

Company registration number: 01444058

Charity registration number: 509133

# TYNE AND WEAR BUILDING PRESERVATION TRUST LIMITED

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 March 2021



# **Tyne And Wear Building Preservation Trust Limited**

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## **Tyne And Wear Building Preservation Trust Limited**

### **Reference and Administrative Details**

<b>Trustees</b>	S Alexander M Bozic I M Burns R D Clark B L Clelland J M Daniels S Dyer N A Hamza M Murphy K Sussams J Thompson M R Thompson G Underwood A M Watson F A P Spaven (appointed 26 January 2021)
<b>Secretary</b>	M Hulse
<b>Key Management Personnel</b>	Martin Hulse, Kari Vickers,
<b>Principal Office</b>	John Marley Lodge John Marley Centre Muscott Grove Newcastle Upon Tyne NE15 6TT
<b>Registered Office</b>	Bulman House Regent Centre Gosforth Newcastle upon Tyne NE3 3LS The charity is incorporated in England and Wales.
<b>Company Registration Number</b>	01444058
<b>Charity Registration Number</b>	509133
<b>Solicitors</b>	Weightmans 1 St James Gate Newcastle upon Tyne NE1 4AD
<b>Bankers</b>	Lloyds Bank plc 32 Gosforth Centre Gosforth Newcastle upon Tyne NE3 1JZ
<b>Auditor</b>	Ryecroft Glenton Chartered Accountant and Statutory Auditor 32 Portland Terrace NE2 1QP

# **Tyne And Wear Building Preservation Trust Limited**

## **Trustees' Report**

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements and auditors' report of the charitable company for the year ended 31 March 2021.

### **Structure, governance and management**

#### ***Nature of governing document***

The company is limited by guarantee and its governing document is its Memorandum and Articles of Association, last amended on 5th November 1991. It is incorporated in England and Wales - number 01444058 and is also a registered charity - number 509133.

The members of the Council hold no shares in the company but each member is a guarantor of the company to an amount not exceeding £1 in the event of the company winding up.

#### ***Recruitment and appointment of trustees***

The governing body of the Trust is a Council of Management which meets on a quarterly basis to decide overall financial and policy matters. The day to day issues are handled by the Secretary and Technical Advisor in consultation with the Chairman, Vice Chairman and Hon. Treasurer. Where more urgent matters require further and ongoing attention, then the Council of Management appoint a small working group of three to four members who take on board the matter and report back their findings.

New members of the Council of Management are elected by the established Council of Management or by the members of the Trust in General Meetings.

The Council of Management maintain a well mixed skill base of expertise and ensure that where members resign, suitable candidates are sought.

#### ***Induction and training of trustees***

Most members are already familiar with the practical work and objectives of the charity bringing their own relevant and unique skills.

Members are actively encouraged to attend the regular Council of Management meetings to ensure that they are always up to date with the latest activities of the Trust.

### **Objectives and activities**

#### ***Objects and aims***

The Trust is governed by its constitution and its main objective is to preserve for the benefit of the public generally and especially for the inhabitants of the County of Tyne and Wear, buildings(including artefacts and land) which are of special historic, architectural, or townscape interest.

The preservation of some buildings is achieved by conversion to commercial use from which an income is derived.

#### ***Fundraising disclosures***

The charity is required to report how it deals with fundraising from the public. The charity does not use a professional fundraiser or commercial participator to raise funds. Any monies raised direct from the public follows all guidelines set out by the Charity Commission and UK law in every respect. We respect the privacy and contact preferences of all public donors.

# **Tyne And Wear Building Preservation Trust Limited**

## **Trustees' Report**

### ***Public benefit***

The properties preserved by the trust with the regime of Tyne and Wear are for the benefit of the public generally. These preserves properties continue to provide the public with an insight into the specific historic, architectural or townscape interests that could otherwise be lost from the region. It is for these reasons that the trustees consider the charity provide a public benefit.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011. to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

### **Risk Management**

The Council of Management have assessed the major risks to which the charity is exposed, in particular those relating to the operations and finances of the charity, and are satisfied that systems are in place to mitigate the exposure to the major risks.

## **Tyne And Wear Building Preservation Trust Limited**

### **Trustees' Report**

#### **Achievements and performance**

The year has been dominated by the sale of Alderman Fenwick's House and the undertaking of the Phase 1 works at High St West Sunderland. TWBPT are also operating as one of four pilot Heritage Development Trusts (HDT) in England to promote increased activity in heritage regeneration. These achievements were all delivered during the Covid 19 crisis.

Alderman Fenwick's in Newcastle was an early project for the Trust with a lease of the ruin agreed in 1982. Restoration over four key phases was undertaken for the next 15 years with the building finally being opened in 1997. Since then the Trust has based its office function in the building and for the past ten years it has operated it as a small business centre. The sale of the building allowed us: to undertake extensive repairs to the building; to create an investment vehicle to provide a long-term return for the Trust; and to prepare the organisation for future complex restoration projects.

Following the sale, the Trust has moved the office function to the John Marley Centre in Scotswood and we are working with Newcastle City Council to transfer the operation and refurbishment of the entire complex to TWBPT on a long leasehold. The creation of an investment vehicle and the delivery of John Marley is part of the Trust's Business Plan to become a heritage development trust and reduce our reliance on grant funding to support core costs.

170-175 High Street West Sunderland is a long-term project that will be delivered over a number of phases. The completion of Phase 1 has allowed the Trust to restore the shells of the main building and bring the ground floor spaces back into operation. Funding has been attracted to the project due to its ability to meet national funding objectives due to its location on the High Street and within a Heritage Action Zone.

In Gateshead we are working in partnership with Gateshead Council to deliver on three sites in Dunston. The Staiths where we are working in collaboration with the National Trust to deliver a long-term strategy; the Car Park where we are developing a small complex to support the operation of the Staiths; and the Parish School where we are proposing to rescue this very early listed school. The year saw a further act of arson at Dunston Staiths which has increased our determination to find a more sustainable solution to its operation.

The sale of the Trust office and subsequent move has required significant resources from the staff team and led to reduced operations in North Tyneside, South Tyneside, County Durham and Northumberland. Covid 19 has also required a great deal of time and we are grateful for the support of the Heritage Lottery, Historic England and the Architectural Heritage Fund to fund initiatives for the Trust and our tenants to respond to the crisis.

