

**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 2024**

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

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Patron	Sir Robert Worcester KBE DL
President	Jonathan Tennant DL
Vice Presidents	Amanda Cottrell OBE DL Rt Hon Damian Green Richard King R A Knox-Johnston
Trustees	John Wotton (Chairman until 10 <sup>th</sup> November 2023) Ben Moorhead DL (from 10 <sup>th</sup> November 2023) Michael Moore (Treasurer) Peter Blandon (resigned 10 <sup>th</sup> November 2023) Nigel Britten Paul Buckley Christine Drury Julian Glenister (resigned 19 <sup>th</sup> August 2024) Graham Horner Val Loseby Manuelo Lorenzo (appointed 28 <sup>th</sup> July 2023)
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	Kreston Reeves LLP 37 St Margaret's Street Canterbury Kent CT1 2TU
Bankers	CAF Bank Ltd 25 King's Hill Avenue King's Hill West Malling Kent ME19 4JQ
Investment Managers	Evelyn Partners 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

**THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND**

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2024**

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The Financial Statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the Charity's governing document, the Companies Act 2006, the Charities Act 2011 and 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 (effective 1 January 2019).

### **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 commenced on 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 and amended on 4<sup>th</sup> November 2022. 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 Executive Committee (hereafter referred to as "the Board"). The Board includes *ex officio* the Chairman, Vice Chairmen and Treasurer of the Charity. All members of the Board are elected annually at the AGM. Each of the twelve district groups and the two specialist committees (Environment and Historic Buildings) may nominate a member and up to three additional members may be co-opted by the Board during the year. Nomination for election 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.

No member of the Board may serve for more than five years continuously except the Chairman, Vice Chairman and Treasurer whose *ex officio* role may continue for up to five years after previous service as a Board member. Board members are eligible to serve again after standing down for one year.

### **Trustees' training and induction**

New Trustees are expected to spend 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 organised by CPRE's national office, workshop events and conferences. Other training is arranged as needed.

### **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 to 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 movement and is one of the independent charities based in counties or regions which, along with the national charity, make up the CPRE movement. National CPRE sets policy on relevant matters in consultation with the CPRE network and administers the management of membership 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 was, during 2022-23 assisted by a General Manager, two specialist Planners (one part-time) and a communications and PR Manager (part time).

The staff team on 31<sup>st</sup> March 2024 were:

Julie Davies – Planner  
Vicky Ellis – General Manager  
David Mairs – Communications and PR Manager  
Hilary Newport –Director  
Richard Thompson – Planner

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

## **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 authorities must have an up-to-date Local Plan that identifies and allocates sufficient land to deliver houses according to a centrally derived target. It was introduced in 2012 and has been revised several times since then, but its focus is essentially on encouraging local authorities to deliver as many new homes as possible.

As a result, local authorities that cannot report successful delivery against these high housing targets are subject to speculative applications for major developments on sites that have never been tested for sustainability through the Local Plan-making process.

Since 2012 it has become increasingly apparent that the NPPF is not achieving its aims to deliver the numbers of homes wanted by the Government, and nor is it protecting green spaces from unsustainable development.

In 2020, sweeping changes were proposed that promised to 'rip up the planning system' and make it easier for new homes to be delivered, suggesting that local participation in planning decisions should be radically reduced and increasing the range of development that can be undertaken without the need for planning permission. The whole CPRE movement came together and campaigned to temper the worst of these proposed changes, galvanizing support from many backbench politicians who also opposed the changes, and achieving a major climb-down. Our campaigning work has been constant in providing the local evidence and experience that supports national CPRE's campaigning on this important policy area: if we are to protect the countryside effectively, we must have the proper policies in place that enable us to do so.

However, the campaign continues, and multiple proposals to change the planning system still further continue to be a regular feature of the political landscape. Political uncertainty over the outcome of the 2024 election will no doubt affect the planning system.

CPRE – now at the forefront of a Planning Coalition of environmental NGOs – is still leading the calls for a planning system that:

- Respects local democracy and community engagement
- Secures affordable housing and developer contributions
- Addresses climate change and sustainable development
- Protects biodiversity and supports nature's recovery
- Respects beauty and heritage
- Supports health and wellbeing and access to natural green space

CPRE county branches such as Kent are ideally placed to actively participate in 'parish to parliament' campaigns such as these and this continues to be a significant part of our work, and improved networks of communications between national and local CPRE planners have contributed immeasurably to our combined effectiveness in steering planning policy towards a course that better reflects environmental balance rather than profit.

