

**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 2025**

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

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Patron	Sir Robert Worcester KBE
President	Jonathan Tennant
Vice Presidents	Amanda Cottrell OBE DL Richard King R A Knox-Johnston
Trustees	Ben Moorhead DL (Chairman) Michael Moore (Treasurer) Rt Hon Damian Green (appointed 25 October 2024) Manuelo Lorenzo Nigel Britten Paul Buckley Christine Drury Graham Horner Val Loseby Rod Muir Julian Glenister (resigned 19 <sup>th</sup> August 2024)
Company Secretary	Michael Moore FCA
Branch Director	Dr Hilary Newport (retired November 2024) Andrea Griffiths (from November 2024)
Charity number	1092012
Company number	4335730
Operational address & Registered office	Queen's Head House Ashford Road Charing Kent TN27 0AD

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**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 2025**

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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. As of March 2024, the charity has 10 active District Committees (more often now referred to as Groups). Each of the 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, specifically, 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 about 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 2024/2025 period assisted by a General Manager, two specialist Planners (one part-time) and a communications and PR Manager (part time).

The staff team as of 31<sup>st</sup> March 2025 were:

Andrea Griffiths – Director (from November 2024 following Dr Hilary Newport's retirement)

Vicky Ellis – General Manager

Richard Thompson – Planner

Julie Davies – Planner

David Mairs – Communications and PR Manager

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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, with a major update having been published on 12<sup>th</sup> December 2024.

With the updates to the NPPF came increased targets and local authorities that cannot report successful delivery against these high housing targets or that cannot demonstrate a five-year housing land supply, are subject to speculative applications for major developments on sites that have never been tested for sustainability through the Local Plan-making process.

Additional proposals to change the planning system still further continue to be a regular feature of the political landscape with policy changes being made into 2025 and pending. Many of these bills (such as the Planning and Infrastructure Bill – introduced to parliament on 11<sup>th</sup> March 2025) have the potential to endanger the countryside by relaxing planning and environmental law and to also threaten the security of designated areas of land and the flora and fauna it supports.

The whole CPRE movement is working together and campaigned to temper the worst of these proposed changes. Our campaigning work has been constant, and we continue to provide the experience that supports national CPRE's campaigning on these important policy areas.

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. Improved networks of communication between national and local CPRE planners have contributed immeasurably to our

combined efforts to steer planning policy towards a course that better reflects environmental balance rather than profit.

### National Policy/Local Plans

CPRE Kent continues to respond to consultations on national policy individually and as part of a national *OneCPRE* response. Consultations which have been responded to in the 24/25 period include those on:

- **Planning and Infrastructure Bill.** Specifically, in March 2025, CPRE Kent submitted comments on the PIB and, for the national team, drafted a detailed response regarding the issues of the proposed weakening of planning committees, as outlined within the PIB. We will continue to work with National regarding our concerns around the PIB as it makes its way through the parliamentary process.
- **Land Use Framework.** Beginning in March 2025, together with several of our volunteers in our Environment Committee, CPRE Kent began drafting a response to the consultation on the Land Use Framework, highlighting the importance of Best and Most Versatile (BMV) and how this should be sacrosanct, together with calling for an update to Agricultural Land Classification, among other things.

As well as national policy, CPRE Kent continues to respond during the consultation process for Local Plans. The Local Plans are essential for strategic planning and ensuring sustainable development and the protection of the countryside at this stage is arguably our most important role.

Over the course of the year, up to March 2025, district and specialist committee members have worked alongside CPRE Kent staff to participate and comment on 12 separate Local Plan consultations.

Our work on such local 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.

### Planning Applications

#### Housing Developments

Some of the major applications that we have focused on during this 24/25 year include:

- **Highsted Park.** Ongoing but, in 24/25, CPRE Kent have supported the Rule 6 parties in the 'called in' decision on this 8,400 home application on countryside near Sittingbourne. CPRE Kent have submitted further comments on this development and are due to speak at the hearing.