# **Tyne And Wear Building Preservation Trust Limited**

## **Trustees' Report**

### **Financial review**

The financial position for the year shows a surplus of £249,264 (2020: £75,957).

The funds of the charitable company amount to £2,282,216 as at 31st March 2021 including restricted funds of £159,177. However, as further described below, the unrestricted reserves include designated amounts totalling £2,029,224 and fixed assets of £4,584 meaning that the Trust carries forward free reserves of £89,231. The trustees consider the financial position to be satisfactory.

### **Policy on reserves**

The Council of Management have reviewed the reserves of the Trust. This review encompassed the nature of the income and expenditure streams, the need to match variable income and fixed commitments and the nature of the reserves.

The Council of Management have identified that the unrestricted reserves need to be designated in respect of future projects and against various properties where they have identified the need to maintain these properties on an on-going basis. The balance of unrestricted reserves forms the general unrestricted funds.

The Council of Management continue to make the following designations:

- £50,000 in respect of Dunston Staiths annual maintenance;
- £10,000 in respect of the ongoing maintenance of Whinfield Coke Ovens, Corbridge Bottle Kilns and the Wheels at Blackfell Hauler House.
- £947,224 in respect of the Investments held at the year end (at valuation);
- £135,000 in respect of the Old Low Light. This property is now complete and this represents the net book value of the fixed asset;
- £50,000 in respect of the revaluation uplift on the Blackfell Hauler House property;
- £600,000 in respect of Buttress House, which represents the property's net book value.
- £2,000 in respect of the other heritage assets, which represents the market value at the year end.
- £95,000 in respect of St Hilda's, which represents the property's net book value.
- £90,000 in respect of High Street West, which represents the property's net book value.
- £50,000 in respect of a property acquisition fund.

Unrestricted funds amounted to £2,123,039, and taking account of the above designated unrestricted funds, which total £2,029,224, the general unrestricted fund amounts to £93,815. However, of this amount the free reserves of the charity (including those designated but not those which are not invested in fixed assets, nor long term liabilities) amounted to £89,231. The trustees considered it appropriate to hold the equivalent of between six to nine months unrestricted costs, which would equate to holding between £86k - £129k in free reserves. It is considered that these free reserves are sufficient to meet the Trust's objectives.

# **Tyne And Wear Building Preservation Trust Limited**

## **Trustees' Report**

### **Properties**

In April and May 2006 the three Leasehold Properties and the Buildings and Structures in the Course of Preservation were revalued by Storey Sons and Parkers, who are regulated under RICS, on a market value basis assuming full vacant possession. A further revaluation was carried out in October 2012 by Lambert Smith Hampton). In October 2015 a valuation was carried out by Lambert Smith Hampton, who are regulated under RICS, on Buttress House and Blackfell Hauler House. In October 2016 a valuation was carried out by Lambert Smith Hampton, who are regulated under RICS, on Alderman Fenwick's House, Buttress House, Blackfell Hauler House and Old Low Light. The trustees consider that this most recent valuation represents the market value of the Leasehold Properties and the Buildings and Structures in the Course of Preservation. In September 2016 a valuation was performed by an external valuer on St Hilda's Pit Head in South Shields.

During the year Alderman Fenwick's House was sold with the sale completing on 30 December 2020.

### **Principal funding sources**

The principal sources of funding are grants and rental income.

### **Key Management Personnel**

The board, who give their time freely and no trustees received remuneration in the year, have considered who the Key Management Personnel (KMP) of the charity, as noted in the Reference and Administration section. Together with the board, these KMP are those in charge of directing and controlling, running and operating the activities of the charity on a day to day basis. The pay of the KMP is reviewed annually and normally increased in accordance with average earnings. The trustees benchmark against pay levels of other charities and similar organisations within the sector and the region. Pay levels are set using this information together with the budget and forecast information, ensuring that the charity can afford any proposed increases. The board then agree any uplift to remuneration.

### **Plans for future periods**

Plans for future periods is covered within the achievements and performance section of the trustee report.

### **Going concern**

The charity's forecasts and projections for the next twelve months show that the charity should be able to continue in operational existence for that period, taking into account reasonable possible changes in trading performance. The charity has strong positive cash balances and fixed asset investments and is forecasting for this to continue to be the case. The trustees have stress tested their forecasts, taking into account various scenarios, and remain confident that the uncertainties do not cast significant doubt on the company's ability to continue as a going concern.



## **Tyne And Wear Building Preservation Trust Limited**

### **Trustees' Report**

#### **Statement of Trustees' Responsibilities**

The trustees (who are also the directors of Tyne And Wear Building Preservation Trust Limited for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its 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 apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### **Disclosure of information to auditor**

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

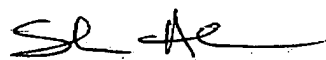
#### **Reappointment of auditor**

In accordance with section 485 of the Companies Act 2006, a resolution for the re-appointment of Ryecroft Glenton as auditors of the charity is to be proposed at the forthcoming Annual General Meeting.

#### **Small companies provision statement**

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

The annual report was approved by the trustees of the charity on 20 December 2021 and signed on its behalf by:



.....  
S Alexander  
Trustee

## **Tyne And Wear Building Preservation Trust Limited**

### **Independent Auditor's Report to the Members of Tyne And Wear Building Preservation Trust Limited**

#### **Opinion**

We have audited the financial statements of Tyne And Wear Building Preservation Trust Limited (the 'charity') for the year ended 31 March 2021, which comprise the Statement of Financial Activities, Balance Sheet, Statement of Cash Flows, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is United Kingdom Accounting Standards, comprising Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements were 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.

## **Tyne And Wear Building Preservation Trust Limited**

### **Independent Auditor's Report to the Members of Tyne And Wear Building Preservation Trust Limited**

#### **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### **Opinion on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

#### **Matters on which we are required to report by exception**

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

#### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 7), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the 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.

