

Company Registration No. 00480214 (England and Wales)

**CASTLE HOWARD ESTATE LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JANUARY 2019**

THURSDAY



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# CASTLE HOWARD ESTATE LIMITED

## COMPANY INFORMATION

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**Directors**                      The Hon. N P G Howard  
   Mr G F G Howard  
   The Hon. P C W Howard  
   Mrs V Barnsley

**Secretary**                      Mr A Nixon

**Company number**              00480214

**Registered office**              The Estate Office  
   Castle Howard  
   York  
   YO60 7DA

**Auditor**                          BHP LLP  
   Rievaulx House  
   1 St Mary's Court  
   Blossom Street  
   York  
   North Yorkshire  
   YO24 1AH

**Bankers**                          Coutts & Co  
   8 Park Square East  
   Leeds  
   LS1 2LH

**Solicitors**                        Forsters LLP  
   31 Hill Street  
   London  
   W1J 5LS  
  
   Lupton Fawcett  
   Stamford House  
   Piccadilly  
   York  
   YO1 1PP

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# CASTLE HOWARD ESTATE LIMITED

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# CASTLE HOWARD ESTATE LIMITED

## STRATEGIC REPORT

### FOR THE YEAR ENDED 31 JANUARY 2019

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The directors present the strategic report for the year ended 31 January 2019.

#### Review of the business

Castle Howard is one of Britain's finest stately homes and has been home to the Howard family for more than 300 years. The Castle Howard Estate, featuring over 200 listed buildings and monuments, is approximately 8,800 acres, comprising of farmland, woodland and parkland.

The objective of the company, Castle Howard Estate Ltd, which was incorporated in 1950, is to conserve and restore Castle Howard for the benefit of future generations. The company therefore carries out a diverse range of business activities associated with being a heritage destination and with land ownership.

Since incorporation millions of pounds have been committed to the conservation and essential repairs of Castle Howard's landscape, buildings and monuments. Income generated through tourism and estate businesses is supplemented where possible by grants from organisations such as Historic England and Natural England.

The business is carried out for profit but aims to invest free cashflow in essential repairs, conservation and restoration. The profit on ordinary activities for the year amounted to £120,595 (2018: £1,538,306) to be added to the accumulated profit and loss reserve. This includes £253,586 of downwards property revaluation (2018: upwards £2,492,708) on the company's investment property portfolio. Accumulated gains in the profit and loss reserves carried forward at 31st January 2019 are £21,393,816 (2018: £21,413,458).

Turnover saw an increase of 6.0% in the year. The first quarter was challenging following a disappointing Easter period, impacted by the severe weather, however the year finished very strongly with a very successful Christmas period. There were also a number of reorganisational changes made in the year, in order to both improve visitor spend and to reduce the operational costs of the business. The company remains committed to progressing with improving the fabric of the Estate, and expenditure during the year to conserve, restore and maintain the historic buildings was again a contributing factor towards the operating loss of £363,520 (2018: £1,025,401).

The company continues to look at ways to help further address the conservation costs, investigating opportunities for redevelopment of redundant building stock and opportunities in the leisure and tourism sector remains a priority.

#### Principal risks and uncertainties

The implications of Brexit on visitors numbers are not yet fully understood. However, there are likely implications to future grant funding schemes and on recruitment of seasonal staff. Brexit could though provide an opportunity to the estate with more domestic holidays ('stay-cations') and with a shift in UK consumer demand for locally sourced and made produce.

In any one year the weather and timings of national holidays has an impact on the business, but with a diverse portfolio of income streams, it is expected that this impact, together with the averaging out of the weather conditions, can be managed over the longer term.

The Company is financed by cash flow and by variable and fixed rate term debt. Interest rate exposure is considered to be low, so no hedging is undertaken.

The company holds or issues financial instruments in order to achieve three main objectives, being:

- a. to finance its operations;
- b. to fund essential maintenance and conservation work; and
- c. for trading purposes.

The company monitors credit risk closely and considers that its current policies of credit checks meets its obligations of managing exposure to credit risk. The company has no significant concentrations of credit risk. Amounts shown in the balance sheet best represent the maximum credit risk exposure in the event other parties fail to perform their obligations under financial instruments.

