

REGISTERED CHARITY NUMBER: 1025044

**Report of the Trustees and
Financial Statements for the Year Ended 31st March 2021
for
Ombersley Conservation Trust**

Richards Sandy Audit Services Limited
(Statutory Auditor)
Thorneloe House
25 Barbourne Road
Worcester
WR1 1RU

Ombersley Conservation Trust

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for the Year Ended 31st March 2021**

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Ombersley Conservation Trust
Report of the Trustees
for the Year Ended 31st March 2021

The trustees present their report with the financial statements of the charity for the year ended 31st March 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and Activities

The objects of the charity are charitable purposes generally and in particular for the public benefit of the inhabitants of the Parishes of Ombersley, Uphampton and Doverdale in the County of Worcestershire ("the Parishes") and the areas adjacent thereto. The trustees confirm that they have complied with the duty in section 17(5) of the Charities Act 2011 to have due regard to guidance on public benefit published by the Charity Commission.

The aims are:

- 1 To promote, facilitate, assist and undertake the conservation of land and buildings of beauty or historic, architectural or other interest or importance and in particular buildings of architectural or other interest or importance and lands of aesthetic, ecological or of other scientific interest or importance within the Parishes and the areas adjacent thereto;
- 2 To protect, preserve and improve the rural and visual character and the amenities of the Parishes and the areas adjacent thereto which are of beauty, historic or architectural or other interest or importance;
- 3 To provide, in the interest of social welfare, facilities for recreation or other leisure time occupation for the inhabitants of and visitors to the Parishes and the areas adjacent thereto with the purpose of improving the conditions of life to the said inhabitants and visitors; and
- 4 To protect, preserve and improve for the public benefit the Archives of the Manor of Ombersley and to promote, facilitate and assist in the provision of public access to the Archives.

The trustees have a policy of making donations to charitable concerns of benefit to the local community.

Public benefit

The trustees confirm that they have complied with their duties in section 17(5) of the 2011 Charities Act and have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

Fundraising activities

The charity does not engage in any fundraising activities (as defined by Section 162A of Charities Act 2011).

Ombersley Conservation Trust

Report of the Trustees for the Year Ended 31st March 2021

ACHIEVEMENT AND PERFORMANCE

Charitable activities

COVID-19 Global Pandemic

The year has been exceptional due to the COVID-19 global pandemic which began to take hold in the UK in February 2020. Due to the transmissibility of the disease and rising hospital admissions, the Government imposed a national lockdown from 23rd March 2020. This required everyone but essential workers to stay at home. Whilst those with 'office' based roles were largely able to continue working, those working in sectors such as hospitality and building trade were unable to do so.

The Government introduced a furlough scheme to assist employers in retaining staff. Other financial assistance was also made available in the form of business rate rebates and loans. The Charity was not able to take advantage of these measures directly however they did benefit some of the Trust's tenants. Many of the Trust's residential tenants benefit from pension income or were able to continue working. As a result, no requests for financial assistance came from any of the residential occupiers.

However, two of the Trust's commercial properties were severely affected by the lockdown, those being the Venture In and the Crown and Sandys. The former is a high class restaurant and the latter a country inn with restaurant, function rooms and letting bedrooms. Whilst both businesses were able to benefit from the furlough scheme for staff, neither qualified for the business rates rebate. Without any other form of income, both requested financial assistance from their landlord.

Initially the trustees agreed a 3 month rent rebate with repayment plan once the business re-opened. However, the lockdown continued and it was not until 4th July that pubs and restaurants were able re-open. The trustees took a pragmatic approach, understanding that it would take time for the businesses to return to anything like normal trading levels. As a result they agreed a 100% rent rebate for both premises from 1st March to 31st August 2020.

The Government's "eat out to help out" scheme was beneficial and a phased return to paying rent was agreed. Unfortunately a second lockdown came into effect at 5th November and lasted until 2nd December. This meant that, as with most hospitality venues, the Venture In and Crown & Sandys were unable to take advantage of the usual festive trade which constitutes a significant part of their annual income. A third lockdown commenced 6th January 2021 and continued until the Trust's financial year end. As a result, the trustees agreed an adjustment of the return to paying rent for both tenants. This co-operation between the parties has strengthened the already good landlord and tenant relationship.

