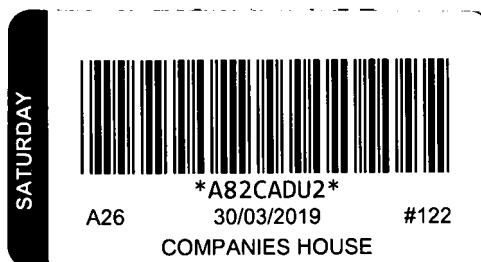


Registered charity number
1079166

Registered company number
03886503

The St James's Conservation Trust Ltd
(A charitable company limited by guarantee)

Trustees' Report and Financial Statements
for the year ended 31 December 2018



The St James's Conservation Trust Ltd
Report and Financial Statements
Contents

	Page
Report of the trustees	1-8
Legal and administrative information	9
Independent Examiner's report	10
Statement of financial activities	11
Balance sheet	12
Statement of cash flows	13
Notes forming part of the financial statements	14-19

The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2018

The Trustees present their report together with the independently examined financial statements of the charity for the year ended 31 December 2018.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charities Act 2011, the Companies Act 2006, and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Objects and activities

The charity's objects are:

1. to promote high standards of planning and architecture in or affecting the area of benefit;
2. to secure the preservation, protection, development and improvement of features of historic or public interest in benefit;
3. to maintain the character and atmosphere of the area of benefit, with its social fabric, collection of ancient shops and gentlemen's clubs; and
4. to educate the public in the geography, history, natural history and architecture of the area of benefit.

The area of benefit is a specified area in St James's, London. In 2008, the Charity Commission consented to the slight extension of the charity's Area of Benefit eastwards to include the east side of Lower Regent Street (formally renamed in 2014: Regent Street, St. James's). The charity's area now more faithfully follows the boundaries of historic St James's.

The charity considers, with the help of advisers, planning and licensing applications relevant to the area and responds to these where this is considered appropriate. It also produces architectural studies, amenity surveys and a reformatted Newsletter in the form of a 16 page "Review of the Year", also posted on the Trust's upgraded website: www.stjamestrust.org.uk

The Trustees confirm they have complied with the duty in the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission.

Achievements and performance

Planning and architecture

The charity's main purpose is to promote high standards of planning and architecture. In 2018, there has been a sustained level of building and licencing activity in St James's which therefore involved the charity in monitoring and responses. Continuing major developments (assessed by the Trust) on site in 2018 included:

- Dukes Court, (now Marq), by The Crown Estate, Jermyn Street/Duke St. St. James's, completing 2019.
- 50 St. James's Street - much delayed project on site - completion still delayed expected in 2019.
- 67 Pall Mall, new Fine Wine subscription membership club expanded to first floor and proposals for outside dining area (delayed to 2019) – with continuing support of the Chair and Trustees in 2018.
- Equinox, St. James's Street, supported by the Trust and completed in 2018.

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2018**

- Norfolk House, St. James's Square – issue related to rear elevations and overlooking on current applications.
- Former HSBC Building, St. James's – concerns over current application for height and bulk impacts.
- Pall Mall Various Buildings under refurbishment/adaptations.

Smaller developments supported at:

- Economist Plaza – St. James's Street – Supported by the Trust – limited refurbishment and improvements to 1963 Listed Grade II * building complex, completed in phases 2017/18.
- Princes House – and Princes Arcade – completed in phases 2018.
- St. James's Church and Churchyard Grade I Listed Building – delayed (2019 -) due to funding viability.
- Jermyn Street improvements – In progress in phases, for completion 2018/19 - comprising repaved natural stone footways/service pads and widened footways, with better authentic street lighting.
- St. James's Palace forecourt setting – Completions in phases to January 2019, comprising repaved natural stone widened footways and better vehicle and pedestrian route options and road crossing arrangements, together with better authentic street lighting and central space.
- St. James's Street proposed highway and street lighting 2019 –Following 2017 presentations to City Council/The Crown Estate of Trust priorities.

The charity continues, on average, to monitor approximately 100 planning and licensing applications per year of all sizes and typically responds with meetings, advice or recommendations on approximately 5% of these.

