

Charity Registration No. 1044514

Company Registration No. 03020005 (England and Wales)

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION  
TRUST**

**COMPANY LIMITED BY GUARANTEE**

**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2023**

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr S A Hall Mrs A Bartleet Mr A G Marsden Mr C J Betts Mr R A Cruyston Mr P Bowman Mr W E Hayton Mr S M East Ms L A D Kleinsdam	Appointed 17/04/2023 Appointed 17/04/2023
<b>Secretary</b>	Mr S A Hall	
<b>Charity number</b>	1014514	
<b>Company number</b>	03020005	
<b>Registered office</b>	Walcotts Hall Coggeshall Road Great Tey Colchester Essex CO6 1AH	
<b>Independent examiner</b>	Vincent Mellett FCCA Granite Morgan Smith Limited 122 Feering Hill Feering Colchester Essex CO5 9PY	
<b>Bankers</b>	HSBC 26 High Street Colchester Essex CO1 1DG	

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**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION  
TRUST**

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**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION  
TRUST**

**TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2023**

The trustees present their report and financial statements for the year ended 31 March 2023.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Trust's memorandum and articles of association, the Companies Act 2006 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016)

**Objectives and activities**

The Trust's objects are to preserve for the benefit of the townspeople of Colchester and North East Essex the historical, architectural and constructional heritage that may exist in the area in the form of buildings of particular beauty, historical, architectural or constructional heritage.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Trust should undertake.

## **COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

### **TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2023**

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#### **Achievements and Performance**

##### **Jumbo**

As reported in last year's accounts, our work relating to the restoration and adaptation of the Jumbo Water Tower in Colchester was given renewed impetus by the allocation of funds from the Town Deal programme. This enabled us to appoint suitable consultants across a whole range of specialist skills to assist in developing our case for a new grant application to the National Lottery Heritage Fund. Our Expression of Interest was approved in December 2022 which led the way to our Part 1 application being submitted at the end of February. A decision is expected in June. Particular thanks are due to our consultant team for all they did to make this possible.

In addition, further emergency works have been required to the roof in this year, over and above the work carried out in early 2022. The high temperatures in the summer of 2022 have led to further degradation of the copper roofing which is now over seventy years old, so running repairs have been carried out with the assistance of Historic England. There are more leaks in the roof as a result of this degradation which inevitably point to the need to replace the roof. We will do more necessary minor work after the peregrine nesting season has completed.

We continue to monitor the tank with the assistance of The Morton Partnership because of the increasing number of cracks that have appeared as a result of the distortions caused by temperature variations across the structure and the chemical degradation of the joints. The rate of deterioration is increasing so it is to be hoped that all stakeholders will now move forward quickly to support the restoration, conservation and renaissance of this iconic building. Leaving it as it is, is not an option.

##### **Halstead 21st Century Group**

The Trust has been supporting the Halstead 21 Century Group (a Community Interest Company) over several years in their efforts to save the WWI, Courtauld works air raid shelters from demolition. The 16 semi-underground shelters are thought to be the largest extant group of their kind in England. Following sale of the site to a housing developer and a full condition survey by the Morton Partnership it has been agreed to transfer the majority of the surviving shelters to H21G after restoration works have been completed. A Management Plan and scope of works report has been drafted and is being considered by the Group and this will form the basis for the long lease at a peppercorn rent that is to be agreed between the parties.

As time and resources permit, we will continue to offer support to assist in the preservation and, where appropriate, the repurposing of the astonishing heritage assets that Colchester and North East Essex boast.

##### **Thanks**

We would like to record our thanks to our trustees for giving their time and skills to support our work, and, of course, to our director David Balcombe who has carried the major burden during this period.

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

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### Finances and risk

We have limited reserves and are dependent on grant funding to enable our work to continue including, in particular, to see the **Jumbo** project to fruition. We also recognise we will need to conduct a substantial fundraising exercise to complement the grant funds raised. As things stand our reserves are adequate but there will be a growing need to build our reserves to accommodate future liabilities for maintenance and repair.

The Trustees have assessed the major risks to which the Trust is exposed and are satisfied that systems are in place to mitigate exposure to those risks.

### Structure, Governance and Management

The Trust is a Company limited by guarantee and a registered charity, governed by its memorandum and articles of association. The Trust conducted an open recruitment process for new trustees and is delighted to have appointed two new trustees who will add to the diversity and skillset of the Board. Further recruitment drives will be operated later in the year.

## COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

### TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

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The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr S A Hall

Mrs A Bartleet

Mr A G Marsden

Mr C J Betts

Mr R A Crayston

Mr W E Hayton

Mr P Bowman

Mr S M East

Appointed 17/04/2023

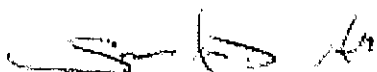
Ms L A D Kleinsdam

Appointed 17/04/2023

The Trustees are selected for their mix of skills in conservation, charities, property, architecture, law, finance, local government and media. Their local knowledge and individual networks are also important considerations.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £10 in the event of a winding up.

The Trustees report was approved by the Board of Trustees.



