514,549)      | (171)         | 100,000                 | 20,936,043                          |

Statement of funds - prior year

|                           | Balance at<br>1 May 2019<br>£ | Income<br>£ | Expenditure<br>£ | Taxation<br>£ | Gains/<br>(Losses)<br>£ | Balance at<br>30 April 2020<br>£ |
|---------------------------|-------------------------------|-------------|------------------|---------------|-------------------------|----------------------------------|
| <b>Unrestricted funds</b> |                               |             |                  |               |                         |                                  |
| General Funds             | 23,261,884                    | 712,343     | (1,531,103)      | (432)         | 158,676                 | 22,601,368                       |
|                           | 23,261,884                    | 712,343     | (1,531,103)      | (432)         | 158,676                 | 22,601,368                       |

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16. Summary of funds

Summary of funds - current year

|               | Balance at 1<br>May 2020<br>£ | Income<br>£ | Expenditure<br>£ | Taxation<br>£ | Gains/<br>(Losses)<br>£ | Balance at<br>30 April<br>2021<br>£ |
|---------------|-------------------------------|-------------|------------------|---------------|-------------------------|-------------------------------------|
| General funds | 22,601,368                    | 749,395     | (2,514,549)      | (171)         | 100,000                 | 20,936,043                          |

Summary of funds - prior year

|               | <i>Balance at<br/>1 May 2019<br/>£</i> | <i>Income<br/>£</i> | <i>Expenditure<br/>£</i> | <i>Taxation<br/>£</i> | <i>Gains/<br/>(Losses)<br/>£</i> | <i>Balance at<br/>30 April 2020<br/>£</i> |
|---------------|--|---------------------|--------------------------|-----------------------|----------------------------------|---|
| General funds | 23,261,884                             | 712,343             | (1,531,103)              | (432)                 | 158,676                          | 22,601,368                                |

17. Analysis of net assets between funds

Analysis of net assets between funds - current year

|                               | Unrestricted<br>funds<br>2021<br>£ | Total<br>funds<br>2021<br>£ |
|-------------------------------|------------------------------------|-----------------------------|
| Tangible fixed assets         | 4,675,985                          | 4,675,985                   |
| Investment property           | 7,415,000                          | 7,415,000                   |
| Current assets                | 8,939,352                          | 8,939,352                   |
| Creditors due within one year | (94,294)                           | (94,294)                    |
| <b>Total</b>                  | <b>20,936,043</b>                  | <b>20,936,043</b>           |

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

|   | 2021<br>£        | 2020<br>£        |
|---|------------------|------------------|
| Net expenditure for the year (as per Statement of Financial Activities) | (1,765,325)      | (819,192)        |
| <b>Adjustments for:</b>   |                  |                  |
| Depreciation charges  | 154,115          | 182,340          |
| Loss on the transfer of fixed assets                                    | 550,000          | -                |
| Decrease in stocks  | 475,000          | -                |
| Decrease/(increase) in debtors  | (92,186)         | 12,916           |
| Increase/(decrease) in creditors  | 30,034           | (147,330)        |
| Stock impairment  | -                | 100,000          |
| Purchase of fixed assets  | (7,000)          | -                |
| <b>Net cash used in operating activities</b>                            | <b>(655,362)</b> | <b>(671,266)</b> |

**19. Analysis of cash and cash equivalents**

|  | 2021<br>£        | 2020<br>£        |
|--|------------------|------------------|
| Cash in hand                           | 4,834,484        | 5,489,846        |
| <b>Total cash and cash equivalents</b> | <b>4,834,484</b> | <b>5,489,846</b> |

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

|                          | At 1 May<br>2020<br>£ | Cash flows<br>£  | At 30 April<br>2021<br>£ |
|--------------------------|-----------------------|------------------|--------------------------|
| Cash at bank and in hand | 5,489,846             | (655,362)        | 4,834,484                |
|                          | <b>5,489,846</b>      | <b>(655,362)</b> | <b>4,834,484</b>         |

**21. Contingent liabilities**

The Charity has pledged £1,000,000 to a recipient for buildings works, to be paid once works begin. The Charity has pledged a second £1,000,000 subject to further construction being completed. Works had not yet begun as at 30 April 2021.

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**22. Pension commitments**

The Charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to **£115** (2020: £451).

**23. Operating lease commitments**

At 30 April 2021 the total of the Charity's future minimum lease receipts under non-cancellable operating leases was as follows:

|  | 2021<br>£        | 2020<br>£        |
|--|------------------|------------------|
| Not later than 1 year                        | 559,610          | 495,500          |
| Later than 1 year and not later than 5 years | 2,335,867        | 2,111,875        |
| Later than 5 years                           | 2,548,792        | 2,931,708        |
|  | <u>5,444,269</u> | <u>5,539,083</u> |

**24. Related party transactions**

**Graham Dacre**

During the year ended 30 April 2021, the Trustee Graham Dacre provided rent free premises to the Trust at a value of **£53,688** (2020: £60,000). Graham Dacre's business, Dacre Property Holdings, paid the Charity rent of **£12,000** (2020: £6,000) for office premises in the year.