# CASTLE HOWARD ESTATE LIMITED

## STRATEGIC REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 JANUARY 2019**

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### **Development and performance**

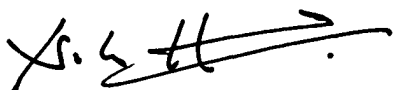
Looking into the 2019/20 year, the trading budget indicates a 9.1% increase in turnover in part driven by a major new development of the playground and a busier event calendar. The budget is also looking to achieve further operational cost savings. Cost of sales and administrative expenses are however once again expected to be challenging, together with continued ongoing property repairs to conserve, restore and maintain the historic buildings.

The directors have secured appropriate funding to fulfill budgeted expenditure for the coming year.

### **Key performance indicators**

The Company does not have any specific key performance indicators, other than those that can be calculated from the financial statements.

On behalf of the board



The Hon. N P G Howard

**Director**

4 July 2019

# CASTLE HOWARD ESTATE LIMITED

## DIRECTORS' REPORT

**FOR THE YEAR ENDED 31 JANUARY 2019**

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The directors present their annual report and financial statements for the year ended 31 January 2019.

### Principal activities

The principal activity of the company is that of an Estate Company carrying on activities relating to land ownership.

### Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

The Hon. N P G Howard  
Mr G F G Howard  
The Hon. P C W Howard  
Mrs V Barnsley

### Results and dividends

The results for the year are set out on page 7.

The profit for the year, after taxation, amounted to £120,595. The directors have not recommended a dividend.

No preference dividends were paid.

### Future developments

The company continues to explore new and existing business opportunities to enable it to continue to maintain the historic buildings and landscape of the Castle Howard Estate.


### Auditor

The auditor, BHP LLP, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

### Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

On behalf of the board



The Hon. N P G Howard

Director

4 July 2019

# **CASTLE HOWARD ESTATE LIMITED**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

***FOR THE YEAR ENDED 31 JANUARY 2019***

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The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards 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 company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# CASTLE HOWARD ESTATE LIMITED

## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF CASTLE HOWARD ESTATE LIMITED

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#### Opinion

We have audited the financial statements of Castle Howard Estate Limited (the 'company') for the year ended 31 January 2019 which comprise the profit and loss account, the statement of comprehensive income, the balance sheet, the statement of changes in equity, the statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 January 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's *responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

#### Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.



# CASTLE HOWARD ESTATE LIMITED

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### TO THE MEMBERS OF CASTLE HOWARD ESTATE LIMITED

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

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report and the directors' report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors 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 directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

#### Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

**Daniel Sowden (Senior Statutory Auditor)**  
**for and on behalf of BHP LLP**  
**Chartered Accountants**  
**Statutory Auditor**

*4<sup>th</sup> July 2017*

Rievaulx House  
1 St Mary's Court  
Blossom Street  
York  
North Yorkshire  
YO24 1AH

# CASTLE HOWARD ESTATE LIMITED

## PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 JANUARY 2019

	Notes	2019 £	2018 £
Turnover	3	9,474,649	8,941,800
Cost of sales		(8,123,983)	(8,373,417)
<b>Gross profit</b>		<b>1,350,666</b>	<b>568,383</b>
Administrative expenses		(1,720,531)	(1,602,662)
Profit/(loss) on disposal of fixed assets		6,345	8,878
<b>Operating loss</b>	<b>4</b>	<b>(363,520)</b>	<b>(1,025,401)</b>
Interest receivable and similar income	7	1,018	780
Interest payable and similar expenses	8	(210,600)	(161,867)
Amounts written off investments	9	(253,586)	2,492,708
<b>(Loss)/profit before taxation</b>		<b>(826,688)</b>	<b>1,306,220</b>
Taxation	10	947,283	232,086
<b>Profit for the financial year</b>		<b>120,595</b>	<b>1,538,306</b>

The profit and loss account has been prepared on the basis that all operations are continuing operations.

There are no recognised gains and losses other than those passing through the profit and loss account.

