

Charity number: 222154

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2021**

Trustees

Councillor H. Bettison, Chair
Mr M. W. Herriott, Vice Chair
Councillor A Bowlas
Councillor I. Dixon (deceased 24 April 2020)
Captain J.E. Evans
Mr D. Faimell
Councillor A. Forbes
Councillor T Forrester (appointed 26 June 2020)
Mr A. W. Herriott
Mr D. B. P. Herriott
Councillor G. Roughead

Charity registered number

222154

Principal office

Town Hall
Marygate
Berwick upon Tweed
TD15 1BN

Independent auditors

Ryecroft Glenton
Chartered Accountants
32 Portland Terrace
Newcastle upon Tyne
NE2 1QP

Bankers

Bank of Scotland
61 Hide Hill
Berwick upon Tweed
TD15 1EN

Solicitors

Womble Bond Dickinson
St. Ann's Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
(CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021**

Land Steward

A. Hamilton
Edwin Thompson LLP
Chartered Surveyors
44-48 Hide Hill
Berwick upon Tweed
TD15 1AB

Investment Advisor

Brewin Dolphin Limited
Time Central
Gallowgate
Newcastle upon Tyne
NE1 4SR

Accountant

C. R. J. Oakley

Clerk

W. E. Henry

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2021

The Trustees present their annual report together with the audited financial statements of the charity for the year from 1 April 2020 to 31 March 2021.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's governing document, the Charities Act 2011 and the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Objectives and activities

• Policies and objectives

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

The Charity known as Berwick-upon-Tweed Corporation (Freemen) Trust is a body corporate governed by two local Acts of Parliament - the Berwick-upon-Tweed Corporation Act 1843 and the Berwick-upon-Tweed Corporation (Freemen) Act 1926; and is subject to the terms of a Scheme registered with the Charity Commission on the 4th December 1931.

The Act of 1843 settled and established the rights of the Resident Freemen and Widows of Freemen of Berwick-upon-Tweed and set down the manner in which the income from the Estate's land holdings and investments was to be distributed; the Act of 1926 made provision for the establishment of the Trust and the vesting of the Estate in the Trustees and established the manner in which the Trust was to operate.

Subsequent arbitrations have been concerned in the construction of the Acts of 1843 and 1926 and the rights, powers and duties of the Trustees, their officers and other interested parties.

• Strategies for achieving objectives

The Trustees meet monthly to conduct the business of the Charity in accordance with the provisions of the 1926 Act, and the administration of the Trust is undertaken on a day-to-day basis by their clerk (Liam Henry), their Accountant (Charles Oakley) and their Land Steward (Andrew Hamilton). The Trust's retained Legal Advisors are Womble Bond Dickinson of Newcastle-upon-Tyne; their Auditors, Rycroft Glenton of Newcastle-upon-Tyne; and their investment advisors and stockbrokers, Brewin Dolphin of Newcastle-upon-Tyne.

• Activities undertaken to achieve objectives

The bulk of the Trustees' income is derived from their agricultural Estate and investments. The agricultural land, mainly to the north of the River Tweed and amounting to over 2,250 acres, is divided into a number of holdings, the tenancies of which are governed by the Agricultural Holdings Acts. The capital value of the investments is £9.453m. The income from the Estate and investments is distributed to the Guild of Freemen and their Widows and a number of other beneficiaries in accordance with the terms of the governing Acts and the arbitrations made thereunder.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021**

Achievements and performance

• **Review of activities**

General developments

Retail Park Site – further to the previous acceptance an offer for the purchase of an extensive tract of land at North Road the sale of the land finally completed towards the end of the year and the purchaser had also expressed an interest purchasing further land from the Trustees in the near future.

West Hope Residential land – notwithstanding the fact that further agreement had been reached with the County Council in relation to the issue of access to the site at West Hope the completion of that agreement was still in the process of being finalised.