Key licensing issues for consideration by the Trust leading to objections in 2018 and License Committee Hearings by the Trust have included, continuing applications for:

- Extended hours of operations in clubs, bars, restaurants (with expanded bar use without food requirements) and other licensable activities – Chutney Mary restaurant, St. James's Street, without success except on some conditions.
- Overlarge and inappropriately sited outdoor tables and chairs areas – e.g. The Caviar House on Piccadilly raising amenity and health and safety issues, without success.
- Continued monitoring following rejection of the unacceptable Sexual Entertainment License applications at the proposed: "Playhouse", 91 Jermyn Street.

The Trust commissioned a new Study by Atkins (Member of the SNC-Lavalin Group) of "Art in St. James's" in 2018, an update of the partnership report with the City of Westminster in 2012 to establish any improvements or decline in this important commercial and heritage component of historic St. James's. The general findings confirm some continuing aspects of fragility of some types of uses, mainly due to market and rent and business rates increases on smaller scale businesses, although the evidence suggests a welcome degree of net stability since the last report. The final version and consultations will seek further new recommendations in 2019, when the study will be uploaded to the Trust website for information and to ensure monitoring for sustainable improvements.

St James's Neighbourhood Planning Forum (NPF)

In 2012, the charity initiated a Neighbourhood Forum in accordance with the Localism Act 2011. This Act provides special planning powers to Forums once they met the stipulated procedures. The charity submitted its recommended designated area to Westminster City Council for its Forum which corresponded to the St James's Special Policy area. Subsequently, at the request of The Crown Estate, it submitted a revised designated area which extends eastwards to Haymarket.

The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2018

The charity received Westminster City Council confirmation of the designation of the revised designated area proposal in 2013. In a series of meetings and displays in 2018, the next steps have been progressed. The St. James's Neighbourhood Planning Forum (NPF) was confirmed by the City Council in January 2015. Members of the Trust, together with the wider residential, business and landowner interests, and the Trust's professional architect and planner advisor, are all partners of the constituted NPF Steering Group (and subgroup for steering the draft Neighbourhood Plan), with three more public meetings in 2018/19, and continuing consultations in the preparation, by local planning consultants Gerald Eve, leading to a formal Draft St. James's Neighbourhood Plan for local consultation and assessment (and possible statutory adoption), delayed to 2019.

Paving

The poor paving in the core area of St James's has long been a concern of the charity and the charity's 2009 survey of St James's paving was forwarded to Westminster City Council urging that this prestigious area should be paved with York stone. This request has been accepted in principle by the City Council and will be implemented as and when the limited City Council funding is available. The charity has made the re-paving of St James's Street a priority. As more than half of the buildings in St James's Street belong to The Crown Estate and the footways alongside these buildings require improvement, the charity has successfully been encouraging that they continue to re-pave these footways with York stone from 2018 and with further plans in 2019. The charity has continued to lobby for more high-quality natural stone paving in the historic streets of St. James's funded by all developers, landowners, businesses and the City Council, in partnerships whenever viable. High quality stone paving is anticipated for adjacent frontages of all the above listed, major and smaller developments and the first major section of St. James's Street on the east side, has been completed in stages, from the Jermyn Street junction south to the Economist Plazas and in 2019 will reach beyond, to Pall Mall at the completed St. James's Palace forecourt project. The last meeting of the Trust (December 2018) has agreed to prepare the next partnership funding and implementation opportunities with the City Council and local landowners and developers for new improvements to highways and street lighting and landscapes, coordinated with the Neighbourhood Plan aims for Community Infrastructure Levy (CIL) funds.

Licensing

The former Scotch St James's, sexual entertainment venue (SEV), licensed nightclub, 13 Mason's Yard

Management quality has been monitored and generally has continued to a good standard, although Mason's Yard area is still subject to reports of late-night disturbance via illegal drug taking in dark alleyways. The premises' SEV licence has by agreement not been used, although annually renewed (in 2018) by the freeholder as a commercial option and the Charity would oppose any reinstatement of this use.

Former Abracadabra Club – Jermyn Street (SEV applications)

These notorious licensed premises, has seen the freeholder with proposals for new occupiers, restored and improved the building's internal and external fabric for the existing nightclub/restaurant use, which has subject to legal and commercial delays in 2018. The Trust continues to monitor any amenity or nuisance issues via the community and local organisations and businesses.

