

**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 2022

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

Patron	Sir Robert Worcester KBE DL
President	Graham Clarke (resigned April 2022)
Vice Presidents	Amanda Cottrell OBE DL Tracey Crouch CBE MP Christine Drury Rt Hon Damian Green MP R A Knox-Johnston Val Loseby
Trustees	John Wotton (Chairman) Julian Glenister (Treasurer until November 19 th) Michael Moore (Treasurer from November 19 th) Peter Blandon Margaret Borland Nigel Britten Richard King David Morrish Henry Shotter David Wood
Company Secretary	Michael Moore FCA
Branch Director	Dr Hilary Newport
Charity number	1092012
Company number	4335730
Operational address & Registered office	Queen's Head House Ashford Road Charing Kent TN27 0AD

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

ADVISERS

Auditors	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 (Formerly Smith & Williamson Investment Management) No.1 Bishops Wharf Walnut Tree Close Guildford, Surrey GU1 4R
Legal Advisers	Richard Buxton Solicitors Office A, Dale's Brewery Gwydir St Cambridge CB1 2LJ

THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2022**

CONTENTS

	Page
Trustees' report	1- 10
Independent auditor's report	11 -14
Statement of financial activities	15
Balance sheet	16
Statement of Cash flows	17
Notes to the financial statements	18-28

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2022**

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

Recruitment and appointment of Trustees

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

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

Trustees' training and induction

New Trustees 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 at CPRE's national office, workshop events and conferences. Other training is arranged as needed.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2022**

Objectives and activities for public benefit

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

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

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

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

CPRE Kent works under the umbrella of the national CPRE organisation and is one of the independent charities based in counties or regions which, along with the national organisation, make up the CPRE network. National CPRE sets policy on relevant matters in consultation with the CPRE network and administers 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 2021-22 assisted by a General Manager, three specialist Planners (two part-time) and a communications and PR Manager (part time).

The staff team on 31st March 2022 were:

Paul Buckley – Senior Planner (retired on 31st March 2022)

Julie Davies – Planner

Vicky Ellis – General Manager

David Mairs – Communications and PR Manager

Hilary Newport – Branch Director

Richard Thompson – Planner

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

TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022

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 proposals which accord with an up-to-date development plan should be approved without delay. If there are no relevant development plan policies, or the policies are deemed to be out of date, or the delivery of housing has been substantially below the housing requirement for the previous three years, planning permission should generally be granted.

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

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

We reported last year on the significant contribution we, alongside other branches, made to the national CPRE consultation response to the sweeping changes proposed to the planning system originally proposed in the 2020 white paper 'Planning for the Future', which prompted a major and continuing campaign for a planning system. We are pleased to be able to report that the worst of the impacts originally proposed have been tempered, with confirmation that the problematic algorithm that would focus major increases in housebuilding in the southern counties abandoned, and the problematic 'zoning' proposals that would confer outline planning permission across many designated areas with no local democratic accountability, have been dropped in what is currently proposed. However, the campaign continues, and while the recently proposed Levelling Up and Regeneration Bill contains improvements, 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

TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022

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 Local Plan examinations:

- Dover
- Swale
- Dartford
- Thanet
- Tunbridge Wells
- Canterbury
- Maidstone

We also participated in consultations on local and national policy, including:

- National Infrastructure Planning Reform Programme
- Review of Energy National Policy Statements
- Water Resources South East emerging regional plan
- JNCC Stakeholder Consultation on the Wildlife and Countryside Act
- Defra's consultation on the Biodiversity Net Gain consultations
- Natural England's consultation on formally designating the Swanscombe Peninsula SSSI

Major Commercial and Housing Developments

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

London Resort

London Resort is a proposed major theme park on the Swanscombe peninsula. An application for a Development Consent Order was submitted at the end of 2020, and after many delays and requests for further information the Examination of the proposals was due to start in March 2022. The application was withdrawn the day before the examination was due to begin. While we support the principle of brownfield regeneration and the provision of high-quality employment opportunities, this is a site where the brownfield footprint has evolved into an extraordinarily diverse range of habitats which support rare and diverse assemblages of flora and fauna, particularly invertebrates. For this reason, the site was designated as a Site of Special Scientific Interest by Natural England after lengthy consultation. The project promoters have committed to re-submitting a revised application but to date nothing has been made public.