### **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 Local Plan consultations and examinations:

- Dover
- Maidstone
- Sevenoaks
- Tunbridge Wells

We also participated in many consultations on local and national policy, such as the Kent Minerals and Waste Local Plan and the national Future Homes and Building Standards.

Our work on such consultations is arguably the most important aspect of the work that we do, but also the least visible. We will continue to engage with such consultations and to support and encourage local communities and parish councils to engage effectively as well.

### **Major Commercial and Housing Developments**

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

#### **London Resort**

London Resort was a proposed major theme park on the Swanscombe peninsula. An application for a Development Consent Order was submitted at the end of 2020, and after many delays and requests for further information, the application was withdrawn the day before the examination was due to begin in March 2022. 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, in November 2021, the site was designated as a Site of Special Scientific Interest by Natural England after lengthy consultation. The project, although almost certainly dormant, retains the status of a Nationally Significant Infrastructure Project (NSIP) and, in concert with other NGOs we called on the Secretary of State in July 2023 to revoke its NSIP direction.

#### **Otterpool Park and other Garden Towns**

In March 2019 Folkestone and Hythe District Council unveiled its initial 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 615ha which includes 357ha of farmland, purchased by Shepway District Council in late 2015. The site is now allocated for development in the Core Strategy, adopted in March 2022. The application for outline planning permission for the first phase of construction was granted in April 2023. We will continue to engage with councillors and planners to help deliver the most sustainable outcomes for Otterpool Park.

Meanwhile proposals for new major settlements are at various stages across the whole county. Sites at Lenham and Lidsing are now in Maidstone's adopted local plan, and sites such as Pedham Place (Sevenoaks), Hoo St Werburgh, Highstead Valley (Swale) and Faversham (where the Duchy of Cornwall has applied for permission to build 2,500 homes on high quality farmland) are causing concern across the county.

#### **Betteshanger**

We have been working with Friends of Betteshanger, the RSPB and Kent Wildlife Trust to protect a rewilded colliery site that is an uplifting example of how nature can recover from the depredations of industry but is now threatened by development. The former spoil tip of Betteshanger colliery was established as a country park some 20 years ago and now hosts an extraordinary array of wildlife, some of which is nationally rare or in rapid decline. Water voles, turtle doves and slow worms are just some of the species to make Betteshanger Country Park their home. In 2019 the site was sold to a company that now wants to build a surfing lagoon and luxury hotel and spa.

The scheme, if executed, would destroy priority habitat, wildlife mitigation sites and the second largest colony of lizard orchids in the country. Dover District Council has resolved to grant permission but, at the time of writing, has not yet issued that permission. We continue to work in coalition with local communities and other NGOs to fundraise and seek legal advice to challenge the resolution.



## **Major Infrastructure**

### **Lower Thames Crossing**

The first application to build the Lower Thames Crossing east of Gravesend was withdrawn by Highways England (now National Highways) in 2020 following concerns raised by the Planning Inspectorate over inadequate consultation and traffic modelling. The current application was submitted in October 2022 under the Nationally Significant Infrastructure Scheme rules and underwent examination in summer 2023. We stand alongside other objectors maintaining our position that the proposals will cause significant environmental harm, increase harmful carbon emissions, and do little to alleviate congestion at the existing Dartford crossings. The decision to determine the Development Consent Order was due to have been made in June 2024, but was delayed to October 2024 following the announcement of the General Election on 4<sup>th</sup> July.

### **Energy Infrastructure**

Renewable energy continues, rightly, to be a vitally important national and international policy priority. However we contend that the infrastructure associated with renewables must be appropriately sited, and we actively support the national CPRE campaign to site solar panels on the built environment, rather than on agricultural land.

Sea link is a National Grid proposal to connect energy generated by offshore windfarms to the existing grid. The proposed project will see a converter station 100m high covering 15 acres, in a site that is uncommonly rich in wildlife.

The Cleve Hill solar park was granted a Development Consent Order by the Secretary of State at the end of May 2020. It now falls to Swale Borough Council to determine the various other elements of the development, including the controversial Battery Energy Storage System. SBC refused permission in March 2024 on the grounds of safety, and the applicant is expected to appeal the decision,

Meanwhile a further major infrastructure project is awaited for a solar farm near Aldington, Ashford.

## **Other Campaign Themes**

### **Climate Crisis**

We have 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.

### **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 obligations to improve air quality.

### **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 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, action to address leakage, more water recycling and the consideration of transfers between water company areas to create a functioning water grid.