The Chutney Mary Restaurant, St. James's Street

The charity objected, unsuccessfully to an application for a "bar drinks only" expanded area, inside the restaurant, although granted with some conditions. A constant concern is the impact these changes may have on the historic character and amenity of the area, and the Trust continues to lobby for reconsiderations of licensing impacts.

The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2018

The Trust commissioned a new Study by Atkins (Member of the SNC-Lavalin Group) of "Licensing in St. James's" in 2018 and the final version and consultations will seek new recommendations to ensure improved controls, with a revised and updated data base of all licensed premises and new recommendations for consultations in 2019 with the City Council and local stakeholders. This study updates three previous Trust databases from 1999 – 2015 and will be made available on the Trust's website in 2019.

Law & Order

The charity and local St. James's interests have been granted select, regular public order and demonstration schedules of information, via the police and City Council liaison teams to ensure that St. James's character and property are not adversely affected by unlawful activity on its public highways. There are continuing public safety and amenity concerns, arising from the increasing intensity of activities both by day and night time across the West End. The Trust has continued support for the (private Gardens) St. James's Square Trust (and its frontager funders of management and maintenance) in their fundraising campaign (with shared some funding support), and planning applications in 2018 for implementation in 2019, to improve security and restore historic railings and other measures to ensure the area remains safe for all uses. The Trust's 28 June 2018 (and future 2-yearly annual 2020) partnership arrangement for a fundraising via "Summer in the Square" event for further support. The Trust commissioned a new Study by Atkins (Member of the SNC-Lavalin Group) of "Activities in St. James's" in 2018 and the final version and consultations will seek new recommendations to ensure improved controls on the number, location and routing of cultural, filming related, marches/demonstrations, regulated and unregulated, tourist guided groups, and other issues affecting the intensity of use and impacts on commercial and residential amenity of the historic area.

Amenity issues

The charity has been represented on the Mayfair & St James's Safer Neighbourhood Panel by Trustees (one is the Deputy Chair of the Panel), and periodically presentations by the Trust Architect and Planner Advisor/Administrator) to the Mayfair and St. James's Association, who have again shortlisted The Trust for an award for consideration in 2019. The Safer Neighbourhood Panel works with the local Metropolitan Police Safer Neighbourhood Team, the City Council and the Heart of London Business Alliance (HOLBA) for the benefit of the local residential and business community.

Noise nuisance continues to be a concern of the charity, especially noise from faulty air conditioning equipment which causes loss of sleep for residents in the area, in addition to the vehicle traffic unnecessary rat-running and related noise and emissions. The Mayor and City Council have emphasised a similar focus, with new policy commitments to London's air quality and health and well-being improvements in Neighbourhoods in 2018 and proposed London Plan and City Council Plans in 2018/19.

Vagrancy

Anti-social behaviour from rough sleepers and beggars has continued to increase in the charity's Area of Benefit and this is common throughout the wealthier parts of Westminster. The charity relies on the police and Westminster City Council which approaches this problem humanely and works with associations such as St Mungo's to try to resettle homeless people.

The charity regularly notifies land owners or developers of any on street vagrancy, related to covered or recessed openings or on public highways. These are generally dealt with by businesses, and landowners, such as the Crown Estate, the major St. James's freeholder, only within opening hours and out of hours by the enforcement officers of the City Council, aided by the local Business Improvement District (BID), the Heart of London Business Alliance (HOLBA) resources. The Trust has supported The Crown Estate's recent improvements with bronze planters on recessed ledges around the end of Jermyn Street and on Regent Street, St. James's and at Piccadilly Circus in 2018.

The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2018

The Trust has also continued to have success with applications to other relevant Charitable Trusts, such as The Rose Foundation and others, for capital works support project as for the 2018 for design development, approvals and implementation for the St. James's Palace Forecourt Improvements.

Financial review

The charity received grants and donations totalling £59,168 during the year (2017 £94,349). Fundraising income amounted to £76,952 (2017 £67,500).

Expenditure totalled £141,292 for the year (2017: £107,778) including £82,796 spent on charitable activities (2017: £58,801). Fundraising expenditure amounted to £58,496 (2017 £48,977).

The charity generated net expenditure for the year of £5,159 (2017: net income £54,072) and carried forward reserves at 31 December 2018 of £118,653 (2017: £123,812).

Principal funding sources

The charity relies on grants and donations from individuals, commercial organisations and other Trusts. A full list of grants and donations received is given in Note 2 to the accounts.

