
NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)

UNAUDITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016



NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)

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NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2016**

Directors

Mr J O C Birkbeck
Mr K D Colman
Mr J Davies (resigned 8 April 2015)
Ms J M Harwood
Mr J W Knight
Mr M Launchbury (appointed 15 January 2016)
Ms H C Leith (appointed 15 January 2016)
Mr J Parry
Mr S Picton-Pegg (appointed 6 October 2015)
Mr L de Soissons

Company registered number

01295328

Charity registered number

273702

Registered office

9 The Old Church
St Matthews Road
Norwich
Norfolk
NR1 1SP

Company secretary

Ms L Molkova

Accountants

MA Partners LLP
Chartered Accountants
7 The Close
Norwich
Norfolk
NR1 4DJ

Bankers

Lloyds TSB Bank Plc
Gentleman's Walk
Norwich

COIF Charity Funds
CCLA Investment Management Ltd
80 Cheapside
London

NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2016**

Advisers (continued)

Solicitors

Mills and Reeve LLP
1 St James Court
Whitefriars
Norwich

Independent Examiner

MA Partners LLP
Chartered Accountants
7 The Close
Norwich
Norfolk
NR1 4DJ

NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)

DIRECTORS' REPORT
FOR THE YEAR ENDED 31 MARCH 2016

The Directors present their annual report together with the financial statements of Norfolk Historic Buildings Trust (the Trust) for the year from 1 April 2015 to 31 March 2016.

Since the Trust qualifies as small under section 383, the strategic report required of medium and large companies under The Companies Act 2006 (Strategic Report and Director's Report) Regulations 2013 is not required.

Structure, governance and management

a. CONSTITUTION

The Trust is registered as a charitable company limited by guarantee and was set up by Memorandum and Articles of Association on 24 January 1977, which were amended by special resolution at extraordinary general meetings held on 22 February 1990 and 19 May 2011. The Memorandum and Articles of Association were then replaced at the 2014 AGM held on 12 September 2014.

b. METHOD OF APPOINTMENT OR ELECTION OF DIRECTORS

The management of the Trust is the responsibility of the Directors, who are appointed and co-opted under the terms of the Articles of Association referred to above. These state that there shall be a maximum of twelve Directors and a minimum of five; there are currently nine Directors serving, with those who have served during the year shown on page 1.

Under the requirements of the Articles of Association, at each Annual General Meeting one third of the Directors should normally retire from office. However, upon the adoption of the new Articles of Association in September 2014, it was agreed that to ensure short-term continuity no Directors need stand down until 2017.

c. POLICIES ADOPTED FOR THE INDUCTION AND TRAINING OF DIRECTORS

It is a requirement of the Articles of Association that the Directors must be members, and they are therefore already fully aware of the aims and objectives of the Trust and the way in which it operates. All Directors are experienced in their respective fields of expertise, and in the requirements and responsibilities of acting as a director / trustee.

d. ORGANISATIONAL STRUCTURE AND DECISION MAKING

The Directors of the Trust form its management committee and meet between four and six times per year to consider policy issues or the acquisition and restoration of properties. They also make decisions regarding expenditure on all matters except those of a routine administrative nature, or those schemes previously approved. During the year to 31 March 2016 the Directors met on only three occasions as the timing of the first quarter meeting was changed from 13 March 2015 to 8 April 2016.

The Trust employs a part-time Secretary, to whom many operational matters are delegated and who attends the Directors' meetings. The secretary has no voting rights at Directors' meetings.

NORFOLK HISTORIC BUILDINGS TRUST
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DIRECTORS' REPORT (continued)
FOR THE YEAR ENDED 31 MARCH 2016

Objectives and activities

a. POLICIES AND OBJECTIVES

The objects for which the Trust was established, as set out in the Memorandum of Association, are "to preserve for the benefit of the people of the County of Norfolk and of the nation at large, whatever of the historical, architectural or constructional heritage may exist in and around the County of Norfolk in the form of (a) buildings of particular beauty or historical, architectural or constructional interest; (b) ancient monuments; and (c) land of particular beauty or historical interest".

b. ACTIVITIES FOR ACHIEVING OBJECTIVES

The main activity for achieving the above objectives is the purchase or lease of properties falling into the above definitions, which are often on the Buildings at Risk Register, and then arranging and funding their renovation followed by a subsequent sale. However, because of the nature of the property market and the number of important buildings which have limited or no resale value, a subsequent sale is not always possible and as a result the Trust has a number of buildings that it retains. Some of these are open to the public and, in some cases, they can be operated by an 'arms length company' or by sub-tenants.

c. PUBLIC BENEFIT

The Directors confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charitable company's aims and objectives and in planning future activities. In this respect, they note that nearly two thirds of the properties owned or leased by the Trust are open to the public.