# CASTLE HOWARD ESTATE LIMITED

## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 JANUARY 2019

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	2019 £	2018 £
Profit for the year	120,595	1,538,306
Other comprehensive income	-	-
Total comprehensive income for the year	<u>120,595</u>	<u>1,538,306</u>



# CASTLE HOWARD ESTATE LIMITED

## BALANCE SHEET

AS AT 31 JANUARY 2019

	Notes	2019 £	£	2018 £	£
<b>Fixed assets</b>					
Tangible assets	11	25,489,195		25,466,173	
Investment properties	12	50,835,122		51,610,860	
		<u>76,324,317</u>		<u>77,077,033</u>	
<b>Current assets</b>					
Stocks	14	1,099,728		1,279,388	
Debtors	15	847,026		761,140	
Investments	16	13,882		12,864	
Cash at bank and in hand		1,334,780		1,103,702	
		<u>3,295,416</u>		<u>3,157,094</u>	
<b>Creditors: amounts falling due within one year</b>	17	(1,422,313)		(1,206,064)	
<b>Net current assets</b>		<u>1,873,103</u>		<u>1,951,030</u>	
<b>Total assets less current liabilities</b>		<u>78,197,420</u>		<u>79,028,063</u>	
<b>Creditors: amounts falling due after more than one year</b>	18	(5,203,306)		(5,207,261)	
<b>Provisions for liabilities</b>	20	(6,576,781)		(7,524,064)	
<b>Net assets</b>		<u>66,417,333</u>		<u>66,296,738</u>	
<b>Capital and reserves</b>					
Called up share capital	23	90,000		90,000	
Share premium account		448,100		448,100	
Other reserves		44,485,417		44,345,180	
Profit and loss reserves		21,393,816		21,413,458	
<b>Total equity</b>		<u>66,417,333</u>		<u>66,296,738</u>	

The financial statements were approved by the board of directors and authorised for issue on 4 July 2019 and are signed on its behalf by:



The Hon. N P G Howard  
Director



Mrs V Barnsley  
Director

Company Registration No. 00480214

# CASTLE HOWARD ESTATE LIMITED

## STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 JANUARY 2019

	Notes	Share capital £	Share premium account £	Other reserves £	Profit and loss reserves £	Total £
<b>Balance at 1 February 2017</b>		90,000	448,100	41,593,189	22,627,143	64,758,432
<b>Year ended 31 January 2018:</b>						
Profit and total comprehensive income for the year		-	-	-	1,538,306	1,538,306
Transfers out		-	-	-	(2,751,991)	(2,751,991)
Transfers in		-	-	2,751,991	-	2,751,991
<b>Balance at 31 January 2018</b>		90,000	448,100	44,345,180	21,413,458	66,296,738
<b>Year ended 31 January 2019:</b>						
Profit and total comprehensive income for the year		-	-	-	120,595	120,595
Transfers out		-	-	-	(140,237)	(140,237)
Transfers in		-	-	140,237	-	140,237
<b>Balance at 31 January 2019</b>		90,000	448,100	44,485,417	21,393,816	66,417,333

# CASTLE HOWARD ESTATE LIMITED

## STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 JANUARY 2019

	Notes	2019 £	£	2018 £	£
<b>Cash flows from operating activities</b>					
Cash generated from/(absorbed by) operations	29	194,806		(1,373,900)	
Interest paid		(210,600)		(161,867)	
Income taxes (paid)/refunded		-		1	
<b>Net cash outflow from operating activities</b>		<b>(15,794)</b>		<b>(1,535,766)</b>	
<b>Investing activities</b>					
Purchase of tangible fixed assets		(222,344)		(298,806)	
Proceeds on disposal of tangible fixed assets		(2,249)		23,700	
Purchase of investment property		(107,439)		(89,739)	
Proceeds on disposal of investment property		621,897		-	
Proceeds on disposal of fixed asset investments		(1,018)		(780)	
Proceeds from other investments and loans		(16,258)		5,348	
Interest received		1,018		780	
<b>Net cash generated from/(used in) investing activities</b>		<b>273,607</b>		<b>(359,497)</b>	
<b>Financing activities</b>					
Repayment of borrowings		(24,265)		(35,233)	
Proceeds of new bank loans		-		1,500,000	
Repayment of bank loans		(2,470)		37,107	
<b>Net cash (used in)/generated from financing activities</b>		<b>(26,735)</b>		<b>1,501,874</b>	
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>231,078</b>		<b>(393,389)</b>	
Cash and cash equivalents at beginning of year		1,103,702		1,497,091	
<b>Cash and cash equivalents at end of year</b>		<b>1,334,780</b>		<b>1,103,702</b>	

# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2019

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### 1 Accounting policies

#### Company information

Castle Howard Estate Limited is a private company limited by shares incorporated in England and Wales. The registered office is The Estate Office, Castle Howard, York, YO60 7DA.

