

**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 2019**

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

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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 Richard Bate (until November 9 <sup>th</sup> ) Peter Blandon (until November 9 <sup>th</sup> ) Nigel Britten (from November 9 <sup>th</sup> ) Christine Drury (from November 9 <sup>th</sup> ) Gary Thomas (until November 9 <sup>th</sup> )
Trustees	Christine Drury (Chairman) (until November 9 <sup>th</sup> ) John Wotton (Joint Vice Chairman until November 9 <sup>th</sup> , thereafter Chairman) Michael Moore (Treasurer) Richard Bate (from November 9 <sup>th</sup> ) Peter Blandon (from November 9 <sup>th</sup> ) Nigel Britten (until November 9 <sup>th</sup> ) Richard King Val Loseby David Morrish (from November 9 <sup>th</sup> ) Henny Shotter Gary Thomas (from November 9 <sup>th</sup> ) Derek Wanstall (Joint Vice Chairman until November 9 <sup>th</sup> , thereafter Vice Chairman) 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**

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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 2019**

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**TRUSTEES' REPORT  
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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 6<sup>th</sup> 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.

**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.

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

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 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 31<sup>st</sup> March 2019 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 31<sup>st</sup> March 2019 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.

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**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 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. When such appeals are heard at a Public Inquiry, the process can be lengthy and often highly disruptive to the LPA which wishes to defend their decision, as well as highly challenging for the communities who may also wish to participate in defending sites against inappropriate development. We were involved in two such inquiries for speculative housing developments in Brabourne Lees and Charing in the early months of 2018, both of which were ultimately withdrawn.

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 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 national planning policy. Over the course of the year, district and specialist committee members have worked alongside staff to participate in the following consultations:

**National Consultations:**

Glover review of protected landscapes  
MHCLG review of changes to the NPPF  
Affordable Housing Commission review of rural affordable housing

**KCC/Kent-wide consultations:**

- KCC minerals and waste

**Kent District and Medway consultations:**

Ashford: Consultation on the Inspectors' Main Modifications to the Local Plan

Dartford: Consultation on Strategic Issues for a new Local Plan

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Folkestone and Hythe (previously Shepway: Consultation on the Core Strategy Local Plan review

Gravesham: Consultations on the Site Allocations and Development Management policies in

Medway: Medway Council consulted on its Development Strategy. Further consultation was expected in summer, but has been delayed pending the outcome of a bid for £170M from the Housing Infrastructure Fund.

Sevenoaks: The final stage of consultation on the Draft Local Plan closed in February and the plan has been submitted for examination.

Swale: Initial consultation on the Local Plan review took place in Spring/Summer 2018. Swale has also undertaken a 'Looking Ahead' consultation, together with its prospectus for 'New Garden Communities'.

Thanet: The draft Local Plan was submitted for examination in January 2019, and the examination is expected to finish in July 2019.

Tonbridge & Malling: The draft Local Plan was submitted in January and adoption is expected before the end of 2019.

Tunbridge Wells: Consultation on the early draft of the local plan is expected to start in autumn 2019

**Major Commercial and Housing Developments****Ebbsfleet**

We remain engaged in conversation with the Ebbsfleet Urban Development Corporation 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. 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.

**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**

We covered progress on our challenge to the granting of planning permission for over 600 homes in the AONB at Western Heights and Farthingloe in last year's trustees' report. Planning permission was granted for this project in April 2015, and as the result of our challenge that permission was quashed at the Court of Appeal in September 2016. Dover District Council applied to the Supreme Court to have that decision overturned, but in a judgment handed down in December 2017 the planning permission remained quashed. This judgment has set a widely-quoted and important precedent underlining the importance of having legally sound reasons for granting planning permission in controversial cases, and for planning committee members to give close attention to articulating clear reasons when departing from officers' recommendations. Nevertheless the application, with very few changes that could make it less unacceptable, is once again before Dover District Council who will consider it once again at some point.

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**Pond Farm, Newington**

In the latter months of 2016 CPRE Kent participated in an inquiry for an appeal against refusal of planning permission for a major housing development on the A2 in Swale, close to areas already suffering unacceptable air pollution, principally due to the congestion of traffic concentrating on unsuitably narrow stretches of highway in built-up areas along the A2. That appeal was dismissed but the proposers sought a Judicial Review of the Inspector's decision. A High Court Judgment in November 2017 upheld the Inspector's decision, again setting an important precedent for the importance of effective measures to mitigate the worsening of existing air pollution problems due to development. At the time of writing we await the outcome of the promoter's application to the Court of Appeal to once again challenge that judgment.