The increased 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. Many developments in parts of Ashford, Canterbury, Dover, Folkestone & Hythe and Maidstone districts remain on hold until developers can demonstrate there will be no increase in pollutants entering the Stour catchment.

### **Biodiversity**

Biodiversity Net Gain requirements became mandatory in February 2024. This means that developers are legally required to demonstrate a 10% improvement in biodiversity or habitat, either on site or elsewhere. This is a positive step forward but while it remains in its infancy there is some uncertainty over whether planning departments and regulators are adequately resourced to monitor or enforce these requirements.

### **District 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.

### **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.

### **Links with outside bodies**

We have continued to increase the strength of our links with many organisations, in particular Natural England, the Kent Association of Local Councils, the Kent Downs and High Weald AONB units, WKPS and the Kent School of Architecture and Planning. We have undertaken virtual and in-person 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, with Oxfordshire on the water supply issues, and Essex over the Lower Thames Crossing. We have also continued to address numerous groups on various aspects of CPRE'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 in support of Parish Councils and local community groups.

Collaborative working has been a significant theme throughout this period, with greatly strengthened links with other organisations strengthening our joint ability to campaign effectively. Organisations with whom we have strengthened our links include Kent Wildlife Trust, Buglife, RSPB, Natural England and local campaign groups, particularly over the Betteshanger and Lower Thames Crossing campaigns.

Through our General Manager Vicky Ellis, who is also a qualified ecologist, CPRE Kent has been heavily involved in the Making Space for Nature partnership, led by Kent County Council, which was launched in October 2023. The Partnership will steer the creation of a Local Nature Recovery Strategy (LNRS) for Kent and Medway, which is a statutory requirement of the Environment Act 2021. This is a

significant step toward environmental improvement in the planning system, as local plans will have to have regard to LNRs in future.

### **Plans for future periods**

Following the restrictions on office attendance necessary during the height of the Covid-19, staff, trustees and volunteers have become more used to flexible working, at home as well as in the office. Hybrid meetings (with some people attending in person in the Charing office and some online) have become commonplace, saving on both travel time and fuel emissions, and this is a trend that looks set to continue.

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.

We will continue to work with other CPRE branches and national CPRE to provide evidence to Government of how planning works in reality; to press for existing planning permissions to be built rather than land banked and for a more workable approach to housing numbers that takes proper account of constraints and genuine local housing needs 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 collective 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.

Communications will continue to be an essential part of our campaigning – our twice-yearly print magazine Kent Countryside Voice continues, and we also frequently update our website with our campaigns activity. We also engage through the social media of 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. 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 and other team members 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 management and finance and investment committees.

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.

In 2026, national CPRE will celebrate its centenary and plans are already under way for a series of events and publications to celebrate and raise the profile of the organisation and its work. CPRE Kent will no doubt be part of those celebrations. CPRE Kent's own centenary year will be 2029, and we will use the lessons learned from the national CPRE celebrations to further cement our position as the largest county branch of CPRE.

### **Investment policy and review**

The majority of the Charity's investments are professionally managed by Evelyn Partners and this is subject to periodic review. 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. When the Finance and Investment

Committee met in January 2024 it was decided, to maintain our growth benchmark to CPI +2%. but allow our new Investment manager to put an emphasis on more income.

We also have property which at 31<sup>st</sup> March 2024 was represented by Queen's Head House and its tenanted flat, and a rental property in Maidstone which was revalued on the 12<sup>th</sup> August 2024 at a figure of £340,000.

### **Financial review**

The net deficit for the year before investment gains and losses was £65,890 (deficit £88,835 in 2023). This sum includes £38,885 of restricted income. The global stock markets have risen in 2023/24 and with falling inflation and potential reduction in UK interest rates , the UK markets have continued to recover. There are though many uncertainties following the UK General election, the French election and the US presidential election later in the year which could give rise again to volatile markets. Our investment portfolio during 203/24 showed a net realised and unrealised gain for the year of £314,261 (2023 loss £281,869). This includes the gain on 7 Grant Drive. Full details of the financial position for the year can be found on page 16. This year we have again made the capital transfer of £50,000 from the designated fund and this sum continues to be 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. In order to fund the charity's cash flow, we are now making withdrawals of Capital from the Investment portfolio and these withdrawals can increase if the Trustees consider this necessary to maintain our activities

### **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 is spearheaded by the General Manager and a strong team of volunteers, undertaking the process of 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**

It is the long-term aim to maintain a level of liquid reserves which will be approximately sufficient for six months budgeted expenditure. Funds if required can be withdrawn from the investment portfolio at short notice.