Mr S A Hall

Chairman

Dated:

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**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

**INDEPENDENT EXAMINER'S REPORT**

**TO THE TRUSTEES OF COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

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I report to the trustees on my examination of the financial statements of Colchester and North East Essex Building Preservation Trust (the Trust) for the year ended 31 March 2023

**Responsibilities and basis of report**

As the trustees of the Trust (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the Trust are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Trust's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Trust as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Vincent Mellert FCCA

Granite Morgan Smith Limited  
122 Peering Hill  
Peering  
Colchester  
Essex  
CO3 9PY  
XXXXXXXXXX

2 MAY 2023

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

**STATEMENT OF FINANCIAL ACTIVITIES  
INCLUDING INCOME AND EXPENDITURE ACCOUNT**

**FOR THE YEAR ENDED 31 MARCH 2023**

	Notes	2023 £	2022 £
<b><u>Income from:</u></b>			
Donations and legacies	3	-	91,842
Grants	4	206,901	86,322
Investments	5	134	231
<b>Total income</b>		<b>207,035</b>	<b>178,395</b>
<b><u>Expenditure on:</u></b>			
Charitable activities	6	176,750	96,337
<b>Net gains/(losses) on investments</b>	9	<b>(493)</b>	<b>(426)</b>
<b>Net movement in funds</b>		<b>29,792</b>	<b>81,632</b>
<b>Fund balances at 1 April 2022</b>		<b>100,714</b>	<b>19,082</b>
<b>Fund balances at 31 March 2023</b>		<b>130,506</b>	<b>100,714</b>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST****BALANCE SHEET****AS AT 31 MARCH 2023**

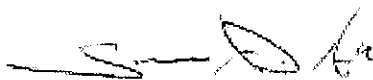
	Notes	2023		2022	
		£	£	£	£
<b>Fixed assets</b>					
Investments	10		5,496		5,989
Land	11		80,000		-
<b>Current assets</b>					
Debtors	12	85,361		24,253	
Cash at bank and in hand		3,689		158,262	
				<u>182,515</u>	
<b>Creditors: amounts falling due within one year</b>	13	(44,041)		(87,790)	
<b>Net current assets</b>			45,010		94,725
<b>Total assets less current liabilities</b>			<u>130,506</u>		<u>100,714</u>
<b>Income funds</b>					
Unrestricted funds			130,506		100,714
			<u>130,506</u>		<u>100,714</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2022. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements.

The Trustees have responsibility for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the Trustees in April 2023



Mr S A Hall  
Trustee

Company Registration No. 03020005

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

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### 1 Accounting policies

#### Charity information

Colchester and North East Essex Building Preservation Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Walcotts Hall, Coggeshall Road, Great Toy, Colchester, Essex, CO6 1AH.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's Memorandum and Articles of Association, the Companies Act 2006 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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

The accounts have been prepared under the historical cost convention, modified to include the revaluation of certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

#### 1.4 Incoming resources

Income is recognised when the Trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the Trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2023**

**1 Accounting policies**

**1.5 Resources expended**

All expenditure is accounted for on an accruals basis and is recognised when there is a legal or constructive obligation to pay. Expenditure has been classified under headings that aggregate all costs 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 the resources.

Resources expended exclude attributable VAT, which can be recovered.

**1.6 Fixed asset investments**

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

**1.7 Financial instruments**

Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost. Financial assets comprise cash at bank and in hand, together with trade and other debtors. A specific provision is made for debts for which recoverability is in doubt. Cash at bank and in hand is defined as all cash held in instant access bank accounts and used as working capital. Investments are held at fair value at the balance sheet date, with gains and losses being recognised within income and expenditure. Financial liabilities held at amortised cost comprise all creditors.

**2 Critical accounting estimates and judgements**

In the application of the Trust's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

**3 Donations and legacies**

	2023	2022
	£	£
Donations and gifts	-	91,842

# COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

4	Grants	2023	2022
		£	£
	Grants received	206,901	86,322
		<u>          </u>	<u>          </u>
5	Investments	2023	2022
		£	£
	Income from listed investments	134	231
		<u>          </u>	<u>          </u>
6	Charitable activities	2023	2022
		£	£
	Insurance	19,446	841
	Independent Examiners fee	410	330
	Legal & professional - other	279	6,996
	Director costs	24,255	14,630
	Jumbo Heritage Programme	122,077	72,169
	Kent	8,500	1,000
	Office expenses - other	1,783	371
	Subscriptions	-	-
		<u>          </u>	<u>          </u>
		176,750	96,337
		<u>          </u>	<u>          </u>
7	Trustees		
	None of the trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year.		
8	Employees		
	There were no employees during the year.		

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION  
TRUST**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2023**

9	Net gains/(losses) on investments	2023	2022
		£	£
	Revaluation of investments		(147)
	Gain/(loss) on sale of investments	(493)	(279)
		<u>(493)</u>	<u>(426)</u>
10	Fixed asset investments		
			Listed investments
			£
	Cost or valuation		
	At 31 March 2022		5,989
	Valuation changes		(493)
	Disposals		-
	At 31 March 2023		<u>5,496</u>
	Carrying amount		
	At 31 March 2022		<u>5,989</u>
	At 31 March 2023		<u>5,496</u>
	<b>Fixed asset investments revalued</b>		
	Listed investments are included at the market value at the balance sheet date.		
11	Financial instruments	2023	2022
		£	£
	Carrying amount of financial assets		
	Equity instruments measured at cost less impairment	5,496	5,989
	Carrying amount of financial liabilities		
	Measured at amortised cost	44,041	87,790

**COLCHESTER & NORTH EAST ESSEX BUILDING PRESERVATION TRUST**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2023**

**12 Debtors**

	2023	2022
	£	£
<b>Amounts falling due within one year:</b>		
Trade debtors	75,456	9,530
Other debtors	9,905	14,723
Prepayments and accrued income	-	-
	<u>85,361</u>	<u>24,253</u>

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

	2023	2022
	£	£
Trade creditors	43,711	87,460
Accruals and deferred income	330	330
	<u>44,041</u>	<u>87,790</u>

**14 Company limited by guarantee**

The charity is limited by guarantee. The members of the company are the trustees named on the list of members. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member.

**15 Related party transactions**

No guarantees have been given or received.