## **Tyne And Wear Building Preservation Trust Limited**

### **Independent Auditor's Report to the Members of Tyne And Wear Building Preservation Trust Limited**

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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 the charity's accountants Tait Walker and with management, and from our commercial knowledge and experience of this 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 relevant legislation such as the Companies Act 2006, Charities Act 2011 et seq., the Charities (Protection and Social Investment) Act 2016 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.

A further description of our responsibilities is available on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

## **Tyne And Wear Building Preservation Trust Limited**

### **Independent Auditor's Report to the Members of Tyne And Wear Building Preservation Trust Limited**

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 the Charity's accountants Tait Walker 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;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- assessed the impact of changes to the systems in the year.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were 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;
- requesting non-standard correspondence with the Charity Commission.

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. 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.

#### **Use of our report**

This report is made solely to the charitable company's trustees, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:

*Detlev Anderson*

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Detlev Anderson FCA (Senior Statutory Auditor)  
For and on behalf of Ryecroft Glenton  
Chartered Accountant and Statutory Auditor  
32 Portland Terrace  
Newcastle upon Tyne  
NE2 1QP

Date: 21 December 2021

## Tyne And Wear Building Preservation Trust Limited

### Statement of Financial Activities for the Year Ended 31 March 2021 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted £	Restricted £	Total 2021 £	Total 2020 £
<b>Income and Endowments from:</b>					
Donations and legacies	3	26,639	805,625	832,264	347,038
Charitable activities	4	158,030	-	158,030	189,221
Other income	5	82,105	-	82,105	-
<b>Total Income</b>		<b>266,774</b>	<b>805,625</b>	<b>1,072,399</b>	<b>536,259</b>
<b>Expenditure on:</b>					
Charitable activities	6	(184,265)	(636,094)	(820,359)	(460,302)
<b>Total Expenditure</b>		<b>(184,265)</b>	<b>(636,094)</b>	<b>(820,359)</b>	<b>(460,302)</b>
Gains/losses on investment assets		(2,776)	-	(2,776)	-
<b>Net income</b>		<b>79,733</b>	<b>169,531</b>	<b>249,264</b>	<b>75,957</b>
Transfers between funds		155,235	(155,235)	-	-
<b>Net movement in funds</b>		<b>234,968</b>	<b>14,296</b>	<b>249,264</b>	<b>75,957</b>
<b>Reconciliation of funds</b>					
Total funds brought forward		1,888,071	144,881	2,032,952	1,956,995
Total funds carried forward	21	2,123,039	159,177	2,282,216	2,032,952

All of the charity's activities derive from continuing operations during the above two periods.

# Tyne And Wear Building Preservation Trust Limited

## Comparative Statement of Financial Activities for the Year Ended 31 March 2020

### (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted £	Restricted £	Total 2020 £
<b>Income and Endowments from:</b>				
Donations and legacies	3	25,838	321,200	347,038
Charitable activities	4	186,821	2,400	189,221
Total income		<u>212,659</u>	<u>323,600</u>	<u>536,259</u>
<b>Expenditure on:</b>				
Charitable activities	6	(167,780)	(292,522)	(460,302)
Total expenditure		<u>(167,780)</u>	<u>(292,522)</u>	<u>(460,302)</u>
Net income		44,879	31,078	75,957
Transfers between funds		2,916	(2,916)	-
Net movement in funds		47,795	28,162	75,957
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>1,840,276</u>	<u>116,719</u>	<u>1,956,995</u>
Total funds carried forward	21	<u>1,888,071</u>	<u>144,881</u>	<u>2,032,952</u>

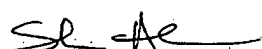
# Tyne And Wear Building Preservation Trust Limited

(Registration number: 01444058)

## Balance Sheet as at 31 March 2021

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Tangible assets	13	4,584	7,108
Heritage assets	14	972,000	1,782,000
Investments	15	947,224	-
		<u>1,923,808</u>	<u>1,789,108</u>
<b>Current assets</b>			
Debtors	16	110,243	118,783
Cash at bank and in hand	17	319,480	228,270
		<u>429,723</u>	<u>347,053</u>
<b>Creditors: Amounts falling due within one year</b>	18	<u>(71,315)</u>	<u>(103,209)</u>
<b>Net current assets</b>		<u>358,408</u>	<u>243,844</u>
<b>Net assets</b>		<u>2,282,216</u>	<u>2,032,952</u>
<b>Funds of the charity:</b>			
<b>Restricted income funds</b>			
Restricted general fund	21	159,177	144,881
<b>Unrestricted income funds</b>			
Unrestricted		<u>2,123,039</u>	<u>1,888,071</u>
<b>Total funds</b>	21	<u>2,282,216</u>	<u>2,032,952</u>

The financial statements on pages 12 to 36 were approved by the trustees, and authorised for issue on 20 December 2021 and signed on their behalf by:



.....  
S Alexander  
Trustee



# Tyne And Wear Building Preservation Trust Limited

## Statement of Cash Flows for the Year Ended 31 March 2021

	Note	2021 £	2020 £
<b>Cash flows from operating activities</b>			
Net income		249,264	75,957
<b>Adjustments to cash flows from non-cash items</b>			
Depreciation		2,667	3,181
Impairment of heritage assets		465,847	-
Profit on disposal of heritage assets		(75,935)	-
Revaluation of investments		2,776	-
		<u>644,619</u>	<u>79,138</u>
<b>Working capital adjustments</b>			
Decrease/(increase) in debtors	16	8,540	(46,067)
Decrease in creditors	18	<u>(31,894)</u>	<u>(3,967)</u>
Net cash flows from operating activities		<u>621,265</u>	<u>29,104</u>
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets	13	(143)	-
Purchase of heritage assets	14	(625,354)	-
Sale of heritage assets		1,045,442	-
Purchase of investments	15	<u>(950,000)</u>	<u>-</u>
Net cash flows from investing activities		(530,055)	-
<b>Cash flows from financing activities</b>			
Repayment of loans and borrowings	18	<u>-</u>	<u>(7,175)</u>
Net increase in cash and cash equivalents		91,210	21,929
Cash and cash equivalents at 1 April		<u>228,270</u>	<u>206,341</u>
Cash and cash equivalents at 31 March		<u>319,480</u>	<u>228,270</u>

All of the cash flows are derived from continuing operations during the above two periods.

