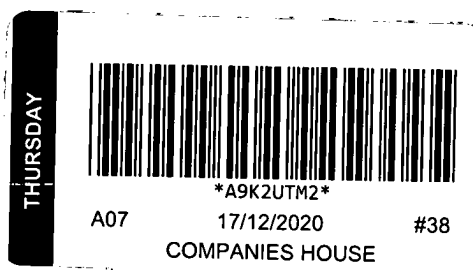


**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND
(A COMPANY LIMITED BY GUARANTEE)**

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020



**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND
LEGAL AND ADMINISTRATIVE INFORMATION**

Patron	Sir Robert Worcester KBE DL (from November 22 nd)
President	Graham Clarke
Vice Presidents	Amanda Cottrell OBE DL Tracey Crouch MP Rt Hon Damian Green MP R A Knox-Johnston Sir Robert Worcester KBE DL Helen Whately MP (until November 22 nd) Nigel Britten (until November 22 nd) Christine Drury
Trustees	John Wotton (Chairman) Derek Wanstall (Vice Chairman: resigned September 10 th) Michael Moore (Treasurer) Richard Bate (until April 24 th) Peter Blandon Margaret Borland (co-opted January 24 th) Nigel Britten (from November 22 nd) Richard King Val Loseby David Morrish Henny Shotter Gary Thomas Graham Warren David Wood
Company Secretary	Michael Moore FCA
Branch Director	Dr Hilary Newport
Charity number	1092012
Company number	4335730
Operational address & Registered office	Queen's Head House Ashford Road Charing Kent TN27 0AD

THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND
LEGAL AND ADMINISTRATIVE INFORMATION

ADVISERS

Auditors	MHA MacIntyre Hudson 71 New Dover Road Canterbury Kent CT1 3DZ
Bankers	CAF Bank Ltd 25 King's Hill Avenue King's Hill West Malling Kent ME19 4JQ
Investment Managers	Smith & Williamson Investment Management No. 1 Bishops Wharf Walnut Tree Close Guildford, Surrey GU1 4R
Legal Advisers	Richard Buxton Solicitors 19B Victoria Street Cambridge CB1 1JP

THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2020

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**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2020**

The Financial Statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Companies Act 2006, Financial Reporting Standard 102 (FRS 102) and the statement of Recommended Practice (SORP 2015) as updated through Update Bulletin 1 published on 2 February 2016 and Update Bulletin 2 published on 5 October 2018.

The Trustees report is also prepared in order to meet the requirements for a directors' report for Companies Act purposes.

Constitution

The Kent Branch of CPRE was founded in 1929. The company was incorporated on 6th December 2001 and became a registered charity on 14 May 2002. Activities within the company did not commence until 11 October 2002. The Kent Branch of the Campaign to Protect Rural England is a company limited by guarantee and is governed by a Memorandum and Articles of Association dated 6 December 2001. The company also operates under the name CPRE Kent, the Countryside Charity.

Recruitment and appointment of Trustees

The Directors of the Company are also Charity Trustees for the purpose of Charity Law, and under the Company's Articles are known as members of the Board. The Board includes *ex officio* the Chairman, Vice Chairmen and Treasurer of the Charity who are elected annually at the AGM, together with up to five members who are also elected annually after prior nomination. Each of the twelve district committees and three of the specialist committees (Environment, Transport and Historic Buildings) may also nominate a member, in which case nomination must be made not less than 28 clear days prior to the AGM. The requirement for 28 days prior notice enables members voting at the AGM to have had time to evaluate the candidates.

There is also provision for three additional members to be co-opted by the Board during the year. No member may serve for more than five years continuously except the Chairman, Vice Chairman and Treasurer whose *ex officio* role may continue after previous service as members. Members are eligible to serve again after standing down for one year.

Trustees' training and induction

New Trustees are anticipated to be familiar with the practical work of the Company. However, they will be expected to spend some time initially in the Company's office familiarising themselves with the full range of managerial and administrative work that needs to be carried out. Trustees are also encouraged to attend the meetings of district and specialist committees outside their normal areas of experience to broaden their understanding of the wider activities of the Branch. Involvement with CPRE's wider and national activities is encouraged and is facilitated by induction days at CPRE's national office, workshop events and conferences. Other training is arranged as needed.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2020**

Objectives and activities for public benefit

The objects for which the Charity is established are to promote and encourage for the benefit of the public the improvement and protection of the English Countryside and, in particular, that of Kent and its towns and villages, and the better development of the rural environment.

The principal work of the Charity is to influence planning policy and planning decisions for the promotion and protection of the countryside of Kent and beyond. We achieve this by monitoring and commenting on planning applications, local plans and planning policy, and by engaging with decision makers and the public to raise awareness and grow membership and other support.

The Charity provides advice and support to individuals and community organisations on planning policy and process, and specialist input on individual schemes where possible. We encourage participation in **the planning process and provide media and campaigning support to those local campaigns that are aligned with our organisational priorities and policies.**

The Charity also works to inform decision-makers and the public on the effects of climate change and exploitation of natural resources, particularly as they effect the Kent countryside, and the need for sustainability, the impact of people's actions and choices that can be made.

CPRE Kent works under the umbrella of the national CPRE organisation, and is one of 42 independent county-based charities which, along with the national organisation, make up the CPRE network. National CPRE consults and influences CPRE policy on relevant matters, and administers membership management and subscriptions. Increasingly it also provides support in membership recruiting and in volunteer management and induction.

The trustees confirm that they have referred to the guidance contained at the Charity Commission's general guidance on public benefit when reviewing the charity's objectives.

Organisation Structure

The Charity employs a chief executive, known as the Branch Director, who is normally assisted by a marketing and office manager, a planner, a senior planner (both part time) and a communications and PR manager (part time).