The Trust's income in the year was also affected by another commercial property becoming vacant, the Coach House. This is a small office let to the Alzheimer's Society whose lease came to an end. With Government guidance advising working from home, it was not possible to re-let in the financial year.

Lockdown 1 also affected the Trust's abilities to continue its charitable activities in the conservation of buildings of historic interest. A project to convert a timber framed building in the centre of the village into 2 cottages for rent by local people had just started as the first lockdown commenced. Whilst the contractors were able to return to site in May, social distancing rules remained and there was a national shortage of building materials. As a result the project became delayed by 6 months and it was not possible to let the properties until the 2021/2022 financial year.

All of the above explains the trust's reduced income from charitable activities as shown in the accounts.

General

In order to protect Trust's tenants, particularly during the periods of lockdown, property repairs were kept to a minimum. Essential works continued as did statutory compliance checks such as boiler servicing and electrical inspections.

Brandons

As mentioned above, the Trust was able to continue with the conversion of the timber framed building in the centre of the village into 2 cottages for rent to local people. The project involved stripping the building back to its bare frame and undertaking some structural timber repairs. The property was then finished using high quality materials including lime plaster and conservation accredited insulation. The total cost of the project was £450,000 which has resulted in two very attractive cottages with EPC assessments of a C rating meaning that they have a low environmental impact. This project is a perfect example of the Trust meeting its charitable objects.

Woodland

The woodlands form a vital part of the landscape surrounding Ombersley, and Trust policy is to preserve and maintain these natural assets to the best arboricultural standard. The woodlands are also a valuable source of revenue and, with responsible management, are being improved whilst delivering a steady income. However income in the year was reduced to a change in policy to manage standing timber sales rather than felled timber.

Ombersley Conservation Trust

Report of the Trustees for the Year Ended 31st March 2021

The Trust has an ongoing responsibility to ensure the safety of the parishioners and the wider public from the continuing hazard that trees impose. This is not an inconsiderable cost but is an important element of the Trust's work. This was particularly applicable in the financial year as more people enjoyed the countryside during the various lockdowns.

Donations

In the previous year's accounts the trustees reported that they were in discussion with representatives of the parish council over a lasting memorial to Lord and Lady Sandys. This culminated in a new pair of entrance gates to the memorial hall playing field. The trustees made a significant donation to this project because the field is accessible to all inhabitants and visitors to the village. In addition the trustees also made a sizeable donation to the Ombersley Church and Spire appeal towards refurbishment of the windows in the parish church. A donation was also made to the Ombersley Cricket Club. All of these donations have a wide public benefit and are in accordance with the Trust's aims and objectives.

The trust continues to place important archives of the Manor of Ombersley with the County Records Office in order that these should be available to members of the public. The trust also allows access to an orchard in the centre of Ombersley for public benefit. It continues to maintain to a high standard a significant number of medieval listed properties in Ombersley in order to contribute to the local environment.

Insurance

The Trustees reviewed their Estate insurance policy and were able to obtain the same cover but at a reduced rate by moving the policy from brokers, RK Harrison to NFU Mutual.

FINANCIAL REVIEW

Financial position

The principal funding source is rent receivable from the charity's freehold properties. The settlement deed provides that the trustees have absolute discretion regarding the investment of the charity's assets provided that this is in the furtherance of the charity's objectives.

Income from freehold properties has decreased by 16.5% to £486,652 (from £619,162 in 2020) and is largely attributed to the effects of the COVID-19 pandemic. Expenditure of £187,263 (2020 - £152,890) has been incurred in maintaining the freehold properties. This expenditure is in accordance with the trustees' objective of maintaining and conserving to a high standard the assets in its care. The charity is not reliant upon unpaid volunteers, donations or other intangible income.

Programme Related Investment Policy

The investment policy is to invest in property in furtherance of the charitable aims that are also rented out.

Reserves policy

The trustees' policy on reserves is to maintain sufficient funds to enable the charity's freehold properties to be maintained for the foreseeable future and for the administration of the charity to be financed for the next twelve months.