## **Tyne And Wear Building Preservation Trust Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2021**

#### **1 Charity status**

The charity is limited by guarantee, incorporated in England and Wales, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

The address of its registered office is: Bulman House, Regent Centre, Gosforth, Newcastle upon Tyne, NE3 3LS

The principal place of business is: John Marley Lodge, John Marley Centre, Muscott Grove, Newcastle Upon Tyne, NE15 6TT

#### **2 Accounting policies**

##### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

##### **Statement of compliance**

The financial statements have been prepared 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). They also comply with the Companies Act 2006 and Charities Act 2011.

##### **Basis of preparation**

Tyne And Wear Building Preservation Trust Limited 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 notes.

These financial statements are prepared in sterling which is the functional currency of the entity.

##### **Going concern**

The charity's forecasts and projections for the next twelve months show that the charity should be able to continue in operational existence for that period, taking into account reasonable possible changes in trading performance. The charity has strong positive cash balances and fixed asset investments and is forecasting for this to continue to be the case. The trustees have stress tested their forecasts, taking into account various scenarios, and remain confident that the uncertainties do not cast significant doubt on the company's ability to continue as a going concern.

## **Tyne And Wear Building Preservation Trust Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2021**

#### **Estimation uncertainty and judgements**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

**Heritage Asset valuations.** The assets valuations are considered annually in accordance with the requirements under FRS102 and any change in the value of the assets are reflected within the financial statements.

The conservation valuation given on High Street West was between £80k and £97k. The trustees have impaired the NBV to £90,000 as a result of ongoing works.

#### **Income and endowments**

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 the income receivable can be measured reliably.

#### **Donations and legacies**

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the charity before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that these conditions will be fulfilled in the reporting period.

#### **Grants receivable**

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

#### **Deferred income**

Income is deferred and released to incoming resources in the future period for which it has been received.

#### **Investment income**

Investment income is recognised on a receivable basis.

#### **Charitable activities**

Incoming resources from charitable activities includes income received under contract for those properties of the Trust which are formally let. The income includes both rent and the recharge of service charges incurred for the running of the let property.

Rent receivable is recognised in the SOFA when the charity is legally entitled to the income and is considered appropriate to be classified as incoming resources from charitable activities rather than investment income.

## **Tyne And Wear Building Preservation Trust Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2021**

#### **Expenditure**

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

#### **Charitable activities**

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

#### **Support costs**

Support costs have been allocated to activity cost categories on a basis consistent with the time spent by the employees on each activity and on those activities necessary to properly govern the charity. Governance costs are also included within support costs and are those costs incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

#### **Government grants**

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

#### **Fund structure**

Unrestricted income funds are general funds that are available for use at the trustees's discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

#### **Tangible fixed assets**

The trustees do not have a set de-minimis below which expenditure of a capital nature are not capitalised. All such expenditure is reviewed and capitalised where necessary.

#### **Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Fixtures and Fittings	15% straight line

## **Tyne And Wear Building Preservation Trust Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2021**

#### **Fixed Assets - Preservation Schemes - Restricted Funds**

The Trust, a company limited by guarantee, having as its primary charitable purpose the preservation of historical buildings (including artefacts and land) holds such assets and incurs necessary expenditure on them, often financed by grants that can only be used for such expenditure.

The Trustees consider that the following policies are required to satisfy their obligations under Company and Charitable Law.

(i) Expenditure incurred on preservation schemes where the Trust has a legal interest whether leasehold or freehold, is capitalised.

(ii) Grant and assistance received specifically to finance the expenditure is credited to a restricted fund.

(iii) Properties, when let, would normally be considered by Accounting Standards as investment properties requiring annual revaluation or depreciation. The Council of Management reviews each property to ascertain if revaluation is appropriate and where necessary undertakes to ascertain a market value.

#### **Heritage assets**

The charity holds heritage assets, which are tangible fixed assets of historical, artistic, scientific, technological, geophysical or environmental importance that are held to advance preservation and conservation objectives of the charity. Newly purchased heritage assets are capitalised and included at cost including any incidental expenses of acquisition.

Properties purchased using grants received are shown as unrestricted assets and their NBV designated, as the conditions of the grant were satisfied upon the purchase of the property.

Where heritage assets were acquired in past accounting periods and not capitalised, it can be difficult or costly to attribute a cost or value to them. In such cases, these assets are excluded from the balance sheet if reliable cost information is not available and conventional valuation approaches lack sufficient reliability or significant costs are involved in the reconstruction or analysis of past accounting records or in valuation, which are onerous compared with the additional benefit derived by users of the accounts in assessing the trustees' stewardship of the assets.

The very long expected lives of heritage assets, due to their nature, value and need to be protected and preserved means that depreciation is not material and is, therefore, not provided.

#### **Impairment of fixed assets and heritage assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

## **Tyne And Wear Building Preservation Trust Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2021**

#### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

#### **Trade debtors**

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

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Trade creditors**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

#### **Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

#### **Operating leases**

#### **Defined contribution plans**

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided.

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

## Tyne And Wear Building Preservation Trust Limited

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

#### Financial instruments

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument. Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted. Debt instruments are subsequently measured at amortised cost.

#### 3 Income from donations and legacies

	Unrestricted		Total	Total
	General	Restricted	2021	2020
	£	£	£	£
Donations	17,950	-	17,950	5,703
Government grants - CJRS	3,689	-	3,689	-
Grants	5,000	805,625	810,625	341,335
	<u>26,639</u>	<u>805,625</u>	<u>832,264</u>	<u>347,038</u>

The grants were received as follows for the 2021 year:

Grant Awarded	Unrestricted Funds	Restricted Funds	Total 2021
	£	£	£
Heritage Lottery Fund	-	38,700	38,700
Architectural Heritage Fund		362,068	362,068
Sunderland City Council	-	244,105	244,105
Newcastle City Council	5,000	12,100	17,100
Heritage Lottery Fund administered by Groundwork UK		97,832	97,832
Historic England	-	22,035	22,035
EU Grant		28,785	28,785
<b>Total 2021</b>	<b>5,000</b>	<b>805,625</b>	<b>810,625</b>