The staff team as at 31st March 2020 were:

Paul Buckley – Senior Planner

Julie Davies – Planner

Vicky Ellis – Office & Marketing Manager

David Mairs – Communications and PR Manager

Hilary Newport – Branch Director

(As at 31st March 2020 a part-time vacancy exists for a third Planner)

The Charity is governed by a Board, supported by a structure of committees. Additional working groups are set up as and when required.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2020**

Achievements and performance**General planning**

The National Planning Policy Framework (NPPF) remains the key factor which underpins a great deal of our campaigning. The NPPF stipulates that:

- Local Planning Authorities (LPAs) must demonstrate that they have specific deliverable sites sufficient to provide five years' worth of housing against their objectively assessed housing requirements, plus an additional buffer of 5%; this must be increased to a 20% buffer where there has been significant under delivery over the previous three years.
- There is 'a presumption in favour of sustainable development' which means that where there are no relevant development plan policies, or the policies are deemed to be out of date (which includes when the Housing Delivery Test shows delivery of housing is substantially below (less than 75% of) the housing requirement over the previous three year), planning permission should generally be granted.

Not all Local Planning Authorities (LPAs) in Kent can demonstrate that their Local Plan is fully compliant with the NPPF, and as a result speculative applications for major developments on sites which have never been through a local plan-making process continue to come forward. Increasingly we are seeing 'planning by appeal', when such speculative applications are refused by an LPA (usually for very good reasons) and the promoter exercises their right to appeal that decision before a Planning Inspector

Meanwhile our experience across most of the county is that even where local plans exist, the standard method for determining 'objectively assessed need' are leading to local plans containing housing delivery targets which are undeliverably high. This compounds the problem of LPAs being unable to demonstrate the supply of enough land to meet those targets, and leads inevitably to planning decisions that permit development that, on all other criteria, are less suitable and less sustainable. Recent proposed amendments to the NPPF look likely to exacerbate the imbalance between housing targets and delivery still further, and put more countryside needlessly at risk of inappropriate development.

Local Plans/National Policy

Responding to consultations on the various stages in the development of local plans across Kent and Medway remains a core part of our activity, along with consultations in many elements of county-wide and national planning policy. Over the course of the year, district and specialist committee members have worked alongside staff to participate in the following consultations:

Thanet Local Plan (examination and consultation on main modifications)
Maidstone Local Plan scoping
Sevenoaks Local Plan (consultation and examination)
Tunbridge Wells local plan
Dartford consultation
Folkestone and Hythe consultation on main modifications

Major Commercial and Housing Developments**Ebbsfleet**

We remain engaged in conversation with the Ebbsfleet Urban Development Corporation (UDC) over the delivery of up to 15,000 new homes on brownfield land in North Kent Thameside. Also within the UDC's boundaries is the proposed London Resort entertainment park, with the potential for providing over 20,000 direct and indirect jobs. An application for a Development Consent Order may be submitted before the end of the year. While we strongly support the principle of brownfield regeneration and the provision of high-quality housing and employment opportunities, our concerns remain focused on the potential adverse impacts of over 50,000 additional visitors per annum in an area already suffering from congestion, poor air quality and water stress.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2020**

Otterpool Park

In March 2019 Folkestone and Hythe District Council submitted its plans for 'Otterpool Park', a Garden Town of up to 10,000 homes to the south of the M20 off J11, over a total area of 615 ha which includes 357 ha of farmland, purchased by Shepway District Council in late 2015. The scheme has received financial support from the Government's 'Locally Led Garden Villages, Towns and Cities' programme and more recently from the Capacity Building fund, which helps councils prepare for new garden towns.

Western Heights and Farthingloe

Last year we reported that, despite securing the quashing of the planning application for over 500 homes in the AONB at the Supreme Court, the planning application was once again before Dover District Council. However for well over a year the Council have been awaiting further information from the applicant on concerns raised by KCC Highways, and since none has yet been forthcoming, we must hope that work is in abeyance.

Lydden Hill Race Circuit

Alongside local campaign groups and the Kent Downs AONB unit we objected to plans to expand the commercial operation of this race circuit to year-round use, due to noise nuisance and the conflict with the tranquility of the surrounding AONB. Permission for the expansion was granted on 29th May 2020 and we are exploring ways to work with the local authority on noise control.

Pond Farm, Newington

Last year we reported on the status of the planning application to build a major housing development on the A2 at Swale. After the application was refused, the promoters unsuccessfully appealed that decision at the High Court, and then applied to the Court of Appeal for a judicial review of the High Court's decision. That hearing was held in May 2019, and we are pleased that in September 2019 the appeal court handed down a judgment that supported the decision of the High Court and dismissed the case, confirming the important precedent for the importance of effective measures to mitigate the worsening of existing air pollution problems.

Major Infrastructure**Lower Thames Crossing**

More detailed plans are under development for the next phase of consultation into the proposals for the proposed £6bn Lower Thames Crossing east of Gravesend. However the principle of its construction is now firmly established and more detailed plans are under development for the next phase of consultation. There are still serious concerns that the plans for the crossing do not include adequate provision for the impacts on the wider road network, nor any provision for funding the necessary alterations and improvements elsewhere. The Lower Thames Crossing underpins the strategy of the Thames Estuary 2050 Growth Commission which is proposing ambitious plans for an even greater level of development in the Thames Gateway area, which under their plans now stretches further east to Thanet in Kent and Foulness in Essex.

Meanwhile we contributed to the inquiry into the Highways England plans for improvements at the nearby Bean Interchange and Ebbsfleet junctions. We and other campaigners achieved significant changes to improve the access at these junctions for safe access for pedestrians, cyclists and other non-motorised users, although we remain concerned that the junction modifications as proposed will not be adequate to accommodate the increased traffic generated by the new crossing.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2020**

Operation Stack/Parking

After announcing they would not proceed with the very large lorry part on the M20 to accommodate HGVs in the event of disruption to the free movement of HGVs across the channel, Highways England began exploratory environmental studies on smaller sites along the M20/A20 corridors, causing great concern among unwilling landowners and their neighbours. However this year Highways England finally confirmed that they will not take that work any further.

Elsewhere, we are challenging the decision of Canterbury City Council to grant itself permission to extend the Park & Ride facility at Wincheap, affecting an area of water meadow and risking adverse effects of pollution runoff into the adjacent River Stour, with the potential to further harm the protected wildlife areas downstream at Stodmarsh. The project, and our legal challenge, remains on hold while CCC is exploring ways to balance its budget in the light of the financial strains of the Covid-19 lockdown.