**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. 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.

**Operation Stack/Lorry parking**

Major disruption to cross channel traffic remains an event that is likely to occur on occasion. The 32-day long episode of major disruption that occurred in 2015 has not been repeated since, but the Department for Transport and Highways England are still working on a permanent solution. The proposed off-road solution of a single very large lorry park beside the M20 was withdrawn in November 2017. In the event of a no-deal Brexit or other significant disruption to cross-channel freight movements, HGVs will now be managed within 'Operation Brock', which will be a combination of increased stacking capacity at the port terminals, holding areas on the coast-bound M20 and M26, and overflow holding areas at Manston Airport. With its latest consultation to find a better and permanent solution, Highways England now recognises that a network of smaller lorry parks is needed in any case to provide overnight facilities for HGV drivers. Such a network, with some additional capacity for emergencies, and making use of the smart GPS controlled communications to which HGV fleets already have access could lessen the need for Operation Stack as we have known it. This is a smart solution that CPRE Kent has been promoting all along.

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

Expansion of Heathrow Airport remains the Government's preferred option, but recent legal rulings which require the Government to speed up its progress towards achieving legally binding air quality improvement targets may become a factor of increasing importance. Meanwhile Gatwick Airport continues to press its case for additional runway capacity. We continue to argue that better use could be made of existing capacity. The possible reopening of Manston Airport remains a feature which is complicating the development of the Local Plan in Thanet, while conflicting plans for 2,500 homes and mixed commercial development for the same site are still being progressed. At the time of writing an application for a Development Consent Order to re-open Manston as a freight hub application is being examined by the Planning Inspectorate under the Nationally Significant Infrastructure rules.

**Energy infrastructure**

Cleve Hill Solar Ltd have submitted their plans for a 1,000 acre solar farm at Graveney, and at the time of writing the 6-month examination into the application for a Development Consent Order is under way. Despite the clear and urgent need for low-carbon energy, we are opposing this development on the

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grounds of its unacceptable impacts on biodiversity and landscape, due to the scale of the industrialisation of the Graveney Marshes; renewable energy ought instead to be embedded in the built environment.

**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. At the time of writing a legal challenge to Canterbury City Council is pending, over claims that the council failed to pay adequate regard to air quality issues in granting planning permission for 4,000 homes on its principal strategic site.

**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 at the time of writing, after a very dry winter, summer droughts may be a real possibility despite some heavy rainfall in June. 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 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 councillors.

**Media and publicity**

We remain a significant contributor to broadcast and print media, both within Kent and beyond. We have provided interviews for local and national radio and TV channels on subjects such as planning for housing, aviation, litter and waste management and major infrastructure projects such as the Operation Stack lorry 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 Kent Wildlife Trust, 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

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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**

We will continue to manage and use our resources to campaign for the Kent countryside: promoting its outstanding beauty, ensuring that is properly considered and given adequate weight in planning decisions, and celebrating the achievement of keeping Kent beautiful.

We will continue to work with other CPRE branches and National office 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.

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. We have embarked on the generation and adoption of a forward plan which will better enable us to focus our resources where we can have greatest impact.

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. We will aim to do more video and blogs when we have the resources to do so. We will maintain our strong and 'available' 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 TV or radio.

Our future depends on good organisation, team work 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 achieve a level of income which will enable it to achieve a balanced budget in respect of its core activities and to obtain over a given period capital growth so that the current use value of the investment assets of the charity are maintained for future generations.

We also have property which at 31st March 2019 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 Cordea Savills. Our property holdings are about 15% of our total investment and we believe that this diversification provides a source of secure income and good capital growth.

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**Financial review**

After taking into account the realised profit from the sale of Land at Denton, the net surplus for the year was £136,301 (Deficit £162,884 in 2017/18). Due to the large surplus arising on the unrestricted fund after the usual transfer the Trustees have not made the transfer of £50,000 in 2019 from the designated fund. The Trustees have had the Freehold Investment property revalued in the year with a surplus arising of £48,771. 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. 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.