The charity's reserves at 31 March 2021 (excluding freehold property, the Ombersley Archives, assets available for sale and the related mortgages) amounted to a surplus of £1,712,197, (2020 £2,044,273) which at current expenditure levels represents over 4 years of expenditure.

FUTURE PLANS

- To continue to conserve and maintain historic buildings to a high standard;
- To continue to support local charities and clubs etc for the public benefit of the inhabitants of Ombersley, Doverdale and district; and
- To seek to consider obtaining planning permission on unused land in Ombersley.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is constituted by a Deed of Trust dated 21 July 1993. The trust was established as a charitable settlement by The Right Honourable The Lord Sandys D.L. The Ombersley Archives were transferred to the trust on 21 July 1993. Freehold properties were conveyed to the trust on 25 March 1994 and 31 March 1998.

Decisions are made by the trustees after consultation with the charity's professional advisers. The appointment of new trustees and any necessary training is undertaken by the existing Trustees.

Mr A T Woods, a trustee, is a consultant and provides commercial services to the trust at open market rates.

Ombersley Conservation Trust
Report of the Trustees
for the Year Ended 31st March 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk Policy

The trustees regularly review the risks to which the charity might be exposed and systems or procedures have been established to manage those risks. The trustees take professional advice on all property and investment related matters.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1025044

Principal address

Home Farm House
Drakes Broughton
Persnore
Worcestershire
WR10 2AG

Trustees

J A Yelland OBE FCA
A T Woods B.Sc FOR/ECON
R C Williams

The trustees are holding trustees of all investment properties and the subsidiary.

A P G Hughes Esq was appointed as a trustee at 1st April 2021.

Auditors

Richards Sandy Audit Services Limited
(Statutory Auditor)
Thorneloe House
25 Barbourne Road
Worcester
WR1 1RU

Solicitors

Charles Russell Speechlys LLP
Compass House
Lypiatt Road
Cheltenham
Gloucestershire
GL50 2QJ

Bankers

Lloyds Bank Plc
4 The Cross
Worcester
WR1 3PY

Surveyor and Property Manager

Savills (UK) Limited
1 Jewry Street
Winchester
SO23 8RZ

Insurance Provider

NFU Mutual North Hampshire
The Coach House
Kempshott Park
Dummer
Basingstoke
Hampshire
RG25 2DB

Ombersley Conservation Trust

Report of the Trustees
for the Year Ended 31st March 2021

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on and signed on its behalf by:



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A T Woods B.Sc FOR/ECON - Trustee

Report of the Independent Auditors to the Trustees of Ombersley Conservation Trust

Opinion

We have audited the financial statements of Ombersley Conservation Trust (the 'charity') for the year ended 31st March 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31st March 2021 and of its incoming resources and application of resources, 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 Charities Act 2011.

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 charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity'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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

**Report of the Independent Auditors to the Trustees of
Ombersley Conservation Trust**

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Independent Auditors 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.

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

- Obtained an understanding of the nature of the industry and sector, including the legal and regulatory framework that the charity operates in and how the charity is complying with the legal and regulatory framework;
- Inquired of management, and those charged with governance, about their own identification and assessment of the risks and irregularities, including known actual, suspected or alleged instances of fraud; and
- Discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to fraud.

As a result of these procedures we consider the most significant laws and regulations that have a direct impact on the financial statements are the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', the Charities Act 2011 (and related legislation)), and laws and regulations relating to VAT legislation, specifically partial exemption, as this is considered to be significant to the charity.

We performed audit procedures to detect non-compliances which may have a material impact on the financial statements, which included reviewing the financial statement disclosures. This includes reviewing VAT calculations for indications of material errors, including testing of the VAT treatment on a sample of sales and purchases.

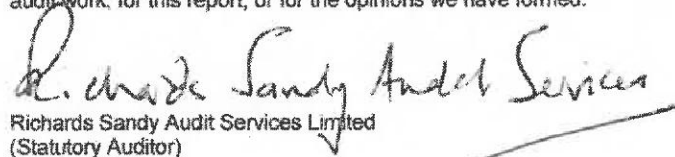
We identified the areas of the financial statements most susceptible to fraud to be management's judgement in but valuing properties owned by the charity. Audit procedures performed included, but were not limited to, reviewing managements estimations using property valuation sites, as well as reviewing rental yields to identify anomalies.