Aviation & Runway Capacity in the South East

Expansion of Heathrow Airport remains the Government's preferred option, but we reported last year on recent legal rulings which require the Government to speed up its progress towards achieving legally binding air quality improvement targets. After an important case brought against the Secretary of State's decision on Heathrow, the appeal court ruled in February 2019 that expansion of Heathrow was unlawful in the face of the commitments to the Paris Agreement on Climate Change. This is an important ruling which may yet have consequences on future infrastructure projects that do not contribute to the government's legally binding commitment to Net Zero Carbon by 2050.

We participated in the examination of the application for a Development Consent Order to open Manston Airport as a freight hub. We objected on the grounds of the climate emergency and noise nuisance. Permission was granted on 9th July by the Secretary of State, despite the Inspectors' recommendation to refuse the application. Meanwhile Gatwick airport's continuing plans to expand its operations have been stalled by the Covid-19 lockdown and the loss of some of their major operators.

Energy Infrastructure

The examination of the Cleve Hill Solar Park Development Consent Order application began in May 2019. Despite the clear and urgent need for low-carbon energy, we opposed this development on the grounds of its unacceptable impacts on biodiversity and landscape. Permission was finally granted at the end of May 2020, and our role now is to work alongside the developers to ensure the negative impacts of the development can be kept to a minimum.

Other Campaign Themes**Air Quality**

The impact of major development, and concomitant increase in road-based traffic, on other areas already suffering from poor air quality is becoming increasingly important in planning decisions. This is particularly the case in the light of recent court judgements requiring UK Government to meet its legal requirements with regard to improving air quality. The Pond Farm decision noted above is an important precedent.

Climate Crisis

We have worked intensively this year along with the wider CPRE network in developing an overarching strategy that will underpin the rest of CPRE's policy positions in all other key areas.

Water

We have continued our engagement with the consultation processes for the water supply companies' Water Resource Management Plans. The south east remains an area of severe water stress. We maintain our campaign position that serious measures must be taken to manage the consequences of

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2020**

increased water consumption as the result of a rising population. We argue for efficiency in use, less leakage, more water recycling and the consideration of transfers between water company areas to create a functioning water grid.

District Committees and Specialist Group activity

Our district and specialist committees have continued with their core activities of reviewing and commenting on relevant planning applications, either suggesting how the proposals could be improved or objecting to them because of the effect they would have on the environment. Our Planners have assisted the committees in submitting representations on Local Plan documents (see above for details of the year's activity) and with the joint input of specialist planning skills and local knowledge of the District Committee members we have been able to submit very effective responses to consultations, and engage positively in the development of local plans. The Committees continue to engage positively with their council officers and councilors. The Historic Buildings committee continues to organise its annual Gravett Award for the best observational drawings of buildings or structures produced over the past year by an undergraduate at Kent School of Architecture, and in early March organised a talk by John Preston of the Sustainable Traditional Buildings Alliance on making heritage buildings fit the requirements of our low-carbon future.

Media and publicity

We remain a significant contributor to broadcast and print media, both within Kent and beyond. We have provided interviews for local radio and TV channels on subjects such as planning for housing, aviation, litter and waste management and major infrastructure projects such as the Cleve Hill Solar Park and the Lower Thames Crossing consultations. We have also continued to grow our presence on social media (Facebook and Twitter) and maintain a well-used website. We are particularly keen to engage with younger potential members and supporters and we are extending our 'reach' through these media considerably.

Links with outside bodies

We have continued to increase the strength of our links with many organisations, in particular the Kent Association of Local Councils, the Kent Downs and High Weald AONB units, WKPS and the Kent School of Architecture. We have also continued to strengthen our links with other CPRE County Branches around the country, especially with Sussex and Surrey branches over matters such as aviation (especially on the potential expansion of Gatwick) and Essex over the Lower Thames Crossing. We have also addressed numerous groups on various aspects of the organisation's work, including Parish Councils, many of which are CPRE members, as well as and local amenity and other organisations such as local environment groups, Rotary clubs etc. We have also participated at planning inquiries at the request of Parish Councils and local community groups.

Plans for future periods

The end of this reporting year has significantly been marked by the Covid-19 lockdown. Since late March we have rapidly become accustomed to home working, remote meetings, and the new necessity of video conferencing. While the ways of working of our staff and volunteers have changed significantly, the workload presented by consultations, local plan development and major infrastructure issues has continued unabated, and we have no reason to expect this to change. We will continue to manage and use our resources to champion the Kent countryside: promoting its outstanding beauty, supporting thriving rural communities, and ensuring that countryside is properly considered and given adequate weight in planning decisions.

With the support of many of the volunteers from our committees, we have adopted a forward plan which better enables us to target our resources where we can have greatest impact. In the first instance, we are producing campaign material which allows us to present positive principles for planning and good development. Moving forward we will be focusing on recruiting more planning capacity to support the work of the branch.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2020**

We will continue to work with other CPRE branches and national CPRE to provide the evidence to Government of how planning works in reality; to press for existing planned permissions to be built rather than land banked or renegotiated; and for a more workable approach to housing numbers that takes proper account of constraints and does not constantly undermine Local Authorities' plan making processes. Increasingly we are working as part of the 'One CPRE' network which has significantly enhanced our effectiveness in these strands of lobbying. The new future strategy and membership work emerging from national CPRE is an exciting opportunity to increase our engagement and membership.

We will continue to work with as many local groups and parishes as our resources allow to help them engage with challenging planning situations, and we will continue to make representations on local plans, although to balance competing demands this will not be on all stages of every plan.

We will continue to focus our work and decide priorities with a campaign plan and update our approach to campaign planning and review our organisation of committees and working groups to reflect the needs of the organisation and availability of resources. We will continue to use the organisation structure to enable staff and volunteers to work together as a CPRE Kent team, whether focused on particular applications within a local authority administrative district boundary or addressing Kent-wide and national topics.

Communications will continue to be an essential part of our campaigning - our twice-yearly magazine will continue, and we also ensure our website is up to date as we also engage through Twitter and Facebook. More than ever we are using our social media channels to highlight the importance to our communities of access to the natural world, green spaces and biodiversity during the lockdown. We will maintain our strong relationship with local and national media. The wide range of situations and issues considered by our District committee means that our part time Communications staff team member will always have a lot to do, and the Branch Director will quite often have reason to be on local TV or radio.

Our future depends on good organisation, teamwork and the good management of our financial resources – both day to day financial governance by our honorary Treasurer and our office manager, and on good oversight by trustees, and our investment committee.