Otterpool Park

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 submitted at the end of March 2022.

Lenham Heath

Maidstone Borough Council has published a masterplan detailing its proposals to build a 5,000-home garden village outside Lenham. We are working alongside the local campaigners who are objecting on the grounds of environmental damage and the lack of meaningful consultation about the proposals. The current draft Maidstone Local Plan includes this allocation and another (2,000 homes) at Lidsing near Walderslade.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2022**

Turnden, Cranbrook

We supported a request by Natural England to call in an application by Berkeley Homes for a major housing development in the High Weald AONB, outside Cranbrook, which the Planning Committee of Tunbridge Wells Borough Council had resolved to grant. After the application was called-in for decision by the Secretary of State, we appeared at the 18-day online inquiry in autumn 2021, working closely with members of the local community, who contributed generously to the costs we incurred. The Secretary of State's decision is awaited.

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. Further consultations on minor modifications have taken place, and a further application is awaited. Meanwhile we and other objectors maintain our objections that the proposals will cause significant environmental harm, increase harmful carbon emissions, and do little to alleviate congestion at the existing Dartford crossings.

Energy Infrastructure

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

Meanwhile major applications for solar installations on agricultural land are once again proliferating around the county.,

Other Campaign Themes**Climate Crisis**

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

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 due to receiving the outfall from sewage treatment plants. We maintain our campaign position that serious measures must be taken to manage the consequences of increased water consumption as the result of a rising population. We argue for efficiency in water use, less leakage, more water recycling

TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022

and the consideration of transfers between water company areas to create a functioning water grid. At the time of writing, we still await the resolution of the moratorium on development imposed by Natural England in the catchment area of the River Stour. 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. Developments in parts of Ashford, Canterbury, Dover, Folkestone & Hythe and Maidstone districts are on hold until developers can demonstrate there will be no increase in pollutants entering the Stour catchment.

District Committees and Specialist Group activity

Our district and specialist committees have continued with their core activities of reviewing and commenting on relevant planning applications, either suggesting how the proposals could be improved or objecting to them because of the effect they would have on the environment. Our Planners have assisted the committees in submitting representations on Local Plan documents (see above for details of the year's activity) and with the joint input of specialist planning skills and local knowledge of the District Committee members we have been able to submit very effective responses to consultations and engage positively in the development of local plans. The Committees continue to engage positively with the officers and elected members of their councils.

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. We have undertaken virtual planning training sessions for parish councillors, jointly organised with KALC. We have also continued to strengthen our links with other CPRE County Branches around the country, especially with Sussex and Surrey branches over matters such as aviation (especially on the potential expansion of Gatwick) and light pollution, 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 the organisation's work, including Parish Councils, many of which are CPRE members, as well as local amenity and other organisations such as local environment groups, Rotary clubs etc. We have also participated at planning inquiries 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 London Resort campaign.

Plans for future periods

This reporting year, like the last one, has been marked by the restrictions necessary for Covid-19 safety. Having become accustomed to home working and remote meetings, we installed new video conferencing facilities at our office. During the year, meetings in person resumed and the staff moved to flexible working, partly from home and partly in the office. We successfully held a hybrid AGM streamed over the internet in 2021.

TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022

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.

The forward plan we adopted in 2020-21, which better enables us to target our resources where we can have greatest impact, has continued to evolve. In the first instance, we are producing campaign material which allows us to present positive principles for planning and good development.

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 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 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.

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

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 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 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.

Investment policy and review

Stock markets recovered well in 2021 but the uncertainty continues regarding the war in the Ukraine as well as the concerns that inflation is spiraling out of control

The majority of the Charity's investments are professionally managed by Smith & Williamson, who have recently changed their name to Evelyn Partners. 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.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2022**

We also have property which at 31st March 2022 was represented by Queen's Head House and its tenanted flat, and a rental property in Maidstone.