As at the year end the Charity held total reserves of £6,070,826 of which £129,962 was held in unrestricted free reserves. The Charity has four restricted funds at the end of the year with a year-end balance of £44,018. The Charity is currently holding free reserves equivalent to approximately 5 months' overhead expenditure, but the Charity continues to withdraw cash funds every month from the designated endowment fund.

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. Membership engagement at national level continues through an active programme of campaigns and appeals. For the first time, we will be trialling the use of professional membership recruiters in the summer of 2024 and hope to see a strong return on investment.

Potential difficulty in the future recruitment and retention of effective Trustees and key staff is also considered to be one of the key risks the Charity faces. We are now using an online platform provided by national CPRE to broaden our reach to potential volunteers and new trustees. The Charity carries out regular reviews of recruitment and retention. The Charity also reviews and updates job specifications when looking to recruit key staff.

### **Statement of Trustees' responsibilities**

The Trustees 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 31<sup>st</sup> March 2022 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, respond to planning challenges and engage with Local Plan development
- Specialist topic committees: Environment and Historic Buildings
- 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.

### **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 campaign 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 to raise awareness and engage with the wider public.

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 continued throughout the reporting period to ensure that, in line with CPRE's national organisation, the branch remains 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.

### **Auditor**

Kreston Reeves LLP were appointed as the charitable company's auditor during the year`.

Approved by the Trustees on 14<sup>th</sup> October 2024

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M J Moore FCA - Company Secretary

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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 2024 which comprise the Statement of Financial Activities (incorporating an income and expenditure account), the Balance Sheet, the 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 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 2024 and of the 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 Auditors' 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 United Kingdom, including the Financial Reporting Council'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.

## Conclusion 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 Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

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**Opinion 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 including the Strategic Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Trustees' Report and the Strategic Report have 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 Trustees' Report including the Strategic Report.

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

- the charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' 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.

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

*Capability of the audit in detecting irregularities, including fraud*

Based on our understanding of the charity and the sector as a whole, and through discussion with the Trustees and other management (as required by auditing standards), we identified that the principal risks of non-compliance with laws and regulations related to health and safety and employment law. We considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities SORP (FRS 102) Second Edition (released October 2019), the Companies Act 2006, taxation and pension legislation. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries and management bias in accounting estimates and judgemental areas of the financial statements. Audit procedures performed by the engagement team included:

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud; and
- Assessment of identified fraud risk factors; and
- Review of expenditure to confirm no evidence of personal benefit; and
- Identifying and assessing the design effectiveness of controls that management has in place to prevent and detect fraud; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and
- Reading minutes of meetings of those charged with governance; and
- Physical inspection of tangible assets susceptible to fraud or irregularity; and
- Review of significant and unusual transactions and evaluation of the underlying financial rationale supporting transactions; and
- Identifying and testing journal entries, in particular any manual entries made at the year end for financial statement preparation.

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.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' Report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the charitable company to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the charitable company audit. We remain solely responsible for our audit opinion.

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 Auditors' 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 its members, as a body, for our audit work, for this report, or for the opinions we have formed.

#### **Samantha Rouse FCCA DChA (Senior Statutory Auditor)**

for and on behalf of  
**Kreston Reeves LLP**  
Chartered Accountants  
Statutory Auditor  
Montague Place, Quayside  
Chatham Maritime, Chatham  
Kent ME4 4QU

Date:

**STATEMENT OF FINANCIAL ACTIVITIES (Incorporating an Income and Expenditure Account)  
FOR THE YEAR ENDED 31 MARCH 2024**

	Notes	Unrestricted Funds £	Restricted Fund £	Designated Funds £	Total 2024 £	Total 2023 £
<b>Income from</b>						
Donations and Legacies	2	54,711	38,885	-	93,596	66,283
Other trading activities		4,772	-	-	4,772	7,476
Investment income	3	1,298	-	152,343	153,641	127,495
<b>Total Income</b>		60,781	38,885	152,343	252,009	201,254
<b>Expenditure on</b>						
Raising funds	4	3,321	-	18,242	21,563	21,130
Charitable activities	5	295,136	-	1,200	296,336	268,959
<b>Total Expenditure</b>		298,457	-	19,442	317,899	290,089
<b>Net (Expenditure)Income</b>		(237,676)	38,885	132,901	(65,890)	(88,835)
Net gains (loss) on investments		-	-	314,261	314,261	(281,869)
<b>Net income/(expenditure)</b>		(237,676)	38,885	447,162	248,371	(370,704)
<b>Transfers between funds</b>		184,101	-	(184,101)	-	-
<b>Net movement in funds</b>		(53,575)	38,885	263,061	248,371	(370,704)
<b>Reconciliation of funds</b>						
Total funds brought forward		183,537	5,133	5,633,785	5,822,455	6,193,159
<b>Total funds carried forward</b>	16	129,962	44,018	5,896,846	6,070,826	5,822,455

