

**Charity number: 314105**

## **The Cranbury Foundation**

**Unaudited**

**Trustees' report and financial statements**

**For the year ended 30 September 2021**

# **The Cranbury Foundation**

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## **The Cranbury Foundation**

### **Reference and administrative details of the charity, its trustees and advisers For the year ended 30 September 2021**

#### **Trustees**

The Viscount Lifford  
Sir Ian Macdonald  
T Anstruther  
J T Hewitt

#### **Charity registered number**

314105

#### **Independent Examiner**

Simon Webber, BA (Hons), DChA, FCA, Kreston Reeves LLP, 9 Donnington Park, 85 Birdham Road, Chichester, PO20 7AJ

#### **Investment Managers**

Rathbone Investment Management Limited, Fiennes House, 32 Southgate, Winchester, Hampshire, SO9 7ND

#### **Accountants**

Kreston Reeves LLP, 9 Donnington Park, 85 Birdham Road, Chichester, West Sussex, PO20 7AJ

#### **Solicitors**

Farrer & Co, 66 Lincoln's Inn Fields, London, WC2A 3LH

#### **Bankers**

National Westminster Bank plc, 12 High Street, Southampton, Hampshire, SO9 7ND

#### **Registered office**

Cranbury Park, Winchester, Hampshire, SO21 2HL

## **The Cranbury Foundation**

### **Trustees' report For the year ended 30 September 2021**

The Trustees present their annual report together with the financial statements for the year ended 30 September 2021.

#### **Objectives and Activities**

##### **a. 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 and in particular to its supplementary public benefit guidance.

The Trustees hold the Trust funds (subject to any express conditions imposed by the donor) for general charitable purposes. In furtherance of this objective, the Trustees have adopted a policy of giving donations to various other charities and organisations. The Trustees have decided to prioritise local charities when making decisions on the granting of donations and that any surplus of available income would be donated to Muscular Dystrophy UK. The charity raises funds from the renting of its investment properties and the income derived from its other investments. There have been no changes to the charity's aims or policies in the financial year.

##### **b. Activities for achieving objectives**

Investment properties are held to raise funds from rent received. Investment properties have been included in the accounts at open market value.

##### **c. Main activities undertaken to further the charity's purposes for the public benefit**

The objects of the Foundation are wide, but the Trustees focus their grant making in two main areas. The first of these is the support of research into Myotonic Muscular Dystrophy, and the majority of funds are directed to the national charity supporting sufferers of that condition and research into the causes and the development of treatments for Myotonic Dystrophy, Muscular Dystrophy UK.

In addition to that primary focus, the Foundation supports many local charities in Hampshire and the Trustees are always conscious of the need to assess the impact of such varied donations.

#### **Achievements and performance**

##### **a. Financial review of activities**

The charity raised £72,050 (2020: £71,850) from the renting of its freehold property and £4,379 (2020: £4,369) from dividends and interest received from its investments. The cost of repairs, maintenance and management of the charity's rented property was £26,159 (2020: £16,083). Management of the charity's other investment cost £1,206 (2020: £1,153).

Other costs, including management and administration costs, were £9,527 (2020: £8,066).

The charity made 5 donations to various charities and organisations this year which amounted to £39,427 (2020: £53,180). These include a donation of £35,000 (2020: £50,000) to Muscular Dystrophy UK.

During the year there were £29,255 additions (2020: £18,876) and £19,345 disposals (2020: £17,534) within the listed investments of the charity. The market value of listed investments increased by £21,229 (2020: decreased by £13,175).

The profit on the revenue account for the year amounted to £1,316 (2020: deficit £1,110). Gains on the disposal of quoted investments were £3,198 (2020: gain of £294).

The Investment properties have also been revalued in the year by £195,000 (2020: £Nil) and now have a value per the accounts of £2,145,000 (2020: £1,950,000)

## **The Cranbury Foundation**

### **Trustees' report (continued) For the year ended 30 September 2021**

The net assets of the charity, as shown in the balance sheet, increased by £217,545 (2020: decreased by £14,285).

#### **b. Investment policy and performance**

The Trustees are empowered to invest the trust monies in the same unrestricted manner as if they were the beneficial owners of such monies.

The charity's investments are managed by independent investment managers. Income from the investments is used to further the objects of the charity. Investments are stated at mid-market value at the year end. Gains or losses arising on revaluation are transferred to the revaluation reserve.