**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 £5,747,330, of which £341,894 was held in unrestricted free reserves. The Charity did not have any restricted funds. The Charity is currently holding free reserves equivalent to nearly 2 years of total expenditure. Since the year end the Trustees have decided to invest a sum of money into long term investments with Smith and Williamson, in order to support its future charitable objectives by generating investment income in the medium to long term.

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.

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.

## TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2019

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### 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 sub-committees to organise and oversee its work. As at 31<sup>st</sup> March 2019 the following committees were active:

- Finance & Investments
- Management (which implements the directions of the Board and monitors progress towards objectives)
- Communications & Fundraising
- 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.

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CPRE'S volunteers are also highly valued and the Board is grateful for the huge amount of work they do. 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 and at events. We take stands at activities in Kent throughout the year including the Kent County Show, ploughing matches and other rural and farming events.

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.

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**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 26<sup>th</sup> July 2019

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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**

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**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 2019 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 2019, 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.

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

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

We have nothing to report in this regard.

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

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

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

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**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](http://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.

**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.

**7<sup>th</sup> August 2019**

**Alyson Howard FCCA DChA CF**

**Senior Statutory Auditor  
For and on behalf of  
MHA MacIntyre Hudson  
Chartered Accountants and  
Statutory Auditors  
71 New Dover Road  
Canterbury  
Kent  
CT1 3DZ**

**STATEMENT OF FINANCIAL ACTIVITIES (Incorporating an Income and Expenditure Account)  
FOR THE YEAR ENDED 31 MARCH 2019**

	Notes	Unrestricted Funds £	Designated Fund £	Total 2019 £	Total 2018 £
<b>Incoming Resources</b>					
Donations and Legacies	2	80,014	-	80,014	77,119
Other trading activities		6,079	-	6,079	5,665
Investment income	3	830	159,666	160,496	171,750
Other Income		-	-	-	85,000
Surplus on sale of fixed assets		58,835	-	58,835	-
<b>Total Income</b>		<b>145,758</b>	<b>159,666</b>	<b>305,424</b>	<b>339,534</b>
<b>Resources Expended</b>					
Raising funds	4	2,826	16,697	19,523	21,729
Charitable activities	5	218,532	1,100	219,632	355,040
<b>Total Expenditure</b>		<b>221,358</b>	<b>17,797</b>	<b>239,155</b>	<b>376,769</b>
<b>Net (outgoing)/incoming resources</b>		<b>(75,600)</b>	<b>141,869</b>	<b>66,269</b>	<b>(37,235)</b>
Realised and Unrealised gain/(loss) on investment assets		-	70,032	70,032	(125,649)
<b>Net income/(expenditure)</b>		<b>(75,600)</b>	<b>211,901</b>	<b>136,301</b>	<b>(162,884)</b>
<b>Transfers between funds</b>		<b>142,969</b>	<b>(142,969)</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>		<b>67,369</b>	<b>68,932</b>	<b>136,301</b>	<b>(162,884)</b>
<b>Reconciliation of funds</b>					
Total funds brought forward		274,525	5,336,504	5,611,029	5,773,913
<b>Total funds carried forward</b>	16	<b>341,894</b>	<b>5,405,436</b>	<b>5,747,330</b>	<b>5,611,029</b>

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 £144,549 (2018 gain - £182,536).

**BALANCE SHEET  
AS AT 31 MARCH 2019**

	Notes	£	2019 £	£	2018 £
<b>Fixed Assets</b>					
Tangible assets	11		203,803		212,017
Investments: Listed	12	4,620,497		4,607,039	
Freehold Property	13	455,000	5,075,497	406,229	5,013,268
			<u>5,279,300</u>	<u>406,229</u>	<u>5,225,285</u>
		<i>Total fixed assets</i>			
<b>Current Assets</b>					
Stocks		1,889		1,692	
Debtors	14	40,730		34,337	
Cash at bank and in hand		444,138		380,965	
			<u>486,757</u>	<u>416,994</u>	
		<i>Total current assets</i>			
<b>Liabilities</b>					
Creditors: Amounts falling due within one year	15	(18,727)		(31,250)	
			<u>468,030</u>	<u>385,744</u>	
		<i>Net current assets</i>			
		<b>Total net assets</b>	<u>5,747,330</u>	<u>5,611,029</u>	
<b>The Funds of the Charity</b>					
Designated Funds	16		5,405,436		5,336,504
Unrestricted funds			<u>341,894</u>		<u>274,525</u>
		<b>Total charity funds</b>	<u>5,747,330</u>	<u>5,611,029</u>	