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 2024**

	Notes	£	2024 £	£	2023 £
<b>Fixed Assets</b>					
Tangible assets	11		211,694		211,193
Fixed asset investments	12	5,236,543		5,055,005	
Freehold Investment Property	13	530,000	5,766,543	470,000	5,525,005
			<u>5,978,237</u>		<u>5,736,198</u>
	<i>Total fixed assets</i>				
<b>Current Assets</b>					
Stocks		1,629		2,098	
Debtors	14	15,829		10,161	
Investments	12	3,954		12,936	
Cash at bank and in hand		104,214		83,486	
			<u>125,626</u>	<u>108,681</u>	
	<i>Total current assets</i>				
<b>Creditors:</b> Amounts falling due within one year	15	(33,037)		(22,424)	
	<i>Net current assets</i>		<u>92,589</u>	<u>86,257</u>	
	<b>Net assets</b>		<u>6,070,826</u>	<u>5,822,455</u>	
<b>Charity Funds</b>					
Designated Funds	16		5,896,846		5,633,785
Restricted Fund	16		44,018		5,133
Unrestricted funds	16		129,962		183,537
			<u>6,070,826</u>		<u>5,822,455</u>
	<b>Total charity funds</b>				

These financial statements were approved and authorised for issue by the Board of Trustees on 14th October 2024 and signed on their behalf by:

.....  
Michael J Moore FCA (Treasurer)

.....  
Benedict Moorhead (Chairman)

The notes on pages 17 to 28 form part of these accounts.

**Company Registration No. 04335730**

**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2024**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<b>Net cash provided by operating activities (see Note 23)</b>	<u>(208,834)</u>	<u>(220,197)</u>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	152,343	126,997
Bank and other interest received	1,298	498
Purchase of tangible fixed assets	(5,784)	(1,747)
<b>Investment movements made by Advisers</b>		
Movement in cash held by Investment advisers	8,982	5,188
Sale of investments	691,230	2,390,406
Purchase of investments	<u>(618,507)</u>	<u>(2,304,170)</u>
<b>Net cash from investing activities</b>	<u>229,562</u>	<u>217,172</u>
<b>Net increase (decrease) in cash and Cash equivalents</b>	<u>20,728</u>	<u>(3,025)</u>
<b>Cash and cash equivalents at 1 April 2023</b>	<u>83,486</u>	<u>86,511</u>
<b><i>Cash and cash equivalents at 31 March 2024</i></b>	<u>104,214</u>	<u>83,486</u>
<b>Cash and cash equivalents consists of</b>		
Cash at hand and in bank	104,214	83,486
<b>Cash and cash equivalents at 31st March 2024</b>	<u>104,214</u>	<u>83,486</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

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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 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 Charity's income from investments (dividend income) is likely to continue to be lower than that in years gone past. The Trustees have again sought advice from their investment advisors on what the income is likely to be and are now looking at total return on the investment portfolio, although again in 2023/24 only £50,000 has been transferred from the designated endowment fund further sums have been withdrawn from the Portfolio, the Trustees consider depending on cash flow additional withdrawals May be required in 2024/25. The global stock market have risen in early 2024 but with a General Election having recently taken place some fluctuations in the UK stock market can be expected. The charity has substantial capital reserves and so this shouldn't affect the Charity's ability to continue as a going concern.

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) Income recognition**

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 2024**

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**1 Accounting policies (contd)**

**c) Expenditure recognition**

Expenditure is recognised in the period in which it is incurred. Expenditure includes 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 2024**
**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.