#### 1.1 Accounting convention

The financial statements are prepared under the historical cost convention.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

#### 1.2 Going concern

The directors have secured appropriate funding to fulfill budgeted expenditure for the following year. At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Turnover

Turnover represents the amount of entrance fees received, rents receivable and goods and produce sold (stated net of value added tax).

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from contracts and grants is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

### 1 Accounting policies

(Continued)

#### 1.4 Tangible fixed assets

Castle Howard is known as one of England's finest historic houses, on which work began in about 1699. The Estate is situated within the Howardian Hills, an Area of Outstanding Natural Beauty, and comprises over 115 listed buildings, monuments, follies, land, ancient woodland and collections.

Freehold land and buildings includes:

- the House
- estate buildings, parkland and other historic assets, monuments and follies (Heritage Assets)
- farmland, farm buildings and other buildings located on the estate.

These are included at deemed cost, being the fair value on 1 February 2014. The fair value of the freehold land and buildings has been arrived at on the basis of a valuation carried out at 31 January 2016 by Savills (UK) Limited Chartered Surveyors, who are not connected with the company.

Exhibits:

Included in the above are purchased and donated exhibits of a mixed and varied nature. These are included at cost when this can be established and nil when this is not known, in line with FRS102, section 34. These assets are not depreciated as the directors believe they have indeterminate lives.

Preservation Costs:

Expenditure which in the Directors' view is required to restore or conserve individual items, including preservation work on Castle Howard House, other listed buildings, scheduled monuments etc., is recognised in the Profit and Loss Account when it is incurred.

Further information on heritage assets is given in note 27 to the accounts.

All other fixed assets are initially recorded at cost.

Tangible fixed assets other than freehold land are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Freehold land/ buildings	None/ 50 years
Plant and machinery	4-5 years
Exhibits	None

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

#### 1.5 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as at the reporting end date. The surplus or deficit on revaluation is recognised in the profit and loss account.

#### 1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.



# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

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### 1 Accounting policies

(Continued)

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

#### 1.7 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Farm livestock, produce, stores and workings in land is valued on the basis of direct costs plus attributable overheads based on normal level of activity. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of farm livestock, produce, stores and workings in land.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

#### 1.8 Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.9 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Other financial assets**

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

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### 1 Accounting policies

(Continued)

#### ***Impairment of financial assets***

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

#### ***Derecognition of financial assets***

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

#### ***Classification of financial liabilities***

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

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### ***Other financial liabilities***

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Debt instruments that do not meet the conditions in FRS 102 paragraph 11.9 are subsequently measured at fair value through profit or loss. Debt instruments may be designated as being measured at fair value through profit or loss to eliminate or reduce an accounting mismatch or if the instruments are measured and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

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### 1 Accounting policies

(Continued)

#### ***Derecognition of financial liabilities***

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

#### **1.10 Equity instruments**

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

#### **1.11 Taxation**

The tax expense represents the sum of the tax currently payable and deferred tax.

##### ***Current tax***

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

##### ***Deferred tax***

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

#### **1.12 Employee benefits**

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### **1.13 Retirement benefits**

The company operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the company. The annual contributions payable are charged to the profit and loss account.

# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

### 1 Accounting policies

(Continued)

#### 1.14 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

### 2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

### 3 Turnover and other revenue

An analysis of the company's turnover is as follows:

	2019 £	2018 £
<b>Turnover analysed by class of business</b>		
The sale of goods	7,190,444	6,763,770
Rental income	1,815,162	1,758,496
Commission	4,727	6,580
Other	464,316	412,954
	<u>9,474,649</u>	<u>8,941,800</u>
	2019 £	2018 £
<b>Other significant revenue</b>		
Interest income	<u>1,018</u>	<u>780</u>
	2019 £	2018 £
<b>Turnover analysed by geographical market</b>		
UK	<u>9,474,649</u>	<u>8,941,800</u>

# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

### 4 Operating loss

	2019 £	2018 £
Operating loss for the year is stated after charging/(crediting):		
Fees payable to the company's auditors for non audit services	8,000	8,000
Fees payable to the company's auditors for the audit of the company's financial statements	27,000	27,000
Depreciation of owned tangible fixed assets	213,361	199,852
Operating lease charges	9,077	14,764
	<u>          </u>	<u>          </u>

### 5 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2019 Number	2018 Number
Full time	79	75
Part time	116	135
	<u>          </u>	<u>          </u>
	195	210
	<u>          </u>	<u>          </u>