In 2018 the charity received its funds from 33 (2017: 35) donors and donations ranged from:

Amount	Number of donors
Under £100	2
£100 to under £1,000	13
£1,000 to under £5,000	13
£5,000 and over	5

The charity appeals to its supporters for funds by means of letters, its receptions (at no cost to the charity) and (since 2012) the yearly "Review of the Year" newsletters. The Trust has also held an annual Summer Garden Party in St. James's Square which generates sponsorship and ticket sales income, although the next party is planned for Summer 2020.

Investment policy

The charity's Memorandum of Association does not confer any specific rights or restrictions on us as trustees in respect of investing its funds. The funds received by the charity during the year under review were not sufficient to justify separate investment, other than to be placed on deposit with the charity's bankers.

Reserves policy

The Trustees have agreed to maintain a reserve of at least six months' worth of expenditure, which equates to approximately £27,000. At 31 December 2018, the charity held free, unrestricted reserves of £118,653.

The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2018

Future plans

The charity continued in 2018 to carry out its tasks as outlined in its charitable purposes, particularly in the promoting of high standards of planning and architecture in, or affecting, the area of benefit. In addition, the charity is involved in many continuing initiatives for enhancing the amenity of the residents, visitors and workers in the area. These are in revised priority order:

- The improvement proposals for the forecourt of St James's Palace for the benefit and safety of visitors to the front of the Palace, and restoring its historic setting with better route choices, road crossings and integrated security and landscape elements, substantially completed in 2018, will be officially celebrated with an opening ceremony and with improvements by WCC and The Crown Estate at Cleveland Row a tree planting ceremony is anticipated in Spring 2019.
- Further phases (when further capital funds are available) for the final enhancement of St James's Square with re-paved outer perimeter footways, traffic management/safety measures, as well as support for the St. James's Square Trust in implementing their railing restoration and security and management of improvements to the gardens, all for the benefit of workers and residents in the area.
- The Trust three new studies (Activities, Art and Licensing) have been agreed for launch, early in 2019, with a consultation seminar of the issues and recommendations for further action. A key aim is that in future these actions will be more regularly reviewed, and databases uploaded to the Trust website to monitor progress.
- The continuing lobbying and promotion of a pilot scheme for a Noise Abatement Zone with the aim of reducing ambient noise to World Health Organisation Safety levels and improvements now to air quality and well-being in line with the Mayor's proposed London Plan 2018 and coordinated with the City Council's Plan.
- Continued monitoring of proper parking of bicycles, so that bicycles have adequate places to park and no longer use street furniture which is dangerous to pedestrians as the continuing cycle renaissance increases demand.
- The improvement of the surface and lighting of the public footways, especially in St James's Street and other key routes where the townscape and landscape settings require improvements using natural Granite and York Stone treatments, also integrating improved sustainable and environmental improvements with biodiversity, drainage and raised quality of regular maintenance.
- Preservation and enhancement of the Art Galleries, Auction Houses and now historic retail and clubs of St James's, most recently with threatened viability because of the revaluation of the Business Rates and rises and transitional arrangements. The Trust's commissioned new Study by Atkins (Member of the SNC-Lavalin Group) of "Art in St. James's" in 2018 and the final version and consultations will seek new recommendations to be launched to help sustain these important uses. This to date, has been by means of lobbying the landowners, landlords' and City Council in conjunction with others, for better transition arrangements in 2017, now notably with the local Business Improvement Districts (HOLBA and NWECC) amongst others, aiming to review business costs and locally important benefits.
- The charity will continue to promote the "St. James's Neighbourhood Planning Forum" to produce its 5-year statutory Neighbourhood Plan, aimed at coordinating the City Council, landowners and other organisations as well as the objectives of the St. James's Conservation Trust, within the constraints of compliance. A key aspect will be the aim of directing funding arising from developments by S106 and the new Community Infrastructure Levy (CIL) monies to local St. James's priorities as set by the Neighbourhood Plan and residential and business communities, following consultations in 2017 and confirmations in 2018/19. The St. James's

**The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2018**

- Church and Churchyard improvement proposals may be a key 2019 – onwards, project in need of funding support via this future mechanism.