**l) 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.

**l) Taxation**

The Charity meets the definition of a charitable company for UK corporation tax

2 Income from donations and legacies	Unrestricted	Restricted	Designated	2024	2023
	Funds	Funds	Funds		
	£	£	£	£	£
Membership subscriptions	41,257	-	-	41,257	39,947
Donations	10,192	38,885	-	49,077	21,978
Lottery	3,262	-	-	3,262	4,358
	54,711	38,885	-	93,596	66,283

3 Income from investments	Unrestricted	Restricted	Designated	2024	2023
	Funds	Funds	Funds		
	£	£	£	£	£
Dividends receivable	-	-	74,618	74,618	75,164
Interest on fixed interest bonds	-	-	54,539	54,539	29,228
Other Interest receivable	1,298	-	-	1,298	498
Rental income	-	-	23,186	23,186	22,605
	1,298	-	152,343	153,641	127,495

4 Expenditure on raising funds	Unrestricted	Restricted	Designated	2024	2023
	Funds	Funds	Funds		
	£	£	£	£	£
Investment management fees	-	-	14,232	14,232	14,464
Purchases for resale and fund raising costs	1,597	-	-	1,597	1,049
Lottery Club prizes	1,724	-	-	1,724	1,590
Property rental costs	-	-	4,010	4,010	4,027
	3,321	-	18,242	21,563	21,130



**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

5 Expenditure on charitable activities	Unrestricted	Restricted	Designated	2024	2023
	Funds	Fund	Funds		
	£	£	£	£	£
<b>Direct costs</b>					
Staff costs	167,989	-	-	167,989	150,841
Campaigning -Legal costs	4,138	-	-	4,138	-
Staff Travelling	934	-	-	934	1,015
Contribution to campaigns	2,500	-	-	2,500	(2,000)
Publicity and printing	2,302	-	-	2,302	-
Events	1,612	-	-	1,612	2,078
Newsletters	10,787	-	-	10,787	10,294
Volunteering activities	230	-	-	230	401
Subscriptions publications and Donations	1,620	-	-	1,620	1,407
<b>Support costs</b>					
General office staff	54,611	-	-	54,611	60,322
Premises costs	9,938	-	-	9,938	12,431
Staff recruitment and support costs	5,324	-	-	5,324	2,867
Staff training	240	-	-	240	231
Liability insurance	1,744	-	-	1,744	1,743
Printing, postage and stationery	1,608	-	-	1,608	976
Telephone	2,256	-	-	2,256	2,508
Computer, website and equipment maintenance	3,898	-	-	3,898	3,655
Consultancy and professional costs	-	-	-	-	-
Depreciation and write off	4,083	-	1,200	5,283	4,870
Sundry expenses	1,221	-	-	1,221	1,012
Governance costs (See note 6)	18,101	-	-	18,101	14,308
	295,136	-	1,200	296,336	268,959
<b>6 Governance costs</b>				<b>2024</b>	<b>2023</b>
				£	£
Staff costs				8,301	8,013
Auditors' remuneration 2023/24 (note 10)				9,000	6,480
Auditors' remuneration 2021/22 under(over) provision previous year				-	(960)
Other costs				800	775
				18,101	14,308

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**
**7 Employee information**

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

	<b>2024 Number</b>	<b>2024 FTE</b>	<b>2023 Number</b>	<b>2023 FTE</b>
Charitable activities	5	4	5	4

**Employment costs**

	<b>2024 £</b>	<b>2023 £</b>
Wages and salaries	202,415	191,707
Social security costs	16,437	16,041
Other pension costs	12,049	11,428
	230,901	219,176

**Analysis of Staff Costs**

The number of employees whose total employee benefits excluding pension contributions exceeded £60,000 was

	<b>2024 No</b>	<b>2023 No</b>
£60,000 -£70,000	1	1

**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 £ 12,049 (2023- £11,428).

**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,(2023 - none) and none were reimbursed travelling or other incidental expenses in the year, (2023 -none)

The total amount of remuneration (including employee benefits in kind) received by key management personnel is £132,805 (2023 £126,062), The Charity considers its key management personnel to comprise the Trustees, Branch Director and General Manager.