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Richards Sandy Audit Services Limited
(Statutory Auditor)
Thorneloe House
25 Barbourne Road
Worcester
WR1 1RU

Date: 31/01/2022

Ombersley Conservation Trust
Statement of Financial Activities
for the Year Ended 31st March 2021

	Notes	2021 Unrestricted fund £	2020 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	3	-	40,494
Charitable activities	6		
Maintenance of programme related investments		486,652	619,162
Other trading activities	4	3,208	2,640
Investment income	5	1,307	12,594
Total		491,167	674,890
EXPENDITURE ON			
Raising funds	7	82,600	95,035
Charitable activities	8		
Grants to charitable institutions		70,297	37,938
Maintenance of programme related investments		264,374	268,489
Total		417,271	401,462
NET INCOME		73,896	273,428
RECONCILIATION OF FUNDS			
Total funds brought forward		20,918,675	20,645,247
TOTAL FUNDS CARRIED FORWARD		20,992,571	20,918,675

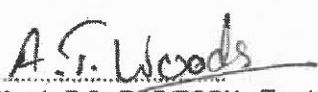
The notes form part of these financial statements

Ombersley Conservation Trust

Balance Sheet
31st March 2021

	Notes	2021 Unrestricted fund £	2020 Total funds £
FIXED ASSETS			
Heritage assets	15	10,000	10,000
Programme related investments	16	19,360,287	18,868,297
		<u>19,370,287</u>	<u>18,878,297</u>
CURRENT ASSETS			
Debtors	17	51,401	84,973
Cash at bank		1,674,385	2,054,632
		<u>1,725,786</u>	<u>2,139,605</u>
CREDITORS			
Amounts falling due within one year	18	(99,903)	(95,332)
		<u>1,625,883</u>	<u>2,044,273</u>
NET CURRENT ASSETS			
		<u>20,996,170</u>	<u>20,922,570</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
CREDITORS			
Amounts falling due after more than one year	19	(3,599)	(3,895)
		<u>20,992,571</u>	<u>20,918,675</u>
NET ASSETS			
FUNDS			
Unrestricted funds		<u>20,992,571</u>	<u>20,918,675</u>
TOTAL FUNDS			
		<u>20,992,571</u>	<u>20,918,675</u>

The financial statements were approved by the Board of Trustees and authorised for issue on
and were signed on its behalf by:


A T Woods B.Sc FOR/ECON - Trustee

The notes form part of these financial statements

Ombersley Conservation Trust
Cash Flow Statement
for the Year Ended 31st March 2021

Notes	2021 £	2020 £
Cash flows from operating activities		
Cash generated from operations	110,778	199,282
Net cash provided by operating activities	<u>110,778</u>	<u>199,282</u>
Cash flows from investing activities		
Purchase of social investments	(491,990)	(313,237)
Interest received	1,307	12,594
Net cash used in investing activities	<u>(490,683)</u>	<u>(300,643)</u>
Cash flows from financing activities		
Loan repayments in year	(342)	(325)
Net cash used in financing activities	<u>(342)</u>	<u>(325)</u>
Change in cash and cash equivalents in the reporting period	<u>(380,247)</u>	<u>(101,686)</u>
Cash and cash equivalents at the beginning of the reporting period	<u>2,054,632</u>	<u>2,156,318</u>
Cash and cash equivalents at the end of the reporting period	<u><u>1,674,385</u></u>	<u><u>2,054,632</u></u>