Our future also depends on our supporters - our members, donors, volunteers and those who follow us on social media. We will aim to engage with all our supporter audiences in the right way into the future to ensure support for what we do and the resources to do it.

Investment policy and review

The majority of the Charity's investments are professionally managed by Smith and Williamson. The Finance and Investment subcommittee set certain benchmarks to be achieved by the investment managers to obtain a mix of income and capital growth in order to enable the Charity to fund its core activities and maintain its capital.

We also have property which at 31st March 2020 was represented by Queen's Head House and its tenanted flat, and a rental property in Maidstone. We are also invested in the Charities Property Fund managed by Savill Investment Management and London Metric Property. Our property holdings are about 19% (2019: 15%) of our total investment and we believe that this diversification provides a source of secure income and good capital growth.

Since the year end, the fair value of the investments has been significantly affected due to recent economic conditions and the COVID-19 pandemic. The fair value of investments as at 23 July 2020 amounted to £4,947,283.

Financial review

The net deficit for the year before investment gains and losses was £7,086 (surplus £66,269 in 2018/19). Shortly before the end of the financial year the global Covid-19 pandemic caused world stock markets to crash, which resulted in our investments showing a net realised and unrealised deficit for the year of £440,518 (2019 surplus: £70,032). Full details of the financial position for the year can be

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2020**

found on page 19. Due to the continuing large balance on the unrestricted fund after the usual transfer of income the Trustees have not made the capital transfer of £50,000 from the designated fund in 2020. The Trustees had Queen's Head House revalued as at 31st March with a surplus arising of £23,000. The trustees are conscious that in order to safeguard the long-term future of the charity all its activities are planned to achieve campaigning objectives without depleting the long-term value of the charity's designated fund.

The financial statements have been prepared on a going concern basis. There are no material uncertainties related to events or conditions which would cast doubt on the Charity's ability to continue as a going concern. The Trustees have considered relevant information, including the annual budget, forecast future cash flows and the impact of subsequent events in making their assessment. The COVID-19 pandemic and the ensuing economic shutdown has had a significant impact on the charity's operations. The Charity's income from investments (dividend income) is likely to be heavily reduced for the year ahead and the Trustees have sought advice from their investment advisors on what the income reduction is likely to be. The Trustees do not expect other revenue streams to be heavily impacted, and so this should not affect the Charity's ability to continue as a going concern. In response to the COVID-19 pandemic, the Trustees have performed a robust analysis of forecast future cash flows taking into account the potential impact on the business of possible future scenarios arising from the impact of COVID-19. This analysis also considers the effectiveness of available measures to assist in mitigating the impact.

Based on these assessments and having regard to the resources available to the entity, the Trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and accounts.

Membership

CPRE Kent remains one of the strongest branches within the CPRE Network, although recruiting new members is still challenging against a national pattern of declining membership. A tireless programme of attendance at events and country shows, spearheaded by Vicky Ellis and a strong team of volunteers, has been effectively raising the Branch's profile and encouraging new members to join. Volunteers are always welcome to help staff the CPRE Kent stand at such events, although for the coming season of Summer 2020 we expect that the majority of these events will be cancelled.

Reserves policy

The stock market continues to remain volatile but after a meeting with our Investment advisers the Trustees have deemed it prudent to place additional fund with our Investment advisers Smith & Williamson. It is the long-term aim to maintain a level of liquid reserves which will be approximately sufficient for one year's budgeted expenditure.

As at the year end the Charity held total reserves of £5,299,726, of which £335,908 was held in unrestricted free reserves. The Charity did not have any restricted funds. The Charity is currently holding free reserves equivalent to approximately 18 months' overhead expenditure.

The Trustees will review reserves policy annually, at the time when the budget is approved. Should it prove necessary to supplement the reserves (to reflect heightened levels of activity, for example) this will be done by calling down further funds from the expendable endowment.

Risk management

A risk management strategy has been prepared and is under regular review by the Board. It highlights the major areas of risk to which the Charity is exposed and identifies the appropriate control in the authorisation of expenditure and to ensure the health and safety of staff, volunteers and visitors. The strategy is updated at least annually in consultation with the full Board.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2020**

The Charity considers a decline in membership numbers as a key risk. The CPRE Network is actively recruiting at shows and is running a National Purpose Project to lead to ways for members to engage. CPRE Kent is running an active branch events program.

Potential difficulties in future recruitment and retention of effective Trustees and key staff, is considered to be a key risk the Charity faces. The Charity carries out regular reviews of recruitment and retention. The Charity also reviews and updates job specifications when looking to recruit key staff.

Statement of Trustees' responsibilities

The Trustees (who are also directors of The Kent Branch of the Campaign to Protect Rural England) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2015 (FRS 102)
- make judgements and 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2020**

Committees

The Charity has a structure of sub-committees to organise and oversee its work. As at 31st March 2020 the following committees were active:

- Finance & Investments
- Management (which implements the directions of the Board and monitors progress towards objectives)
- District committees which scrutinise local planning lists and engage with Local Plan development
- Specialist topic committees: Environment, Historic Buildings, and Transport
- Other *ad hoc* committees to address specific topics or tasks are raised as necessary.

The branch holds quarterly meetings of the chairmen of each of these committees, including the chairmen of the district committees.

Employees and Volunteers

Our staff and volunteers continue to build CPRE's long-established reputation for professionalism, expertise and quality. They are the reason for many of our campaigning successes. The Board is grateful for the huge amount of work undertaken by them. The work of volunteers in the areas is supported by advice from the branch office.

Fundraising Approach and Performance

CPRE Kent undertakes fundraising activity by inviting donations through our website, Facebook and at events. We invite people to become members of CPRE Kent through our website, social media, at events and by engaging with those members of the public who approach the branch for advice on planning matters. We normally take stands at activities in Kent throughout the year including the Kent County Show, ploughing matches and other rural and farming events, although during the summer of 2020 these activities are largely cancelled.

Preparation for these events includes careful briefing to those involved on the day so that all contacts with potential members are polite, engaging and interesting, that no one feels pressurised to support our work, all data protection rules are adhered to and all involved feel well briefed. Through our website and printed newsletters, we also invite people to consider CPRE Kent when making their wills.