#### **Financial review**

##### **a. 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.

The Trustees continue to consider the impact of the ongoing Covid-19 pandemic on the charity.

##### **b. Reserves**

###### **General fund**

The balance on the general fund, which represents the original capital and further capital donations, has remained the same this year (2020: remained the same). The balance on the general fund is £469,463 (2020: £469,463).

###### **Revaluation reserve**

The revaluation reserve, which represents the revaluation of investments and the investment properties, has increased by £216,229 (2020: decreased by £13,175). The balance on the revaluation reserve is £1,892,634 (2020: £1,676,405).

###### **Revenue reserve**

The policy of the trustees is that, having considered known major property repairs that will occur in the foreseeable future, the charity will only keep a small additional reserve to meet any immediate need or expenditure. The charity will donate most of the income less its expenditure in the financial year that it arises taking only a small surplus or deficit to the revenue reserve.

The revenue reserve has increased by £1,316 (2020: decreased by £1,110). The balance on the revenue reserve is £(40,654) (2020: £(41,970)).

**The Cranbury Foundation**

**Trustees' report (continued)  
For the year ended 30 September 2021**

**Structure, governance and management**

**a. Method of appointment or election of Trustees**

The management of the charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

The power of appointing new or additional Trustees is vested in the Founder during her life and in the trustees thereafter. The number of Trustees cannot exceed 9 at any time.

**b. Organisational structure and decision making**

A board of Trustees of up to 9 members, who meet regularly, manage the charity. The day to day administration of the charity is carried out by Cranbury (Holdings) Limited.

Cranbury (Holdings) Limited is the parent company of the Cranbury Group. It carries out management work for the charity.

This report was approved by the Trustees, on \_\_\_\_\_ and signed on their behalf by:



.....  
**The Viscount Lifford, Trustee**

## **The Cranbury Foundation**

### **Independent examiner's report For the year ended 30 September 2021**

#### **Independent examiner's report to the Trustees of The Cranbury Foundation (the 'charity')**

I report to the charity Trustees on my examination of the accounts of the charity for the year ended 30 September 2021.

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. My work has been undertaken so that I might state to the charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's Trustees as a body, for my work or for this report.

#### **Responsibilities and basis of report**

As the Trustees of the charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and 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**


Your attention is drawn to the fact that the charity has prepared the accounts in accordance with 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) 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.

I understand that 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.

I have completed my examination. I can 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 charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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 accounts to be reached.

Signed: 

Dated: 28 June 2022

**Simon Webber, BA (Hons), DChA, FCA**

**Kreston Reeves LLP**  
Chartered Accountants  
Chichester

## The Cranbury Foundation

### Statement of financial activities For the year ended 30 September 2021

	Note	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
<b>Income from:</b>				
Other trading activities	2	72,050	72,050	71,850
Investments	3	4,379	4,379	4,369
<b>Total income</b>		<b>76,429</b>	<b>76,429</b>	76,219
<b>Expenditure on:</b>				
Raising funds	2	32,236	32,236	20,807
Charitable activities		42,877	42,877	56,522
<b>Total expenditure</b>	4	<b>75,113</b>	<b>75,113</b>	77,329
<b>Net income / (expenditure) before other recognised gains and losses</b>				
		1,316	1,316	(1,110)
Gains/(losses) on revaluations of fixed assets	7,8,9	216,229	216,229	(13,175)
<b>Net movement in funds</b>		<b>217,545</b>	<b>217,545</b>	(14,285)
<b>Reconciliation of funds:</b>				
Total funds brought forward		2,103,898	2,103,898	2,118,183
<b>Total funds carried forward</b>		<b>2,321,443</b>	<b>2,321,443</b>	2,103,898

The notes on pages 8 to 15 form part of these financial statements.

