

CHARITY NUMBER 306350

Blatchington Court Trust

REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

Blatchington Court Trust

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FOR THE YEAR ENDED 31ST MARCH 2020

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Blatchington Court Trust

LEGAL AND ADMINISTRATIVE INFORMATION

CHARITY REGISTERED NUMBER 306350

TRUSTEES

Alison Acason
Shelley Boden
Andy Dalby-Welsh
Alan Harris
Georgina V James
Richard J Martin, F.R.I.C.S. (Chairman)
Martin Murdoch
Steve Pavey
Jonathan Wilson

EXECUTIVE MANAGER

Alison Evans

PRINCIPAL OFFICE

6a Hove Park Villas
Hove
East Sussex
BN3 6HW

AUDITORS

Clark Brownscombe Limited
Chartered Accountants and Statutory Auditors
2 St Andrews Place
Southover Road
Lewes
East Sussex
BN7 1UP

SOLICITORS

Mayo Wynne Baxter
One Jubilee Street
Brighton
East Sussex
BN1 1GE

INVESTMENT MANAGERS

Charles Stanley and Co Limited
14 Hyde Gardens
Eastbourne
East Sussex
BN21 4PR

BANKERS

HSBC Bank Plc
Ridgeland House
167 Dyke Road
Hove
East Sussex
BN3 1TX

Charities Aid Foundation
PO Box 289
Kent
ME19 4YA

Blatchington Court Trust

TRUSTEES' ANNUAL REPORT

for the year ended 31 March 2020

The trustees present their report together with the audited financial statements of the charity for the year ended 31 March 2020. The financial statements have been prepared in accordance with the accounting policies set out in notes to the financial statements and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published on 16 July 2014.

SCHEME

The charity was re-established by a Scheme sealed by the Charity Commissioners on 14 April 1993. Its registered number is 306350.

OBJECTS AND PUBLIC BENEFIT

The object of the charity is the promotion of education (including social and physical training) of blind and partially sighted persons under the age of 30 years.

The trustees have had due regard to the public benefit guidance published by the Commission in accordance with section 17 of the Charities Act 2011. Providing aid to the education and development of hundreds of the young visually impaired clearly evidences the public benefit of the trust and its work. Moreover, as parents regularly state, the benefit extends to the families in terms of the reduced stress arising from access to the advice and services of the trust.

Further, the schools in Sussex benefit from both the trust's work with their pupils, and their professional interaction with the trust.

TRUSTEES

Details of the trustees who served during the year and are still serving are given on page 1.

The charity's scheme states that the body of trustees shall consist of not less than five or more than eleven competent persons. The scheme also states that every future trustee shall be appointed for a term of five years by a resolution of the trustees passed at a special meeting of which not less than 21 days notice has been given and may be so appointed not more than one month before the term of an existing trustee expires with effect from the date of expiry but so that the latter shall not vote on the matter.

The composition of the board is kept under regular review to ensure balances of expertise and interest. When the board identifies a need for a new trustee they are recruited through personal searches by individual trustees and staff, normally from amongst people who have demonstrated interest in work relevant to the objects of the trust. New trustees are appointed by the full board and are inducted by the chairman.

All trustees are trained in their areas of expertise prior to appointment either as professionals (legal, financial, property etc) or as teachers or others specialising in the field of visual impairment.

They are inducted into the structure and role of the trust by the chairman and the executive manager, or through the receipt of appropriate documentation.

ORGANISATION

The trustees conduct their business in the board, normally at quarterly meetings, without the need for any sub-committees as several individual trustees have specialist portfolios. The day-to-day management of the trust is the responsibility of the executive manager, in consultation with the chairman, and within staff job descriptions agreed by the board. Formal delegation of board responsibility is governed by financial regulations agreed by the board.

Blatchington Court Trust

TRUSTEES' ANNUAL REPORT (*continued*)

for the year ended 31 March 2020

STRATEGY

The charity focuses continuously on increasing its support from endowment income (both directly and through partner bodies) to the approximately 700 vision impaired young people in Sussex who constitute its primary client base – as well as providing support outside Sussex in special individual cases.

Trustees also utilise funds to facilitate the development of projects, in partnership with statutory and/or voluntary bodies with a proven track record in the charity's field, to benefit vision impaired young people across the country.

The above two principal objectives summarise the charity's strategy, which is subject to annual review on a five year rolling basis.

Under the strategy, the charity is committed to pursuing the following goals:

- developing its primary role as an independent facilitator to vision impaired young people and their families and carers;
- listening to the expressed needs and interests of its clients;
- providing professional specialist services in support of the needs expressed;
- focusing resources on the clearly defined needs of vision impaired young people and avoiding duplication of services; and
- making grants, both to individuals and to organisations, which are in support of the charity's objects.

The trustees regard the above strategy as appropriate to ensure the proper utilisation of the charity's income both present and accumulated.

REVIEW OF ACTIVITIES

The trust was highly active throughout the year in the successful achievement of its objectives. During the year the Trust provided a range of services as below:

- Advocacy- supporting parents with various matters & processes relating to their children's school educational requirements
- Counselling – providing confidential counselling to parents & clients
- Technology – provide advice on suitable technology & support, training and assistance as required. Provide Braille & visual awareness training.
- Grants – provide financial grants for technology, sensory equipment & sporting hobbies (see Note 4 for further details)
- Benefits – provide advice & support with claiming statutory benefits & any subsequent appeals
- Blatchington Friends – provide 1:1 support for clients to promote independence & have a social life independent of their parents
- Leisure – organise & run social events & activities for clients and their families. Maintain a local allotment to provide an activity space & allow clients to how to grow produce and flowers.