Structure, governance and management arrangements

Governing document

The organisation is a charitable company (hereafter referred to as "the charity"), established on 30 November 1999 and registered as a charity on 29 January 2000. The charity was established under a Memorandum, and Articles of Association, which established the objects and powers of the charity and under which it is governed.

The charitable company is registered in England, is limited by guarantee, and has no share capital. The liability of members is limited to £1 per member in the event of a winding up.

Management and governance arrangements

The directors of the charitable company are its trustees for the purpose of charity law and throughout this report are collectively referred to as the Trustees.

The Articles of Association provide for a minimum of three trustees and no maximum. The charity currently has a complement of fourteen trustees. Trustees are elected at the annual general meeting of the charity (following recommendation by the incumbent trustees) and interim vacancies may be filled by the trustees to hold office until the following annual general meeting.

Trustees are recommended for election on the basis of their extensive knowledge of the charity's area of benefit. New trustees receive a thorough briefing about the objectives and achievements of the charity.

Partner organisations

The Crown Estate. The area occupied by The Crown Estate's St James's Estate has increased to approximately half the land area and bounded within the charity's "Area of Benefit" and subject to change, for example by property acquisitions. The Crown Estate has invested over £500 million in the enhancement of its buildings (mainly in Jermyn Street and St. James's Market areas) and public realm at Jermyn Street/St. James's Street and the Palace forecourt areas) in St James's and a symbiosis exists between the two organisations, particularly related to the quality of architecture in new and refurbished redevelopment of buildings, streets and spaces. This has resulted in the holding of regular liaison meetings throughout 2018 and planned new quarterly meeting in 2019.

St. James's Square Trust. This private organisation, created by an 18th century Act of Parliament is responsible, via annual funding from the principal frontager interests, for the maintenance and management of the St. James's Square Gardens and boundary railings, up to the back edge of the City of Westminster's public highway. The St. James's Conservation Trust has regular contact with the St. James's Square Trust on matters of mutual interest and support, including the completed first phases of the improvement strategy for the Square's public highway improvements, with high quality stone paving, cycle hire docking station and cycle stands. There has also been continuing, cooperation on the restoration and improvement of boundary railings and security matters for the garden square, as well as support for the current planning applications and proposed 2019 - implementation. In July 2016 and June 2017 and proposed for 2018, by agreement with the Square Trust, the St. James's Conservation Trust was granted consent for a Summer Garden Party fundraising event in the Square (three have been held successfully to 2018) for raising funds for both Trusts. The Trusts' organisers and sponsors have agreed to a next event for 2020 and every other year thereafter.

The St James's Conservation Trust Ltd
Trustees' Report
for the year ended 31 December 2018

The Mayfair and St. James's Residents' Association, The Heart of London Business Alliance, The Jermyn Street Association, The Westminster (Amenity) Society, the local police and The City of Westminster, remain amongst the many other key partners for The St. James's Conservation Trust in achieving progress in meeting its Charitable Objectives in protecting and enhancing historic St. James's.

Trustees' responsibilities in relation to the financial statements

Charity law requires the trustees to prepare financial statements for each financial period which show a true and fair view of the state of affairs of the charity and of its financial activities for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- observe the methods and principles of the Charities' SORP, Accounting and Reporting by Charities;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departure disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the charity will continue on that basis.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Small company provisions

This report has been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies' regime.

This report was approved by the board of trustees on 28 March 2019 and signed on its behalf.



J Vaughan
Director and Financial Trustee

The St James's Conservation Trust Ltd

Legal and Administrative Information

Reference and administrative information

Charity name:	The St James's Conservation Trust Ltd
Charity registration number:	1079166
Company registration number:	03886503
Contact address	C/o FJM Accountancy 23 Shackleton Court 2 Maritime Quay London E14 3QF

President

The Earl of Snowdon

Patrons

Lady Olga Maitland
John C Beveridge QC
Baroness Hooper CMG

Directors and Trustees

A M Love FCA (Chair)
V Chichester (Deputy Chair)
N J Turner
J Vaughan
A C Hobhouse
C H Whittall
J E Bodie OBE
D K Nadar
R F H Sharpley MA FRICS
M L L Borthwick
M P J Low
M W E Wade CBE
C M Fenwick
G W S Ashton

