

**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 2021



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

Patron	Sir Robert Worcester KBE DL
President	Graham Clarke
Vice Presidents	Amanda Cottrell OBE DL Tracey Crouch MP Rt Hon Damian Green MP R A Knox-Johnston Christine Drury
Trustees	John Wotton (Chairman) Michael Moore (Treasurer until November 13 th , 2020) Julian Glenister (Treasurer from November 13 th , 2020) Peter Blandon Margaret Borland Nigel Britten Richard King Val Loseby David Morrish Henny Shotter Gary Thomas (deceased February 16 th , 2020) Graham Warren (retired November 13 th , 2020) 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
Maidstone
United Kingdom

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
Office A, Dale's Brewery
Gwydir St
Cambridge CB1 2LJ

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**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2021**

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).

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 the three 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 will be expected to spend some time familiarising themselves with the full range of managerial and administrative work that needs to be carried out by the Company. 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 2021**

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.

We provide 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 affect the Kent countryside, and the need for sustainability, the impact of people's actions and the choices that can be made.

CPRE Kent works under the umbrella of the national CPRE organisation, and is one of 42 independent charities based in counties or regions which, along with the national organisation, make up the CPRE network. National CPRE sets policy on relevant matters, in consultation with the CPRE network 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 Commissioner'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 assisted by a General Manager, three specialist Planners (two part-time) and a communications and PR Manager (part time).

The staff team at 31st March 2021 were:

Paul Buckley – Senior Planner
Julie Davies – Planner
Vicky Ellis – General Manager
David Mairs – Communications and PR Manager
Hilary Newport – Branch Director
Richard Thompson – Planner (from 7th December)

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 2021**

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 either means proposals which accord with an up-to-date development plan should be approved without delay, or 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 the housing requirement for the previous three years), 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 tested 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' is 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:

Medway (Hoo Peninsula)	Tonbridge & Malling
Folkestone and Hythe (including Otterpool)	Gravesham
Dover	Swale
Dartford	Tunbridge Wells

We also made a significant contribution, along with branches around the country, to the national CPRE consultation on proposed changes to the planning system in a white paper published for consultation in August. With considerable input from back-bench MPs, many of whom have been in consultation with local and national CPRE, the government's proposals appear to have changed substantially from the version that was originally proposed, which would have had damaging impacts on rural areas in the South East. We await the revised proposals to be put forward, probably in the current parliamentary session.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2021**

Major Commercial and Housing Developments

Some of the major applications that we have focused on during this year include these:

London Resort

London Resort is a proposed major theme park on the Swanscombe peninsula. An application for a Development Consent Order was submitted at the end of December and awaits examination. While we support the principle of brownfield regeneration and the provision of high-quality employment opportunities, this is a site where the brownfield footprint has evolved into an extraordinarily diverse range of habitats which support rare and diverse assemblages of flora and fauna, particularly invertebrates. For this reason, the site has recently been notified as a Site of Special Scientific Interest by Natural England. This designation has meant that there will need to be substantial revision of the application documents.

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 is now progressing through the Folkestone & Hythe Local Plan and the first phase is being planned.

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 tranquillity 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.

Otham

We were participants in an inquiry into the refusal of planning permission for 440 homes at Otham, helping defend Maidstone Borough Council's refusal of permission on the grounds of road safety and damage to heritage assets. Unfortunately, the inclusion of the site in MBC's Local Plan meant that the planning balance was decided in favour of the applicant.

Lenham

Maidstone Borough Council has published a masterplan detailing its proposals to build a 400-home garden village outside Lenham. We are working alongside the local campaigners who are objecting on the grounds of environmental damage and the lack of meaningful consultation about the proposals.

Turnden

We will be participants at an inquiry into proposals to build 165 homes on farmland within the High Weald Area of Outstanding Natural Beauty. This application has been called in by the Secretary of State at the request of Natural England and will go to inquiry in September.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2021**

Major Infrastructure**Aviation & Runway Capacity in the South East**

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 by the Secretary of State, despite the Inspectors' recommendation to refuse the application, although that decision was the subject of a legal challenge by a local campaigner, which the Department for Transport declined to defend. The decision looks likely to be re-visited at a future date. 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.