CPRE Kent also benefits from the work of National CPRE which undertakes fundraising activity via direct mail in line with the Fundraising Code of Practice set by the Fundraising Regulator. Our Fundraising Promise is set nationally and is available through a link to our national website.

Work has been underway throughout the reporting period to ensure that, in line with CPRE's national organisation, the branch is in compliance with the requirements of the General Data Protection Regulations which came into force in May 2018.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2020**

Remuneration Policy


The pay of all the employees is determined by the Board of Trustees on recommendation of the staffing committee. Salaries are based on pay scales set annually by CPRE's national office.

The same benefits, including pensions, and terms and conditions apply to the principal officers as all other staff.

Auditor

MHA MacIntyre Hudson were re-appointed as the charitable company's auditor during the year and have expressed their willingness to continue in that capacity.

Approved by the Trustees on 24th July 2020


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M J Moore FCA - Company Secretary

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS
OF THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

Opinion

We have audited the financial statements of The Kent Branch of the Campaign to Protect Rural England (the 'charitable company') for the year ended 31 March 2020 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flow, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2020, and of its incoming resources and application of resources, including its income and expenditure, 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 charitable 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 trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable 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 trustees are responsible for the other information. The other information comprises the information included in the trustees' 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.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS
OF THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report. We have nothing to report in respect of the following matters in relation to which 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 trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS
OF THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

Use of our report

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



Duncan Cochrane-Dyet FCA
Senior Statutory Auditor
For and on behalf of
MHA MacIntyre Hudson
Chartered Accountants and
Statutory Auditors
71 New Dover Road
Canterbury
Kent
CT1 3DZ

Date: 6 August 2020

**STATEMENT OF FINANCIAL ACTIVITIES (Incorporating an Income and Expenditure Account)
FOR THE YEAR ENDED 31 MARCH 2020**

	Notes	Unrestricted Funds £	Designated Fund £	Total 2020 £	Total 2019 £
Incoming Resources					
Donations and Legacies	2	67,117	-	67,117	80,014
Other trading activities		4,456	-	4,456	6,079
Investment income	3	829	171,994	172,823	160,496
Surplus on sale of fixed assets		57	-	57	58,835
Total Income		72,459	171,994	244,453	305,424
Resources Expended					
Raising funds	4	3,780	18,285	22,065	19,523
Charitable activities	5	228,374	1,100	229,474	219,632
Total Expenditure		232,154	19,385	251,539	239,155
Net (outgoing)/incoming resources		(159,695)	152,609	(7,086)	66,269
Realised and Unrealised gain/(loss) on investment assets		-	(440,518)	(440,518)	70,032
Net income/(expenditure)		(159,695)	(287,909)	(447,604)	136,301
Transfers between funds		153,709	(153,709)	-	-
Net movement in funds		(5,986)	(441,618)	(447,604)	136,301
Reconciliation of funds					
Total funds brought forward		341,894	5,405,436	5,747,330	5,611,029
Total funds carried forward	16	335,908	4,963,818	5,299,726	5,747,330

All of the charity's activities are continuing.

There are no gains and losses other than those shown above.


The surplus/(deficit) for the year for Companies Act purposes comprises the net incoming resources for the year plus realised gains or losses on investments and was £79,419 (2019 gain - £144,549).

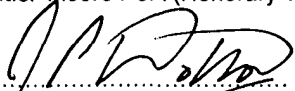
BALANCE SHEET
AS AT 31 MARCH 2020

	Notes	£	2020 £	£	2019 £
Fixed Assets					
Tangible assets	11		210,804		203,803
Fixed asset investments	12	3,947,114		4,620,497	
Freehold Property	13	<u>470,000</u>	<u>4,417,114</u>	<u>455,000</u>	<u>5,075,497</u>
<i>Total fixed assets</i>			<u>4,627,918</u>		<u>5,279,300</u>
Current Assets					
Stocks		1,963		1,889	
Debtors	14	20,100		40,730	
Investments	12	485,768		22,953	
Cash at bank and in hand		<u>188,187</u>		<u>421,185</u>	
<i>Total current assets</i>		696,018		486,757	
Liabilities					
Creditors: Amounts falling due within one year	15	<u>(24,210)</u>		<u>(18,727)</u>	
<i>Net current assets</i>			<u>671,808</u>		<u>468,030</u>
<i>Total net assets</i>			<u>5,299,726</u>		<u>5,747,330</u>
The Funds of the Charity					
Designated Funds	16		4,963,818		5,405,436
Unrestricted funds			<u>335,908</u>		<u>341,894</u>
<i>Total charity funds</i>	18		<u>5,299,726</u>		<u>5,747,330</u>

These financial statements were approved and authorised for issue by the Board of Trustees on

24th July 2020 and signed on their behalf by:


 Michael Moore FCA (Honorary Treasurer)


 John Wotton (Chairman)

Company Registration No. 04335730

**STATEMENT OF CASH FLOW
FOR THE YEAR ENDED 31 MARCH 2020**

	2020 £	2019 £
Net cash provided by operating activities (see Note 23)	<u>(150,970)</u>	<u>(168,579)</u>
Cash flows from investing activities		
Dividends, interest and rents from investments	171,994	159,011
Bank and other interest received	829	1,485
Purchase of property, plant and equipment	(558)	-
Sale of fixed asset	57	63,453
Investment movements made by Advisers		
Movement in cash held by Investment advisers	(462,814)	(6,114)
Sale of investments	1,487,119	2,052,770
Purchase of investments	<u>(1,278,655)</u>	<u>(2,044,967)</u>
Net cash inflow / (outflow) used in investing activities	<u>(82,028)</u>	<u>225,638</u>
Increase / (decrease) in cash	<u>(232,998)</u>	<u>57,059</u>
<i>Change in cash and cash equivalents in the year</i>		
Cash and cash equivalents at 1 April 2019	<u>421,185</u>	<u>364,126</u>
<i>Cash and cash equivalents at 31 March 2020</i>	<u>188,187</u>	<u>421,185</u>
Analysis of cash and cash equivalents		
Cash at hand and in bank	188,187	421,185
Total cash and cash equivalents	<u>188,187</u>	<u>421,185</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

1 Accounting policies

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

a General information and basis of preparation

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements are prepared under the historical cost convention modified to include certain items at fair value.