Hudson Homes West Hope site – progress with the construction of the surface water drainage on the site continues to be slow and while the position with the Crown Estates has been resolved the developer is currently having protracted negotiations with an adjoining land owner with regards to the easement which will be required in order to complete the laying of the drainage pipe. It can only be hoped that all outstanding matters can soon be resolved to allow works to commence as soon as possible.

Estate management

Baldersbury Hill – the Trustees agreed to explore the possibility of obtaining planning permission for the residential development of the steading at Baldersbury Hill and an application was submitted to the local planning authority.

Folly Farm – the sale of a small parcel of land at Folly Farm to Network Rail for the purposes of an electricity substation was agreed, the land in question being removed from the relevant farm business tenancy which itself would have to be renewed next year.

Roofing and gutter works were carried out at buildings at Loughend/Conundrum as well as drainage works on the farm house septic tank. The cost of the roofing works proved to be more expensive than anticipated due to a lower level of slate retention than originally envisaged.

A farm business tenancy and grazing licence in respect of the new landholding at East Ord was agreed with the Mr Gray. Works had to be carried out to the fishing shiel within the landholding to secure the building from unauthorised entry and pre planning advice was sought from Northumberland County Council regarding the potential for the shiel's development. A structural survey for the building was also commissioned towards the end of the year.

An expression of interest was received from local football club, Tweedmouth Rangers, to lease an area of land at East Ord for the construction and operation of a football pitch and the land concerned was removed from the demise to Mr Gray in anticipation that agreement could be reached with the Club.

The renewal of the tenancy for the Arqiva transmitter at Camphill was completed during the year with the rent received under the terms of the new tenancy being much reduced because of the protections afforded to telecommunication companies under the Digital Economy Act.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021**

Achievements and performance (continued)

Town Hall

Following previous pigeon prevention works at the Town Hall further works were carried out during the year with planning permission being obtained for the installation of more spikes on the north elevation of the building and in the Buttermarket.

The works relating to the upgrading of the alarm system at the building were completed during the year and the building's asbestos report was updated following further investigatory work.

The Trustees agreed to a new regular cleaning regime for the steps at the front of the building to ensure that the building's presentation in the centre of the town was maintained to a good standard.

Following agreement being reached with a new operator of the Town House café the Trustees agreed to carry out certain improvement works at the premises with the replacement of the heating system and the installation of secondary glazing for which listed building consent was obtained.

• Investment policy and performance

Brewin Dolphin Asset Management responsibilities:

- (a) To invest in a suitable, diversified portfolio of assets in accordance with The Trustees Act 2000.
- (b) To act at their discretion, but within the guidelines set down by the Trustees as detailed in 4 below. In addition, the managers are expected to implement changes in the asset mix and select individual securities within each asset class.
- (c) To provide the Trustees with regular valuations, in the form of an investment report describing activity during the period, performance against agreed benchmarks, a summary of market performance and the investment outlook.
- (d) To notify the Trustees of transactions on a day to day basis.
- (e) No more than 5% of the portfolio should be invested in any one equity.
- (f) To review regularly the long-term investment objectives of the portfolio in the light of economic and market conditions and liaise with the Trustees on any proposed changes to asset allocation.

Long Term Objectives of the Trustees:

- (a) To maintain the long-term purchasing power of the capital and income against inflation.
- (b) To review the long-term performance of the investment managers on a rolling three year basis.

Performance Measurement:

- (a) Performance will be monitored on a regular basis and analysed in the managers' investment report.
- (b) The managers will aim to at least match the performance of the major benchmark indices that relate to the respective asset groups, et FT British Government Securities Index, FTSE Actuaries All- Share Index and the FT/S&P World Index (sterling based).

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021**

Achievements and performance (continued)

- (c) The performance will also be compared with the Association of Private Client Investment Managers & Stockbrokers (APCIMS) Income index and Retail Price Index.