Financial review

The net deficit for the year before investment gains and losses was £118,934 (deficit £93,069 in 20/21). The global stock markets continued to recover during 2021 but have declined during 2022 we are though pleased to report our investment portfolio was showing a net realised and unrealised gain for the year of £232,176 (2021 gain £873,260). 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, spearheaded by the General Manager and a strong team of volunteers, has begun to grow again after the cancellations of 2020. Recruiting events began to take place again, on a smaller scale, in 2021, once again 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

Stock markets recovered well in 2021 but the uncertainty continues regarding the war in the Ukraine as well as the concerns that inflation is spiraling out of control.

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 £6,193,159, of which £226,135 was held in unrestricted free reserves. The Charity has one restricted fund at the end of the year with a year-end balance of £170. The Charity is currently holding free reserves equivalent to approximately 9 months' overhead expenditure.

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

Risk management

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

The Charity considers a decline in membership numbers as a key risk. CPRE Kent is running an active branch events program. Membership recruitment at national level continues through an active programme of campaigns and appeals.

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2022**

Potential difficulties in 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 31st March 2019 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, Historic Buildings, and Transport

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2022**

- 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 campaigning successes. The Board is grateful for the huge amount of work that they do. The work of volunteers in the districts is supported by advice from the branch office.

Fundraising Approach and Performance

CPRE Kent undertakes fundraising activity by inviting donations through our website, Facebook and at events. We invite people to become members of CPRE Kent through our website, social media, at events and by engaging with those members of the public who approach the branch for advice on planning matters. We normally take stands at events in Kent throughout the year including the Kent County Show, ploughing matches and other rural and farming events, and although during the summer of 2020 these activities were largely cancelled the programme of events began to pick up in 2021.

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 22nd July 2022

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M J Moore FCA - Company secretary

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

Opinion

We have audited the financial statements of The Kent Branch of the Campaign to Protect Rural England (the 'charitable company') for the year ended 31 March 2022 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 2022 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.

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

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.

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

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

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

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

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.

S M Robinson BA FCA FCIE DChA MCMI (Senior Statutory Auditor)

for and on behalf of

Kreston Reeves LLP

Chartered Accountants

Statutory Auditor

Chatham Maritime

Date:

**STATEMENT OF FINANCIAL ACTIVITIES (Incorporating an Income and Expenditure Account)
FOR THE YEAR ENDED 31 MARCH 2022**

	Notes	Unrestricted Funds £	Restricted Fund £	Designated Funds £	Total 2022 £	Total 2021 £
Income from						
Donations and Legacies	2	54,496	6,678	-	61,174	64,086
Other trading activities		3,450	47	-	3,497	1,256
Insurance claim -wall		3,426	-	-	3,426	-
Investment income	3	45	-	124,978	125,023	115,443
Total Income		61,417	6,725	124,978	193,120	180,785
Expenditure on						
Raising funds	4	3,038	23	18,648	21,709	19,960
Charitable activities	5	280,791	8,354	1,200	290,345	253,894
Total Expenditure		283,829	8,377	19,848	312,054	273,854
Net (Expenditure)Income		(222,412)	(1,652)	105,130	(118,934)	(93,069)
Net gains on investments		-	-	232,176	232,176	873,260
Net income/(expenditure)		(222,412)	(1,652)	337,306	113,242	780,191
Transfers between funds		155,437	893	(156,330)	-	-
Net movement in funds		(66,975)	(759)	180,976	113,242	780,191
Reconciliation of funds						
Total funds brought forward		293,110	929	5,785,878	6,079,917	5,299,726
Total funds carried forward	16	226,135	170	5,966,854	6,193,159	6,079,917