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

26<sup>th</sup> July 2019 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 2019**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
<b>Net cash provided by operating activities (see Note 22)</b>	<u>(168,579)</u>	<u>(157,617)</u>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	159,011	170,876
Bank and other interest received	1,485	874
Purchase of property, plant and equipment	-	(814)
Sale of investments	2,052,770	1,437,700
Sale of Denton Wood	63,453	-
Purchase of investments	<u>(2,044,967)</u>	<u>(1,431,102)</u>
<b>Net cash inflow used in investing activities</b>	<u>231,752</u>	<u>177,534</u>
<b>Increase in cash</b>	<u>63,173</u>	<u>19,917</u>
<b><i>Change in cash and cash equivalents in the year</i></b>		
<b>Cash and cash equivalents at 1 April 2018</b>	<u>380,965</u>	<u>361,048</u>
<b><i>Cash and cash equivalents at 31 March 2019</i></b>	<u>444,138</u>	<u>380,965</u>
<b>Analysis of cash and cash equivalents</b>		
Cash at hand and in bank	444,138	380,965
<b>Total cash and cash equivalents</b>	<u>444,138</u>	<u>380,965</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019**

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**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 fixed asset investments 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 14th July 2014 (as updated through Update Bulletin 1 published on 2 February 2016) 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.

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 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 2019

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### 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 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

#### 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 2019**
**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 £34,000 (2018 £24,400) 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.

<b>2 Income from donations and legacies</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Membership subscriptions	45,322	44,681
Donations	5,094	6,506
Legacies	25,500	22,000
Lottery	4,098	3,932
	<b>80,014</b>	<b>77,119</b>

<b>3 Investment income</b>	<b>Unrestricted Funds</b>	<b>Designated Funds</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Dividends receivable	-	101,080	101,080	117,525
Interest on fixed interest bonds	-	36,923	36,923	34,495
Bank Interest receivable	830	655	1,485	874
Rental income	-	21,008	21,008	18,856
	<b>830</b>	<b>159,666</b>	<b>160,496</b>	<b>171,750</b>

<b>4 Raising funds</b>	<b>Unrestricted Funds</b>	<b>Designated Funds</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Investment management fees	-	13,069	13,069	13,562
Purchases for resale and fund raising costs	1,236	-	1,236	1,482
Lottery Club prizes	1,590	-	1,590	1,510
Property rental costs	-	3,628	3,628	5,175
	<b>2,826</b>	<b>16,697</b>	<b>19,523</b>	<b>21,729</b>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019**

5 Charitable activities	Unrestricted	Designated	2019	2018
	Funds	Fund		
	£	£	£	£
<b>Costs directly allocated to campaigning activities</b>				
Staff costs	105,262	-	105,262	94,392
Campaigning/Legal and Professional	(439)	-	(439)	143,440
Staff Travelling	1,139	-	1,139	1,499
Contribution to campaigns	4,624	-	4,624	3,400
Publicity and printing	22	-	22	296
Events	4,891	-	4,891	3,445
Newsletters	9,068	-	9,068	8,395
Volunteering activities	834	-	834	1,109
Subscriptions publications and Donations	1,662	-	1,662	2,534
<b>Support costs allocated to campaigning activities</b>				
General office staff	51,677	-	51,677	49,180
Premises costs	9,578	-	9,578	8,528
Staff recruitment and support costs	3,518	-	3,518	5,169
Staff training	277	-	277	119
Liability insurance	1,992	-	1,992	1,983
Printing, postage and stationery	3,241	-	3,241	3,241
Telephone	1,378	-	1,378	1,420
Computer, website and equipment maintenance	2,717	-	2,717	4,593
Legal and professional	-	-	-	440
Depreciation	2,496	1,100	3,596	3,772
Sundry expenses	1,465	-	1,465	2,748
Governance cost	13,130	-	13,130	15,337
	218,532	1,100	219,632	355,040
<b>6 Governance costs</b>				
			2019	2018
			£	£
Staff costs			7,344	7,184
Auditors' remuneration (note 10)			4,500	4,975
Other costs			1,286	3,178
			13,130	15,337

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019**
**7 Employee information**

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

	2019 Number	2019 FTE	2018 Number	2018 FTE
Charitable activities	5	4	5	4

**Employment costs**

	2019 £	2018 £
Wages and salaries	144,488	132,572
Social security costs	11,127	10,227
Other pension costs	8,669	7,958
	164,284	150,757

There was one employee whose annual emoluments were £60,000 or more (2018: 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 £ 8,669 (2018 - £7,958).