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 applicable in the UK and Republic of Ireland (FRS 102) Issued on the 16th July 2014 (as updated through Update Bulletin 1 published on 2 February 2016 and Update Bulletin 2 published on 5 October 2018), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared on a going concern basis. There are no material uncertainties related to events or conditions which would cast doubt on the Charity's ability to continue as a going concern. The Trustees have considered relevant information, including the annual budget, forecast future cash flows and the impact of subsequent events in making their assessment. The COVID-19 pandemic and the ensuing economic shutdown has had a significant impact on the charity's operations. The Charity's income from investments (dividend income) is likely to be heavily reduced for the year ahead and the Trustees have sought advice from their investment advisors on what the income reduction is likely to be. The Trustees does not expect other revenue streams to be heavily impacted, and so this shouldn't affect the Charity's ability to continue as a going concern. In response to the COVID-19 pandemic, the Trustees have performed a robust analysis of forecast future cash flows taking into account the potential impact on the business of possible future scenarios arising from the impact of COVID-19. This analysis also considers the effectiveness of available measures to assist in mitigating the impact.

Based on these assessments and having regard to the resources available to the entity, the Trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and accounts.

The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

b) Incoming resources

Donations are recognised as incoming resources when receivable, except insofar as they are incapable of financial measurement. Subscriptions relates to the amounts received from the CPRE National Office. These are included on a cash basis as members pay at different rates and cover a year from the date the member pays the subscription. The Charity's trustees' opinion is that the cost of calculating any accrual or deferred income outweighs any benefit, and the amount would not be material.

Legacy income is recognised at the earlier of the charity being notified when estate accounts are settled and there is notification of a distribution, or when the legacy is received. On occasion legacies will be notified to the Charity however it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the Charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the Charity's right to receive payment is established.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

1 Accounting policies (contd)**c) Resources expended**

Resources are recognised in the period in which they are incurred. Resources expended include attributable VAT which cannot be recovered.

Costs of operating funds comprise the costs associated with attracting voluntary income and the costs of the Lottery Club prizes and investment management fees.

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs include the costs of human resources, IT, finance and governance. Overhead costs include depreciation and office costs.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include audit fees and estimated costs linked to the strategic management of the Charity.

d) Tangible fixed assets and depreciation

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

Freehold buildings	2% on cost
Integral building features	10% on cost
Fixtures and fittings	20% on cost
Computer & office equipment	25% on cost

Land and buildings were valued using chartered surveyor's valuation as disclosed in note 11.

e) Pensions

The pension costs charged in the financial statements represent the contributions payable by the charity to employees' personal pension schemes.

f) Company Status

The Charity is a company limited by guarantee. In the event of the Charity being wound up the liability in respect of the guarantee is limited to £1 per member of the Charity. The address of the registered office is given in the Charity information on the Legal & Administrative Information page of these financial statements.

g) Fund Accounting

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

The Designated Fund, which is treated like an expendable endowment fund, was created by the Trustees. Investment income arising on the endowment fund and investment management charges are initially allocated to the designated fund, but a transfer is made to the unrestricted fund which represents the income and expenses. Any capital gains or losses arising on the investments form part of this fund.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**
1 Accounting policies(contd)
h) Investments

Investments are stated at fair value at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluations and disposals throughout the year.

i) Stock

Stock is valued at the lower of cost and net realisable value.

j) Key judgements and sources of estimation uncertainty

Investment properties are professionally valued based on comparable sales within the local area. This uses the sales on similar local rental properties but there is an inevitable degree of judgement involved in that the investment properties are unique.

Other debtors includes an estimate for a legacy receivable amounting to £ 9,000 (2019 £34,000) where probate has been filed, however the Charity have not yet been notified of the final distribution. This amount is an estimate which considers the remaining balance due from realised assets.

2 Income from donations and legacies

	2020	2019
	£	£
Membership subscriptions	43,855	45,322
Donations	6,124	5,094
Legacies	13,037	25,500
Lottery	4,101	4,098
	<u>67,117</u>	<u>80,014</u>

3 Investment income

	Unrestricted Funds	Designated Funds	2020	2019
	£	£	£	£
Dividends receivable	-	93,716	93,716	101,080
Interest on fixed interest bonds	-	58,232	58,232	36,923
Bank Interest receivable	829	402	1,231	1,485
Rental income	-	19,644	19,644	21,008
	<u>829</u>	<u>171,994</u>	<u>172,823</u>	<u>160,496</u>

4 Raising funds

	Unrestricted Funds	Designated Funds	2020	2019
	£	£	£	£
Investment management fees	-	13,613	13,613	13,069
Purchases for resale and fund raising costs	1,980	-	1,980	1,236
Lottery Club prizes	1,800	-	1,800	1,590
Property rental costs	-	4,672	4,672	3,628
	<u>3,780</u>	<u>18,285</u>	<u>22,065</u>	<u>19,523</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

5 Charitable activities	Unrestricted	Designated	2020	2019
	Funds	Fund		
	£	£	£	£
Costs directly allocated to campaigning activities				
Staff costs	110,226	-	110,226	105,262
Campaigning/Legal and Professional	6,000	-	6,000	(439)
Staff Travelling	1,244	-	1,244	1,139
Contribution to campaigns	3,500	-	3,500	4,624
Publicity and printing	100	-	100	22
Events	2,851	-	2,851	4,891
Newsletters	8,996	-	8,996	9,068
Volunteering activities	292	-	292	834
Subscriptions publications and Donations	1,314	-	1,314	1,662
Support costs allocated to campaigning activities				
General office staff	54,233	-	54,233	51,677
Premises costs	8,261	-	8,261	9,578
Staff recruitment and support costs	1,281	-	1,281	3,518
Staff training	367	-	367	277
Liability insurance	1,938	-	1,938	1,992
Printing, postage and stationery	2,877	-	2,877	3,241
Telephone	1,657	-	1,657	1,378
Computer, website and equipment maintenance	3,613	-	3,613	2,717
Legal and professional	942	-	942	-
Depreciation	1,857	1,100	2,957	3,596
Sundry expenses	2,316	-	2,316	1,465
Governance cost	14,509	-	14,509	13,130
	228,374	1,100	229,474	219,632
<hr/>				
6 Governance costs			2020	2019
			£	£
Staff costs			7,686	7,344
Auditors' remuneration (note 10)			5,671	4,500
Other costs			1,152	1,286
			14,509	13,130
<hr/>				

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**
7 Employee information

The average monthly number of employees and full time equivalent (FTE) during the year was:

	2020 Number	2020 FTE	2019 Number	2019 FTE
Charitable activities	5	4	5	4

Employment costs	2020 £	2019 £
Wages and salaries	151,760	144,488
Social security costs	11,495	11,127
Other pension costs	8,860	8,669
	172,115	164,284

There was one employee whose annual emoluments were £60,000 or more (2019: one).