- **Winterbourne:** We strongly objected to the proposed 1,815 dwellings and additional infrastructure at Winterbourne, near Dunkirk in Canterbury District in July 2024. Comments were numerous and included the impact on ancient woodland and biodiversity, conflicts with the neighbourhood plan, the proposal not being plan led and its unsustainable location. Decision is pending due to a Highways holding request on the project.
- **Wainscott:** CPRE Kent submitted comments to object to the development of 800 homes plus additional infrastructure at this Wainscott site in Medway. We objected due the use of best and most versatile farmland and that the development is not in the local plan and in an unsustainable location. Comments were submitted in Feb 2025.
- **Monkton:** We submitted comments objecting to this planning application for 31 dwellings in Monkton in Thanet as the application was not plan led and the development proposed for an area of best and most versatile farmland which would have an adverse effect on the local highways infrastructure.
- **Kingsdown:** Comments were submitted in Feb 2025 to object to the proposal for 70 dwellings plus infrastructure in Kingsdown, Dover. Comments were made due to the location within the National Landscape.

**Additional:**

Additional 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, and Faversham (where the applicant has applied for permission to build 2,500 homes on high quality farmland) are causing concern across the county.

**Other Commercial Developments**

- **Betteshanger**  
CPRE Kent continue to work closely with the Friends of Betteshanger group around the objections to this development. The focus now is on ensuring that all planning conditions granted and all legal obligations, especially those relating to the park's ecology, are fully complied with.
- **London Resort**  
On 29 March 2022, plans were officially withdrawn for the London Resort (a proposed theme park on the Swanscombe peninsula). CPRE Kent and many other local groups have been challenging this proposal due to the rich biodiversity and habitats in the area. In March 2023 London Resort Company Holdings (LRCH) went into administration. Costs for the substantial campaign efforts have been promised back to CPRE Kent and others, but, due to the company going into administration, no payment has so far been made.

- **Oast Park:** CPRE Kent are of course, not anti- sports facilities. We did however respond to object to this application for new artificial grass footballs pitches and other redevelopment of this site, which is incredibly biodiverse. Comments were submitted in March 2025 around the issue of artificial grass and the loss of biodiversity which will result from this development.

## Major Infrastructure Developments

### Lower Thames Crossing

The first application or this scheme was withdrawn 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 stood 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 crossing. The project was given consent in March 2025. CPRE Kent will continue to liaise with the Thames Crossing Action Group and others in our objection to the scheme.

### Energy Infrastructure

- **Sea Link:** Due to the considerable harm which will be caused to the landscape and the biodiversity on site, including the bird migratory routes, we had submitted detailed responses to all key stages of National Grid's pre-submission consultation on this proposed 2GW high-voltage direct current (HVDC) electricity connection linking Pegwell Bay in Kent to the Suffolk coast, with a convertor station proposed to be located within the Minster Marshes. This included a formal targeted consultation (8 July–11 August 2024) and a pre-submission consultation (22 November 2024–12 January 2025).
- **South Kent Energy Park:** This 500MW Solar Farm is proposed on some 1,500 acres of land around Old Romney. It is, so far, the largest solar farm yet proposed for Kent and will take up swathes of land either side of the A259. CPRE Kent strongly objected to the schemes due to the obvious heritage impacts, loss of best and most versatile agricultural land, light and noise pollution and the impact on wildlife.
- **Stonestreet Green Solar:** We have made objections to this development for a 99.9MW solar farm on land near Aldington near Ashford. Examination hearings opened in November 2024 and we attended several of the examination hearing sessions. Written statements were submitted in December 2024, together with responses to the written examination questions in January 2025. Another round of hearings started on 24 February.
- **Britton Court Farm Solar Farm (Canterbury):** Objection submitted for the erection and operation of a solar farm with battery energy storage and associated infrastructure. CPRE Kent objected due to the proposals impact on the public rights of way network, the impact on

biodiversity and the loss of best and most versatile farmland. Comments were submitted in Feb 2025.