The Review Process:

- (a) At least once a year the Trustees will review the investment performance of the Investment Managers as detailed above.
- (b) Long term performance should be reviewed on a rolling three year basis and the following factors should also be taken into consideration.
- (i) The performance of other fund managers.
- (ii) The Trustees should take note of the quality of advice and assess the suitability of the managers in terms of level of fees.
- (iii) Familiarity with the investment mandate.
- (iv) The quality of service in terms of reports and administration.
- (v) The working relationship with the investment management team.
- (c) Consistent under-performance over this period will trigger a review of the Investment Manager's position as adviser to the Trustees.

Remuneration:

An annual management fee of 0.4% plus vat will be levied on total funds under management. This will be charged quarterly in arrears.

Financial review

• **Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

● Reserves policy

1. The Trustees recognise that the level of reserves and balances must be appropriate for the financial challenges that the prevailing and future environment may present
2. The Trustees also recognise that the level of reserves and balances are to be maintained at a level appropriate for the organization.
3. The Trustees will comply with the law and all statutory guidance relating to the maintenance of reserves and balances. Similarly it will refer to non-statutory guidance wherever it is available.
4. The Trustees will in certain circumstances consider the creation of reserves for specific purposes and for a defined time period. These reserves are called Earmarked Reserves and will be approved by the Trustees.
5. The level of a specific reserve, its purpose and a process to authorise release of funds will be defined at the time of its proposal.

● Material investments policy

The Freeman Trustees have transferred the responsibilities for the management of investments to a third party with the appropriate levels of capacity and expertise to undertake this role. The current investment managers were appointed following a competitive tender process.

● Principal risks and uncertainties

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and are satisfied that systems and procedures are in place to mitigate our exposure to the major risks.

● Principal funding

The principal source of funding is derived from a combination of land/property rental income and interest received from investments.

Structure, governance and management

● Constitution

Berwick upon Tweed Corporation (Freemen) Trustees is a registered charity, number 222154, and is constituted under a Trust deed.

It is regulated by the Berwick upon Tweed Corporation (Freemen) Acts 1843 and 1926.

● Methods of appointment or election of Trustees

The Trustees were incorporated as a body by The Berwick-upon-Tweed Corporation (Freemen) Act 1926. The Trustees Committee comprises of five non-freemen appointed by Berwick-upon-Tweed Town Council in November each year and five Freemen (who may be either resident or non-resident in the Borough) elected by the Freemen in October or November each year.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021**

Structure, governance and management (continued)

• **Organisational structure and decision-making policies**

The Trustees serve in accordance with the governing document and hold regular meetings throughout the year.

The Trust and its property are administered and managed in accordance with the constitution by the Trustees Committee.

• **Policies adopted for the induction and training of Trustees**

A basic explanation of the roles and duties of a Trustee are provided upon appointment. This includes information and documentation relating to both the history and governance of both the Trustees and Guild of Freemen.

Plans for future periods

The retail site at North Road and the remaining land at West Hope present the main development opportunities for the immediate future although the Trustees continue to explore the development potential of the steadings at Baldersbury Hill and West Edge with a planning application having been submitted to the local planning authority submitted in relation to the steading at Baldersbury Hill.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Report 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 & Wales requires the Trustees to prepare financial statements for each financial which give a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and 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.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021**

Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' Report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

The auditors, Rycroft Glenton, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees on 8 December 2021 and signed on their behalf by:

Councillor H. Bettison
(Chair of Trustees)



C.R.J. Oakley
(Accountant to the Trustees)

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BERWICK UPON TWEED CORPORATION
(FREEMEN) TRUSTEES**

Opinion

We have audited the financial statements of Berwick upon Tweed Corporation (Freemen) Trustees (the 'charity') for the year ended 31 March 2021 which comprise the Statement of Financial Activities, 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).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 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 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.

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.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BERWICK UPON TWEED CORPORATION
(FREEMEN) TRUSTEES (CONTINUED)**

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.