Lower Thames Crossing

The application to build the Lower Thames Crossing east of Gravesend was withdrawn by Highways England following concerns raised by the Planning Inspectorate over inadequate consultation. A further consultation is expected in summer 2021 before a revised application can be expected. 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: nor will it make any meaningful contribution to reducing congestion and air pollution at the existing Dartford crossings. 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. We are in communication with the Transport Action Network who are mounting a legal challenge to the government's Road Infrastructure Strategy on the grounds that it conflicts with the climate change requirements of the Paris Agreement. If this challenge is successful it may have a significant impact on Government's wider Roads Infrastructure Strategy, which could see an estimated £27bn spent on road building projects and dramatically increase greenhouse gas emissions..

Wincheap Park & Ride

Canterbury City Council granted itself planning permission to extend the existing Park & Ride facility at Wincheap, obliterating a stretch of water meadow and risking pollution of the River Stour and the SSSI at Stodmarsh downstream, in order to accommodate a new slip road from the A2 to be built to accommodate new housing. We made a legal challenge to that decision, supported by crowdfunding by local campaigners. It subsequently emerged that the plans for the slip road did not meet Highways England's safety requirements, so the premature planning permission for the Park & Ride became undeliverable and the permission has been quashed.

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.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2021**

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.

Climate Crisis

We worked alongside the wider CPRE network in developing an overarching strategy on the climate crisis that underpins the rest of CPRE's policy positions in all other key areas. Many planning decisions are still being made which are at odds with the government's commitment to net zero carbon, and this will continue to be a major theme in our campaigning work.

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, and Kent is home to chalk streams which are in declining condition due to over-abstraction from chalk aquifers and due to receiving the outfall from sewage treatment plants. We maintain our campaign position that serious measures must be taken to manage the consequences of increased water consumption as the result of a rising population. We argue for efficiency in water use, less leakage, more water recycling and the consideration of transfers between water company areas to create a functioning water grid. At the time of writing, we await the resolution of the moratorium on development imposed by Natural England in the catchment area of the River Stour. The increase runoff of phosphate and nitrate pollutants into the river as the result of wastewater from housing and other development in the area is affecting the water quality of the nationally and internationally-protected Stodmarsh Site, important for a range of aquatic habitats and the wildlife that depend upon them. Developments in parts of Ashford, Canterbury, Dover, Folkestone & Hythe and Maidstone districts are on hold until developers can demonstrate there will be no increase in pollutants entering the Stour catchment.

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 the officers and elected members of their councils. The Historic Buildings Committee continues to organise its annual Gravett Award for the best observational drawings of historic buildings or structures produced over the past year by an undergraduate at the Kent School of Architecture.

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. 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.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2021**

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 undertaken virtual planning training sessions for parish councillors, jointly organised with KALC. 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 light pollution, and Essex over the Lower Thames Crossing. We have also continued to address numerous groups on various aspects of the organisation's work, including Parish Councils, many of which are CPRE members, as well as 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

This reporting year has significantly been marked by the Covid-19 lockdown. Since late March 2020 we have rapidly become accustomed to home working, remote meetings, and the new necessity of video conferencing. We successfully held our AGM by videoconference in late November.

An unforeseen effect of the pandemic and widespread remote working has been an increase in the activities of cybercriminals, and in November the shared files held by the office staff were subjected to a ransomware attack. Fortunately due to the data security precautions put in place by our General Manager, and with her swift and effective action on discovering the attack, the attack had relatively little impact on the normal work of the branch and stringent safeguards are in place to prevent its recurrence. We are assured that no personal data of our members was compromised.

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 the 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. During the year we recruited a full-time professional planner, to provide more planning capacity to support the work of the branch.

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 planning 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 specific applications within a local authority administrative district boundary or addressing Kent-wide and national topics.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2021**

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 Committees 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 General Manager, and on good oversight by trustees, and our finance and 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 committee 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 2021 was represented by Queen's Head House and its tenanted flat, and a rental property in Maidstone.

Financial review

The net deficit for the year before investment gains and losses was £93,069 (deficit £7,086 in 2019/20). The main reason for the large deficit was the decline in our investment income due to the pandemic which we hope will be temporary. The global Covid-19 pandemic initially caused world stock markets to crash, but during the latter part of 2020 global markets began to recover and this continued into 2021 which resulted in our investments showing a net realised and unrealised gain for the year of £873,260 (2020 deficit £440,518). Full details of the financial position for the year can be found on page 15. This year we have made the capital transfer of £50,000 from the designated fund and since the year end this sum has been drawn in cash from the investment portfolio. 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.