NORFOLK HISTORIC BUILDINGS TRUST
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DIRECTORS' REPORT (continued)
FOR THE YEAR ENDED 31 MARCH 2016

Achievements and performance

a. REVIEW OF ACTIVITIES

Since its formation in 1977, the Trust has completed over 20 schemes of restoration and taken on responsibility for the day-to-day care and management of several other historic buildings and structures. During the year the majority of the Trust's attention and resources were focussed on its two major properties, Denver Mill and Waxham Great Barn.

Denver Mill - Following the decision by directors at their July 2015 meeting to place the Mill on the market, an offer of £499,950 (excluding VAT and an agreed £12,750 for chattels) was accepted in December, with the sale anticipated to be concluded by March 2016 at the latest. This was scheduled to allow work on repairing the tower to start in April, so that the new render would be properly set before the risk of early autumn frosts. Unfortunately the sale fell through at the eleventh hour, meaning that it was not possible to authorise the repair programme (the Trust requiring the income from the sale in order to finance the work). The tearoom and shop remained closed during the year, but the three cottages and Hay Loft apartment continued to be let. The mill went back on the market during the summer of 2016.

Waxham Great Barn - The café and cycle hire businesses were both open during the summer season and the income accruing to the Trust from the Barn was considerably enhanced by the continued development of the wedding reception business. A wedding ceremony licence was granted in July 2015, with the first ceremony taking place on 1 August. A total of five events were held during the remainder of the year, accruing income of slightly over £4,000. Helen Vardy's lease on the café was extended on 1 November for an additional year on the same terms as before, to facilitate further discussion about opportunities for additional events at the Barn and Ms Vardy's role in developing these.

Other properties:

Homersfield Bridge

One of the coats of arms on the bridge became detached and was collected by the local pub landlord. It was later returned to the Trust's office for assessment and conservation.

Oulton Chapel

A highly successful craft fair was held in June and a carol service in December, raising over £400 for Trust funds.

Thurton Lodges

On 9 December 2015 a car crashed into the West Lodge, causing considerable damage. An insurance claim was registered and a specification of repairs drawn up, with work scheduled to start in July 2016.

There were also some **personnel changes** during the year. One director, Mr John Davies, resigned during the year. Three new directors were appointed: Mr Stephen-Picton Pegg, Mr Michael Launchbury and Ms Helen Leith. Ms Lucie Molkova was appointed as Secretary to the Trust with effect from 13 May 2015.

Financial review

a. GOING CONCERN

After making appropriate enquiries, the trustees have a reasonable expectation that the company 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.

NORFOLK HISTORIC BUILDINGS TRUST
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DIRECTORS' REPORT (continued)
FOR THE YEAR ENDED 31 MARCH 2016

b. RESERVES POLICY

The Directors review the Trust's reserves on a regular basis and, prior to the commencement of any major scheme, they ensure that the projected costs will be covered by grants and other donations or the resale value of the completed scheme. In the case of those important buildings, where there is likely to be little or no resale value, the Directors seek to ensure that the larger part of the cost is covered by grants, with sufficient balances held by the Trust to cover any shortfall. The Directors aim to increase the Trust's reserves so that a balance of £100,000 is available to 'pump-prime' future schemes.

There is also a need to ensure that sufficient funds are held to cover the maintenance and repair of the Trust's retained properties; provision for which has previously been made via the Maintenance Reserve (£126,146 as at 31 March 2014). The Directors are carrying out an exercise to review the condition of its properties with a view to amending the level of the Maintenance Reserve carried in future and, in 2015, this designated reserve was transferred back into general funds.

The Directors also believe it prudent to reserve sufficient funds to cover the Trust's other likely expenditure for a period of one year, i.e. £40,000.

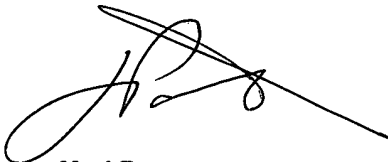
In comparison with these aims regarding reserves, the free reserves of the Trust as at 31 March 2016 stood at £38,165.