# Tyne And Wear Building Preservation Trust Limited

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

### 4 Income from charitable activities

	Unrestricted funds General £	Restricted funds £	Total 2021 £
Miscellaneous Income	3,656	-	3,656
Old Low Light	8,758	-	8,758
Alderman Fenwick's House	54,708	-	54,708
Buttress House	78,140	-	78,140
Contribution towards insurance Old Low Light	1,142	-	1,142
Contribution towards Buttress House costs	1,659	-	1,659
Blackfell	5,502	-	5,502
St Hilda's	4,465	-	4,465
	<u>158,030</u>	<u>-</u>	<u>158,030</u>
	Unrestricted funds General £	Restricted funds £	Total 2020 £
Miscellaneous Income	8,145	2,400	10,545
Old Low Light	10,996	-	10,996
Alderman Fenwick's House	81,813	-	81,813
Buttress House	76,784	-	76,784
Contribution towards insurance Old Low Light	1,131	-	1,131
Contribution towards Buttress House costs	1,665	-	1,665
Blackfell	5,000	-	5,000
St Hilda's	1,287	-	1,287
	<u>186,821</u>	<u>2,400</u>	<u>189,221</u>

### 5 Other Income

	Unrestricted funds General £	Total 2021 £	Total 2020 £
Buttress House insurance claim	6,170	6,170	-
Gains on sale of tangible fixed assets for charity's own use	75,935	75,935	-
	<u>82,105</u>	<u>82,105</u>	<u>-</u>

The above gain represents the surplus in the sale of Alderman Fenwick's House



# Tyne And Wear Building Preservation Trust Limited

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

### 6 Expenditure on charitable activities

	Activity undertaken directly £	Activity support costs £	2021 £	2020 £
Alderman Fenwick's Running Costs	55,637	-	55,637	47,960
Buttress House Running Costs	6,548	-	6,548	4,582
Old Low Light	2,050	-	2,050	1,131
HDT Base	30,950	-	30,950	-
Scheduled Monuments	52,258	-	52,258	61,784
St Hilda's	36,684	-	36,684	69,968
Heritage Open Days and Other Direct Charitable Expenditure	2,665	87,369	90,034	94,991
Feasibility studies	20,597	-	20,597	-
Emergency Covid Funding	12,496	-	12,496	-
Blackfell Hauler House	-	-	-	611
High Street West	486,133	-	486,133	157,220
Governance costs	-	26,972	26,972	22,055
	<u>706,018</u>	<u>114,341</u>	<u>820,359</u>	<u>460,302</u>
<b>Unrestricted</b>				
	<b>General £</b>	<b>Restricted £</b>	<b>Total 2021 £</b>	<b>Total 2020 £</b>
Alderman Fenwick's Running Costs	55,637	-	55,637	47,960
Buttress House Running Costs	6,548	-	6,548	4,582
Old Low Light	2,050	-	2,050	1,131
HDT Base	-	30,950	30,950	-
Scheduled Monuments	-	52,258	52,258	61,784
St Hilda's	3,024	33,660	36,684	69,968
Heritage Open Days and Other Direct Charitable Expenditure	2,665	-	2,665	6,912
Feasibility studies	-	20,597	20,597	-
Emergency Covid Funding	-	12,496	12,496	-
Blackfell Hauler House	-	-	-	611
High Street West	-	486,133	486,133	157,220
Support costs	<u>114,341</u>	<u>-</u>	<u>114,341</u>	<u>110,134</u>
	<u>184,265</u>	<u>636,094</u>	<u>820,359</u>	<u>460,302</u>

# Tyne And Wear Building Preservation Trust Limited

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

### 7 Analysis of governance and support costs

	Support costs £	Governance costs £	Total 2021 £	Total 2020 £
Staff costs	49,835	-	49,835	72,022
Communications and IT	706	78	784	1,222
Depreciation	2,400	267	2,667	3,181
Finance costs	168	19	187	357
Lease of copier	711	79	790	1,040
Insurance	9,779	1,087	10,866	5,681
Rates & water	-	-	-	638
Other establishment	-	-	-	360
Other office costs	17,761	1,974	19,735	1,872
Other motor/travel costs	533	-	533	2,263
Repairs and maintenance	636	70	706	487
Accountancy fees	-	16,284	16,284	15,851
Audit fees	-	3,600	3,600	3,500
Legal fees	-	3,514	3,514	1,320
Bad debt provision	4,840	-	4,840	340
	<u>87,369</u>	<u>26,972</u>	<u>114,341</u>	<u>110,134</u>

The charity allocates costs direct to activities as far as possible, then identifies the remaining costs of its support functions. It then identifies those costs which relate to the governance function. Having identified its governance costs, the remaining support costs together with the governance costs are apportioned between the key charitable activities undertaken in the year. The basis for apportionment and the analysis of support and governance costs is set out as follows:

Direct to governance: Accountancy fees, Audit, legal and Trustee liability insurance. 10% of costs allocated as governance: Telephone, Finance costs, Depreciation, Lease costs, and other office costs. Direct to charitable activities: Salaries and pensions and all other support costs.

# Tyne And Wear Building Preservation Trust Limited

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

### 8 Net incoming/outgoing resources

Net incoming resources for the year include:

	2021 £	2020 £
Operating leases - other assets	790	1,040
Audit fees	3,600	3,500
Depreciation of fixed assets	2,667	3,181
Profit on sale of heritage assets	(75,935)	-
Impairment of heritage assets	465,847	-

### 9 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

### 10 Staff costs

The aggregate payroll costs were as follows:

	2021 £	2020 £
<b>Staff costs during the year were:</b>		
Wages and salaries	98,296	77,151
Social security costs	5,808	4,562
Pension costs	6,703	6,791
	<u>110,807</u>	<u>88,504</u>

The monthly average number of persons (including senior management team) employed by the charity during the year:

	2021 No	2020 No
Number of administrative staff	<u>3</u>	<u>3</u>

No employee received emoluments of more than £60,000 during the year.

The total employee benefits of the key management personnel of the charity were £74,315 (2020 - £73,520).