- **Rodmersham:** CPRE Kent objected to the application for a solar farm on land at Pitstock Farm, Rodmersham in Swale due to the plans potential impact on wildlife and biodiversity, on the local public rights of way and the loss of best and most versatile farmland. Comments submitted in Nov 2024.
- **Ash levels:** We submitted comments to object to this solar farm application on farmland near Deal in Dover District, due to its negative impact on biodiversity, its landscape and heritage impacts, together with the loss of best and most versatile farmland. Comments were submitted in Feb 2025.

## 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. Taking action on climate change shouldn't and doesn't have to come at the expense of our countryside. We want the government to ensure that the movement to greener renewable energy (solar developments for example) doesn't endanger our most beautiful and tranquil landscapes or reduce our best farmland.

### Air Quality

The impact of major development and the 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. CPRE Kent continue to flag air quality in our responses to planning applications.

### Water

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 leakages, 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 remain on hold until

developers can demonstrate there will be no increase in pollutants entering the Stour catchment. Some have invested in alternative on and off site treatment and mitigation facilities or are planning to purchase nutrients credits.

Further to this however, in March 2024 CPRE Kent submitted comments to the Environment Agency about a Proposal to Discharge effluent into the River Beult system, rather than the Stour catchment (due to the limitations around the Stodmarsh Nutrient Neutrality issue). We have argued that environmental vandalism of one river system over another is not mitigation and a better solution to the sewage from the Chilmington Green development is required.

### **Biodiversity**

Biodiversity Net Gain requirements became mandatory in February 2024. This means that developers are legally required to demonstrate a 10% improvement in biodiversity, 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. For now, CPRE Kent analyse the BNG proposals as part of planning applications to ensure they are adequate. We also continue to respond to planning applications via analysis of protected species on site and by checking the methodology used for surveying is correct and sufficient.

The recent Planning and Infrastructure Bill, introduced in March 2025, poses serious threats to our flora and fauna via the reduction of environmental laws and changes to the Habitat Regulation. CPRE Kent will continue to liaise with National CPRE and other NGOs in responding to this bill as it moves through parliament.

### **Litter and Waste**

CPRE Kent campaigns against and often comments on fly tipping, litter and waste. Working with the local District Group and others, we are involved in the Hoads Wood Campaign where preparations for the cleanup of the 30,000 tonnes of illegally dumped waste finally began in March 2024. CPRE Kent will continue to monitor and share information about this important clean up and hope to work with others in the future to restore the woodland.

### **District and Specialist Group activity**

Wherever they have the capacity to do so, our district and specialist committees have continued with their core activities of reviewing and commenting on relevant planning applications. 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.

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### **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 various subjects and we have continued to grow our presence on social media (Facebook, Twitter and Bluesky) and maintain a well-used website. At the beginning of 2025 we also started a monthly E-newsletter for members and supporters which has been well received. We are particularly keen to engage with younger potential members and supporters, and we are extending our 'reach' through these media considerably.

### **Links with outside bodies**

We have continued to increase the strength of our links with many organisations, in particular the Kent Association of Local Councils (KALC), the Kent Downs and High Weald National Landscape Units (formally AONB units), Weald of Kent Preservation Society, the Kent School of Architecture and Planning and the Kent Planning Network for Nature. 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 (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 improving 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. We have also submitted a funding bid for funds to run a large hedgerow planting project and, if successful with the bid, we will be working with the Kent Countryside Partnership teams across Kent in the delivery of that project.

Through our General Manager Vicky Ellis, who is also a qualified ecologist, and via the new Director, Andrea Griffiths (who was involved via her previous position), 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. The consultation process for the Kent and Medway LNRS started in Jan 2025 and closed mid-March 2025.