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 Trustees' Report 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 Trustees' Responsibilities Statement, 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.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BERWICK UPON TWEED CORPORATION
(FREEMEN) TRUSTEES (CONTINUED)**

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor 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 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:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with trustees and other management, and from our commercial knowledge and experience of the charity sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Charity, including the Charities Act 2011 et seq., the Charities (Protection and Social Investment) Act 2016, the Trustees Acts 1925 and 2000 and Charity Commission regulation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- we ensured that the identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by: -

- making enquiries of management as to where they considered there was susceptibility to fraud and their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we: -

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions; and
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the notes to the financial statements are indicative of potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which include, but are not limited to: -

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BERWICK UPON TWEED CORPORATION
(FREEMEN) TRUSTEES (CONTINUED)**

Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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 Auditors' Report.

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



Ryecroft Glenton

Chartered Accountants
Registered Auditors

32 Portland Terrace
Newcastle upon Tyne
NE2 1QP

8 December 2021

Ryecroft Glenton are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021**

	Note	Endowment funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income and endowments from:					
Donations and legacies	3	-	29,524	29,524	-
Other trading activities	4	-	31,347	31,347	-
Investments	5	-	568,111	568,111	657,334
Other income	6	-	20,792	20,792	50,728
Total income and endowments		-	649,774	649,774	708,062
Expenditure on:					
Raising funds	7,8	-	94,151	94,151	82,906
Charitable activities	9	-	555,623	555,623	625,156
Total expenditure		-	649,774	649,774	708,062
Net income before net gains/(losses) on Investments		-	-	-	-
Net gains/(losses) on investments		2,205,972	-	2,205,972	(601,079)
Net movement in funds		2,205,972	-	2,205,972	(601,079)
Reconciliation of funds:					
Total funds brought forward		23,903,288	-	23,903,288	24,504,367
Net movement in funds		2,205,972	-	2,205,972	(601,079)
Total funds carried forward		26,109,260	-	26,109,260	23,903,288

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 17 to 35 form part of these financial statements.

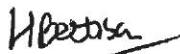
BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**BALANCE SHEET
AS AT 31 MARCH 2021**

	Note	2021 £	2020 £
Fixed assets			
Heritage assets	17	3,770	3,770
Investments	18	9,453,020	5,822,541
Investment property	16	16,757,000	18,151,500
		<u>26,213,790</u>	<u>23,977,811</u>
Current assets			
Debtors	19	152,342	160,661
Cash at bank and in hand		689,946	264,466
		<u>842,288</u>	<u>425,127</u>
Creditors: amounts falling due within one year	20	<u>(946,818)</u>	<u>(499,650)</u>
Net current liabilities		(104,530)	(74,523)
Total assets less current liabilities		26,109,260	23,903,288
Total net assets		26,109,260	23,903,288
Charity funds			
Endowment funds	22	26,109,260	23,903,288
Restricted funds	22	-	-
Total funds		26,109,260	23,903,288

The financial statements were approved and authorised for issue by the Trustees on 08 December 2021 and signed on their behalf by:

Councillor H. Bettison



C.R.J. Oakley
C.R.J. Oakley

The notes on pages 17 to 35 form part of these financial statements.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2021**

	Note	2021 £	2020 £
Cash flows from operating activities			
Net cash used in operating activities	25	455,487	(33,604)
Cash flows from investing activities			
Proceeds from sale of investments		3,010,415	3,091,549
Purchase of investments		(3,040,422)	(2,999,872)
Net cash (used in)/provided by investing activities		<u>(30,007)</u>	<u>91,677</u>
Change in cash and cash equivalents in the year		425,480	58,073
Cash and cash equivalents at the beginning of the year		264,466	206,393
Cash and cash equivalents at the end of the year	26	<u><u>689,946</u></u>	<u><u>264,466</u></u>

The notes on pages 17 to 35 form part of these financial statements

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

1. General information

The Berwick upon Tweed Corporation (Freemen) Trustees is a registered charity, number 222154. The charity is unincorporated and its registered office is Town Hall, Marygate, Berwick upon Tweed, TD15 1BN.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the relevant version of the 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) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Berwick upon Tweed Corporation (Freemen) Trustees meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

The charitable trust has cash resources and no requirement for external funding. The trustees have reasonable expectation that the charitable trust has adequate resources to continue in operational existence for the foreseeable future. They continue to believe the going concern basis of accounting is appropriate in preparing the annual financial statements.