Plans for future periods

The Trust will continue to manage the properties in its care, with directors actively reviewing the Trust's portfolio and identifying those properties that could generate more income for the Trust, whether by additional events and fundraising activities (eg at Waxham Barn and Oulton Chapel) or via disposal (Denver Mill). The overall objective is to ensure that the Trust's core financial position is improved and that it has adequate resources to ensure that its buildings are all in a good state of repair and that it has the means, both financial and logistical, to take on new properties in need of rescue and repair, as and when these may arise.

In preparing this report, the Directors have taken advantage of the small companies exemptions provided by Part 15 of the Companies Act 2006.

This report was approved by the Directors on 21 December 2016 and signed on their behalf by:



Mr J Parry
Director

NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 MARCH 2016

INDEPENDENT EXAMINER'S REPORT TO THE DIRECTORS OF NORFOLK HISTORIC BUILDINGS TRUST

I report on the financial statements of the group for the year ended 31 March 2016 which are set out on pages 9 to 26.

This report is made solely to the group's Directors, as a body, in accordance with section 145 of the Charities Act 2011 and regulations made under section 154 of that Act. My work has been undertaken so that I might state to the group's Directors those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the group and the group's Directors as a body, for my work or for this report.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND EXAMINER

The Directors are responsible for the preparation of the financial statements. The Directors consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

Having satisfied myself that the group is not subject to audit under charity or company law and is eligible for independent examination, it is my responsibility to:

- examine the financial statements under section 145 of the Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Act; and
- state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the group and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as Directors concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

NORFOLK HISTORIC BUILDINGS TRUST
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INDEPENDENT EXAMINER'S REPORT (continued)
FOR THE YEAR ENDED 31 MARCH 2016

INDEPENDENT EXAMINER'S STATEMENT

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - to prepare financial statements which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities
- have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

Signed:



Dated: 23 December 2016

Iain Mawson FCA

MA Partners LLP
Chartered Accountants
7 The Close
Norwich
Norfolk
NR1 4DJ

NORFOLK HISTORIC BUILDINGS TRUST
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**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES INCORPORATING INCOME AND
EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2016**

	Note	Restricted funds 2016 £	Unrestricted funds 2016 £	Total funds 2016 £	Total funds 2015 £
INCOME FROM:					
Donations and legacies	2	-	853	853	1,186
Charitable activities	6	-	31,478	31,478	25,334
Other trading activities	3,4	-	18,589	18,589	85,423
Investments	5	-	178	178	332
TOTAL INCOME		-	51,098	51,098	112,275
EXPENDITURE ON:					
Raising funds	4,7	-	10,768	10,768	98,576
Charitable activities		-	53,216	53,216	50,519
TOTAL EXPENDITURE		-	63,984	63,984	149,095
NET MOVEMENT IN FUNDS		-	(12,886)	(12,886)	(36,820)
RECONCILIATION OF FUNDS:					
Total funds brought forward		5,534	830,953	836,487	873,307
TOTAL FUNDS CARRIED FORWARD		5,534	818,067	823,601	836,487

The notes on pages 14 to 26 form part of these financial statements.

NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)
REGISTERED NUMBER: 01295328

CONSOLIDATED BALANCE SHEET
AS AT 31 MARCH 2016

	Note	£	2016 £	£	2015 £
FIXED ASSETS					
Tangible assets	14		779,902		780,070
CURRENT ASSETS					
Stock and work in progress		-		468	
Debtors	15	8,430		23,268	
Cash at bank and in hand		43,143		60,652	
		<u>51,573</u>		<u>84,388</u>	
CREDITORS: amounts falling due within one year	16	(7,874)		(27,971)	
NET CURRENT ASSETS			<u>43,699</u>		<u>56,417</u>
NET ASSETS			<u>823,601</u>		<u>836,487</u>
CHARITY FUNDS					
Restricted funds	17		5,534		5,534
Unrestricted funds:					
Unrestricted funds	17	233,852		246,738	
Revaluation reserve		584,215		584,215	
Total unrestricted funds			<u>818,067</u>		<u>830,953</u>
TOTAL FUNDS			<u>823,601</u>		<u>836,487</u>

The Directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act.