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. Our normal programme of attendance at events and country shows, spearheaded by the General Manager and a strong team of volunteers, has been on hold for this reporting period but we hope that some events will take place from summer 2021 onwards, 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.

Reserves policy

Stock markets have recovered well in 2021 but the uncertainty continues regarding the global Covid-19 pandemic as well as the concerns that inflation may increase.

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 our cash reserves have fallen, we are now making withdrawals of Capital from the Investment portfolio.

**TRUSTEES' REPORT
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As at the year end the Charity held total reserves of £6,079,917 of which £293,110 was held in unrestricted free reserves. The Charity has one restricted fund at the end of the year with a year-end balance of £929. The Charity is holding at the year-end liquid reserves of £104,230 equivalent to approximately 5 months' overhead expenditure.

The Trustees 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 Designated Fund.

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 quarterly in consultation with the Board.

The Charity considers a decline in membership numbers as a key risk. CPRE Kent is running an active branch events program and, as described below, will resume membership recruitment at public events as soon as circumstances permit. Membership recruitment at national level continues through an active programme of campaigns and appeals.

Potential difficulties in future recruitment and retention of effective Trustees and key staff, is also 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.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2021**

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and regulations. Company law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards) and applicable law.

Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its net incoming/outgoing resources 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 FRS 102 and the Charities SORP (SORP 2015)
- 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 are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure the financial statements comply with the Companies Act 2006 and the provisions of the charitable company's constitution. 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.

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. The following statements have been affirmed by each of the Trustees of the charitable company:

- so far as each Trustee is aware, there is no relevant audit information, (that is, information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware; and
- each Trustee has taken all the steps that he/she ought to have taken as a Trustee in order to make himself/herself aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

Committees

The Charity has a structure of committees to organise and oversee its work. As at 31st March 2021 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, including a staffing committee which convenes annually to review salaries

The branch additionally holds quarterly meetings of the chairmen of each of these committees.

**TRUSTEES' REPORT
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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 that they do. The work of volunteers in the districts 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 events 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 were 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. The charity does not work with professional fundraisers. No complaints were received during the year in respect of the charity's fundraising activities.

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.

Remuneration Policy

The pay of all the employees is determined by the Board of Trustees on recommendation of the staffing committee.

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

Small Companies Provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

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 23rd July 2021



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 2021 which comprise the statement of financial activities (incorporating an income and expenditure account), balance sheet, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2021 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

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the trustees' report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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

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

misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of 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 the 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 trustees' 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect

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

of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

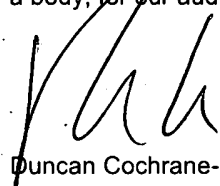
- Enquiry of management and those charged with governance around actual and potential litigation and claims;
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Reviewing meeting minutes of those charged with governance.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

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.

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-Dyett BSc BFP FCA, Senior Statutory Auditor

for and on behalf of
MHA MacIntyre Hudson

Statutory Auditor

Maidstone
United Kingdom

Date: 14 October 2021

**STATEMENT OF FINANCIAL ACTIVITIES (Incorporating an Income and Expenditure Account)
FOR THE YEAR ENDED 31 MARCH 2021**

	Notes	Unrestricted Funds £	Restricted Fund £	Designated Funds £	Total 2021 £	Total 2020 £
Incoming Resources						
Donations and Legacies	2	60,674	3,412	-	64,086	67,117
Other trading activities		1,256	-	-	1,256	4,456
Investment income	3	252	-	115,191	115,443	172,823
Surplus on sale of fixed assets		-	-	-	-	57
Total Income		62,182	3,412	115,191	180,785	244,453
Resources Expended						
Raising funds	4	1,710	-	18,250	19,960	22,065
Charitable activities	5	250,211	2,483	1,200	253,894	229,474
Total Expenditure		251,921	2,483	19,450	273,854	251,539
Net (outgoing)/incoming resources		(189,739)	929	95,741	(93,069)	(7,086)
Realised and Unrealised gain/(loss) on investment assets		-	-	873,260	873,260	(440,518)
Net income/(expenditure)		(189,739)	929	969,001	780,191	(447,604)
Transfers between funds		146,941	-	(146,941)	-	-
Net movement in funds		(42,798)	929	822,060	780,191	(447,604)
Reconciliation of funds						
Total funds brought forward		335,908	-	4,963,818	5,299,726	5,747,330
Total funds carried forward	16	293,110	929	5,785,878	6,079,917	5,299,726

All of the charity's activities are continuing.