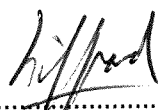
**The Cranbury Foundation**

**Balance sheet  
As at 30 September 2021**

	Note	£	2021 £	£	2020 £
<b>Fixed assets</b>					
Investment property	8		2,145,000		1,950,000
Investments	9		156,260		125,121
			<u>2,301,260</u>		<u>2,075,121</u>
<b>Current assets</b>					
Debtors	10	3,822		7,759	
Cash at bank and in hand		37,477		45,539	
		<u>41,299</u>		<u>53,298</u>	
<b>Creditors:</b> amounts falling due within one year	11	(21,116)		(24,521)	
<b>Net current assets</b>			<u>20,183</u>		<u>28,777</u>
<b>Net assets</b>			<u>2,321,443</u>		<u>2,103,898</u>
<b>Charity Funds</b>					
Unrestricted funds	12		<u>2,321,443</u>		<u>2,103,898</u>
<b>Total funds</b>			<u>2,321,443</u>		<u>2,103,898</u>

The financial statements were approved by the Trustees on

and signed on their behalf, by:



.....  
**The Viscount Lifford, Trustee**

The notes on pages 8 to 15 form part of these financial statements.

## **The Cranbury Foundation**

### **Notes to the financial statements For the year ended 30 September 2021**

#### **1. Accounting policies**

##### **1.1 Basis of preparation of financial statements**

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 Charities SORP (FRS 102) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

The Cranbury Foundation constitutes a public benefit entity as defined by FRS 102.

##### **1.2 Going concern**

After making the 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.

##### **1.3 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.

##### **1.4 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 not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Costs of raising funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Charitable activities and Governance costs are costs incurred on the charity's educational operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

##### **1.5 Tangible fixed assets and depreciation**

All assets costing more than £1,000 are capitalised.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of financial activities.

## **The Cranbury Foundation**

### **Notes to the financial statements For the year ended 30 September 2021**

#### **1. Accounting policies (continued)**

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

##### **1.6 Revaluation of Investment property**

The charity has adopted the revaluation model to revalue items of Investment property whose fair value can be measured reliably. The revaluations shall be made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting period.

The fair value of land and buildings is usually determined from market-based evidence by appraisal that is normally undertaken by professionally qualified valuers. The fair value of items of plant and machinery is usually their market value determined by appraisal.

Revaluation gains and losses are recognised in other comprehensive income and accumulated in equity.

##### **1.7 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 fair 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 shown in the heading 'Gains/(losses) on investments' in the Statement of financial activities.

##### **1.8 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 Bank.

##### **1.9 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.

##### **1.10 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.

##### **1.11 Liabilities and provisions**

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. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

## The Cranbury Foundation

### Notes to the financial statements For the year ended 30 September 2021

#### 1. Accounting policies (continued)

##### 1.12 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.

##### 1.13 Fund accounting

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

#### 2. Trading activities

	Unrestricted funds 2021 £	Total funds 2020 £
<b>Other trading activities</b>		
Rental income	72,050	71,850
<b>Raising funds</b>		
Rental expenses	6,360	5,640
Investment management fees	1,206	1,153
Property repairs and maintenance	19,799	10,443
Insurance	1,147	1,031
Legal and professional fees	3,534	2,360
Bank charges	190	180
	<u>32,236</u>	<u>20,807</u>
Net income from trading activities	<u>39,814</u>	<u>51,043</u>

#### 3. Investment income

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Investment income - local listed investments	4,379	4,379	4,369
	<u>4,369</u>	<u>4,369</u>	
Total 2020	<u>4,369</u>	<u>4,369</u>	

## The Cranbury Foundation

### Notes to the financial statements For the year ended 30 September 2021

#### 4. Total expenditure

	Other costs 2021 £	Total 2021 £	Total 2020 £
Expenditure on raising funds	32,236	32,236	20,807
<b>Costs of raising funds</b>	<u>32,236</u>	<u>32,236</u>	<u>20,807</u>
Donations and Grants	39,427	39,427	53,180
Governance costs	3,450	3,450	3,342
<b>Charitable activities</b>	<u>42,877</u>	<u>42,877</u>	<u>56,522</u>
	<u>75,113</u>	<u>75,113</u>	<u>77,329</u>
Total 2020	<u><u>77,329</u></u>	<u><u>77,329</u></u>	

The Cranbury Foundation donated to the following in the year;

Muscular Dystrophy - £35,000  
 Otterbourne Village Hall - £3,397  
 Basingstoke & Alton Cardiac Rehab Charity - £1,000  
 Alresford & District - £30

#### 5. Net income/expenditure

This is stated after charging:

	2021 £	2020 £
Independent Examiner's - other services	<u>2,250</u>	<u>2,142</u>

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

During the year, no Trustees received any benefits in kind (2020 - £NIL).