### 11 Auditors' remuneration

	2021 £	2020 £
Audit of the financial statements	<u>3,600</u>	<u>3,500</u>

## Tyne And Wear Building Preservation Trust Limited

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

#### 12 Taxation

The charity is exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### 13 Tangible fixed assets

	Furniture and equipment £	Total £
<b>Cost</b>		
At 1 April 2020	26,634	26,634
Additions	143	143
At 31 March 2021	<u>26,777</u>	<u>26,777</u>
<b>Depreciation</b>		
At 1 April 2020	19,526	19,526
Charge for the year	2,667	2,667
At 31 March 2021	<u>22,193</u>	<u>22,193</u>
<b>Net book value</b>		
At 31 March 2021	<u>4,584</u>	<u>4,584</u>
At 31 March 2020	<u>7,108</u>	<u>7,108</u>

## Tyne And Wear Building Preservation Trust Limited

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

#### 14 Heritage assets

	Alderman Fenwick's House £	Buttress House £	Old Low Light £	Buildings and structures in the course of preservation £	St Hilda's £	High Street West, Sunderland £	Total £
<b>Cost</b>							
At 1 April 2020	900,000	633,024	462,350	53,640	605,120	-	2,654,134
Additions	69,507	-	-	-	-	555,847	625,354
Disposals	(969,507)	-	-	-	-	-	(969,507)
At 31 March 2021	-	633,024	462,350	53,640	605,120	555,847	2,309,981
<b>Depreciation</b>							
At 1 April 2020	-	33,024	327,350	1,640	510,120	-	872,134
Charge for the year	-	-	-	-	-	465,847	465,847
At 31 March 2021	-	33,024	327,350	1,640	510,120	465,847	1,337,981
<b>Net book value</b>							
At 31 March 2021	-	600,000	135,000	52,000	95,000	90,000	972,000

All properties are considered to be heritage assets as follows:

Alderman Fenwick's House is a Grade I and Grade II Listed 17th Century town house in Newcastle upon Tyne which has, in the past, been a private residence, a coaching inn and a political club. The property was partially let and was disposed on 30 December 2020.

Buttress House is offices, associated with the former Brenkley Colliery at Seaton Burn, North Tyneside. The property is fully let.

The Old Low Light is a Grade II listed Building situated within the Clifford's Fort Scheduled Ancient Monument on the North Shields Fish Quay. The building was originally used to house a navigation light and in later years was used as a alms houses and then as a fish processing plant. The property is fully let.

## **Tyne And Wear Building Preservation Trust Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2021**

Dunston Staiths are a scheduled Ancient Monument and Grade II listed building. They were constructed in the late 19th Century and were used to load coal onto seagoing colliers on the river Tyne at Dunston, Gateshead. They are included in the financial statements at a nil value, as the only current income is a nominal sum for the Dunstan Staiths substation.

Whinfield Coke Ovens at Rowlands Gill, Gateshead and the Bottle Kilns at Corbridge are both Scheduled Ancient Monuments. Both these properties are included at cost; a valuation has not been attempted as significant costs would be incurred in obtaining a valuation which would be considered to be onerous when compared to the additional benefit achieved.

St Hilda's Pit Head is a Grade II listed building in South Shields. The restoration of St Hilda's Pit Head was funded and undertaken with the full understanding that there was a large conservation deficit. The property is let.

In October 2016 Lambert Smith Hampton, who are regulated by RICS, valued Blackfell Hauler House, Alderman Fenwick's House, Old Low Lights and Buttress House based on an open market basis.

On 6th February 2018, the buildings at 170-175 High Street West, Sunderland, were transferred to the trust from The Council of the City of Sunderland for the nominal amount of £1. 170-175 High St West Sunderland are a terrace of three traditional houses that were converted on the ground floor for commercial use soon after they were built. Given the condition of the properties on transfer, the work initially incurred was being expensed until the structure was made stable. Subsequently in the 2020/21 year, works have commenced with the view of bringing the properties back into use. A valuation was performed at the year end in which it was determined that the properties when restored would hold a value of between £80k to £95k. The trustees have applied a value of £90,000 as at the year end 2021. This is on the basis of the ground floor of each property being brought back into use with the upper floors requiring further works. The restoration of High Street West was funded and undertaken with the full understanding that there was a large conservation deficit.

A conservation deficit is a situation which applies to historic buildings where the cost of converting them to a new use is greater than the value they would have on completion of the works. The conservation deficit is the amount that is the difference. It needs to be covered by some form of injection of funding in order for the development to be viable.

All these Heritage Assets, with the exception of Dunston Staiths have been the subject of Preservation Schemes and are either generating rental income or recovery of costs. Where possible, access to the buildings for the public is made available.

At the year end, the board reviewed the valuation of the heritage assets and concluded the valuation remained appropriate for the assets held.

# Tyne And Wear Building Preservation Trust Limited

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

### Summary of transactions

	2021 £	2020 £	2019 £	2018 £	2017 £
<b>Purchases and additions</b>					
Buildings	625,354	-	427,190	177,930	2,000
<b>Charge for impairment</b>					
Buildings	<u>465,847</u>	<u>-</u>	<u>427,190</u>	<u>82,930</u>	<u>1,640</u>
<b>Disposals</b>					
Buildings	<u>969,507</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

### 15 Fixed asset investments

	2021 £	2020 £
Other investments	<u>947,224</u>	<u>-</u>

### Other investments

	Listed investments £	Total £
<b>Cost or Valuation</b>		
Additions	950,000	950,000
Revaluation	<u>(2,776)</u>	<u>(2,776)</u>
At 31 March 2021	<u>947,224</u>	<u>947,224</u>
<b>Net book value</b>		
At 31 March 2021	<u>947,224</u>	<u>947,224</u>

The listed investment portfolio is held with Barclays Bank UK Plc and represents units held within the discretionary investment portfolio charity fund.

The investment balance includes both monies invested and cash held waiting to be invested.

### 16 Debtors

	2021 £	2020 £
Trade debtors	35,735	101,343
Prepayments	11,199	10,097
Accrued income	37,456	2,487
VAT recoverable	25,666	4,669
Other debtors	<u>187</u>	<u>187</u>
	<u>110,243</u>	<u>118,783</u>

Trade debtors includes a provision of £10,180 (2020: £5,340).