### **Plans for future periods**

The workload presented by consultations, local plan development and major infrastructure issues have continued unabated, and we have no reason to expect this to change. Most likely the influx of speculative planning applications and large-scale infrastructure projects is likely to increase. 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. The upcoming work includes (among other things) the Planning and Infrastructure Bill, which is causing significant worry, namely around the suggested changes to how planning applications will be considered in future, with less local influence and around the Nature Recovery Fund elements which CPRE, along with many other NGOs, have serious concerns over. In its current form this looks set to seriously undermine environmental and protected species law.

We aspire to work in collaboration with other CPRE county branches to draft guidelines which can be used 'on the ground' to assist with responding to the many solar farm applications which are pending. CPRE Kent, along with National CPRE, welcome the move to renewable energy but we want the government to ensure that this movement doesn't jeopardise our most beautiful and tranquil landscapes or reduce the quantity and quality of our food producing fields and biodiversity.

We will continue to work with as many local groups and parishes as our resources allow, to help them engage in 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 campaigning activities. We also engage through social media via Twitter, Facebook and Bluesky. At the beginning of 2025 we also started a monthly E-newsletter for members and supporters which has been well received. The wide range of situations and issues considered by our District Groups means that our part-time Communications 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.

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 have agreed to 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.

**Turnden:** Following the application for homes on the High Weald National Landscape being 'called in' and the previous objection overturned, permission was granted for our Judicial Review. The case was heard since the last financial year, on 18<sup>th</sup> and 19<sup>th</sup> June 2025 but there was a substantial amount of back-office work undertaken in the 24/25 period in bringing forward this JR.

The case was disappointingly dismissed from court on 20<sup>th</sup> June 2025. We remain very disappointed by the outcome but it has confirmed that a recent New Forest judgment sets the test that authorities must now use when considering the enhanced duty and so we are pleased some level of clarity has been achieved. However, we still believe that this stronger duty was not clearly followed in the Secretary of State's decision at Turnden. Although harm to the landscape was recognised, we do not believe there was adequate explanation of how this harm could be effectively reduced or compensated. Despite this, it has been decided (based mainly on weighing the ongoing costs against the low chance of success), not to appeal.

### **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 April 2025 it was decided to maintain our growth benchmark to CPI +2% with an emphasis on income.

We also have property which at 31st March 2025 was represented by Queen's Head House and its tenanted flat, and a rental property in Maidstone. Queens Head House was revalued by Lambert and Foster as at 31st March 2025 at a figure of £425,000.

### **Financial review**

The net deficit for the year before investment gains and losses was £84,656(deficit £65,890 in 2024). This sum includes £6,689 (2024 £38,885) of restricted net income. The global stock markets have again risen in 2024/25 and with potential reduction in UK interest rates, the UK markets continued to recover. There are though many uncertainties with the wars in the Middle East and Ukraine as well as the

potential tariffs imposed by the US president, which could give rise again to volatile markets. Our investment portfolio during 2024/25 showed a net realized and unrealized gain for the year of £159,031 (2024 gain £314,261). This includes the gain on the flat at Queens Head House of £20,000. Full details of the financial position for the year can be found on page 20. This year we have again made capital transfers 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 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. 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 who undertake the process of raising the Branch's profile and encouraging new members to join. Additional events, including CPRE Kent's first *Countryside Day* and a Woodland and Wildlife Walk for members, are also being planned by the new Director and an additional evening event has been added to the already busy events schedule. Volunteers are always welcome to help staff the CPRE Kent stands 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 (around 1 week).

As at the year end the Charity held total reserves of £6,145,201 of which £83,817 was held in unrestricted free reserves. The Charity has five restricted funds at the end of the year with a year-end balance of £50,707. The Charity is currently holding free reserves equivalent to approximately four 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.

Potential difficulty in the future recruitment and retention of effective Trustees and key staff is one of the key risks the Charity faces. The decline in membership numbers is also 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, a trial in the use of professional membership recruiters took place in the summer of 2024 but the results were not advantageous. Social media campaigns and face to face via events are likely to bear more fruit.

### **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. For the period ending March 2025, the following committees were active:

- Finance & Investments
- Management (which implements the directions of the Board and monitors progress towards objectives)
- District groups/committees, which scrutinize 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. Our own *Countryside Day* event is currently being planned for later in 2025.