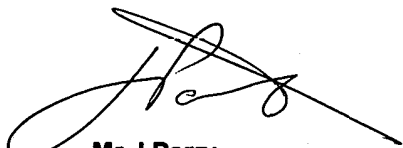
The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to small companies within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)

CONSOLIDATED BALANCE SHEET (continued)
AS AT 31 MARCH 2016

The financial statements were approved by the Directors on 21 December 2016 and signed on their behalf, by:



Mr J Parry
Director

The notes on pages 14 to 26 form part of these financial statements.

NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)
REGISTERED NUMBER: 01295328

COMPANY BALANCE SHEET
AS AT 31 MARCH 2016

	Note	£	2016 £	£	2015 £
FIXED ASSETS					
Tangible assets	14		773,902		773,664
Investments			1		1
			<u>773,903</u>		<u>773,665</u>
CURRENT ASSETS					
Debtors	15	42,911		55,488	
Cash at bank		37,583		60,652	
		<u>80,494</u>		<u>116,140</u>	
CREDITORS: amounts falling due within one year	16	(4,456)		(19,163)	
NET CURRENT ASSETS			<u>76,038</u>		<u>96,977</u>
NET ASSETS			<u><u>849,941</u></u>		<u><u>870,642</u></u>
CHARITY FUNDS					
Restricted funds	17		5,534		5,534
Unrestricted funds:					
Unrestricted income funds	17	260,192		280,893	
Revaluation reserve		<u>584,215</u>		<u>584,215</u>	
Total unrestricted funds			<u>844,407</u>		<u>865,108</u>
TOTAL FUNDS			<u><u>849,941</u></u>		<u><u>870,642</u></u>

The Directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act.


The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 31 March 2016 and of its net resources expended for the year in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to the financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the provisions applicable to small companies within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)

COMPANY BALANCE SHEET (continued)
AS AT 31 MARCH 2016

The financial statements were approved by the Directors on 21 December 2016 and signed on their behalf, by:



Mr J Parry
Director

The notes on pages 14 to 26 form part of these financial statements.

NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities published on 16 July 2014, the Financial Reporting Standard for Smaller Entities (effective January 2015) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The Statement of financial activities (SOFA) and Balance sheet consolidate the financial statements of the company and its subsidiary undertaking. The results of the subsidiary are consolidated on a line by line basis.

No separate SOFA has been presented for the company alone as permitted by section 408 of the Companies Act 2006.

1.2 Company status

The Trust is a charitable company limited by guarantee. Following the adoption of the Trust's new Memorandum and Articles of Association in September 2014, there is no limit on the total number of members. There were 9 members of the Trust as at 31 March 2016. In the event of the Trust being wound up, the liability in respect of the guarantee is limited to £1 per member of the Trust.

1.3 Fund accounting

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

Designated funds comprise unrestricted funds that have been set aside by the Directors for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016

1. ACCOUNTING POLICIES (continued)

1.4 Income

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

For legacies, entitlement is taken as the earlier of the date on which either: the company is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the company has been notified of the executor's intention to make a distribution. Where legacies have been notified to the company, or the company is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

1.5 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 is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Support costs are those costs incurred directly in support of expenditure on the objects of the charitable company and include project management costs. Governance costs are those incurred in connection with administration of the charitable company and compliance with constitutional and statutory requirements.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

1.6 Cash flow statement

The financial statements do not include a Consolidated cash flow statement because the charitable company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard for Smaller Entities (effective January 2015).

1.7 Basis of consolidation

The financial statements consolidate the accounts of Norfolk Historic Buildings Trust and all of its subsidiary undertakings ('subsidiaries').

The company has taken advantage of the exemption contained within 408 of the Companies Act 2006 not to present its own Income and expenditure account.

The income and expenditure account for the year dealt with in the accounts of the company was £(20,703) (2015 - £(27,032)).

NORFOLK HISTORIC BUILDINGS TRUST
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016

1. ACCOUNTING POLICIES (continued)

1.8 Tangible fixed assets and depreciation

All properties are held for direct charitable purposes and are, by definition of the charitable companies objects, Heritage assets.

Properties are treated as fixed assets worth a nominal value of £100 each, which reflects a variety of attached long term encumbrances, except where a professional valuation indicates a value significantly in excess of this amount. All such properties are considered to be heritage assets and, accordingly, no depreciation is charged in accordance with SORP paragraphs 18.20 and 18.21. The excess of the revalued amount over cost is transferred to a revaluation reserve.