The notes form part of these financial statements

Ombersley Conservation Trust

Notes to the Cash Flow Statement
for the Year Ended 31st March 2021

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES				
		2021		2020
		£		£
Net income for the reporting period (as per the Statement of Financial Activities)		73,896		273,428
Adjustments for:				
Interest received		(1,307)		(12,594)
Decrease in debtors		33,570		24,699
Increase/(decrease) in creditors		4,619		(86,251)
Net cash provided by operations		110,778		199,282
		<u><u>110,778</u></u>		<u><u>199,282</u></u>
2. ANALYSIS OF CHANGES IN NET FUNDS				
	At 1.4.20	Cash flow	Other non-cash changes	At 31.3.21
	£	£	£	£
Net cash				
Cash at bank	2,054,632	(380,247)		1,674,385
	<u>2,054,632</u>	<u>(380,247)</u>		<u>1,674,385</u>
Debt				
Debts falling due within 1 year	(299)	344	(296)	(251)
Debts falling due after 1 year	(3,895)	-	296	(3,599)
	<u>(4,194)</u>	<u>344</u>	<u>-</u>	<u>(3,850)</u>
Total	2,050,438	(379,903)	-	1,670,535
	<u><u>2,050,438</u></u>	<u><u>(379,903)</u></u>	<u><u>-</u></u>	<u><u>1,670,535</u></u>

The notes form part of these financial statements

Ombersley Conservation Trust

Notes to the Financial Statements for the Year Ended 31st March 2021

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

The accounts are prepared in sterling, which is the functional currency. Monetary amounts in these financial statements are rounded to the nearest £.

CHANGES IN ACCOUNTING POLICIES

The charity has changed the accounting policy for measurement of programme related investment property from the "revaluation model" to the "cost model".

The charity has retroactively utilised the FRS 102 transitional exemption that a first-time adopter may elect to measure programme related investment properties on the date of transition to FRS 102 at its fair value and use this fair value as its deemed cost at that date.

The trustees have used a valuation dated 31st March 2017 undertaken by Richard Williams (a trustee and qualified chartered surveyor) as the closest available historical valuation to the date of transition to FRS 102 as the fair value of programme related investment properties.

TANGIBLE FIXED ASSETS

Any capital expenditure less than £1,000 is not considered for capitalisation.

PROGRAMME RELATED INVESTMENT PROPERTY

Programme Related Investment Property are measured at cost less any provisions for depreciation and impairment.

The trustees consider that the Programme Related Investment Property have an indefinite useful life and any residual value is deemed greater than historical cost. Therefore no depreciation has been provided, on the basis that any such depreciation would be immaterial to the accounts.

HERITAGE ASSETS

Ombersley Archives are measured at cost less any provisions for depreciation and impairment.

The trustees consider that the Ombersley Archives have an indefinite useful life and any residual value is deemed greater than historical cost. Therefore no depreciation has been provided, on the basis that any such depreciation would be immaterial to the accounts.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Investment income is recognised for all interest-bearing instruments on an accruals basis.

Rental income is recognised in line with the periods to which such income relates, up to the extent that it is probable that such income is recoverable. Where recoverability of rental income is in doubt, such income is instead recognised on a cash basis.

Income from donations is recognised in the period in which the charity is entitled to receipt and the amount can be measured with reasonable certainty.

EXPENDITURE

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Ombersley Conservation Trust

Notes to the Financial Statements - continued for the Year Ended 31st March 2021

1. ACCOUNTING POLICIES - continued

EXPENDITURE

Resources expended on the charitable activities include the costs of maintaining and operating the charity's programme related investment properties and donations to local charities.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

TAXATION

The charity is exempt from tax on its charitable activities.

FUND ACCOUNTING

All funds are unrestricted, to be used for the charity's general objects.

FINANCIAL INSTRUMENTS

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the charity becomes party to contractual provisions of the instrument.

Financial assets are offset, with the net amounts presented in the accounts where there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic Financial Assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Basic Financial Liabilities

Basic financial liabilities, including trade and other payables, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of future receipts, discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of the operations from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction cost.

Exemption from preparing consolidated accounts

The charity is exempt from preparing consolidated accounts as the level of gross income falls below the threshold of £1m.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Accounting estimates and judgement are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Programme related investment property and heritage assets are not depreciated on the basis that the trustees consider these assets to have an indefinite useful life and any residual value is deemed greater than historical cost, such that any depreciation would be immaterial to the accounts. This is considered a critical accounting judgement.