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 2022**

	Notes	£	2022 £	£	2021 £
Fixed Assets					
Tangible assets	11		214,316		212,480
Fixed asset investments	12	5,423,110		5,260,607	
Freehold Investment Property	13	470,000	5,893,110	470,000	5,730,607
<i>Total fixed assets</i>			<u>6,107,426</u>		<u>5,943,087</u>
Current Assets					
Stocks		2,543		1,928	
Debtors	14	14,139		13,973	
Investments	12	18,124		50,233	
Cash at bank and in hand		86,511		104,230	
<i>Total current assets</i>		121,317		170,364	
Creditors: Amounts falling due within one year	15	(35,584)		(33,534)	
<i>Net current assets</i>			<u>85,733</u>		<u>136,830</u>
Net assets			<u>6,193,159</u>		<u>6,079,917</u>
Charity Funds					
Designated Funds	16		5,966,854		5,785,878
Restricted Fund	16		170		929
Unrestricted funds	16		226,135		293,110
<i>Total charity funds</i>	18		<u>6,193,159</u>		<u>6,079,917</u>

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

22nd July 2022 and signed on their behalf by:

.....
Michael J Moore FCA Treasurer

.....
John Wotton (Chairman)

The notes on pages 15 to 25 form part of these accounts.

Company Registration No. 04335730

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2022**

	2022	2021
	£	£
Net cash provided by operating activities (see Note 22)	<u>(238,674)</u>	<u>(190,420)</u>
Cash flows from investing activities		
Dividends, interest and rents from investments	124,978	115,191
Bank and other interest received	45	252
Purchase of tangible fixed assets	(5,850)	(4,282)
Investment movements made by Advisers		
Movement in cash held by Investment advisers	32,109	435,535
Sale of investments	648,801	1,502,045
Purchase of investments	<u>(579,128)</u>	<u>(1,942,278)</u>
Net cash from investing activities	<u>220,955</u>	<u>106,463</u>
Net (decrease) in cash and Cash equivalents	<u>(17,719)</u>	<u>(83,957)</u>
Cash and cash equivalents at 1 April 2021	<u>104,230</u>	<u>188,187</u>
Cash and cash equivalents at 31 March 2022	<u>86,511</u>	<u>104,230</u>
Cash and cash equivalents consists of		
Cash at hand and in bank	86,511	104,230
Cash and cash equivalents at 31st March 2022	<u>86,511</u>	<u>104,230</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1 Accounting policies

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

a) General information and basis of preparation

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

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities in preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The financial statements have been prepared on a going concern basis. There are no material uncertainties related to events or conditions which would cast doubt on the Charity's ability to continue as a going concern. The Trustees have considered relevant information, including the annual budget, forecast future cash flows and the impact of subsequent events in making their assessment. The Trustees have noted that the COVID-19 pandemic has caused a substantial decline in the Charity's investment income but the Charity's operations have continued although fundraising at agricultural shows and other events have been restricted during 2021/22. The Charity's income from investments (dividend income) is likely to continue to be reduced for the year ahead and 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 in 2021/22 only £50,000 has been withdrawn from the Portfolio the Trustees consider depending on cash flow additional withdrawals may be required. The global stock markets recovered well in 2021 but unfortunately with the war in Ukraine and potential global recession market have declined in 2022. The Trustees do expect the revenue streams to be considerably below pre-pandemic levels, 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 2022**

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 2022**
1 Accounting policies(contd)
h) Investments

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

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

i) Stock

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

j) Debtors & creditors receivable / payable within one year

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

k) Key judgements and sources of estimation uncertainty

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

l) Taxation

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

2 Income from donations and legacies	Unrestricted	Restricted	Designated	2022	2021
	Funds	Funds	Funds		
	£	£	£	£	£
Membership subscriptions	42,385	-	-	42,385	43,469
Donations	7,775	4,178	-	11,953	10,991
Grant	-	2,500	-	2,500	341
Legacies	190	-	-	190	5,018
Lottery	4,146	-	-	4,146	4,267
	54,496	6,678	-	61,174	64,086

3 Income from investments	Unrestricted	Restricted	Designated	2022	2021
	Funds	Funds	Funds		
	£	£	£	£	£
Dividends receivable	-	-	73,253	73,253	61,868
Interest on fixed interest bonds	-	-	29,615	29,615	31,045
Other Interest receivable	45	-	-	45	420
Rental income	-	-	22,110	22,110	22,110
	45	-	124,978	125,023	115,443