Registered Office

23 Shackleton Court
2 Maritime Quay
London
E14 3QF

Company Secretary

FJM Accountancy Limited

Independent Examiner

Frank J McDowell FMAAT
FJM Accountancy Limited
23 Shackleton Court
2 Maritime Quay
London
E14 3QF

Planning Consultants

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Atkins Limited
3rd Floor, Nova North
11 Bressenden Place
Westminster
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SW1E 5BY

Bankers

Adam & Company plc
6 Adelaide Street
London
WC2N 4HZ

Independent examiner's report to the trustees of The St James's Conservation Trust charitable company (the Company)

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2018.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

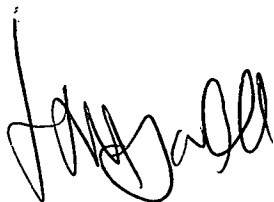
Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act').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

Independent examiner's statement

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

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

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



Frank J McDowell FMAAT
FJM Accountancy Limited
23 Shackleton Court
2 Maritime Quay
London
E14 3QF

28 March 2019



The St James's Conservation Trust Ltd
Statement of Financial Activities
(incorporating Income and Expenditure Account)
for the year ended 31 December 2018

		2018			2017		
	Notes	Restricted funds	General funds	Total funds	Restricted funds	General funds	Total funds
			£	£			£
Income							
Grants and donations	2	-	59,168	59,168	34,899	59,450	94,349
Fundraising income	3	-	76,952	76,952	-	67,500	67,500
Investment income		-	13	13	-	1	1
Total income		-	136,133	136,133	34,899	126,951	161,850
Expenditure							
Costs of raising funds	3	-	58,496	58,496	-	48,977	48,977
Expenditure on charitable activities							
Preservation of the built environment	4	25,000	57,796	82,796	9,899	48,902	58,801
Total expenditure		25,000	116,292	141,292	9,899	97,879	107,778
Net (expenditure)/income for the year	6	(25,000)	19,841	(5,159)	25,000	29,072	54,072
Reconciliation of funds:							
Fund balances at 1 January 2018		25,000	98,812	123,812	-	69,740	69,740
Fund balances at 31 December 2018		-	118,653	118,653	25,000	98,812	123,812

The statement of financial activities includes all gains or losses for the year. All income and expenditure derives from continuing activities.

The St James's Conservation Trust Ltd
Registered Number: 03886503
Balance Sheet
as at 31 December 2018

	Notes	2018 £	2017 £
Current assets			
Debtors	9	2,939	2,699
Cash at bank and in hand		137,792	128,742
		<u>140,731</u>	<u>131,441</u>
Creditors: amounts falling due within one year	10	<u>22,078</u>	<u>7,629</u>
Net current assets		118,653	123,812
Net assets	11	<u>118,653</u>	<u>123,812</u>
The funds of the charity:	12		
Unrestricted income funds		-	98,812
Restricted income funds		118,653	25,000
Total funds		<u>118,653</u>	<u>123,812</u>

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006 and that members have not required the company to obtain an audit in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 28 March 2019.



J Vaughan
Director and Financial Trustee

The St James's Conservation Trust Ltd
Statement of Cash Flows
for the year ended 31 December 2018

	2018 £	2017 £
Net cash used in operating activities:		
Net movement in funds	(5,159)	54,072
Increase in debtors	(240)	(861)
Increase/(decrease) in creditors	14,449	(1,407)
Change in cash and cash equivalents in the year	<u>9,050</u>	<u>51,804</u>
Cash and cash equivalents brought forward	128,742	76,938
Cash and cash equivalents carried forward	<u>137,792</u>	<u>128,742</u>

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2018

1 Accounting policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the previous year.

Basis of accounting

The accounts (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) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Fund accounting

Restricted grants and donations are available for the charity's use only in accordance with the terms under which, and for the purposes which, the funds were donated to the charity.

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

Income recognition

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Grants and donations are included in full in the statement of financial activities when receivable.

Investment income is included when receivable.

Expenditure recognition

Expenditure is recognised on an accrual basis as a liability is incurred. Where expenditure includes VAT which can only be partially recovered, the irrecoverable VAT is reported as part of the expenditure to which it relates.

Costs of generating funds comprise the costs associated with attracting voluntary income.

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.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examination fees and costs linked to the strategic management of the charity.

All costs are allocated between the expenditure categories of the statement of financial activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis e.g. floor area or estimated usage, as set out in Note 4.