Ombersley Conservation Trust

Notes to the Financial Statements - continued
for the Year Ended 31st March 2021

3. DONATIONS AND LEGACIES	2021	2020
	£	£
Donations from subsidiary	-	40,494
	<u> </u>	<u> </u>
4. OTHER TRADING ACTIVITIES	2021	2020
	£	£
Wayleaves & waterline easement	3,039	2,598
Other income	44	42
Dilapidation claims	125	-
	<u> </u>	<u> </u>
	3,208	2,640
	<u> </u>	<u> </u>
5. INVESTMENT INCOME	2021	2020
	£	£
Bank interest received	1,307	12,594
	<u> </u>	<u> </u>
6. INCOME FROM CHARITABLE ACTIVITIES	2021	2020
	£	£
Rents received	468,426	560,896
Insurance claims and contributions	-	27,520
Income from woodlands	6,266	16,593
Insurance recharged	11,960	14,153
	<u> </u>	<u> </u>
	486,652	619,162
	<u> </u>	<u> </u>
7. RAISING FUNDS		
INVESTMENT MANAGEMENT COSTS	2021	2020
	£	£
Professional management fees	70,919	75,777
Professional letting fees & associated costs	2,904	8,238
Professional admin fees	1,406	1,480
Woodland & tree safety management fees	7,371	9,540
	<u> </u>	<u> </u>
	82,600	95,035
	<u> </u>	<u> </u>

Ombersley Conservation Trust

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2021**

8. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 9) £	Grant funding of activities (see note 10) £	Support costs (see note 11) £	Totals £
Grants to charitable institutions	-	70,297	-	70,297
Maintenance of programme related investments	235,707	-	28,667	264,374
	<u>235,707</u>	<u>70,297</u>	<u>28,667</u>	<u>334,671</u>

9. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2021 £	2020 £
Rates, water, light & heat	7,387	5,165
Insurance	38,270	39,296
Property repairs	187,263	152,890
Woodland expenses	2,787	10,833
	<u>235,707</u>	<u>208,184</u>

10. GRANTS PAYABLE

	2021 £	2020 £
Grants to charitable institutions	70,297	37,938

The total grants paid to institutions during the year was as follows:

	2021 £	2020 £
Ombersley & Doverdale Parish Council	21,500	14,000
Ombersley & Doverdale Tennis Club	-	6,000
Ombersley Cricket Club	8,797	8,700
Ombersley Spire & Church Appeal	40,000	-
St Richard's Hospice	-	5,000
University of Worcester	-	3,000
Grants under £2,000 each	-	1,238
	<u>70,297</u>	<u>37,938</u>

Ombersley Conservation Trust

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2021**

11. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Maintenance of programme related investments	<u>18,344</u>	<u>10,323</u>	<u>28,667</u>

Support costs, included in the above, are as follows:

	2021 Maintenance of programme related investments £	2020 Total activities £
AMC mortgage interest	47	82
Bank charges	450	562
Legal and professional fees	17,847	50,305
Auditors' remuneration	8,305	6,890
Auditors' remuneration for non audit work	<u>2,018</u>	<u>2,466</u>
	<u>28,667</u>	<u>60,305</u>

12. AUDITORS' REMUNERATION

	2021 £	2020 £
Fees payable to the charity's auditors for the audit of the charity's financial statements	8,305	6,890
Other non-audit services	<u>2,018</u>	<u>2,466</u>

13. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2021 nor for the year ended 31st March 2020.

TRUSTEES' EXPENSES

During the current financial year no trustees' incurred expenses on behalf of the charity. During the prior financial year, JA Yelland a trustee of Ombersley Conservation Trust, purchased office equipment for the Trust's clerk costing £609. The charity reimbursed the costs in full.

14. STAFF COSTS

There were no staff costs for the year ended 31st March 2021 nor for the year ended 31st March 2020.

The average monthly number of employers during the year was nil (2020: nil).

Ombersley Conservation Trust

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2021**

15. HERITAGE ASSETS

	Total £
MARKET VALUE	
At 1st April 2020 and 31st March 2021	<u>10,000</u>
NET BOOK VALUE	
At 31st March 2021	<u>10,000</u>
At 31st March 2020	<u>10,000</u>

The heritage assets comprise of the Ombersley archives, which are held by Worcestershire County Council on behalf of the trustees. It is one of the objectives of the charity to protect, preserve and improve the Archives of the Manor of Ombersley.