2.3 Income

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

2. Accounting policies (continued)

2.4 Expenditure (continued)

not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

Expenditure on raising funds includes all expenditure incurred by the charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 Government grants

Government grants are included in the Statement of Financial Activities on a receivable basis

2.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.7 Intangible assets and amortisation

Intangible assets are initially recognised at cost. After recognition, under the cost model, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

Amortisation is provided on intangible assets at rates calculated to write off the cost of each asset on a straight-line basis over its expected useful life.

The estimated useful lives are as follows:

Amortisation is provided on the following basis:

Intangible assets	- 5 years straight line
-------------------	-------------------------

2.8 Heritage assets

In the absence of a professional valuation the policy is not to reinstate any value for the original cost of the Town Hall wholly written off but to capitalise any subsequent costs incurred upon work of reconstruction or fundamental repairs to the building whenever considered appropriate.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

2. Accounting policies (continued)

2.9 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

Investments held as fixed assets are shown at cost less provision for impairment.

Investment properties are included in the balance sheet at their open market value in accordance with the Charities Statement of Recommended Practice "Accounting and Reporting by Charities" and are not depreciated.

2.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.12 Liabilities

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.13 Financial Instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.14 Pensions

The charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

Pension costs, representing Trustees contributions to individual employee schemes, are charged to expenditure when they become payable.

BERWICK UPON TWEEED CORPORATION (FREEMEN) TRUSTEES

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

2. Accounting policies (continued)

2.15 Fund accounting

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 costs 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.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Government grants	29,524	29,524	-

4. Income from other trading activities

Income from non charitable trading activities

	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Farm trading activities	31,347	31,347	-

5. Investment income

	Restricted funds 2021 £	Total funds 2021 £
Rents received	436,255	436,255
Investment income - listed investments	131,832	131,832
Bank interest	24	24
	<u>568,111</u>	<u>568,111</u>

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

5. Investment income (continued)

	<i>Restricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Rents received	415,878	415,878
Investment income - listed Investments	241,414	241,414
Bank interest	42	42
	<u>657,334</u>	<u>657,334</u>

6. Other incoming resources

	Restricted funds 2021 £	Total funds 2021 £
Other income	<u>20,792</u>	<u>20,792</u>

	<i>Restricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Other income	<u>50,728</u>	<u>50,728</u>

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

7. Expenditure on raising funds

Other trading expenses

	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Farm trading costs	21,043	21,043	-

8. Investment management costs

	Restricted funds 2021 £	Total funds 2021 £
Investment manager	35,542	35,542
Land Steward	37,566	37,566
	73,108	73,108

	Restricted funds 2020 £	Total funds 2020 £
Investment manager	36,385	36,385
Land Steward	46,521	46,521
	82,906	82,906

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

9. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2021 £	Total funds 2021 £
Direct costs	<u>555,623</u>	<u>555,623</u>

	<i>Restricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Direct costs	<u>625,156</u>	<u>625,156</u>

Summary by expenditure type

	Staff costs 2021 £	Other costs 2021 £	Total funds 2021 £
Direct costs - Activities	<u>31,307</u>	<u>524,316</u>	<u>555,623</u>

	<i>Staff costs 2020 £</i>	<i>Other costs 2020 £</i>	<i>Total funds 2020 £</i>
Direct costs - Activities	<u>33,595</u>	<u>591,561</u>	<u>625,156</u>

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

10. Analysis of expenditure by activities

	Activities undertaken directly 2021 £	Support costs 2021 £	Total funds 2021 £
Direct costs	379,108	176,515	555,623

	Activities undertaken directly 2020 £	Support costs 2020 £	Total funds 2020 £
Direct costs	451,016	174,140	625,156