Their aggregate remuneration comprised:

	2019 £	2018 £
Wages and salaries	3,471,233	3,411,236
Social security costs	280,107	274,770
Pension costs	218,703	222,778
	<u>          </u>	<u>          </u>
	3,970,043	3,908,784
	<u>          </u>	<u>          </u>

### 6 Directors' remuneration

	2019 £	2018 £
Remuneration for qualifying services	270,865	269,058
	<u>          </u>	<u>          </u>

Remuneration disclosed above include the following amounts paid to the highest paid director:

	2019 £	2018 £
Remuneration for qualifying services	162,514	158,930
	<u>          </u>	<u>          </u>

# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

### 6 Directors' remuneration

(Continued)

The number of directors for whom retirement benefits are accruing amounted to nil (2018: nil)

### 7 Interest receivable and similar income

	2019 £	2018 £
<b>Interest income</b>		
Interest on bank deposits	1,018	780

Investment income includes the following:

Interest on financial assets not measured at fair value through profit or loss	1,018	780
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### 8 Interest payable and similar expenses

	2019 £	2018 £
<b>Interest on financial liabilities measured at amortised cost:</b>		
Interest on bank overdrafts and loans	210,600	161,867

### 9 Amounts written off investments fixed asset investments

	2019 £	2018 £
Changes in the fair value of investment properties	(253,586)	2,492,708

### 10 Taxation

	2019 £	2018 £
<b>Deferred tax</b>		
Origination and reversal of timing differences	(947,283)	(232,086)

# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

(Continued)

The actual credit for the year can be reconciled to the expected (credit)/charge for the year based on the profit or loss and the standard rate of tax as follows:

	2019 £	2018 £
(Loss)/profit before taxation	(826,688)	1,306,220
Expected tax (credit)/charge based on the standard rate of corporation tax in the UK of 19.00% (2018: 19.00%)	(157,071)	248,182
Tax effect of expenses that are not deductible in determining taxable profit	63,672	(933)
Tax effect of income not taxable in determining taxable profit	(25,259)	-
Change in unrecognised deferred tax assets	(52,492)	185,776
Effect of change in corporation tax rate	-	32,218
Other permanent differences	(682,199)	(697,329)
Chargeable gains / (losses)	(93,934)	-
Taxation credit for the year	(947,283)	(232,086)

### 11 Tangible fixed assets

	Freehold land/ buildings £	Plant and machinery £	Exhibits £	Total £
<b>Cost</b>				
At 1 February 2018	24,606,000	3,499,575	434,580	28,540,155
Additions	-	222,344	-	222,344
Disposals	-	(3,450)	-	(3,450)
Transfers	-	14,039	-	14,039
At 31 January 2019	24,606,000	3,732,508	434,580	28,773,088
<b>Depreciation and impairment</b>				
At 1 February 2018	91,888	2,982,094	-	3,073,982
Depreciation charged in the year	22,972	190,389	-	213,361
Eliminated in respect of disposals	-	(3,450)	-	(3,450)
At 31 January 2019	114,860	3,169,033	-	3,283,893
<b>Carrying amount</b>				
At 31 January 2019	24,491,140	563,475	434,580	25,489,195
At 31 January 2018	24,514,112	517,481	434,580	25,466,173

# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

### 12 Investment property

	2019 £
<b>Fair value</b>	
At 1 February 2018	51,610,860
Additions through external acquisition	107,439
Transfers to tangible fixed assets	(14,039)
Disposals	(615,552)
Net gains or losses through fair value adjustments	(253,586)
	<hr/>
At 31 January 2019	50,835,122 <hr/>

Investment property comprises rental properties and tenanted farmland. The Directors have considered the fair value of the investment property and using available information and qualified internal resources have decreased the value of the residential properties by 0.7% (2018: increased by 7.5%) on the valuation carried forward in the prior years financial statements which was derived from a valuation completed at 31 January 2016 by Savills (UK) Limited Chartered Surveyors, who are not connected with the company. This is in line with the Office of National Statistics' published House Price index for Ryedale, for the 12 months ending 31 January 2019. No adjustment has been made in respect of tenanted farmland.