FIVE-YEAR SUMMARY OF TRANSACTIONS

	2021 £	2020 £	2019 £	2018 £	2017 £
Cost at start of year	10,000	10,000	10,000	10,000	10,000
Additions in the year	-	-	-	-	-
Cost at the year end	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>

16. PROGRAMME RELATED INVESTMENTS

	Programme related investment £
MARKET VALUE	
At 1st April 2020	18,868,297
Additions	491,990
At 31st March 2021	<u>19,360,287</u>
NET BOOK VALUE	
At 31st March 2021	<u>19,360,287</u>
At 31st March 2020	<u>18,868,297</u>

Following a change in accounting policy in regard to the basis that programme related investment properties are valued in the financial statements, the charity has retroactively utilised the FRS 102 transitional exemption that a first-time adopter may elect to measure programme related investment properties on the date of transition to FRS 102 at its fair value and use this fair value as its deemed cost at that date.

The trustees have used a valuation dated 31st March 2017 undertaken by Richard Williams (a trustee and qualified chartered surveyor) as the closest available historical valuation to the date of transition to FRS 102 as the fair value of programme related investment properties.

Ombersley Conservation Trust

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2021**

17. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Rent debtors	34,577	55,584
Prepayments	16,824	29,389
	<u>51,401</u>	<u>84,973</u>

18. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other loans (see note 20)	251	299
Trade creditors	25,682	7,702
VAT	450	5,353
Rent received in advance	53,053	64,512
Accrued expenses	20,467	17,466
	<u>99,903</u>	<u>95,332</u>

Rents received in advance represents both rent and insurance received in advance. The amount brought forward of £64,512 (2020: £56,179) has been fully released during the year. The new reserve of £53,053 (2020: £64,512) being carried forward represents rent of £44,723 (2020: £51,803) and insurance of £8,330 (2020: £12,709).

19. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2021	2020
	£	£
Other loans (see note 20)	3,599	3,895
	<u>3,599</u>	<u>3,895</u>

20. LOANS

An analysis of the maturity of the AMC mortgage loan (which is repayable by instalments) is given below:

	2021	2020
	£	£
Amounts falling due within one year	251	299
Amounts falling between one and five years	1,115	1,070
Amounts falling due in more than five years	2,484	2,825
	<u>3,850</u>	<u>4,194</u>

The AMC mortgage was secured on land at Park & Hyde Farm and Hadley Farm. The value of the value of this land in the accounts is £3,433,000 (2020 - £3,433,000).

The mortgage is an instalment repayment mortgage to 29 September 2032, and interest is currently charged at base rate + 1.85%.

Ombersley Conservation Trust

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2021**

21. LEASING AGREEMENTS

The charity is guaranteed the future rental income, based upon the terms of the tenancy agreements:

	2021 £	2020 £
Within one year	292,519	288,734
Between one and five years	834,825	847,200
In more than five years	1,362,300	1,561,725
	<u>2,489,644</u>	<u>2,697,659</u>

22. RELATED PARTIES

No profits (2020 - £40,834) were gift aided to the charity during the year from Ombersley Trading Company Limited (11041436), a company held under common control, with all of its share held by holding trustees of Ombersley Conservation Trust.

The financial activity of Ombersley Trading Company Limited for the year was as follows:

	2021 £	2020 £
Income	-	91,893
Expenditure	-	(51,059)
Net profit	-	40,834
Gift aid distribution	-	(40,834)
	<u>-</u>	<u>-</u>
Opening reserves (excluding share capital)	-	-
	<u>-</u>	<u>-</u>
Closing reserves (excluding share capital)	-	-
	<u>-</u>	<u>-</u>

The net assets of Ombersley Trading Company Limited at the year end was as follows:

	2021 £	2020 £
Cash in hand	3	3
	<u>3</u>	<u>3</u>
Called up share capital	3	3
	<u>3</u>	<u>3</u>

Ombersley Conservation Trust
Notes to the Financial Statements - continued
for the Year Ended 31st March 2021

23. RENT WAIVER

As a result of the Covid-19 pandemic and subsequent enforced closures, a number of commercial rents were waived in the year totalling £98,667 (2020 - £nil).