All maintenance expenditure incurred and revenue received in respect of these properties is recognised in the income and expenditure account as incurred on an accruals basis.

An impairment review of property valuations is conducted on an annual basis.

All assets costing more than £500 are capitalised.

Tangible fixed assets are carried at cost or valuation, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Plant & equipment	-	25% straight line
Fixtures & fittings	-	15% reducing balance
Office equipment	-	33% straight line

1.9 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the company; this is normally upon notification of the interest paid or payable by the Bank.

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.

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.

NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016**

1. ACCOUNTING POLICIES (continued)

1.12 Liabilities and provisions

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 company 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. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

2. INCOME FROM DONATIONS AND LEGACIES

	Restricted funds 2016 £	Unrestricted funds 2016 £	Total funds 2016 £	Total funds 2015 £
Donations	-	853	853	1,186

In 2015, of the total income from donations and legacies, £ 686 was attributable to unrestricted funds and £ 500 was to restricted funds

3. ACTIVITIES FOR GENERATING FUNDS

	Restricted funds 2016 £	Unrestricted funds 2016 £	Total funds 2016 £	Total funds 2015 £
Waxham barn visitor attraction (guide books sold)	-	4	4	-

In 2015 there was no income from activities for generating funds.

NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016**

4. TRADING ACTIVITIES

	Restricted funds 2016 £	Unrestricted funds 2016 £	Total funds 2016 £	Total funds 2015 £
Charity trading income				
Denver Windmill Ltd sales	-	18,585	18,585	85,423
Fundraising trading expenses				
Opening stock	-	468	468	550
Purchases	-	-	-	19,459
Closing stock	-	-	-	(468)
Wages and salaries	-	-	-	48,839
Printing and stationery	-	-	-	69
Telephone and internet	-	654	654	494
Advertising and promotion	-	-	-	994
Accountancy	-	1,565	1,565	3,276
Sundry expenses	-	2,411	2,411	4,437
Motor running costs	-	-	-	17
Light and heat	-	(143)	(143)	6,936
Waste disposal	-	16	16	1,225
Repairs and maintenance	-	1,634	1,634	873
Depreciation - equipment	-	406	406	1,301
Legal and professional	-	1,136	1,136	259
Equipment leasing	-	-	-	364
Credit card charges	-	237	237	561
Rates	-	30	30	7,301
Water	-	298	298	678
Other interest - on overdue tax	-	-	-	5
Corporation tax	-	2,056	2,056	-
	-	10,768	10,768	97,170
Net income/(expenditure) from trading activities	-	7,817	7,817	(11,747)

In 2015 all of the incoming resources and resources expended were attributable to unrestricted funds.

5. INVESTMENT INCOME

	Restricted funds 2016 £	Unrestricted funds 2016 £	Total funds 2016 £	Total funds 2015 £
Bank interest receivable	-	178	178	332

In 2015 all of the investment income was attributable to unrestricted funds.

NORFOLK HISTORIC BUILDINGS TRUST
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016**

6. INCOME FROM CHARITABLE ACTIVITIES

	Restricted funds 2016 £	Unrestricted funds 2016 £	Total funds 2016 £	Total funds 2015 £
Property income	-	31,478	31,478	25,334

In 2015 all of the income from charitable activities was attributable to unrestricted funds.

7. VOLUNTARY INCOME

	Restricted funds 2016 £	Unrestricted funds 2016 £	Total funds 2016 £	Total funds 2015 £
Costs of generating voluntary income	-	-	-	1,406

In 2015, of the total voluntary income, £ *NIL* was to unrestricted funds and £ *NIL* was to restricted funds.

8. DIRECT COSTS

	Charitable activities £	Total 2016 £	Total 2015 £
Property maintenance & operational costs	12,078	12,078	26,688
Professional fees	16,208	16,208	(1,568)
	<u>28,286</u>	<u>28,286</u>	<u>25,120</u>

In 2015 all of the resources expended were attributable to unrestricted funds.