**10 Auditor's Remuneration**

The amounts payable to Kreston Reeves

	<b>2024 £</b>	<b>2023 £</b>
Audit of the financial statements	9,000	6,480
	9,000	6,480

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 2024**

11 Tangible fixed assets	Freehold land & buildings £	Computers & office equipment £	Fixtures, & fittings £	Total £
<b>Cost or valuation</b>				
As at 1 April 2023	210,000	19,734	18,061	247,795
Additions	-	5,784	-	5,784
Disposals	-	(462)	-	(462)
As at 31 March 2024	210,000	25,056	18,061	253,117
<b>Depreciation</b>				
As at 1 April 2023	3,600	15,692	17,310	36,602
Disposals	-	(462)	-	(462)
Charge for the year	1,200	3,846	237	5,283
As at 31 March 2024	4,800	19,076	17,547	41,423
<b>Net book values</b>				
As at 31 March 2024	205,200	5,980	514	211,694
As at 31 March 2023	206,400	4,042	751	211,193

Tangible Fixed Assets purchase to the value of less than £500 are written off to revenue in year of Purchase

At 31 March 2024 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	2024 £	2023 £
Market value at 1 April 2023	5,055,005	5,423,110
Acquisitions at cost	618,507	2,304,170
Disposal proceeds	(691,230)	(2,390,407)
Change in value in the year:		
Realised	(22,261)	157,195
Unrealised	276,522	(439,063)
Market value at 31 March 2024	5,236,543	5,055,005
Historical cost at 31 March 2024	4,839,802	4,934,786
investments are represented by:		
Fixed interest bonds	1,154,990	932,722
Multi asset and Alternative Investment Funds	4,081,553	4,122,283
Total fixed asset investments	5,236,543	5,055,005
Current asset investments: Cash held by Investment Advisers pending re- investment	3,954	12,936
Total value of Portfolio (including current asset investments)	5,240,497	5,067,941

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 2024**
**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>2024</b>	<b>2023</b>
	£	£
74,966 LF Ruffer Investment Funds Total Returns	-	278,678
306877 Thesis Unit Trust, Redwheel UK equity	341,247	345,732
21,350 CQG Global UCITS ICAV GQG Partners US Equity	368,714	253,638
	<u>368,714</u>	<u>253,638</u>

**13 Freehold Investment Property**

	<b>2024</b>	<b>2023</b>
	£	£
7 Grant Drive Maidstone	340,000	280,000
Flat 1 Queen's Heads House Charing	190,000	190,000
	<u>530,000</u>	<u>470,000</u>

7 Grant Drive was revalued on the 12th August 2024 by Nicholas A H Rooke BA MSc MRICS of Finns (1985) Ltd.

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**

	<b>2024</b>	<b>2023</b>
	£	£
Tax repayable	666	2,717
Other debtors	5,047	1,552
Prepayments and accrued income	10,116	5,892
	<u>15,829</u>	<u>10,161</u>

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

	<b>2024</b>	<b>2023</b>
	£	£
Trade creditors	5,204	25
Other creditors	1,955	530
Accruals	24,984	20,985
Deferred income	894	884
	<u>33,037</u>	<u>22,424</u>

Deferred income consists of rent received in advance relating to the following accounting year,

	<b>2024</b>	<b>2023</b>
	£	£
Balance brought forward	884	814
Amount recognised in year	(814)	(814)
Amount deferred in year	894	884
Balance carried forward	<u>894</u>	<u>884</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

**16 Funds**

**Statement of Funds - Current Year**

	Balance at 01.04.23 £	Income £	Expenditure £	Gains (losses) £	Transfers £	Balance at 31.03.24 £
<b>Unrestricted funds</b>	183,537	60,781	(298,457)	-	184,101	129,962
<b>Restricted Funds</b>						
Bettshanger	4,963	33,070	-	-		38,033
Swanscombe	170	40	-	-		210
Minster Marshes	-	3,058	-	-		3,058
Highland Court	-	2,717	-	-		2,717
<b>Designated Funds</b>						
Arthur Ivor Read Legacy	5,191,211	152,343	(19,442)	314,261	(497,162)	5,141,211
Fair value reserve	441,174				314,261	755,435
Revaluation reserve	1,400		-		(1,200)	200
	5,822,455	252,009	(317,899)	314,261	-	6,070,826

**Restricted Funds**

The Betteshanger Fund represented monies donated towards legal and Professional costs relating to the planning application, concerning a proposal to build an Hotel and other developments at Betteshanger Country Park..

The Swanscombe Fund represents donations paid to the charity to fight the inappropriate development of Swanscombe peninsula.

The Minster Marshes fund is a fund created to stop inappropriate development and protect the natural diversity of the marshes.

The Highland court fund is fund created to challenge the planning application for a winery at Highland Court Farm.