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

BALANCE SHEET
AS AT 31 MARCH 2021

	Notes	£	2021 £	£	2020 £
Fixed Assets					
Tangible assets	11		212,480		210,804
Fixed asset investments	12	5,260,607		3,947,114	
Freehold Investment Property	13	470,000	5,730,607	470,000	4,417,114
<i>Total fixed assets</i>			5,943,087		4,627,918
Current Assets					
Stocks		1,928		1,963	
Debtors	14	13,973		20,100	
Investments	12	50,233		485,768	
Cash at bank and in hand		104,230		188,187	
<i>Total current assets</i>			170,364		696,018
Liabilities					
Creditors: Amounts falling due within one year	15	(33,534)		(24,210)	
<i>Net current assets</i>			136,830		671,808
Total net assets			6,079,917		5,299,726
The Funds of the Charity					
Designated Funds	16		5,785,878		4,963,818
Restricted Fund			929		-
Unrestricted funds			293,110		335,908
Total charity funds	18		6,079,917		5,299,726

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

23rd July 2021 and signed on their behalf by:



Julian Glenister FCA (Honorary Treasurer)



John Wotton (Chairman)

Company Registration No. 04335730

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2021

	2021	2020
	£	£
Net cash provided by operating activities (see Note 22)	<u>(190,420)</u>	<u>(150,970)</u>
Cash flows from investing activities		
Dividends, interest and rents from investments	115,191	171,994
Bank and other interest received	252	829
Purchase of property, plant and equipment	(4,282)	(558)
Sale of fixed asset	-	57
Investment movements made by Advisers		
Movement in cash held by Investment advisers	435,535	(462,814)
Sale of investments	1,502,045	1,487,119
Purchase of investments	<u>(1,942,278)</u>	<u>(1,278,655)</u>
Net cash inflow / (outflow) used in investing activities	<u>106,463</u>	<u>(82,028)</u>
Increase / (decrease) in cash	<u>(83,957)</u>	<u>(232,998)</u>
Change in cash and cash equivalents in the year		
Cash and cash equivalents at 1 April 2020	<u>188,187</u>	<u>421,185</u>
Cash and cash equivalents at 31 March 2021	<u>104,230</u>	<u>188,187</u>
Analysis of cash and cash equivalents		
Cash at hand and in bank	<u>104,230</u>	<u>188,187</u>
Total cash and cash equivalents	<u>104,230</u>	<u>188,187</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021****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 the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities in preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

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 Trustees have noted that the COVID-19 pandemic has caused a substantial decline in the Charity's investment income but the Charity's operations have continued although fundraising at agricultural shows and other events have been restricted. The Charity's income from investments (dividend income) is likely to continue to be heavily reduced for the year ahead and the Trustees have again sought advice from their investment advisors on what the income reduction is likely to be. The global stock markets have recovered well in 2021 although the Trustees do expect the revenue streams to be heavily impacted, the charity has substantial capital reserves 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 continued to perform 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 2021****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 previously 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' defined contribution 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.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost 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.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

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.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

i) Stock

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

j) Debtors & creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

k) 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 £ nil (2020 £9,000) 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	Unrestricted Funds	Restricted Funds	Designated Funds	2021	2020
	£	£	£	£	£
Membership subscriptions	43,469	-	-	43,469	43,855
Donations	7,579	3,412	-	10,991	6,124
Grant	341	-	-	341	-
Legacies	5,018	-	-	5,018	13,037
Lottery	4,267	-	-	4,267	4,101
	60,674	3,412	-	64,086	67,117

3 Investment income	Unrestricted Funds	Designated Funds	2021	2020
	£	£	£	£
Dividends receivable	-	61,868	61,868	93,716
Interest on fixed interest bonds	-	31,045	31,045	58,232
Other Interest receivable	252	168	420	1,231
Rental income	-	22,110	22,110	19,644
	252	115,191	115,443	172,823

4 Expenditure on raising funds	Unrestricted Funds	Designated Funds	2021	2020
	£	£	£	£
Investment management fees	-	14,130	14,130	13,613
Purchases for resale and fund raising costs	90	-	90	1,980
Lottery Club prizes	1,620	-	1,620	1,800
Property rental costs	-	4,120	4,120	4,672
	1,710	18,250	19,960	22,065