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9. SUPPORT COSTS

	Governance	Charitable activities	Total	<i>Total</i>
	£	£	2016	2015
			£	£
Insurance	-	9,951	9,951	9,471
Bank charges	-	146	146	153
Chairman's expenses	-	386	386	-
Secretary's expenses	35	316	351	759
Office & administration expenses	-	3,724	3,724	3,707
Accountancy fees	-	3,231	3,231	3,007
Depreciation	-	1,208	1,208	847
Independent Examination fee	500	-	500	500
AGM costs	42	-	42	-
Secretary's fees	539	4,852	5,391	6,845
	1,116	23,814	24,930	25,289

The Secretary's fees and expenses have been allocated 90% to charitable activities and 10% to governance costs based on an estimation of time spent by the Secretary.

During the year ended 31 August 2016, the Trust incurred Governance costs of **£1,116** (2015: £2,967).

10. NET INCOMING RESOURCES/(RESOURCES EXPENDED)

This is stated after charging:

	2016	2015
	£	£
Depreciation of tangible fixed assets:		
- owned by the charitable group	1,614	2,148

During the year, no Directors received any remuneration (2015 - £NIL).

During the year, no Directors received any benefits in kind (2015 - £NIL).

During the year, no Directors received any reimbursement of expenses (2015 - £NIL).

11. ACCOUNTANCY

The Independent Examiner's remuneration amounts to an Independent Examination fee of £500 (2015 - £500).

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12. STAFF COSTS

Staff costs were as follows:

	2016	2015
	£	£
Wages and salaries	5,391	55,684

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

	2016	2015
	No.	No.
Secretary	1	1
Denver Windmill staff	0	9
	1	10

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

13. TAXATION

Factors affecting tax charge for the year

The Trust is registered with the Charity Commission and in view of the charitable nature of the objects for which the Trust was established, no provision has been made for taxation.

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FOR THE YEAR ENDED 31 MARCH 2016

14. TANGIBLE FIXED ASSETS

Group	Freehold property - Heritage assets £	Long Term Leasehold Property - Heritage assets £	Plant & equipment £	Fixtures & fittings £	Office equipment £
Cost or valuation					
At 1 April 2015	771,700	300	3,845	8,615	391
Additions	-	-	1,446	-	-
At 31 March 2016	771,700	300	5,291	8,615	391
Depreciation					
At 1 April 2015	-	-	1,951	2,556	274
Charge for the year	-	-	1,266	231	117
At 31 March 2016	-	-	3,217	2,787	391
Net book value					
At 31 March 2016	771,700	300	2,074	5,828	-
At 31 March 2015	771,700	300	1,894	6,059	117

Group	Total £
Cost or valuation	
At 1 April 2015	784,851
Additions	1,446
At 31 March 2016	786,297
Depreciation	
At 1 April 2015	4,781
Charge for the year	1,614
At 31 March 2016	6,395
Net book value	
At 31 March 2016	779,902
At 31 March 2015	780,070

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Historic costs represents the net cost to the Trust and represents the excess of acquisition and restoration costs over grant funding received.

The Trust's freehold and long term leasehold land and buildings are included in the financial statements at a nominal valuation of £100 each, (13 properties), except as follows:

The Oulton Manse, Chapel and Coach House have been included at a valuation of £350,200. This comprises a professional valuation of £290,000 in respect of the Manse, at open market value, carried out by E Macdonald MRICS of NPS Property Consultants Limited, Norwich, Norfolk on 14 June 2002, and a directors valuation of £60,200 for the Chapel and Coach House. The Directors have considered this valuation and believe that as it dates from 2002 it may well be less than market value, but are reluctant to incur the cost of having a professional valuation carried out.

The Denver Mill Complex was included at a valuation of £420,000, the amount at which the property was offered for sale to the tenant, Denver Mill Limited, shortly before the year end date of 31 March 2012. This offer, which was open for 28 days (later extended for a further 28 days), was not taken up. As noted in the Directors' Review of Activities on page 5, an offer to purchase the mill was accepted in December 2015 but ultimately fell through.

Land adjacent to The Old Post Office Cottage at Billingford was included at a valuation of £500 on the basis of a Directors' valuation in 2012.

The properties included at a nominal value of £100 each includes the following:-

Freehold - Beeston Regis Priory; Dairy Farm Barn, Shotesham Park; Flat 1 and Flat 2, Dial House, Foulsham; High House, Heacham; Homersfield Bridge; Little Cressingham Windmill; Old Chemist A and Old Chemist B, Stoke Ferry; Thurton Lodges.