During the year, no Trustees received any reimbursement of expenses (2020 - £NIL).

#### 6. Independent Examiner's remuneration

The Independent Examiner's remuneration amounts to an Independent Examination fee of £2,250 (2020 - £2,142).

## The Cranbury Foundation

### Notes to the financial statements For the year ended 30 September 2021

#### 7. Tangible fixed assets

	Amenity equipment £
<b>Cost</b>	
At 1 October 2020 and 30 September 2021	5,311
<b>Depreciation</b>	
At 1 October 2020 and 30 September 2021	5,311
<b>Net book value</b>	
At 30 September 2021	-
At 30 September 2020	-

#### 8. Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 October 2020	1,950,000
Surplus/(deficit) on revaluation	195,000
At 30 September 2021	2,145,000

The 2021 valuations were made by T J Piper, MRICS, the estate manager of the Cranbury Estate, on an open market value for existing use basis.

#### 9. Fixed asset investments

	Listed securities £
<b>Market value</b>	
At 1 October 2020	125,121
Additions	29,255
Disposals	(19,345)
Revaluations	18,031
Profit/(loss) on disposal	3,198
At 30 September 2021	156,260

The Cranbury Foundation

Notes to the financial statements  
For the year ended 30 September 2021

9. Fixed asset investments (continued)

Investments at market value comprise:

	2021 £	2020 £
Listed investments	<u>156,260</u>	<u>125,121</u>

All the fixed asset investments are held in the UK.

10. Debtors

	2021 £	2020 £
Broker accounts	1,867	6,294
Prepayments and accrued income	1,955	1,465
	<u>3,822</u>	<u>7,759</u>

11. Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	284	-
Other creditors	4,045	8,363
Rental deposits	675	675
Accruals	16,112	15,483
	<u>21,116</u>	<u>24,521</u>

12. Statement of funds

Statement of funds - current year

	Balance at 1 October 2020 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 September 2021 £
<b>Unrestricted funds</b>					
General fund	469,463	-	-	-	469,463
Revenue reserve	(41,970)	76,429	(75,113)	-	(40,654)
Revaluation reserve	1,676,405	-	-	216,229	1,892,634
	<u>2,103,898</u>	<u>76,429</u>	<u>(75,113)</u>	<u>216,229</u>	<u>2,321,443</u>

The General fund represents the original capital and further capital donations made to the charity.

The Revenue reserve represents the net surplus/(deficit) made by the charity in total, from the capital donated to the charity.

## The Cranbury Foundation

### Notes to the financial statements For the year ended 30 September 2021

#### 12. Statement of funds (continued)

The Revaluation reserve represents the revaluation of investments and the investment properties.

#### Statement of funds - prior year

	Balance at 1 October 2019 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 September 2020 £
<b>General funds</b>					
General fund	469,463	-	-	-	469,463
Revenue reserve	(40,860)	76,219	(77,329)	-	(41,970)
Revaluation reserve	1,689,580	-	-	(13,175)	1,676,405
	<u>2,118,183</u>	<u>76,219</u>	<u>(77,329)</u>	<u>(13,175)</u>	<u>2,103,898</u>

#### 13. Analysis of net assets between funds

#### Analysis of net assets between funds - current year

	Unrestricted funds 2021 £
Fixed asset investments	156,260
Investment property	2,145,000
Current assets	41,299
Creditors due within one year	(21,116)
	<u>2,321,443</u>

#### Analysis of net assets between funds - prior year

	Unrestricted funds 2020 £
Fixed asset investments	125,121
Investment property	1,950,000
Current assets	53,298
Creditors due within one year	(24,521)
	<u>2,103,898</u>

## The Cranbury Foundation

### Notes to the financial statements For the year ended 30 September 2021

#### 14. Related party transactions

**Cranbury (Holdings) Limited** (The company that manages the day to day running of the charity and of which The Viscount Lifford, a Trustee of the charity, is a director.)

During the year the charity paid management charges to Cranbury (Holdings) Limited of £7,200 (2020: £6,840) in respect of the management of the charity's properties. At the balance sheet date, included in other creditors and accruals, the charity owed Cranbury (Holdings) Limited £11,245 (2020: £15,203).

In the opinion of the Trustees the charity is controlled by the trustees.