Analysis of direct costs

	Activities 2021 £	Total funds 2021 £
Payments to Resident Freemen and Widows of Freemen	85,337	85,337
Corporation Academy Foundation	450	450
Payment to Oldest Freemen	50	50
Stints in Lieu of Meadows	265	265
Payment of Surplus on Schedule III	298,781	298,781
Surplus on Schedule I and II	(5,775)	(5,775)
	<u>379,108</u>	<u>379,108</u>

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

10. Analysis of expenditure by activities (continued)

Analysis of direct costs (continued)

	<i>Activities</i> 2020 £	<i>Total</i> <i>funds</i> 2020 £
Payments to Resident Freemen and Widows of Freemen	86,592	86,592
Corporation Academy Foundation	450	450
Payment to Oldest Freemen	50	50
Stints in Lieu of Meadows	265	265
Payment of Surplus on Schedule III	362,721	362,721
Deficit on Schedule I and II	938	938
	<u>451,016</u>	<u>451,016</u>

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

10. Analysis of expenditure by activities (continued)

Analysis of support costs

	Activities 2021 £	Total funds 2021 £
Staff costs	31,307	31,307
Heating, lighting and cleaning	13,013	13,013
Rates	3,572	3,572
Insurance - Estate	26,464	26,464
Repairs and improvements	6,621	6,621
Furniture and fittings	1,003	1,003
Estate - repairs and maintenance	5,429	5,429
Insurance - Town Hall	10,907	10,907
Legal and professional fees	33,830	33,830
Service charge	27,672	27,672
Freemen's Committee	6,819	6,819
Messenger	160	160
Printing and stationery	1,437	1,437
Governance costs	10,150	10,150
Irrecoverable VAT	(2,015)	(2,015)
Miscellaneous other employee costs	146	146
	<u>176,515</u>	<u>176,515</u>

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

10. Analysis of expenditure by activities (continued)

Analysis of support costs (continued)

	<i>Activities 2020 £</i>	<i>Total funds 2020 £</i>
Staff costs	33,595	33,595
Heating, lighting and cleaning	22,669	22,669
Rates	3,643	3,643
Insurance - Estate	26,057	26,057
Repairs and improvements	4,617	4,617
Furniture and fittings	1,749	1,749
Estate - repairs and maintenance	14,665	14,665
Insurance - Town Hall	10,799	10,799
Legal and professional fees	10,773	10,773
Service charge	26,875	26,875
Freemen's Committee	6,956	6,956
Messenger	160	160
Printing and stationery	1,291	1,291
Governance costs	10,114	10,114
Miscellaneous other employee costs	177	177
	<u>174,140</u>	<u>174,140</u>

Governance costs included above comprise:

	<i>2021 £</i>	<i>2020 £</i>
Fees payable to the charity's auditor for the audit of the charity's annual accounts	6,860	6,830
Preparation of financial statements	3,290	3,284
	<u>10,150</u>	<u>10,114</u>

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

11. Auditors' remuneration

	2021 £	2020 £
Fees payable to the charity's auditor for the audit of the charity's annual accounts	6,860	6,830
Fees payable to the charity's auditor in respect of:		
Xero training	-	1,009
All non-audit services not included above	<u>3,290</u>	<u>3,284</u>

12. Staff costs

	2021 £	2020 £
Wages and salaries	28,506	30,876
Contribution to defined contribution pension schemes	2,801	2,719
	<u>31,307</u>	<u>33,595</u>

The average number of persons employed by the charity during the year was as follows:

	2021 No.	2020 No.
Average number of full time equivalent staff	<u>1</u>	<u>2</u>

No employee received remuneration amounting to more than £60,000 in either year.

Total remuneration paid to key management personnel during the year, including employer's pension contributions, amounted to £31,307 (2020 : £30,945).

13. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - *£NIL*).