24. RESTATEMENT OF COMPARATIVES

The charity has changed the accounting policy for measurement of programme related investment property from the "revaluation model" to the "cost model".

The charity has retroactively utilised the FRS 102 transitional exemption that a first-time adopter may elect to measure programme related investment properties on the date of transition to FRS 102 at its fair value and use this fair value as its deemed cost at that date.

The trustees have used a valuation dated 31st March 2017 undertaken by Richard Williams (a trustee and qualified chartered surveyor) as the closest available historical valuation to the date of transition to FRS 102 as the fair value of programme related investment properties.

The comparative figures and current year opening balances have been amended as detailed in the following tables:

Statement of Financial Activities for the Year Ended 31st March 2020

	As originally stated £	Effect of change in accounting policy £	As restated £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	40,494	-	40,494
Charitable activities	619,162	-	619,162
Other trading activities	2,640	-	2,640
Investment income	12,594	-	12,594
	<u>674,890</u>	<u>-</u>	<u>674,890</u>
EXPENDITURE ON			
Raising funds	95,035	-	95,035
Grants to charitable activities	37,938	-	37,938
Maintenance on programme related investments	268,489	-	268,489
	<u>401,462</u>	<u>-</u>	<u>401,462</u>
Net gains/(losses) on investments	(96,590)	96,590	-
NET INCOME	176,838	96,590	273,428
RECONCILIATION OF FUNDS			
Total funds brought forward	23,475,738	(2,830,491)	20,645,247
TOTAL FUNDS CARRIED FORWARD	<u>23,652,576</u>	<u>(2,733,901)</u>	<u>20,918,675</u>

Balance Sheet as at 31st March 2020

	As originally stated £	Effect of change in accounting policy £	As restated £
FIXED ASSETS			

Ombersley Conservation Trust

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2021**

24. RESTATEMENT OF COMPARATIVES - continued

Heritage assets	10,000	-	10,000
Programme related investments	21,602,198	(2,733,901)	18,868,297
	21,612,198	(2,733,901)	18,878,297
CURRENT ASSETS			
Debtors	84,973	-	84,973
Cash at bank	2,054,632	-	2,054,632
	2,139,605	-	2,139,605
CREDITORS			
Amounts falling due within one year	(95,332)	-	(95,332)
	2,044,273	-	2,044,273
NET CURRENT ASSETS			
	23,656,471	(2,733,901)	20,922,570
TOTAL ASSETS LESS CURRENT LIABILITIES			
CREDITORS			
Amounts falling due after more than one year	(3,895)	-	(3,895)
	23,652,576	(2,733,901)	20,918,675
NET ASSETS			
FUNDS			
Unrestricted funds	23,652,576	(2,733,901)	20,918,675
	23,652,576	(2,733,901)	20,918,675

Balance Sheet as at 31st March 2019

Ombersley Conservation Trust

Notes to the Financial Statements - continued
for the Year Ended 31st March 2021

24. RESTATEMENT OF COMPARATIVES - continued

	As originally stated £	Effect of change in accounting policy £	As restated £
FIXED ASSETS			
Heritage assets	10,000	-	10,000
Programme related investments	21,385,551	(2,830,491)	18,555,060
	21,395,551	(2,830,491)	18,565,060
CURRENT ASSETS			
Debtors	109,673	-	109,673
Cash at bank	2,156,318	-	2,156,318
	2,265,991	-	2,265,991
CREDITORS			
Amounts falling due within one year	(181,541)	-	(181,541)
NET CURRENT ASSETS	2,084,450	-	2,084,450
TOTAL ASSETS LESS CURRENT LIABILITIES	23,480,001	(2,830,491)	20,649,510
CREDITORS			
Amounts falling due after more than one year	(4,263)	-	(4,263)
NET ASSETS	23,475,738	(2,830,491)	20,645,247
FUNDS			
Unrestricted funds	23,475,738	(2,830,491)	20,645,247
	23,475,738	(2,830,491)	20,645,247