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

5 Expenditure on charitable activities	Unrestricted Funds £	Restricted Fund £	Designated Funds £	2021 £	2020 £
Costs directly allocated to campaigning activities					
Staff costs	125,299	-	-	125,299	110,226
Campaigning -Legal costs		2,400	-	2,400	6,000
Staff Travelling	298	-	-	298	1,244
Contribution to campaigns	7,000	-	-	7,000	3,500
Publicity and printing	30	-	-	30	100
Events	287	-	-	287	2,851
Newsletters	9,050	-	-	9,050	8,996
Volunteering activities	-	-	-	-	292
Subscriptions publications and Donations	1,377	-	-	1,377	1,314
Support costs allocated to campaigning activities					
General office staff	54,740	-	-	54,740	54,233
Premises costs	10,222	-	-	10,222	8,261
Staff recruitment and support costs	2,310	-	-	2,310	1,281
Staff training	132	-	-	132	367
Liability insurance	1,872	-	-	1,872	1,938
Printing, postage and stationery	3,137	-	-	3,137	2,877
Telephone	2,394	-	-	2,394	1,657
Computer, website and equipment maintenance	8,384	-	-	8,384	3,613
Consultancy and professional costs	6,190	-	-	6,190	942
Depreciation	1,406	-	1,200	2,606	2,957
Sundry expenses	2,026	83	-	2,109	2,316
Governance costs	14,057	-	-	14,057	14,509
	250,211	2,483	1,200	253,894	229,474

6 Governance costs	2021 £	2020 £
Staff costs	7,697	7,686
Auditors' remuneration (note 10)	6,360	5,671
Other costs	-	1,152
	14,057	14,509

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

7 Employee information

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

	2021 Number	2021 FTE	2020 Number	2020 FTE
Charitable activities	5	4	5	4
<hr/>				
Employment costs			2021	2020
			£	£
Wages and salaries			165,683	151,760
Social security costs			12,198	11,495
Other pension costs			9,855	8,860
			<hr/>	<hr/>
			187,736	172,115
			<hr/>	<hr/>

There was one employee whose annual emoluments amounted to £60,001 -£70,000 (2020: 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 £ 9,855 (2020 - £8,860).

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, (2020 - none) and none were reimbursed travelling or other incidental expenses. In 2020 6 Trustees were reimbursed £982 travelling and other incidental expenses:

The total amount of remuneration (including employee benefits in kind) received by key management personnel is £96,400 (2020: £93,901). The Charity considers its key management personnel to comprise the Trustees, Branch Director and General Manager.

10 Auditor's Remuneration

The amounts payable to MHA MacIntyre Hudson was:

	2021 £	2020 £
Audit of the financial statements	6,360	5,671
Payroll	1,407	1,206
	<hr/>	<hr/>
	7,767	6,877
	<hr/>	<hr/>

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 2021

11 Tangible fixed assets	Freehold land & buildings £	Computers & office equipment £	Fixtures, & fittings £	Total £
Cost or valuation				
As at 1 April 2020	210,000	16,196	17,973	244,169
Additions	-	4,282	-	4,282
Disposals	-	(4,554)	-	(4,554)
As at 31 March 2021	210,000	15,924	17,973	243,897
Depreciation				
As at 1 April 2020	-	15,683	17,682	33,365
Disposals	-	(4,554)	-	(4,554)
Charge for the year	1,200	1,377	29	2,606
As at 31 March 2021	1,200	12,506	17,711	31,417
Net book values				
As at 31 March 2021	208,800	3,418	262	212,480
As at 31 March 2020	210,000	513	291	210,804

At 31 March 2021 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	2021 £	2020 £
Market value at 1 April 2020	3,947,114	4,620,497
Acquisitions at cost	1,942,278	1,278,655
Disposal proceeds	(1,502,045)	(1,487,119)
Change in value in the year:		
Realised	102,877	86,505
Unrealised	770,383	(551,424)
Market value at 31 March 2021	5,260,607	3,947,114
Historical cost at 31 March 2021	4,833,511	4,289,935
Investments are represented by:		
Fixed interest bonds	932,494	549,211
Multi asset and Alternative Investment Funds	4,328,113	3,397,903
Total fixed asset investments	5,260,607	3,947,114
Current asset investments: Cash held by Investment Advisers pending re- investment	50,233	485,768
Total value of Portfolio (including current asset investments)	5,310,840	4,432,882

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

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>		2021 £	2020 £
185,848.00	Janus Henderson Strategic Bond I Inc	265,763	210,033
147,500 units	Aviva Equity Income	-	199,730
231,012.91 units	Charities Property Fund	-	245,199
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

13 Freehold Investment Property

	2021 £	2020 £
7 Grant Drive Maidstone	280,000	280,000
Flat 1 Queen's Heads House Charing	190,000	190,000
	<u>470,000</u>	<u>470,000</u>

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. The trustees do not consider the fair value to be materially different between the date of valuation and the balance sheet date.