### 13 Financial instruments

	2019 £	2018 £
<b>Carrying amount of financial assets</b>		
Debt instruments measured at amortised cost	300,733	296,729
Equity instruments measured at cost less impairment	13,882	12,864
	<hr/>	<hr/>
<b>Carrying amount of financial liabilities</b>		
Measured at amortised cost	6,393,090	6,276,312
	<hr/>	<hr/>

### 14 Stocks

	2019 £	2018 £
Raw materials and consumables	23,646	23,683
Work in progress	652,190	704,136
Finished goods and goods for resale	423,892	551,569
	<hr/>	<hr/>
	1,099,728	1,279,388
	<hr/>	<hr/>



# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

### 15 Debtors

	2019 £	2018 £
<b>Amounts falling due within one year:</b>		
Trade debtors	252,191	272,411
Other debtors	48,542	24,318
Prepayments and accrued income	546,293	464,411
	<u>847,026</u>	<u>761,140</u>

### 16 Current asset investments

	2019 £	2018 £
Unlisted investments	<u>13,882</u>	<u>12,864</u>

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

	Notes	2019 £	2018 £
Bank loans and overdrafts	19	56,501	55,016
Other borrowings	19	13,195	37,460
Trade creditors		395,405	364,504
Other taxation and social security		232,529	137,013
Other creditors		324,942	341,561
Accruals and deferred income		399,741	270,510
		<u>1,422,313</u>	<u>1,206,064</u>

### 18 Creditors: amounts falling due after more than one year

	Notes	2019 £	2018 £
Loans and overdrafts	19	<u>5,203,306</u>	<u>5,207,261</u>

Amounts included above which fall due after five years are as follows:

Payable other than by instalments	<u>5,195,985</u>	<u>5,195,985</u>
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# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

### 19 Loans and overdrafts

	2019 £	2018 £
Bank loans	5,259,807	5,262,277
Other loans	13,195	37,460
	<u>5,273,002</u>	<u>5,299,737</u>
Payable within one year	69,696	92,476
Payable after one year	<u>5,203,306</u>	<u>5,207,261</u>

The bank loans are secured on certain land and properties owned by the company.

There are three different interest rates on the loans, 1.60% variable with a margin of 0.85% above AMC base rate, 3.96% and 4.11% fixed rate. The maturity of the loans varies between 2 years and 28 years.

### 20 Provisions for liabilities

	Notes	2019 £	2018 £
Deferred tax liabilities	21	<u>6,576,781</u>	<u>7,524,064</u>

### 21 Deferred taxation

Deferred tax assets and liabilities are offset where the company has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

	Liabilities 2019 £	Liabilities 2018 £
<b>Balances:</b>		
Investment property	6,349,705	7,265,681
Freehold	<u>227,076</u>	<u>258,383</u>
	<u>6,576,781</u>	<u>7,524,064</u>
<b>Movements in the year:</b>		2019 £
Liability at 1 February 2018		7,524,064
Credit to profit or loss		<u>(947,283)</u>
Liability at 31 January 2019		<u>6,576,781</u>

# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

### 21 Deferred taxation

(Continued)

Deferred tax has been provided on the revaluation of investment properties to fair value and the revaluation of freehold properties on the transition to FRS 102.

### 22 Retirement benefit schemes

	2019 £	2018 £
<b>Defined contribution schemes</b>		
Charge to profit or loss in respect of defined contribution schemes	218,703	222,778

The company operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the company in an independently administered fund.

### 23 Share capital

	2019 £	2018 £
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
10,000 Ordinary shares of £1 each	10,000	10,000
	10,000	10,000
<b>Preference share capital</b>		
<b>Issued and fully paid</b>		
80,000 10% Non-cumulative preference shares of £1 each	80,000	80,000
	80,000	80,000

### 24 Operating lease commitments

#### Lessee

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2019 £	2018 £
Within one year	27,183	16,635
Between two and five years	55,764	36,141
	82,947	52,776

# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

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### 25 Capital commitments

	2019	2018
	£	£
Amounts contracted for but not provided in the financial statements:		
Contracted for but not provided in the financial statements:		
Acquisition of property, plant and equipment	34,490	-
	<u>34,490</u>	<u>-</u>

### 26 Related party transactions

At the Balance Sheet date amounts due to Directors totalled £257,546 (2018: £295,404).

During the year there were sales of £10,713 (2018: £7,053) to Castle Howard Arboretum Trust, a charity that The Hon. N P G Howard and Mrs V Barnsley were trustees of during the year. There were also sales of £nil (2017: £3,171) to The Arboretum Trust Trading Company, which is a wholly owned trading subsidiary of Castle Howard Arboretum Trust. There was £2,693 (2018: £1,690) owed from Castle Howard Arboretum Trust at the year end.