**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 (2018 - 6) of them were reimbursed a total of £ 1,286 (2018 - £3,008) travelling and other incidental expenses.

The total amount of remuneration (including employee benefits in kind) received by key management personnel is £62,272 (2018: £60,908), 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:

	2019 £	2018 £
Audit of the financial statements	4,500	4,975
Payroll	1,293	1,320
	5,793	6,295

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 2019**

11 Tangible fixed assets	Freehold land & buildings £	Computers & office equipment £	Fixtures, & fittings £	Total £
<b>Cost or valuation</b>				
As at 1 April 2018	209,618	32,781	18,298	260,697
Disposals	(4,618)	-	-	(4,618)
As at 31 March 2019	205,000	32,781	18,298	256,079
<b>Depreciation</b>				
As at 1 April 2018	2,200	28,666	17,814	48,680
Charge for the year	1,100	2,318	178	3,596
As at 31 March 2019	3,300	30,984	17,992	52,276
<b>Net book values</b>				
As at 31 March 2019	201,700	1,797	306	203,803
As at 31 March 2018	207,418	4,115	484	212,017

At 31 March 2019 the net book value of freehold land and buildings contained £150,000 of land at cost which is not depreciated.

The offices and land at Queen's Head House were revalued in the year ending 31st March 2016 resulting in an impairment adjustment, consequently the freehold property is carried forward at the revised valuation of £205,000.

12 Fixed asset investments	2019 £	2018 £
Market value at 1 April 2018	4,607,039	4,739,286
Acquisitions at cost	2,044,967	1,425,084
Disposal proceeds	(2,052,770)	(1,437,701)
Change in value in the year:		
Realised	137,115	223,684
Unrealised	(115,854)	(343,314)
Market value at 31 March 2019	4,620,497	4,607,039
Historical cost at 31 March 2019	4,411,894	4,282,582
Investments are represented by:		
Fixed interest bonds	972,558	962,752
Multi asset and Alternative Investment Funds	3,647,939	3,644,287
	4,620,497	4,607,039

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019**
**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>	<b>2019</b>	<b>2018</b>
	£	£
107,104.52 units Artemis Fund Managers Income Inc	-	261,298
147,500 units Aviva Equity Income	239,879	-
231,012.91 units Charities Property Fund	299,809	295,812
96,494.52 units Invesco Fund Managers IP Income z Inc	-	252,748
132,750 units Link Fund Solutions Ltd, Trojan Incom S Inc	-	239,574
67,140 units Liontrust special situations	-	260,748
	<u>          </u>	<u>          </u>

**13 Freehold Investment Property**

	<b>2019</b>	<b>2018</b>
	£	£
7 Grant Drive Maidstone	280,000	231,229
Flat 1 Queen's Heads House Charing	175,000	175,000
	<u>          </u>	<u>          </u>
	455,000	406,229
	<u>          </u>	<u>          </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 2016 by Katie Hurley MRICS FAAV of Lambert and Foster. The Trustees have reviewed the fair value of the property and do not consider this to have materially changed.

**14 Debtors**

	<b>2019</b>	<b>2018</b>
	£	£
Tax repayable	254	285
Other debtors	34,000	27,155
Prepayments and accrued income	6,476	6,897
	<u>          </u>	<u>          </u>
	40,730	34,337
	<u>          </u>	<u>          </u>

**15 Creditors: amounts falling due within one year**

	<b>2019</b>	<b>2018</b>
	£	£
Trade creditors	62	3,115
Other creditors	3,586	14,121
Accruals	10,574	10,198
Taxation	3,775	3,604
Deferred income	730	212
	<u>          </u>	<u>          </u>
	18,727	31,250
	<u>          </u>	<u>          </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 2019**

**16 Funds**

**Statement of Funds - Current Year**

	Balance at 01 04 18 £	Incoming resources £	Expenditure £	Gain on investments £	Transfer to unrestricted fund £	Balance at 31 03 19 £
<b>Unrestricted funds</b>	274,525	145,758	(221,358)	-	142,969	341,894
<b>Designated Fund</b>						
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

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 profits arising on the sale of Denton Wood the Trustees have agreed to retain the £50,000 as part of the designated fund in 2018/19

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 Ivorv Read Legacy.