8 Pension costs

The company operates a contributory pension scheme. This is a defined contribution scheme and contributions are charged in the statement of financial activities as they accrue. The charge for the year was £ 8,860 (2019 - £8,669).

9 Trustees' and key management personnel remuneration and expenses

None of the Trustees (or any persons connected with them) received any remuneration during the year, but 6 (2019 - 6) of them were reimbursed a total of £ 982 (2019 - £1,286) travelling and other incidental expenses.

The total amount of remuneration (including employee benefits in kind) received by key management personnel is £63,552 (2019: £62,272). The Charity considers its key management personnel to comprise the Trustees and the Branch Director.

10 Auditor's Remuneration

The amounts payable to MHA MacIntyre Hudson was:

	2020 £	2019 £
Audit of the financial statements	5,671	4,500
Payroll	1,206	1,293
	6,877	5,793

Audit fees are shown within governance costs (note 6), non-audit services are shown as part of staff support costs within expenditure on charitable activities (note 5).

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

11 Tangible fixed assets	Freehold land & buildings £	Computers & office equipment £	Fixtures, & fittings £	Total £
Cost or valuation				
As at 1 April 2019	205,000	32,781	18,298	256,079
Additions	-	414	144	558
Disposals	-	(16,999)	(469)	(17,468)
Revaluation	5,000	-	-	5,000
As at 31 March 2020	210,000	16,196	17,973	244,169
Depreciation				
As at 1 April 2019	3,300	30,984	17,992	52,276
Disposals	0	(16,999)	(469)	(17,468)
Charge for the year	1,100	1,698	159	2,957
Revaluation	(4,400)	-	-	(4,400)
As at 31 March 2020	-	15,683	17,682	33,365
Net book values				
As at 31 March 2020	210,000	513	291	210,804
As at 31 March 2019	201,700	1,797	306	203,803

At 31 March 2020 the net book value of freehold land and buildings contained £150,000 of land at cost which is not depreciated.

The offices at Queen's Head House were revalued as at 31st March 2020 by Katie Hurley MRICS FAAV of Lambert and Foster. The entire net book value of Freehold land & buildings represents the fair value of this property. The historic cost equivalent of these assets is £205,000, which is the deemed cost recognised on transition to SORP (FRS 102).

12 Fixed asset investments	2020 £	2019 £
Market value at 1 April 2019	4,620,497	4,607,039
Acquisitions at cost	1,278,655	2,044,967
Disposal proceeds	(1,487,119)	(2,052,770)
Change in value in the year:		
Realised	86,505	137,115
Unrealised	(551,424)	(115,854)
Market value at 31 March 2020	3,947,114	4,620,497
Historical cost at 31 March 2020	4,289,935	4,411,894
Investments are represented by:		
Fixed interest bonds	549,211	972,558
Multi asset and Alternative Investment Funds	3,397,903	3,647,939
Total fixed asset investments	3,947,114	4,620,497
Current asset investments: Cash held by Investment Advisers pending re-investment	485,768	22,953
Total value of Portfolio (including current asset investments)	4,432,882	4,643,450

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**
12 Fixed asset investments (contd)

Included within the above are the following investments which represent more than 5% of total market value:

<u>Holding</u>		2020	2019
		£	£
158,635 units	Janus Henderson Strategic Bond I Inc	210,033	-
147,500 units	Aviva Equity Income	199,730	239,879
231,012.91 units	Charities Property Fund	245,199	299,809
204,845.17 units	Black rock Corporate Bond S Inc	219,389	-
132,750 units	Link Fund Solutions Ltd, Trojan X Inc	201,334	-
136,364 Units	Link Fund Solutions Ltd, Trojan S Inc	222,642	-
59,935 units	Liontrust special situations I Inc	217,737	-

Since the year end, the fair value of the investments has been significantly affected due to recent economic conditions and the COVID-19 pandemic. The fair value of investments as at 23 July 2020 amounted to £4,947,283.

13 Freehold Investment Property

	2020	2019
	£	£
7 Grant Drive Maidstone	280,000	280,000
Flat 1 Queen's Heads House Charing	190,000	175,000
	470,000	455,000

7 Grant Drive was revalued on the 31st May 2019 by Nicolas A H Rooke BA MSc MRICS of Finns (1985) Ltd. The trustees do not consider the fair value to be materially different between the date of valuation and the balance sheet date.

Flat 1 Queen's Head House was revalued as at 31st March 2020 by Katie Hurley MRICS FAAV of Lambert and Foster.

14 Debtors

	2020	2019
	£	£
Tax repayable	364	254
Other debtors	9,067	34,000
Prepayments and accrued income	10,669	6,476
	20,100	40,730

15 Creditors: amounts falling due within one year

	2020	2019
	£	£
Trade creditors	3,445	62
Other creditors	1,308	3,586
Accruals	14,426	10,574
Taxation	4,014	3,775
Deferred income	1,017	730
	24,210	18,727

Deferred income consists of rent received in advance relating to the following accounting year, and for advertising income received in advance.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

16 Funds

Statement of Funds - Current Year

	Balance at 01 04 19 £	Incoming resources £	Expenditure £	Gains / (losses) £	Transfer to unrestricted fund £	Balance at 31 03 20 £
Unrestricted funds	341,894	72,459	(232,154)	-	153,709	335,908
Designated Fund						
Arthur Ivor Read Legacy	5,148,062	171,994	(19,385)	(445,518)	103,665	4,958,818
Fair value reserve	257,374	-	-	-	(257,374)	-
Revaluation reserve	-	-	-	5,000	-	5,000
	5,747,330	244,453	(251,539)	(440,518)	-	5,299,726

The Designated Fund was created by the Trustees and represents the amounts received from the Estate of Arthur Ivor Read (Deceased). The Trustees intend to transfer the investment income from the managed investment funds, plus the sum of £50,000 of capital, to unrestricted funds every year. The Trustees, in 2014, also agreed to transfer the depreciation and any other reduction in value on Queen's Head House to the endowment fund from the date of purchase and annually thereafter. Due to the serious decline in the value of the charity's portfolio arising from the Coronavirus crisis and the uncertainty of the future the Trustees have not transferred the £50,000 in 2019/20.