During the year ended 31 March 2021, expenses totalling £48 were reimbursed to 2 Trustees (2020 - *£NIL*). These expenses were for printing, stationery, postage and telephone costs.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

14. Gains and losses on revaluation of investment assets

	2021 £	2020 £
Gain /(loss) on revaluation of listed securities	1,454,989	(754,277)
Gain on revaluation of investment properties	768,308	4,176
	<u>2,223,297</u>	<u>(750,101)</u>

15. Net gains on investments

	2021 £	2020 £
(Losses) /gains on disposal of listed securities	(17,325)	94,522
Gain on disposal of investment properties	-	54,500
	<u>(17,325)</u>	<u>149,022</u>

16. Investment property

	Freehold investment property £
Valuation	
At 1 April 2020	18,151,500
Additions	30,006
Disposals	(2,192,814)
Surplus on revaluation	768,308
At 31 March 2021	<u>16,757,000</u>

The 2021 valuations were made by Edwin Thompson LLP, chartered surveyors, on an open market value for existing use basis.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

17. Heritage assets

Assets recognised at cost

	Town Hall 2021 £
Carrying value at 1 April 2020	3,770
	3,770

The above costs represent Town Hall restoration costs. The original cost of the Town Hall is not included in the balance sheet because in the opinion of the Trustees, the cost of professionally valuing the Town Hall to include a value in the financial statements outweighs the benefits to the users of the financial statements.

The Town Hall (including contents) has been valued for insurance purposes at £12,579,623.

18. Fixed asset investments

	Listed investments £	Cash held for reinvestment £	Total £
Cost or valuation			
At 1 April 2020	5,642,209	180,332	5,822,541
Additions	1,524,258	1,486,158	3,010,416
Disposals	(834,926)	-	(834,926)
Revaluations	1,454,989	-	1,454,989
At 31 March 2021	7,786,530	1,666,490	9,453,020

19. Debtors

	2021 £	2020 £
Due within one year		
Other debtors	100	100
Prepayments and accrued income	152,242	160,561
	152,342	160,661

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

20. Creditors: Amounts falling due within one year

	2021 £	2020 £
Other taxation and social security	525,298	7,255
Other creditors	362,836	432,551
Accruals and deferred income	58,684	59,844
	<u>946,818</u>	<u>499,650</u>

Other creditors

Other creditors comprise:

	2021 £	2020 £
Berwick Town council Schedule III Surplus	150,261	182,231
Freemen's Committee Schedule III Surplus	148,520	180,490
Retention Fund (1926 Act, sect. 27(3))	300	300
Schedule I and II Lands Revenue	63,755	69,530
	<u>362,836</u>	<u>432,551</u>

21. Financial Instruments

	2021 £	2020 £
Financial assets		
Financial assets measured at fair value through income and expenditure	<u>9,453,020</u>	<u>5,822,541</u>

Financial assets measured at fair value through income and expenditure comprise listed investments.

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

22. Statement of funds

Statement of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2021 £
Endowment funds					
Schedule I and II Lands	2,482,723	-	-	138,550	2,621,273
Schedule III Lands	13,752,262	-	-	1,718,023	15,470,285
Schedule IV Lands	7,668,303	-	-	349,399	8,017,702
	<u>23,903,288</u>	<u>-</u>	<u>-</u>	<u>2,205,972</u>	<u>26,109,260</u>
Restricted funds					
Schedules I and II Lands	-	82,491	(82,491)	-	-
Schedule III Lands	-	271,455	(271,455)	-	-
Schedule IV Lands	-	295,828	(295,828)	-	-
	<u>-</u>	<u>649,774</u>	<u>(649,774)</u>	<u>-</u>	<u>-</u>
Total of funds	<u>23,903,288</u>	<u>649,774</u>	<u>(649,774)</u>	<u>2,205,972</u>	<u>26,109,260</u>