# Tyne And Wear Building Preservation Trust Limited

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

### 17 Cash and cash equivalents

	2021 £	2020 £
Cash at bank	<u>319,480</u>	<u>228,270</u>

### 18 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	20,419	15,589
Other taxation and social security	913	2,016
Other creditors	-	4,060
Accruals and deferred income	<u>49,983</u>	<u>81,544</u>
	<u>71,315</u>	<u>103,209</u>

	2021 £	2020 £
Deferred income at 1 April 2020	22,740	22,150
Resources deferred in the period	19,003	22,740
Amounts released from previous periods	<u>(22,740)</u>	<u>(22,150)</u>
Deferred income at year end	<u>19,003</u>	<u>22,740</u>

Deferred income relates to quarterly rental income received in advance.

### 19 Obligations under leases and hire purchase contracts

#### Operating lease commitments

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2021 £	2020 £
Other		
Within one year	<u>-</u>	<u>590</u>

### 20 Pension and other schemes

#### Defined contribution pension scheme

The charity operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the charity to the scheme and amounted to £6,703 (2020 - £6,791).



# Tyne And Wear Building Preservation Trust Limited

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

### 21 Funds

	Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 March 2021 £
<b>Unrestricted</b>						
<b>General</b>						
General funds	101,071	266,774	(184,265)	(89,765)	-	93,815
<b>Designated</b>						
Revaluation reserve	50,000	-	-	-	-	50,000
Old Low Light Development Fund	135,000	-	-	-	-	135,000
Dunston Staiths Maintenance Fund	50,000	-	-	-	-	50,000
Alderman Fenwick's House Service Charge	50,000	-	-	(50,000)	-	-
Alderman Fenwick House	900,000	-	-	(900,000)	-	-
Buttress House	600,000	-	-	-	-	600,000
Other	2,000	-	-	-	-	2,000
Investments	-	-	-	950,000	(2,776)	947,224
High Street West	-	-	-	90,000	-	90,000
St Hilda's	-	-	-	95,000	-	95,000
Scheduled monuments Maintenance Fund	-	-	-	10,000	-	10,000
Property Acquisition Fund	-	-	-	50,000	-	50,000
	<u>1,787,000</u>	<u>-</u>	<u>-</u>	<u>245,000</u>	<u>(2,776)</u>	<u>2,029,224</u>
<b>Total Unrestricted</b>	<u>1,888,071</u>	<u>266,774</u>	<u>(184,265)</u>	<u>155,235</u>	<u>(2,776)</u>	<u>2,123,039</u>
<b>Restricted</b>						
St Hilda's (Stage 2)	102,691	-	(33,660)	(39,031)	-	30,000
HDT Base	-	50,000	(30,950)	-	-	19,050
Scheduled Monuments	-	98,124	(52,258)	-	-	45,866
Feasibility Studies	-	35,422	(20,597)	-	-	14,825
Emergency Funding	-	38,700	(12,496)	(26,204)	-	-
High Street West	<u>42,190</u>	<u>583,379</u>	<u>(486,133)</u>	<u>(90,000)</u>	<u>-</u>	<u>49,436</u>
<b>Total restricted</b>	<u>144,881</u>	<u>805,625</u>	<u>(636,094)</u>	<u>(155,235)</u>	<u>-</u>	<u>159,177</u>

# Tyne And Wear Building Preservation Trust Limited

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

	Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 March 2021 £
<b>Total funds</b>	<b>2,032,952</b>	<b>1,072,399</b>	<b>(820,359)</b>	<b>-</b>	<b>(2,776)</b>	<b>2,282,216</b>
	Balance at 1 April 2019 £	Incoming resources £	Resources expended £	Transfers £		Balance at 31 March 2020 £
<b>Unrestricted</b>						
<b>General</b>						
General funds	78,276	212,659	(167,780)	(22,084)		101,071
<b>Designated</b>						
Revaluation reserve	50,000	-	-	-		50,000
Old Low Light Development Fund	135,000	-	-	-		135,000
Dunston Staiths Maintenance Fund	50,000	-	-	-		50,000
Alderman Fenwick's House Service Charge	25,000	-	-	25,000		50,000
Alderman Fenwick House	900,000	-	-	-		900,000
Buttress House	600,000	-	-	-		600,000
Other	2,000	-	-	-		2,000
	<u>1,762,000</u>	<u>-</u>	<u>-</u>	<u>25,000</u>		<u>1,787,000</u>
<b>Total unrestricted</b>	<b>1,840,276</b>	<b>212,659</b>	<b>(167,780)</b>	<b>2,916</b>		<b>1,888,071</b>
<b>Restricted</b>						
St Hilda's (Stage 2)	82,499	109,360	(69,968)	(19,200)		102,691
Scheduled Monuments	20,973	24,527	(61,784)	16,284		-
High Street West	13,247	186,163	(157,220)	-		42,190
Heritage Open Day	-	3,550	(3,550)	-		-
<b>Total restricted</b>	<b>116,719</b>	<b>323,600</b>	<b>(292,522)</b>	<b>(2,916)</b>		<b>144,881</b>
<b>Total funds</b>	<b>1,956,995</b>	<b>536,259</b>	<b>(460,302)</b>	<b>-</b>		<b>2,032,952</b>

## **Tyne And Wear Building Preservation Trust Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2021**

The specific purposes for which the funds are to be applied are as follows:

#### **Revaluation Reserve**

The amount of uplift in the value of Blackfell Hauler House to its net book value of £50,000.

#### **Old Low Light Development Fund**

The trustees have provided a designation to reflect the value of the Old Low Light Property which is subject to a contingent grant repayment (as detailed in note 25) period to the year 2025. After this contingent period has elapsed the trustees intend to release the designation.

#### **Dunston Staiths Maintenance Fund**

£50,000 in respect of annual maintenance and the delivery phase of Dunston Staiths.

#### **Alderman Fenwick's House Service Charge Fund**

This fund was un-designated in the year following the sale of the property.

#### **Alderman Fenwick's House**

This fund was un-designated in the year following the sale of the property.

#### **Buttress House, High Street West and St Hilda's**

Funds have been designated in respect of the net book value of the Heritage Assets on the basis that these assets are not readily expendable and therefore are excluded from free reserves.