4 Expenditure on raising funds	Unrestricted	Restricted	Designated	2022	2021
	Funds	Funds	Funds		
	£	£	£	£	£
Investment management fees	-	-	14,332	14,332	14,130
Purchases for resale and fund raising costs	1,538	23	-	1,561	90
Lottery Club prizes	1,500	-	-	1,500	1,620
Property rental costs	-	-	4,316	4,316	4,120
	3,038	23	18,648	21,709	19,960

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

5 Expenditure on charitable activities	Unrestricted Funds £	Restricted Fund £	Designated Funds £	2022 £	2021 £
Direct costs					
Staff costs	162,180	-	-	162,180	125,299
Campaigning -Legal costs	1,633	-	-	1,633	2,400
Staff Travelling	449	-	-	449	298
Contribution to campaigns	672	8,232	-	8,904	7,000
Publicity and printing	-	-	-	-	30
Events	759	-	-	759	287
Newsletters	9,417	-	-	9,417	9,050
Volunteering activities	829	-	-	829	-
Subscriptions publications and Donations	1,440	-	-	1,440	1,377
Support costs					
General office staff	55,242	-	-	55,242	54,740
Premises costs	16,647	-	-	16,647	10,222
Staff recruitment and support costs	1,890	-	-	1,890	2,310
Staff training	1,497	-	-	1,497	132
Liability insurance	1,606	-	-	1,606	1,872
Printing, postage and stationery	1,450	-	-	1,450	3,137
Telephone	2,533	-	-	2,533	2,394
Computer, website and equipment maintenance	3,618	-	-	3,618	8,384
Consultancy and professional costs	-	-	-	-	6,190
Depreciation	2,814	-	1,200	4,014	2,606
Sundry expenses	823	122	-	945	2,109
Governance costs (See note 6)	15,292	-	-	15,292	14,057
	280,791	8,354	1,200	290,345	253,894

6 Governance costs	2022 £	2021 £
Staff costs	7,581	7,697
Auditors' remuneration 2021/22 (note 10)	4,800	6,360
Auditors' remuneration 2021/22 under provision previous year	2,115	-
Other costs	796	-
	15,292	14,057

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**
7 Employee information

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

	2022 Number	2022 FTE	2021 Number	2021 FTE
Charitable activities	6	4	5	4

Employment costs

	2022 £	2021 £
Wages and salaries	197,510	165,683
Social security costs	15,731	12,198
Other pension costs	11,762	9,855
	225,003	187,736

Analysis of Staff Costs

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

	2022 No	2021 No
£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 £ 11,762 (2021 - £9,855).

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, (2021 - none) and none were reimbursed travelling or other incidental expenses in the year, (2021 -none)

The total amount of remuneration (including employee benefits in kind) received by key management personnel is £116,940 (2021: £113,064), 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 (2021 MHA MacIntyre Hudson)

	2022 £	2021 £
Audit of the financial statements	4,800	6,360
	4,800	6,360

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 2022**

11 Tangible fixed assets	Freehold land & buildings £	Computers & office equipment £	Fixtures, & fittings £	Total £
Cost or valuation				
As at 1 April 2021	210,000	15,924	17,973	243,897
Additions	-	5,312	538	5,850
Disposals	-	(1,512)	(950)	(2,462)
As at 31 March 2022	210,000	19,724	17,561	247,285
Depreciation				
As at 1 April 2021	1,200	12,506	17,711	31,417
Disposals		(1,512)	(950)	(2,462)
Charge for the year	1,200	2,502	312	4,014
As at 31 March 2022	2,400	13,496	17,073	32,969
Net book values				
As at 31 March 2022	207,600	6,228	488	214,316
As at 31 March 2021	208,800	3,418	262	212,480