**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.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**
**17 Funds**
**Statement of Funds - Prior Year**

	Balance at 01 04 22 £	Income £	Expenditure £	Gains / (losses) £	Transfers £	Balance at 31 03 23 £
<b>Unrestricted funds</b>	226,135	69,294	(270,398)	-	158,506	183,537
<b>Restricted Funds</b>						
Betteshanger	-	4,963	-	-	-	4,963
Swanscombe	170	-	-	-	-	170
<b>Designated Funds</b>						
Arthur Ivor Read Legacy	5,241,211	126,997	(19,691)	(281,869)	124,563	5,191,211
Fair value reserve	723,043	-	-	-	(281,869)	441,174
Revaluation reserve	2,600	-	-	-	(1,200)	1,400
	6,193,159	201,254	(290,089)	(281,869)	-	5,822,455

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

	Unrestricted funds £	Restricted fund £	Designated funds £	Total 2024 £
Tangible fixed assets	6,494	-	205,200	211,694
Investment assets	75,107	-	5,691,436	5,766,543
Current assets	81,608	44,018	-	125,626
Creditors: amounts falling due within one year	(33,037)	-	-	(33,037)
	130,172	44,018	5,896,846	6,070,826

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

	Unrestricted funds £	Restricted Funds £	Designated funds £	Total 2022 £
Tangible fixed assets	4,793	-	206,400	211,193
Investment assets	110,556	-	5,414,449	5,525,005
Current assets	90,612	5,133	12,936	108,681
Creditors: amounts falling due within one year	(22,424)	-	-	(22,424)
	183,537	5,133	5,633,785	5,822,455

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**
**20 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 consisted of a property which was subject to a life interest, this property has now been sold and the life tenant has moved into residential care. The proceeds of sale are being used to finance the residential costs and therefore any amount eventually receivable is uncertain and therefore no asset has been quantified and recognised.

**22 Related party transactions**

During the year the Trustees made Cumulative donations to the Charity amounting to £2,000 (2023 £100) There were no other related party transactions during the year (2023 £nil)

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

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<b>Net income for the year</b>	248,371	(370,704)
<b>Adjustments for:</b>		
Depreciation charges	5,283	4,870
(Gains) loss on Investments	(314,261)	281,869
Dividends, interest and rents from investments	(153,641)	(127,495)
(Increase)/Decrease in stock	469	445
Decrease/(Increase) in debtors	(5,668)	3,978
(Decrease)Increase in creditors	10,613	(13,160)
	<u>(208,834)</u>	<u>(220,197)</u>

**Analysis of changes in net debt**

	<b>31 03 23 Cash flows</b>		<b>31 03 24</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Cash at bank and in hand	83,486	20,728	104,214
Debt			
	<u>83,486</u>	<u>20,728</u>	<u>104,214</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024**

**24 statement of Financial Activities (2023)**

	<b>Unrestricted Fund</b>	<b>Restricted Funds</b>	<b>Designated Funds</b>	<b>Total 2023</b>	<b>Total 2022</b>
	£	£	£	£	£
<b>Income from</b>					
Donations and Legacies	61,320	4,963	-	66,283	61,174
Other trading activities	7,476	-	-	7,476	3,497
Insurance claim -wall	-	-	-	-	3,426
Investment income	498	-	126,997	127,495	125,023
<b>Total Income</b>	<b>69,294</b>	<b>4,963</b>	<b>126,997</b>	<b>201,254</b>	<b>193,120</b>
<b>Expenditure on</b>					
Raising funds	2,639	-	18,491	21,130	21,709
Charitable activities	267,759	-	1,200	268,959	290,345
<b>Total Expenditure</b>	<b>270,398</b>	<b>-</b>	<b>19,691</b>	<b>290,089</b>	<b>312,054</b>
<b>Net (Expenditure)Income</b>	<b>(201,104)</b>	<b>4,963</b>	<b>107,306</b>	<b>(88,835)</b>	<b>(118,934)</b>
Net (loss) gain on investments	-	-	(281,869)	(281,869)	232,176
<b>Net income/(expenditure)</b>	<b>(201,104)</b>	<b>4,963</b>	<b>(174,563)</b>	<b>(370,704)</b>	<b>113,242</b>
<b>Transfers between funds</b>	<b>158,506</b>	<b>-</b>	<b>(158,506)</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>	<b>(42,598)</b>	<b>4,963</b>	<b>(333,069)</b>	<b>(370,704)</b>	<b>113,242</b>
<b>Reconciliation of funds</b>					
Total funds brought forward	226,135	170	5,966,854	6,193,159	6,079,917
<b>Total funds carried forward</b>	<b>183,537</b>	<b>5,133</b>	<b>5,633,785</b>	<b>5,822,455</b>	<b>6,193,159</b>