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2018

2 Grants and donations received

	2018		2017		
	General	Total	Restricted	General	Total
	funds		funds	funds	
	£	£	£	£	£
Colin Clark	10,000	10,000	-	10,000	10,000
Rothschild Foundation	8,000	8,000	-	-	-
Ellerman Investments Limited	5,000	5,000	-	5,000	5,000
Fortnum & Mason	5,000	5,000	-	5,000	5,000
Scotch of St James's	5,000	5,000	-	2,000	2,000
Berry Bros & Rudd	3,000	3,000	-	3,000	3,000
Lloyd Dorfman	3,000	3,000	-	-	-
Gift Aid	2,508	2,508	-	2,625	2,625
The Stafford Hotel	2,500	2,500	-	2,500	2,500
Smedvig Eindom Aslokkevein	2,000	2,000	-	2,000	2,000
Reform Club	1,200	1,200	-	1,200	1,200
Artemis Investment Management	1,000	1,000	-	1,000	1,000
Kenneth Fok	1,000	1,000	-	1,000	1,000
Royal Automobile Club	1,000	1,000	-	2,000	2,000
Sladmore Gallery	1,000	1,000	-	1,000	1,000
The St James's Square Trust	1,000	1,000	-	1,000	1,000
Turf Club	1,000	1,000	-	1,000	1,000
White's Club	1,000	1,000	-	-	-
Brooks's Club	500	500	-	500	500
Christopher Fenwick	500	500	-	-	-
East India Club	500	500	-	500	500
Gower Avenue Films	500	500	-	-	-
John Bodie	500	500	-	500	500
Rose Line Productions Limited	500	500	-	250	250
The Hintze Family Charitable Foundation	500	500	-	1,000	1,000
Tbos Film Limited	350	350	-	-	-
The Virtual Office Group	300	300	-	400	400
Coach Films UK Ltd	250	250	-	-	-
Little Island Productions	200	200	-	-	-
Martyn Gregory	200	200	-	200	200
Sid Gentle Films (KE2) Ltd	100	100	-	-	-
MyDonate	30	30	-	-	-
Selby	30	30	-	-	-
Bennett Lowell Limited	-	-	10,000	-	10,000
Garfield Weston Foundation	-	-	10,000	-	10,000
Groundwork UK	-	-	9,899	-	9,899
The Rose Foundation	-	-	5,000	-	5,000
Army & Navy Club	-	-	-	1,000	1,000
Caraeno Limited	-	-	-	1,000	1,000
Finding Your Feet Limited	-	-	-	125	125
Hugh Johnson Charitable Trust	-	-	-	1,000	1,000
LBP The Crown Series 2 Limited	-	-	-	250	250
Peter Lumsden	-	-	-	150	150
Pipers Projects	-	-	-	200	200
Populus	-	-	-	50	50
The Gosling Foundation	-	-	-	10,000	10,000
CPL Godman Limited	-	-	-	2,000	2,000
	59,168	59,168	34,899	59,450	94,349

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2018

3 Fundraising - annual summer garden party

	2018 £	2017 £
Income		
Sponsorship	40,000	30,000
Ticket sales	36,952	37,500
	<hr/>	<hr/>
Total income	76,952	67,500
 Costs	 58,496	 48,977
	<hr/>	<hr/>
Surplus	18,456	18,523

4 Resources expended

	Basis of allocation	Preservation of built environment and character £	Governance £	2018 Total £	2017 Total £
Costs directly allocated to activities					
Grants paid (Note 5)	Direct	30,000	-	30,000	9,899
Legal and professional fees	Direct	46,208	-	46,208	43,152
 Support costs allocated to activities					
Printing, postage and stationery	Usage	599	-	599	485
Publicity	Usage	-	-	-	651
Website	Usage	749	-	749	389
IT costs	Usage	583	-	583	97
Bank charges	Usage	15	-	15	-
Other expenses	Usage	179	-	179	282
Accountancy fees	Usage	3,000	600	3,600	3,600
Trustee meeting costs	Usage	-	863	863	246
		<hr/>		<hr/>	<hr/>
Total resources expended		81,333	1,463	82,796	58,801

5 Grants paid

	2018 £	2017 £
City of Westminster re St James's Palace forecourt project	30,000	-
St James's Neighbourhood Forum	-	9,899
	<hr/>	<hr/>
	30,000	9,899

6 Net (expenditure)/income for the year

	2018 £	2017 £
This is stated after charging:		
Independent examination fees	900	900

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2018

7 Trustee remuneration and expenses

No trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year or the preceding year.