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

22. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 April 2019</i>	<i>Income</i>	<i>Expenditure</i>	<i>Gains/ (Losses)</i>	<i>Balance at 31 March 2020</i>
	£	£	£	£	£
Endowment funds					
Schedule I and II Lands	2,555,510	-	-	(72,787)	2,482,723
Schedule III Lands	14,151,821	-	-	(399,559)	13,752,262
Schedule IV Lands	7,797,036	-	-	(128,733)	7,668,303
	<u>24,504,367</u>	<u>-</u>	<u>-</u>	<u>(601,079)</u>	<u>23,903,288</u>
Restricted funds					
Schedules I and II Lands	-	90,463	(90,463)	-	-
Schedule III Lands	-	333,558	(333,558)	-	-
Schedule IV Lands	-	284,041	(284,041)	-	-
	<u>-</u>	<u>708,062</u>	<u>(708,062)</u>	<u>-</u>	<u>-</u>
Total of funds	<u>24,504,367</u>	<u>708,062</u>	<u>(708,062)</u>	<u>(601,079)</u>	<u>23,903,288</u>

23. Summary of funds

Summary of funds - current year

	<i>Balance at 1 April 2020</i>	<i>Income</i>	<i>Expenditure</i>	<i>Gains/ (Losses)</i>	<i>Balance at 31 March 2021</i>
	£	£	£	£	£
Endowment funds	23,903,288	-	-	2,205,972	26,109,260
Restricted funds	-	649,774	(649,774)	-	-
	<u>23,903,288</u>	<u>649,774</u>	<u>(649,774)</u>	<u>2,205,972</u>	<u>26,109,260</u>

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

23. Summary of funds (continued)

Summary of funds - prior year

	<i>Balance at 1 April 2019</i>	<i>Income</i>	<i>Expenditure</i>	<i>Gains/ (Losses)</i>	<i>Balance at 31 March 2020</i>
	£	£	£	£	£
Endowment funds	24,504,367	-	-	(601,079)	23,903,288
Restricted funds	-	708,062	(708,062)	-	-
	<u>24,504,367</u>	<u>708,062</u>	<u>(708,062)</u>	<u>(601,079)</u>	<u>23,903,288</u>

24. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Endowment funds 2021	Total funds 2021
	£	£
Fixed asset investments	9,453,020	9,453,020
Investment property	16,757,000	16,757,000
Heritage assets	3,770	3,770
Current assets	842,288	842,288
Creditors due within one year	(946,818)	(946,818)
Total	<u>26,109,260</u>	<u>26,109,260</u>

Analysis of net assets between funds - prior year

	<i>Endowment funds 2020</i>	<i>Total funds 2020</i>
	£	£
Fixed asset investments	5,822,541	5,822,541
Investment property	18,151,500	18,151,500
Heritage assets	3,770	3,770
Current assets	425,127	425,127
Creditors due within one year	(499,650)	(499,650)
Total	<u>23,903,288</u>	<u>23,903,288</u>

BERWICK UPON TWEED CORPORATION (FREEMEN) TRUSTEES

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

25. Reconciliation of net movement in funds to net cash flow from operating activities

	2021 £	2020 £
Net income/expenditure for the year (as per Statement of Financial Activities)	2,205,972	(601,079)
Adjustments for:		
(Gains)/losses on investments	(2,205,972)	601,079
Decrease/(Increase) in debtors	8,319	(22,670)
Increase/(decrease) in creditors	447,168	(10,934)
Net cash provided by/(used in) operating activities	455,487	(33,604)

26. Analysis of cash and cash equivalents

	2021 £	2020 £
Cash in hand	689,946	264,466
Total cash and cash equivalents	689,946	264,466

27. Analysis of changes in net debt

	At 1 April 2020 £	Cash flows £	At 31 March 2021 £
Cash at bank and in hand	264,466	425,480	689,946

28. Pension commitments

Pension costs, representing Trustees contributions to individual employee schemes, are charged to expenditure when they become payable. The charge for the year was £2,801 (2020: £2,719). No contributions are due at the year end.

29. Related party transactions

There were no related party transactions during the year.