During the year rental income of £43,512 (2018: £43,512) was received from and payments of £nil (2018: £280) were made to Grange Farm (Bulmer) Limited, a company in which CHEL holds a 2.5% share.

During the year £330 (2018: £330) was received from The English Heritage Trust, a charity that Mrs V Barnsley is a trustee of. There was no balance outstanding at the year end.

During the year key management personnel compensation amounted to £513,440 (2018: £457,797).

### 27 Controlling party

There is no ultimate controlling party of the company.

# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

### 28 Heritage assets

The world famous Grade I listed mansion house and designed landscape (which is itself a Grade I Registered Park and Garden) are an enormously popular heritage attraction, welcoming over 200,000 visitors each year. The mansion house is made instantly recognisable by its splendid dome, designed by Sir John Vanbrugh. Thanks to a successful television dramatisation, the majestic view across the Great Lake to the North façade has become strongly associated in many people's minds with Evelyn Waugh's classic novel *Brideshead Revisited*.

In addition the estate comprises an outstanding combination of listed buildings and scheduled monuments. Several nationally important collections are contained within the Estate: horticultural, buildings, statuary and follies as well as many works of art. There is an exceptional archive of historic maps and estate papers relating to the development of the designed landscape and the English Landscape Movement, as well as a rare archive of botanical surveys.

The Company occasionally makes items from the collections available on loan to museums and other institutions for public display. It also accepts collections of paintings, furniture, statuary etc. on loan from other owners, for display in and around the House. At any one time the greater part of the collections is on display, while the remaining items are in storage or in rooms not open to the public, awaiting restoration or rotation as appropriate. Access to exhibits is permitted to scholars and others for research purposes, subject to agreement by the Directors.

#### Preservation and Management

The collections are managed by a Curator, who reports to the Directors in accordance with policies approved by the Directors.

The Curatorial Department is responsible for managing and safeguarding the collections at Castle Howard, including the archives, facilitating research projects and disseminating information about Castle Howard and its history.

The Estate Office and the Curatorial Department keep registers of the heritage assets for which they are respectively responsible.

Over the last five decades more than £9m has been committed to conservation and essential repairs of Castle Howard's heritage assets; this is in addition to regular spending on maintenance and management. It is estimated that at least £50m is required to improve, restore or conserve listed buildings, and another £15m to bring them back to economical use. Additional expenditure is also required on the ancient trees and woodlands that give the Estate its character.

In 2008 a Conservation Management Plan was drawn up. An executive summary can be found at [www.castlehoward.co.uk](http://www.castlehoward.co.uk), or the full plan can be obtained by writing to The Estate Office, Castle Howard, York YO60 7DA.

#### Five year financial summary of heritage asset transactions:

There have been no additions or disposals of the House, estate buildings, parkland and other historic assets, monuments and follies (excluding exhibits), in the last five years.

	Year to 31.01.15 £	Year to 31.01.16 £	Year to 31.01.17 £	Year to 31.01.18 £	Year to 31.01.19 £
Exhibits					
Opening balance b/fwd:	438,880	464,880	464,880	434,580	434,580
Additions and improvements	26,000	-	17,000	-	-
Disposals	(-)	(-)	(28,500)	(-)	(-)
Revaluations	(-)	(-)	(18,800)	(-)	(-)
Closing balance c/fwd	464,880	464,880	434,580	434,580	434,580

# CASTLE HOWARD ESTATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

### 29 Cash generated from operations

	2019 £	2018 £
Profit for the year after tax	120,595	1,538,306
<b>Adjustments for:</b>		
Taxation credited	(947,283)	(232,086)
Finance costs	210,600	161,867
Investment income	(1,018)	(780)
Depreciation and impairment of tangible fixed assets	213,361	199,852
Amounts written off investments	253,586	(2,492,708)
Loss/(profit) on disposal of fixed assets and investment properties	(6,345)	(8,878)
<b>Movements in working capital:</b>		
Decrease/(increase) in stocks	181,909	(188,932)
(Increase) in debtors	(69,628)	(343,536)
Increase/(decrease) in creditors	239,029	(7,005)
<b>Cash generated from/(absorbed by) operations</b>	<u>194,806</u>	<u>(1,373,900)</u>