The charity considers its key management personnel comprise the trustees. The total employment benefits of the key management personnel were therefore £Nil (2017: £Nil).

The Trust has no staff.

Two trustees made donations to the charity totalling £1,000 in the year (2017: 1 trustee, £500).

8 Taxation

As a registered charity, The St James's Conservation Trust Ltd is exempt from tax on income and gains falling within Part 11 of the Corporation Tax Act 2010 to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

The charity is registered for Gift Aid with HM Revenue & Customs under reference number XR49084.

9 Debtors

	2018 £	2017 £
Gift Aid tax recoverable	2,500	2,625
Prepaid expenses	439	74
	<u>2,939</u>	<u>2,699</u>

10 Creditors: amounts falling due within one year

	2018 £	2017 £
Accrued expenses	<u>22,078</u>	<u>7,629</u>

11 Analysis of net assets between funds

	2018		2017		
	General funds	Total funds	Restricted funds	General funds	Total funds
	£	£	£	£	£
Current assets	140,731	140,731	25,000	106,441	131,441
Current liabilities	(22,078)	(22,078)	-	(7,629)	(7,629)
	118,653	118,653	25,000	98,812	123,812

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2018

12 Movement in funds

Current year	At 1 Jan 18 £	Income £	Expenditure £	Transfers £	At 31 Dec 18 £
Restricted funds:					
St James's Palace forecourt project	20,000	-	(20,000)	-	-
Licensing study	5,000	-	(5,000)	-	-
	<u>25,000</u>	<u>-</u>	<u>(25,000)</u>	<u>-</u>	<u>-</u>
Unrestricted funds:					
<i>Designated funds</i>					
St James's Palace forecourt project	10,000	-	(10,000)	-	-
General funds	88,812	136,133	(106,292)	-	118,653
	<u>98,812</u>	<u>136,133</u>	<u>(116,292)</u>	<u>-</u>	<u>118,653</u>
Total funds	<u>123,812</u>	<u>136,133</u>	<u>(141,292)</u>	<u>-</u>	<u>118,653</u>

Prior year	At 1 Jan 17 £	Income £	Expenditure £	Transfers £	At 31 Dec 17 £
Restricted funds:					
St James's Neighbourhood Forum	-	9,899	(9,899)	-	-
St James's Palace forecourt project	-	20,000	-	-	20,000
Licensing study	-	5,000	-	-	5,000
	<u>-</u>	<u>34,899</u>	<u>(9,899)</u>	<u>-</u>	<u>25,000</u>
Unrestricted funds:					
<i>Designated funds</i>					
St James's Palace forecourt project	-	-	-	10,000	10,000
General funds	69,740	126,951	(97,879)	(10,000)	88,812
	<u>69,740</u>	<u>126,951</u>	<u>(97,879)</u>	<u>-</u>	<u>98,812</u>
Total funds	<u>69,740</u>	<u>161,850</u>	<u>(107,778)</u>	<u>-</u>	<u>123,812</u>

Restricted funds in the year:

St James's Palace forecourt project

This project was initiated by the Trust via its first study document in 1999, "St. James's, A Fragile Treasure", also known as "The Green Book", from the colour of its cover. The Green Book is planned for complete planning policy updating and revision to finalise in 2019, in parallel with the St. James's Neighbourhood Plan's anticipated final consultation, referendum and adoption.

Since 1999 the Trust lobbied, revised and promoted the Palace Forecourt project proposals to meet local stakeholders, the City Council and potential funding partners: The Crown Estate, Transport For London, City of Westminster, Home Office Royal Palace security partners and authorities and key local interests and frontagers.

The St James's Conservation Trust Ltd
Notes to the Accounts
for the year ended 31 December 2018

12 Movement in funds (continued)

Restricted funds in the year (continued):

Funds were contributed by The Rose Foundation, Garfield Weston and Bennett Lowell Limited. The Trust also contributed £10,000 of its own funds towards the works. Works on the project are now complete.

Licensing study

Funds were donated to the Trust in order for it to update its study of licensed premises, originally launched in 2015.