At 31 March 2022 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	2022 £	2021 £
Market value at 1 April 2021	5,260,607	3,947,114
Acquisitions at cost	579,128	1,942,278
Disposal proceeds	(648,801)	(1,502,045)
Change in value in the year:		
Realised	100,390	102,877
Unrealised	131,786	770,383
Market value at 31 March 2022	5,423,110	5,260,607
Historical cost at 31 March 2022	4,864,228	4,833,511
Investments are represented by:		
Fixed interest bonds	898,955	932,494
Multi asset and Alternative Investment Funds	4,524,155	4,328,113
Total fixed asset investments	5,423,110	5,260,607
Current asset investments: Cash held by Investment Advisers pending re- investment	18,124	50,233
Total value of Portfolio (including current asset investments)	5,441,234	5,310,840

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 2022**
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>	2022	2021
	£	£
185,848.00	-	265,763
4823	284,123	-
Henderson Strategic Bond I Inc		
Amundi Physical Metals PLC		

13 Freehold Investment Property

	2022	2021
	£	£
7 Grant Drive Maidstone	280,000	280,000
Flat 1 Queen's Heads House Charing	190,000	190,000
	<u>470,000</u>	<u>470,000</u>

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

Flat 1 Queen's Head House was revalued as at 31st March 2020 by Katie Hurley MRICS FAAV of Lambert and Foster. The trustees do not consider the fair value to be materially different between the date of valuation and the balance sheet date.

14 Debtors

	2022	2021
	£	£
Tax repayable	883	618
Other debtors	3,063	645
Prepayments and accrued income	10,193	12,710
	<u>14,139</u>	<u>13,973</u>

15 Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	5,154	6,684
Other creditors	3,927	3,431
Accruals	20,135	17,482
Taxation	5,554	5,123
Deferred income	814	814
	<u>35,584</u>	<u>33,534</u>

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

	2022	2021
	£	£
Balance brought forward	814	1017
Amount recognised in year	(814)	(1,017)
Amount deferred in year	814	814
Balance carried forward	<u>814</u>	<u>814.00</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

16 Funds

Statement of Funds - Current Year

	Balance at 01 04 21 £	Income £	Expenditure £	Gains / (losses) £	Transfers £	Balance at 31 03 22 £
Unrestricted funds	293,110	57,991	(280,403)	-	155,437	226,135
Restricted Fund						
Turnden Fund	929	6,555	(8,377)	-	893	-
Swanscombe Fund	-	170	-	-	-	170
Designated Funds						
Arthur Ivor Read Legacy	5,291,211	124,978	(19,848)	232,176	(387,306)	5,241,211
Fair value reserve	490,867	-	-	-	232,176	723,043
Revaluation reserve	3,800	-	-	-	(1,200)	2,600
	6,079,917	189,694	(308,628)	232,176	-	6,193,159

Restricted Funds

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

The Swanscombe Fund represents donations paid to the charity to fight the development of Swanscombe peninsula for a Theme

The Designated Funds

The Arthur Ivor 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 2022**

17 Funds

Statement of Funds - Prior Year

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

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

	Unrestricted funds £	Restricted fund £	Designated funds £	Total 2022 £
Tangible fixed assets	6,716	-	207,600	214,316
Investment assets	151,980	-	5,741,130	5,893,110
Current assets	103,023	170	18,124	121,317
Creditors: amounts falling due within one year	(35,584)	-	-	(35,584)
	226,135	170	5,966,854	6,193,159

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

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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**
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.

21 Related party transactions

There were no related party transactions during the year (2021: £nil).and no balances outstanding relating to earlier years (2021:£nil)

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

	2022	2021
	£	£
Net income for the year	113,242	780,191
Adjustments for:		
Depreciation charges	4,014	2,606
(Gains) on Investments	(232,176)	(873,260)
Dividends, interest and rents from investments	(125,023)	(115,443)
(Increase)/Decrease in stock	(615)	35
Decrease/(Increase) in debtors	(166)	6,127
Increase in creditors	2,050	9,324
	<u>(238,674)</u>	<u>(190,420)</u>

Analysis of changes in net debt

	31 03 21	Cash flows	31 03 22
	£	£	£
Cash at bank and in hand	104,220	17,719	86,511
Debt	-	-	-
	<u>104,220</u>	<u>17,719</u>	<u>86,511</u>

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

23 Comparative statement of Financial Activities (2020)

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