**17 Funds**

**Statement of Funds - Prior Year**

	Balance at 01 04 17 £	Incoming resources £	Expenditure £	Loss on investments £	Transfer to unrestricted fund £	Balance at 31 03 18 £
<b>Unrestricted funds</b>	260,660	168,658	(356,932)	-	202,139	274,525
<b>Designated Fund</b>						
Arthur Ivor Read Legacy	5,513,253	170,876	(19,837)	(125,649)	(202,139)	5,336,504
	5,773,913	339,534	(376,769)	(125,649)	-	5,611,029

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019**

<b>18 Analysis of net assets between funds - Current Year</b>	<b>Unrestricted funds</b> £	<b>Designated fund</b> £	<b>Total 2019</b> £
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)
	<b>341,894</b>	<b>5,405,436</b>	<b>5,747,330</b>

<b>19 Analysis of net assets between funds - Prior Year</b>	<b>Unrestricted funds</b> £	<b>Designated fund</b> £	<b>Total 2018</b> £
Fund balances at 31 March 2018 are represented by:			
Tangible fixed assets	4,599	207,418	212,017
Investment assets	-	5,013,268	5,013,268
Current assets	301,176	115,818	416,994
Creditors: amounts falling due within one year	(31,250)	-	(31,250)
	<b>274,525</b>	<b>5,336,504</b>	<b>5,611,029</b>

**20 Operating leases**

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

<b>Expiry date:</b>	<b>2019</b> £	<b>2018</b> £
Not more than one year	480	480
Later than one year and not later than 5 years	480	960
	<b>960</b>	<b>1,440</b>

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

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
<b><i>Net income for the year</i></b>	136,301	(162,884)
<b>Adjustments for:</b>		
Depreciation charges	3,596	3,772
(Gains)/losses on Investments	(70,032)	125,649
Sale of Denton Wood	(58,835)	-
Dividends, interest and rents from investments	(160,496)	(171,750)
(Increase)/Decrease in stock	(197)	(824)
Decrease/(Increase) in debtors	(6,393)	34,194
(Decrease)/Increase in creditors	(12,523)	14,226
	<u>(168,579)</u>	<u>(157,617)</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019**

**23 Comparative statement of Financial Activities (2018)**

	<b>Unrestricted Funds £</b>	<b>Designated Fund £</b>	<b>Total 2018 £</b>
<b>Incoming Resources</b>			
Incoming resources from generating funds:			
Donations and Legacies	77,119	-	77,119
Other trading activities	5,665	-	5,665
Investment income	874	170,876	171,750
Other income	<u>85,000</u>	<u>-</u>	<u>85,000</u>
<b>Total Incoming Resources</b>	<u>168,658</u>	<u>170,876</u>	<u>339,534</u>
<b>Resources Expended</b>			
Raising funds	2,992	18,737	21,729
Charitable activities	<u>353,940</u>	<u>1,100</u>	<u>355,040</u>
<b>Total Expenditure</b>	<u>356,932</u>	<u>19,837</u>	<u>376,769</u>
<b>Net incoming/(outgoing) resources</b>	(188,274)	151,039	(37,235)
Realised and unrealised gain/loss on investment assets	-	(125,649)	(125,649)
<b>Net income/(expenditure)</b>	<u>(188,274)</u>	<u>25,390</u>	<u>(162,884)</u>
Transfer between funds	<u>202,139</u>	<u>(202,139)</u>	<u>-</u>
<b>Net movement of funds</b>	13,865	(176,749)	(162,884)
<b>Reconciliation of funds</b>			
Total funds brought forward	<u>260,660</u>	<u>5,513,253</u>	<u>5,773,913</u>
<b>Total funds carried forward</b>	<u><u>274,525</u></u>	<u><u>5,336,504</u></u>	<u><u>5,611,029</u></u>