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.

In addition to standard fundraising as outlined above, in February 2025, CPRE Kent also submitted a funding bid to National CPRE for a hedgerow project. If successful, this fund will cover the expenses of the project but also cover some in-house costs such as running the office and staff time. We will know if this bid was successful later in 2025. Plans are also underway to look for external funding for a new 'Dark Skies' project in the Medway area.

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 re-appointed as the charitable company's auditor during the year`.

Approved by the Trustees on 25<sup>th</sup> July 2025

.....  
M J Moore FCA - Company Secretary

**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 2025 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.

**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  
Maritime Place, Quayside  
Chatham Maritime, Chatham  
Kent ME4 4QZ

Date: 28<sup>th</sup> August 2025

**STATEMENT OF FINANCIAL ACTIVITIES (Incorporating an Income and Expenditure Account)**  
**FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	Unrestricted Funds £	Restricted Fund £	Designated Funds £	Total 2025 £	Total 2024 £
<b>Income from</b>						
Donations and Legacies	2	49,054	13,874	-	62,928	93,596
Other trading activities		2,991	-	-	2,991	4,772
Investment income	3	1,378	-	165,189	166,567	153,641
<b>Total Income</b>		<b>53,423</b>	<b>13,874</b>	<b>165,189</b>	<b>232,486</b>	<b>252,009</b>
<b>Expenditure on</b>						
Raising funds	4	1,709	-	23,121	24,830	21,563
Charitable activities	5	289,927	7,185	(4,800)	292,312	296,336
<b>Total Expenditure</b>		<b>291,636</b>	<b>7,185</b>	<b>18,321</b>	<b>317,142</b>	<b>317,899</b>
<b>Net (Expenditure)Income</b>		<b>(238,213)</b>	<b>6,689</b>	<b>146,868</b>	<b>(84,656)</b>	<b>(65,890)</b>
Net gains (loss) on investments		-	-	159,031	159,031	314,261
<b>Net income/(expenditure)</b>		<b>(238,213)</b>	<b>6,689</b>	<b>305,899</b>	<b>74,375</b>	<b>248,371</b>
<b>Transfers between funds</b>		<b>192,068</b>	<b>-</b>	<b>(192,068)</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>		<b>(46,145)</b>	<b>6,689</b>	<b>113,831</b>	<b>74,375</b>	<b>248,371</b>
<b>Reconciliation of funds</b>						
Total funds brought forward		<b>129,962</b>	<b>44,018</b>	<b>5,896,846</b>	<b>6,070,826</b>	<b>5,822,455</b>
<b>Total funds carried forward</b>	16	<b>83,817</b>	<b>50,707</b>	<b>6,010,677</b>	<b>6,145,201</b>	<b>6,070,826</b>

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 2025**

	Notes		2025		2024
		£	£	£	£
<b>Fixed Assets</b>					
Tangible assets	11		220,598		211,694
Fixed asset investments	12	5,180,612		5,236,543	
Freehold Investment Property	13	<u>550,000</u>	<u>5,730,612</u>	<u>530,000</u>	<u>5,766,543</u>
<i>Total fixed assets</i>			<u>5,951,210</u>		<u>5,978,237</u>
<b>Current Assets</b>					
Stocks		1,597		1,629	
Debtors	14	7,741		15,829	
Investments	12	128,130		3,954	
Cash at bank and in hand		<u>82,144</u>		<u>104,214</u>	
<i>Total current assets</i>			219,612		125,626
<b>Creditors:</b> Amounts falling due within one year	15	<u>(25,621)</u>		<u>(33,037)</u>	
<i>Net current assets</i>			<u>193,991</u>		<u>92,589</u>
<b>Net assets</b>			<u>6,145,201</u>		<u>6,070,826</u>
<b>Charity Funds</b>					
Designated Funds	16	6,010,677		5,896,846	
Restricted Fund	16	50,707		44,018	
Unrestricted funds	16	<u>83,817</u>		<u>129,962</u>	
<i>Total charity funds</i>	18		<u>6,145,201</u>		<u>6,070,826</u>

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

25th July 2025 and signed on their behalf by:

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

.....  
 Benedict Moorhead (Chairman)

The notes on pages 23-33 form part of these accounts.