Leasehold - Fakenham Gas Works; Nelson's Monument, Great Yarmouth; Waxham Barn.

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

Group	2016	2015
	£	£
Cost	279,991	279,991
Accumulated depreciation	-	-
	<hr/>	<hr/>
Net book value	279,991	279,991
	<hr/>	<hr/>

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**NOTES TO THE FINANCIAL STATEMENTS
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Company	Freehold property £	L/Term Leasehold Property £	Plant & machinery £	Total £
Cost or valuation				
At 1 April 2015	771,700	300	3,385	775,385
Additions	-	-	1,446	1,446
At 31 March 2016	771,700	300	4,831	776,831
Depreciation				
At 1 April 2015	-	-	1,721	1,721
Charge for the year	-	-	1,208	1,208
At 31 March 2016	-	-	2,929	2,929
Net book value				
At 31 March 2016	771,700	300	1,902	773,902
At 31 March 2015	771,700	300	1,664	773,664

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

Company	2016 £	2015 £
Cost	279,991	279,991
Accumulated depreciation	-	-
Net book value	279,991	279,991

15. DEBTORS

	Group		Company	
	2016 £	2015 £	2016 £	2015 £
Trade debtors	-	3,200	-	3,200
Amounts owed by group undertakings	-	-	34,672	34,129
Other debtors	627	3,765	436	1,856
Prepayments and accrued income	7,803	16,303	7,803	16,303
	8,430	23,268	42,911	55,488

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**NOTES TO THE FINANCIAL STATEMENTS
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16. CREDITORS:
Amounts falling due within one year

	<u>Group</u>		<u>Company</u>	
	2016	2015	2016	2015
	£	£	£	£
Bank loans and overdrafts	-	64	-	-
Trade creditors	3,674	22,071	3,209	18,223
Corporation tax	2,056	-	-	-
Other creditors	200	-	199	-
Accruals and deferred income	1,944	5,836	1,048	940
	<u>7,874</u>	<u>27,971</u>	<u>4,456</u>	<u>19,163</u>

17. STATEMENT OF FUNDS

	Brought Forward	Income	Expenditure	Carried Forward
	£	£	£	£
Unrestricted funds				
General Funds	246,738	51,098	(63,984)	233,852
Revaluation Reserves	584,215	-	-	584,215
	<u>830,953</u>	<u>51,098</u>	<u>(63,984)</u>	<u>818,067</u>
Restricted funds				
Waxham Barn groundworks	3,161	-	-	3,161
Beeston Priory	2,373	-	-	2,373
	<u>5,534</u>	<u>-</u>	<u>-</u>	<u>5,534</u>
Total of funds	<u>836,487</u>	<u>51,098</u>	<u>(63,984)</u>	<u>823,601</u>

18. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Restricted funds	Unrestricted funds	Total funds	Total funds
	2016	2016	2016	2015
	£	£	£	£
Tangible fixed assets	-	779,902	779,902	780,072
Current assets	5,534	46,039	51,573	84,386
Creditors due within one year	-	(7,874)	(7,874)	(27,971)
	<u>5,534</u>	<u>818,067</u>	<u>823,601</u>	<u>836,487</u>

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NOTES TO THE FINANCIAL STATEMENTS
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19. RELATED PARTY TRANSACTIONS

The secretary, Ms L Molkova, was paid **£5,391** as an employee during the year.

At 31 March 2016 the company was owed **£34,672** (2015: £34,129) by a subsidiary undertaking, Denver Windmill Limited.

During the year the company charged Denver Windmill Limited **£13** (2015: £13) in respect of company secretarial services and met accountancy costs of **£3,000** and rates of **£30**. Denver Windmill Limited repaid **£2,500** during the year.

20. CONTROLLING PARTY

No one related party has control of the charitable company.

21. PRINCIPAL SUBSIDIARIES

Company name	Percentage Shareholding
Denver Windmill Ltd	100

Denver Windmill Ltd was incorporated by Norfolk Historic Buildings Trust on 22 September 2012 to manage the Denver Mill complex on behalf of the Trust, when the lease that existed at that time expired in May 2013.

As at 31 March 2016 the balance sheet of Denver Windmill Ltd showed fixed assets of £6,000, current assets of £5,753, current liabilities of £38,089, share capital of 1 and a deficit on the profit and loss account of £26,337.