#### **St Hilda's**

The trustees have provided a designation to reflect the value of the St Hilda's Pit Head which is subject to a contingent grant repayment period (as detailed in Note 25). After this contingent period has elapsed the trustees intend to release the designation.

#### **Scheduled Monuments**

This fund concerns the maintenance of Corbridge Bottle Kilns, Whinfield Coke Ovens and Blackfell Hauler House. The trustees have designated £10,000 to reflect this designation.

#### **Feasibility Studies**

These include Options Appraisals and Project Development on buildings in which we do not have a legal interest. The Trust is researching the capability of these buildings becoming a viable project.

#### **High Street West**

The trustees have provided a designation to reflect the value of 170-175 High St West, Sunderland which is subject to a contingent grant repayment period (as detailed in Note 25). After this contingent period has elapsed the trustees intend to release the designation.

#### **Emergency Covid Funding**

The Trust was in receipt of funds received via the Heritage Lottery to support the projects through the pandemic.

#### **HDT Base**

The Trust is one of seven pilot heritage development trusts in England and is receiving a grant, over a three year period, through the Architectural Heritage Fund to expand its activities and become a more sustainable organisation.

#### **Property Acquisition Fund**

The trustees have designated £50,000 in regards to potential acquisition of new properties by the charity.

## Tyne And Wear Building Preservation Trust Limited

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

The transfers from Restricted to unrestricted in the year of £155,235 on the High Street West project, St Hilda's Project and the Emergency Covid Funding grant relate to allowable capital spend within those projects that has been incurred and as such, the restriction has been met.

#### 22 Analysis of net assets between funds

	Unrestricted			Total funds at 31 March 2021 £
	General £	Designated £	Restricted £	
Tangible fixed assets	4,584	-	-	4,584
Heritage assets	-	972,000	-	972,000
Fixed asset investments	-	947,224	-	947,224
Net current assets/(liabilities)	89,231	110,000	159,177	358,408
Total net assets	<u>93,815</u>	<u>2,029,224</u>	<u>159,177</u>	<u>2,282,216</u>

	Unrestricted			Total funds at 31 March 2020 £
	General £	Designated £	Restricted £	
Tangible fixed assets	7,108	-	-	7,108
Heritage assets	12,501	1,687,000	82,499	1,782,000
Net current assets/(liabilities)	81,462	100,000	62,382	243,844
Total net assets	<u>101,071</u>	<u>1,787,000</u>	<u>144,881</u>	<u>2,032,952</u>

#### 23 Analysis of net funds

	At 1 April 2020 £	Financing cash flows £	At 31 March 2021 £
Cash at bank and in hand	228,270	91,210	319,480
Net funds	<u>228,270</u>	<u>91,210</u>	<u>319,480</u>

	At 1 April 2019 £	Financing cash flows £	At 31 March 2020 £
Cash at bank and in hand	206,341	21,929	228,270
Debt due within one year	(7,175)	7,175	-
Net funds	<u>199,166</u>	<u>29,104</u>	<u>228,270</u>

# Tyne And Wear Building Preservation Trust Limited

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

### 24 Financial instruments

#### Categorisation of financial instruments

	2021 £
Financial assets measured at fair value	<u>947,224</u>

The financial assets measured at fair value relate to the investments held with Barclays that are held at fair value.

### 25 Commitments

#### Capital commitments

At the year end, the Trust had no capital commitments. (2020: £nil).

The total amount contracted for but not provided in the financial statements was £Nil (2020 - £Nil).

### 26 Contingencies

The Old Low Light restricted income received during its restorations, created by receipt of monies from North Tyneside Council totalling £297,742, was spent as part of the refurbishment on the Old Low Light property. This restricted income was given with a twelve year clawback clause. The clawback is subject to a clause which is only enacted if the property is disposed of at greater than the Conservation Deficit Scheme value (detailed on the grant claim form) and would require repayment of a proportion of £297,742, up to the full amount dependent upon sale price at disposal. The trustees have considered this and whilst they do not intend to dispose of the property, once this twelve year period has elapsed in 2025, or if the property was disposed at a lower value, the contingent liability would cease.

A grant was received from Historic England for works at the Bottle Kilns in which, as part of the conditions of the grant, the Trust agreed to enter into a 10 year maintenance agreement. The maintenance works involved in the agreement are in line with the charitable activities of the Trust. However, should the works not be completed and reported to the grant provider within the time scales included within the agreement, then the grant may be repayable to the grant provider.

Of the High Street West Restricted income received during its restorations, an amount of £350,000 of the monies received is repayable within three years of the final payment being received (expected in November 2021) should the property be disposed. The clawback is subject to a clause which is only enacted if the property is disposed of at greater than the Conservation Deficit Scheme value (detailed on the grant claim form) and would require repayment of a proportion of £350,000, up to the full amount dependent upon sale price at disposal. The trustees have considered this and whilst they do not intend to dispose of the property, once this three year period has elapsed in 2024, or if the property was disposed at a lower value, the contingent liability would cease.

The St Hilda's restricted income received during its restorations, created by receipt of funding from The Heritage Lottery, was given with a ten year clawback agreed within the funding agreement. The clawback is subject to a clause which is only enacted if the property is disposed of at greater than the Conservation Deficit Scheme value (detailed on the grant claim form) and would require repayment of a proportion of the grant, up to the full amount dependent upon sale price at disposal. The trustees have considered this and whilst they do not intend to dispose of the property, once this ten year period has elapsed in 2028, or if the property was disposed at a lower value, the contingent liability would cease. A charge is held over the property by the Heritage Lottery.

## **Tyne And Wear Building Preservation Trust Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2021**

#### **27 Related party transactions**

During the year the charity made the following related party transactions:

##### **MHA Tait Walker**

Simon Brown, the Honorary Treasurer of the Trust is a partner with MHA Tait Walker. During the year MHA Tait Walker provided accountancy and administrative services for fees of £16,337 (2020 - £18,937).

At the balance sheet date the amount due to MHA Tait Walker was £573 (2020 - £8,458).

##### **Trustees**

During the year the Trust paid for indemnity insurance on behalf of the Trustees of an amount of £655 (2020 - £645).

At the balance sheet date the amount due to/from Trustees was £Nil (2020 - £Nil).