**Company Registration No. 04335730**

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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	<b>2025</b> £	<b>2024</b> £
<b>Net cash provided by operating activities (see Note 23)</b>	<b>(251,666)</b>	<b>(208,834)</b>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	164,713	152,343
Bank and other interest received	1,854	1,298
Purchase of tangible fixed assets	(2,757)	(5,784)
<b>Investment movements made by Advisers</b>		
Movement in cash held by Investment advisers	(124,176)	8,982
Sale of investments	3,688,790	691,320
Purchase of investments	<u>(3,498,828)</u>	<u>(618,507)</u>
<b>Net cash from investing activities</b>	<b>229,596</b>	<b>229,652</b>
<b>Net increase (decrease) in cash and Cash equivalents</b>	<b>(22,070)</b>	<b>20,728</b>
<b>Cash and cash equivalents at 1 April 2024</b>	<b>104,214</b>	<b>83,496</b>
<b>Cash and cash equivalents at 31 March 2025</b>	<b>82,144</b>	<b>104,214</b>
<b>Cash and cash equivalents consists of</b>		
Cash at hand and in bank	82,144	104,214
<b>Cash and cash equivalents at 31st March 2025</b>	<b>82,144</b>	<b>104,214</b>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025****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 increase compared to recent years. The Trustees have again sought advice from their investment advisors on what the income is likely to be and although we continue to look at total return there is an emphasis on income from the investment portfolio, although again in 2024/25 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 2025/26. The global stock market have continued to rise in early 2025/26. 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 relate 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 2025****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 2025**

**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

	Unrestricted	Restricted	Designated	2025	2024
	Funds	Funds	Funds		
<b>2 Income from donations and legacies</b>					
Membership subscriptions	40,730	-	-	40,730	41,257
Donations	4,988	13,874	-	18,862	49,077
Lottery	3,336	-	-	3,336	3,262
	49,054	13,874	-	62,928	93,596
<b>3 Income from investments</b>					
Dividends receivable	-	-	75,092	75,092	74,618
Interest on fixed interest bonds	-	-	65,607	65,607	54,539
Other Interest receivable	1,378	-	476	1,854	1,298
Rental income	-	-	24,014	24,014	23,186
	1,378	-	165,189	166,567	153,641
<b>4 Expenditure on raising funds</b>					
Investment management fees	-	-	14,949	14,949	14,232
Purchases for resale and fund raising costs	759	-	-	759	1,597
Lottery Club prizes	950	-	-	950	1,724
Property rental costs	-	-	8,172	8,172	4,010
	1,709	-	23,121	24,830	21,563

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025

5 Expenditure on charitable activities	Unrestricted	Restricted	Designated	2025	2024
	Funds £	Fund £	Funds £	£	£
<b>Direct costs</b>					
Staff costs	165,112	-	-	165,112	167,989
Campaigning -Legal costs	-	7,185	-	7,185	4,138
Staff Travelling	1,505	-	-	1,505	934
Contribution to campaigns	2,983	-	-	2,983	2,500
Publicity and printing	635	-	-	635	2,302
Events	1,790	-	-	1,790	1,612
Newsletters	10,673	-	-	10,673	10,787
Volunteering activities	351	-	-	351	230
Subscriptions publications and Donations	1,542	-	-	1,542	1,620
<b>Support costs</b>					
General office staff	51,657	-	-	51,657	54,611
Premises costs	13,723	-	-	13,723	9,938
Staff recruitment and support costs	4,347	-	-	4,347	5,324
Staff training	1,194	-	-	1,194	240
Liability insurance	1,788	-	-	1,788	1,744
Printing, postage and stationery	1,361	-	-	1,361	1,608
Telephone	2,473	-	-	2,473	2,256
Computer, website and equipment maintenance	3,237	-	-	3,237	3,898
Consultancy and professional costs	1,495	-	-	1,495	-
Depreciation and write off	3,653	-	(4,800)	(1,147)	5,283
Sundry expenses	1,945	-	-	1,945	1,221
Governance costs	(See note 6)	18,463	-	18,463	18,101
	289,927	7,185	(4,800)	292,312	296,336
<hr/>					
6 Governance costs				2025	2024
				£	£
Staff costs				7,427	8,301
Auditors' remuneration 2024-25 (note 10)				10,200	9,000
Other costs				836	800
				18,463	18,101
<hr/>					