The money we have received enables the charity to have a campaign reserve and an investment fund. The investments are managed as if it were an endowment and provide funds for CPRE Kent to deliver its campaigning objectives. We are very grateful for Mr Read's generosity and we will ensure that the money is spent in the way he would have wished.

The fair value reserve represents accumulated unrealised gains on fixed asset investments and investment property. An annual transfer is made to adjust for unrealised gains and losses recognised during the year. This balance remains as part of the Arthur Ivor Read Legacy. The entire balance of the fair value reserve at the year end has been transferred out due to losses recognised on investments.

The revaluation reserve represents unrealised gains on tangible fixed assets subsequently recognised using the revaluation model. The balance represents accumulated differences between the latest valuation of assets and the historic cost / deemed cost on transition to FRS 102, less depreciation that is recycled by annual transfers to unrestricted general funds over the life of the assets.

17 Funds

Statement of Funds - Prior Year

	Balance at 01 04 18 £	Incoming resources £	Expenditure £	Gains / (losses) £	Transfer to unrestricted fund £	Balance at 31 03 19 £
Unrestricted funds	274,525	145,758	(221,358)	-	142,969	341,894
Designated Fund						0
Arthur Ivor Read Legacy	5,012,047	159,666	(17,797)	70,032	(75,886)	5,148,062
Fair value reserve	324,457	-	-	-	(67,083)	257,374
	5,611,029	305,424	(239,155)	70,032	-	5,747,330

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

**18 Analysis of net assets between
funds - Current Year**

	Unrestricted funds £	Designated fund £	Total 2020 £
Fund balances at 31 March 2020 are represented by:			
Tangible fixed assets	804	210,000	210,804
Investment assets	-	4,417,114	4,417,114
Current assets	359,314	336,704	696,018
Creditors: amounts falling due within one year	(24,210)	-	(24,210)
	335,908	4,963,818	5,299,726

**19 Analysis of net assets between
funds - Prior Year**

	Unrestricted funds £	Designated fund £	Total 2019 £
Fund balances at 31 March 2019 are represented by:			
Tangible fixed assets	2,103	201,700	203,803
Investment assets	-	5,075,497	5,075,497
Current assets	358,518	128,239	486,757
Creditors: amounts falling due within one year	(18,727)	-	(18,727)
	341,894	5,405,436	5,747,330

20 Operating leases

The total future minimum lease payments under non-cancellable leases are as follows:

Expiry date:	2020 £	2019 £
Not more than one year	480	480
Later than one year and not later than 5 years	-	480
	480	960

21 Contingent assets

The Charity is an eventual beneficiary from the estate of Norah Lawrence, the entitlement is a one fifth share of the residue. The estate consists of a property which is subject to a life interest, the timing of receipt and the amount is uncertain and therefore no asset has been quantified and recognised.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**
22 Contingent Liability

The Charity is the claimant in an application for judicial review against Canterbury City Council in respect of the development at the Wincheap Water Meadow for an extension of the park and ride car park, currently the action is on hold pending a further review by Canterbury City Council. There is a 'Save Wincheap Water Meadow' action group which have raised funds via crowd justice and directly. Any shortfall in funding, after any costs awarded to the Charity will become the liability of this Charity. At the 31st March 2020 there is so much uncertainty regarding the outcome of the case and the amount of funding available that the Trustees are unable to estimate with any accuracy the liability as at 31st March but it is unlikely to exceed £25,000.

23 Reconciliation of net expenditure to net cash flow from operating activities

	2020 £	2019 £
Net income for the year	(447,604)	136,301
Adjustments for:		
Depreciation charges	2,957	3,596
(Gains)/losses on Investments	440,518	(70,032)
Sale of Assets	(57)	(58,835)
Dividends, interest and rents from investments	(172,823)	(160,496)
(Increase)/Decrease in stock	(74)	(197)
Decrease/(Increase) in debtors	20,630	(6,393)
(Decrease)/Increase in creditors	5,483	(12,523)
	(150,970)	(168,579)

24 Changes in accounting policy

The Trustees agreed for a change in accounting policy to the method of subsequent measurement of freehold land and buildings disclosed in note 11 (tangible fixed assets). The assets were previously recognised after initial recognition using the cost model, whereas the assets are now recognised using the revaluation model. The method of revaluation is disclosed in note 11. Corresponding amounts for the immediate prior period are not adjusted as the impact is not material. The impact on the current accounting period is that the net book value of fixed assets by £9,400. This gain has also been recognised on the statement of financial activities, resulting in an increase in the Charity's reserves of the same amount. A revaluation reserve has been recognised separate to the Charity's unrestricted general funds as disclosed in note 16.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

25 Comparative statement of Financial Activities (2019)

	Unrestricted Funds £	Designated Fund £	Total 2019 £
Incoming Resources			
Incoming resources from generating funds:			
Donations and Legacies	80,014	-	80,014
Other trading activities	6,079	-	6,079
Investment income	830	159,666	160,496
Other Income	-	-	-
Surplus on sale of fixed assets	58,835	-	58,835
Total Incoming Resources	145,758	159,666	305,424
Resources Expended			
Raising funds	2,826	16,697	19,523
Charitable activities	218,532	1,100	219,632
Total Expenditure	221,358	17,797	239,155
Net incoming/(outgoing) resources	(75,600)	141,869	66,269
Realised and unrealised gain/loss on investment assets	-	70,032	70,032
Net income/(expenditure)	(75,600)	211,901	136,301
Transfer between funds	142,969	(142,969)	-
Net movement of funds	67,369	68,932	136,301
Reconciliation of funds			
Total funds brought forward	274,525	5,336,504	5,611,029
Total funds carried forward	341,894	5,405,436	5,747,330