14 Debtors

	2021 £	2020 £
Tax repayable	618	364
Other debtors	645	9,067
Prepayments and accrued income	12,710	10,669
	<u>13,973</u>	<u>20,100</u>

15 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	6,684	3,445
Other creditors	3,431	1,308
Accruals	17,482	14,426
Taxation	5,123	4,014
Deferred income	814	1,017
	<u>33,534</u>	<u>24,210</u>

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 2021**

16 Funds

Statement of Funds - Current Year

	Balance at 01 04 20 £	Incoming resources £	Expenditure £	Gains / (losses) £	Transfer to unrestricted fund £	Balance at 31 03 21 £
Unrestricted funds	335,908	62,182	(251,921)	-	146,941	293,110
Restricted Fund						
Turnden Fund	-	3,412	(2,483)	-	-	929
Designated Funds						
Arthur Ivor Read Legacy	4,958,818	115,191	(19,450)	873,260	(636,608)	5,291,211
Fair value reserve	-	-	-	-	490,867	490,867
Revaluation reserve	5,000	-	-	-	(1,200)	3,800
	5,299,726	180,785	(273,854)	873,260	-	6,079,917

The **Restricted Fund** represents monies donated towards legal costs relating to the planning application, concerning a proposal to build in an Area of Outstanding Natural Beauty in the High Weald, less costs paid to date.

The Designated Funds

The Arthur Read Legacy Fund was created by the Trustees and represents the current value of 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 designated fund from the date of purchase and annually thereafter.

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 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 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 Funds						
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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

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

	Unrestricted funds £	Restricted fund £	Designated funds £	Total 2021 £
Fund balances at 31 March 2021 are represented by:				
Tangible fixed assets	3,680	-	208,800	212,480
Investment assets	153,529	-	5,577,078	5,730,607
Current assets	169,435	929	-	170,364
Creditors: amounts falling due within one year	(33,534)	-	-	(33,534)
	293,110	929	5,785,878	6,079,917

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

	Unrestricted funds £	Designated funds £	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

20 Operating leases

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

	2021 £	2020 £
Expiry date:		
Not more than one year	-	480
Later than one year and not later than 5 years	-	-
	-	480

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.

**22 Reconciliation of net expenditure to net cash flow from
operating activities**

	2021 £	2020 £
Net income for the year	780,191	(447,604)
Adjustments for:		
Depreciation charges	2,606	2,957
(Gains)/losses on Investments	(873,260)	440,518
Sale of Assets	-	(57)
Dividends, interest and rents from investments	(115,443)	(172,823)
(Increase)/Decrease in stock	35	(74)
Decrease/(Increase) in debtors	6,127	20,630
(Decrease)/Increase in creditors	9,324	5,483
	(190,420)	(150,970)

Analysis of changes in net debt

	01 04 20 £	Cash flows £	31 03 21 £
Cash at bank and in hand	188,187	- 83,957	104,230
Debt	-	-	-
	188,187	- 83,957	104,230

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

23 Comparative statement of Financial Activities (2020)

	Unrestricted Funds £	Designated Fund £	Total 2020 £
Incoming Resources			
Donations and Legacies	67,117	-	67,117
Other trading activities	4,456	-	4,456
Investment income	829	171,994	172,823
Surplus on sale of fixed assets	57	-	57
Total Incoming Resources	72,459	171,994	244,453
Resources Expended			
Raising funds	3,780	18,285	22,065
Charitable activities	228,374	1,100	229,474
Total Expenditure	232,154	19,385	251,539
Net incoming/(outgoing) resources	(159,695)	152,609	(7,086)
Realised and unrealised gain/loss on investment assets	-	(440,518)	(440,518)
Net income/(expenditure)	(159,695)	(287,909)	(447,604)
Transfer between funds	153,709	(153,709)	-
Net movement of funds	(5,986)	(441,618)	(447,604)
Reconciliation of funds			
Total funds brought forward	341,894	5,405,436	5,747,330
Total funds carried forward	335,908	4,963,818	5,299,726