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**7 Employee information**

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

	2025 Number	2025 FTE	2024 0	2024 FTE
Charitable activities	5	4	5	4
<b>Employment costs</b>				
Wages and salaries		195,751	202,415	
Social security costs		16,377	16,437	
Other pension costs		12,068	12,049	
		224,196	230,901	

**Analysis of Staff Costs**

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

	2025 No	2024 No
£60,000 -£70,000	0	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 £ 12,068 (2024- £12,049).

**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,(2024 - none) and none were reimbursed travelling or other incidental expenses in the year, (2024 -none)

The total amount of remuneration (including employee benefits in kind) received by key management personnel is £121,806 (2024 £132,805), 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

	2025 £	2024 £
Audit of the financial statements	10,200	9,000
	10,200	9,000

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 2025**

11 Tangible fixed assets	Freehold land & buildings £	Computers & office equipment £	Fixtures, & fittings £	Total £
<b>Cost or valuation</b>				
As at 1 April 2024	210,000	25,056	18,061	253,117
Additions	-	1,191	1,566	2,757
Revaluation and disposals	5,000	(2,286)	(5,187)	(2,473)
As at 31 March 2025	215,000	23,961	14,440	253,401
<b>Depreciation</b>				
As at 1 April 2024	4,800	19,076	17,547	41,423
Disposals and Revaluation	(6,000)	(2,286)	(5,072)	(13,358)
Charge for the year	1,200	3,074	464	4,738
As at 31 March 2025	-	19,864	12,939	32,803
<b>Net book values</b>				
As at 31 March 2025	215,000	4,097	1,501	220,598
As at 31 March 2024	205,200	5,980	514	211,694

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

At 31 March 2025 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 2025 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	2025	2024
	£	£
Market value at 1 April 2024	5,236,543	5,055,005
Acquisitions at cost	3,498,828	618,507
Disposal proceeds	(3,688,790)	(691,230)
Change in value in the year:		
Realised	213,367	(22,261)
Unrealised	(79,336)	276,522
Market value at 31 March 2025	5,180,612	5,236,543
Historical cost at 31 March 2025	4,863,206	4,839,802
Investments are represented by:		
Fixed interest bonds	1,222,161	1,154,990
Multi asset and Alternative Investment Funds	3,958,451	4,081,553
Total fixed asset investments	5,180,612	5,236,543
Current asset investments: Cash held by Investment Advisers pending re- investment	128,130	3,954
Total value of Portfolio (including current asset investments)	5,308,742	5,240,497

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 2025**

**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>2025</b>	<b>2024</b>
	£	£
714 SSGA SPDR ETFS Eu	306,078	-
12,016 Invesco Markets III PLC Invesco FTSE RAFI US	307,978	-
306877 Thesis Unit Trust, Redwheel UK equity	-	341,247
21,350 CQG Global UCITS ICAV GQG Partners US Equity	-	368,714

**13 Freehold Investment Property**

	<b>2025</b>	<b>2024</b>
	£	£
7 Grant Drive Maidstone	340,000	340,000
Flat 1 Queen's Heads House Charing	210,000	190,000
	550,000	530,000

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 2025 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>2025</b>	<b>2024</b>
	£	£
Tax repayable	1,610	666
Other debtors	75	5,047
Prepayments and accrued income	6,056	10,116
	7,741	15,829

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

	<b>2025</b>	<b>2024</b>
	£	£
Trade creditors	2,259	5,204
Other creditors	1,873	1,955
Accruals	20,519	24,984
Deferred income	970	894
	25,621	33,037

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

	<b>2025</b>	<b>2024</b>
	£	£
Balance brought forward	894	884
Amount recognised in year	(894)	(814)
Amount deferred in year	970	894
Balance carried forward	970	884

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**16 Funds**

**Statement of Funds - Current Year**

	<b>Balance at 01.04.24</b> <b>£</b>	<b>Income</b> <b>£</b>	<b>Expenditure</b> <b>£</b>	<b>Gains Gains</b> <b>£</b>	<b>Transfers</b> <b>£</b>	<b>Balance at 31.03.25</b> <b>£</b>
<b>Unrestricted funds</b>	129,962	53,423	(291,636)	-	192,068	83,817
<b>Restricted Funds</b>						
Bettshanger	38,033	3,361	(4,200)	-	-	37,194
Swanscombe	210	-	-	-	-	210
Minster Marshes	3,058	3,318	-	-	-	6,376
Highland Court	2,717	2,695	(2,985)	-	-	2,427
Turnden	-	4,500	-	-	-	4,500
<b>Designated Funds</b>						
Arthur Ivor Read Legacy	5,141,211	165,189	(18,321)	134,031	(330,899)	5,091,211
Fair value reserve	755,435	-	-	20,000	134,031	909,466
Revaluation reserve	200	-	-	5,000	4,800	10,000
	6,070,826	232,486	(317,142)	159,031	-	6,145,201

**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 peninsular.

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 Turnden Fund is a fund created to Challenge inappropriate development near Cranbrook

**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

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 2025**

**17 Funds**

**Statement of Funds - Prior Year**

	<b>Balance at 01 04 23 £</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Gains / (losses) £</b>	<b>Transfers £</b>	<b>Balance at 31 03 24 £</b>
<b>Unrestricted funds</b>	183,537	60,781	(298,457)	-	184,101	129,962
<b>Restricted Funds</b>						
Betteshanger	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

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

	<b>Unrestricted funds £</b>	<b>Restricted fund £</b>	<b>Designated funds £</b>	<b>Total 2025 £</b>
Tangible fixed assets	5,598.00	-	215,000	220,598.00
Investment assets	-	-	5,730,612	5,730,612
Current assets	103,840	50,707	65,065	219,612
Creditors: amounts falling due within one year	(25,621)	-	-	(25,621)
	83,817	50,707	6,010,677	6,145,201

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

	<b>Unrestricted funds £</b>	<b>Restricted Funds £</b>	<b>Designated funds £</b>	<b>Total 2024 £</b>
Tangible fixed assets	6,494	-	205,200	211,193
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	5,896,636	6,070,325

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**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 £1,000 (2024 £2,000) There were no other related party transactions during the year (2024 £nil)

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

	<b>2025</b>	<b>2024</b>
	£	£
<b><i>Net income for the year</i></b>	74,375	248,371
<b>Adjustments for:</b>		
Depreciation charges and amount recovered on revaluation	(1,147)	5,283
(Gains) loss on Investments	(159,031)	(314,261)
Dividends, interest and rents from investments	(166,567)	(153,641)
(Increase)/Decrease in stock	32	469
Decrease/(Increase) in debtors	8,088	(5,668)
(Decrease)Increase in creditors	(7,416)	10,613
	<hr/>	<hr/>
	(251,666)	(208,834)

**Analysis of changes in net debt**

	<b>2024</b>	<b>Cash flows</b>	<b>31.03.2025</b>
	£	£	£
Cash at bank and in hand	104,214	(22,070)	82,144
Debt	<hr/>	<hr/>	<hr/>
	104,214	(22,070)	82,144

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**24 Statement of Financial Activities (2024)**

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