During the year the Trust arranged & delivered a personal development project and international excursion to Thailand, for 8 visually impaired individuals aged 19 to 29, to combat the barriers faced by partially sighted & blind young people in attaining employment. This opportunity enabled the group to build transferable employment skills, experiences and achievements that would improve their CV's whilst developing their self-confidence, mobility and independence skills. These outcomes were realised at different stages of the project but key to its success was the fundraising challenges they had to achieve on behalf of the nominated beneficiary, Pattaya Redemptorist School for Blind Children, Thailand. In addition to visiting the school, the group also experienced some of the culture and history of Thailand, culminating in a visit to an elephant sanctuary.

Blatchington Court Trust

TRUSTEES' ANNUAL REPORT (*continued*)

for the year ended 31 March 2020

STAFF AND KEY MANAGEMENT PERSONNEL

The chairman and the Executive manager (both of whom have been with the trust since its foundation) oversee the administration of the trust. The executive manager has a professional team specialising in the needs of the clients (technical services officer, advocacy officer, and counselling officer).

SUMMARY

In pursuance of a sound strategy and under the control of a stable and experienced board, the trust's expert professional team continued to develop much needed services to young vision impaired people in an economical manner.

FINANCE AND INVESTMENT POLICY AND PERFORMANCE

The charity's investment powers with regard to the endowment fund were governed by the Trustee Investment Act 1961 with which the trustees in their best endeavours complied. The Trustee Act 2000 confers upon trustees the general power of investment enabling them to invest in such stock, shares, investments and property in the UK as they see fit. The trustees have engaged Charles Stanley and Company Limited as discretionary fund managers within an investment policy agreed by the board (which makes no reference to ethical investments). The policy is to adopt a medium risk investment strategy based on maximising income. Performance against this policy was satisfactory.

The income generated by the endowment fund during the year was sufficient to maintain professional services, and a number of grants from the income fund were made.

The trustees consider that the results of the past year are satisfactory and that the resources are adequate to maintain the charity's existing services and to meet any reasonable demand upon it during the ensuing year.

CUSTODIAN TRUSTEES AND INVESTMENTS

During the year the charity's custodian trustees were:

- Blatchington Court Nominee Limited – freehold and leasehold interests; and
- Rock Nominees Limited – securities.

GRANT MAKING POLICY

Details of the grants made are provided to the Charity Commission in the details set out in these financial statements.

Sussex Programme

The primary and largest is the Sussex Programme, which provides services to individual clients including advocacy, counselling, education, training and assistance in finding employment and family support.

In pursuance of its objectives, and in accordance with the criteria outlined, the charity will:

- (i) award grants or allowances to vision impaired young people at any school, university, college of education or other institution of further education (including those providing professional or technical skills) which are approved by the charity's trustees; and
- (ii) give grants for, or towards the cost of, equipment, mobility aids, books and other study aids (including those for the study of music and the arts) which will assist in the pursuit of the education, training and employment or business development of young vision impaired people.

The charity's scheme does not permit the charity to apply income directly in relief of rates, taxes or other public funds but does permit the charity to apply income in supplementing relief or assistance provided out of public funds.

Blatchington Court Trust

TRUSTEES' ANNUAL REPORT (*continued*)

for the year ended 31 March 2020

RESERVES POLICY

At 31 March 2020 the charity had total unrestricted reserves of £2,152,123 of which £693,189 represents the balance on the designated fund which was originally set up to offset the future known shortfall in income in the long term. The unrestricted reserves of the charity are represented by the balance of £1,458,934 (see Note 14). The endowment funds are all represented by fixed assets in the form of investments. The trustees are satisfied that the reserves are at the minimum level necessary to cover unexpected fluctuations in results.

RISK MANAGEMENT

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity, and are satisfied that systems are in place to mitigate our exposure to the major risks. A risk register is considered and approved by the board on an annual basis.

Apart from global economic collapse, the trust faces no major strategic risks, it has a secure endowment fund, providing sufficient income to meet client needs, and a growing demand for its services.

The principal operational risk is the loss of key staff, which has not happened in its history but which is kept under close review.

POST BALANCE SHEET EVENT: COVID-19

In early April the Trustees considered an urgent paper on the COVID-19 emergency and approved its recommendations in the light of an expected cut in investment income. These were to:

- a) Furlough appropriate staff under the Coronavirus Job Retention Scheme and to authorise the Chair and Treasurer to approve the details, including arrangements for the Chief Executive and Finance Officer.
- b) Explore the option of taking on a business loan under the Coronavirus Business Interruption Loan and Bounceback loan schemes.

Most of the staff were subsequently put on furlough with the Trustees agreeing to top up the furlough pay (80% of salary) by an extra 20% to ensure that all furloughed staff remained on full pay. Staff began to be brought back from furlough on a part time basis from early July. Application for loan assistance is kept under review, although the Trustees have approved an application, in principle, for a Bounceback loan.

Approved by the trustees on 14 October 2020 and signed on their behalf by



R J Martin
Chairman of the trustees

Blatchington Court Trust

STATEMENT OF TRUSTEES' RESPONSIBILITIES

for the year ended 31 March 2020

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable 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 charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware, at the time of approving our trustees annual report:

- there is no relevant information needed by the auditors in connection with preparing their report, of which the auditors are unaware;
- the trustees have taken all the actions they ought to have taken as trustees, in order to make themselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BLATCHINGTON COURT TRUST

Opinion

We have audited the financial statements of Blatchington Court Trust (the 'charity') for the year ended 31 March 2020 which comprise Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement 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 applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (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 2020 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We have been appointed as auditors under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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 [group and parent charity/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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Report and Financial Statements other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' Annual Report ; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BLATCHINGTON COURT TRUST

Responsibilities of trustees

As explained more fully in the Statement of Trustees' responsibilities set out on page 5, 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.


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.

A further description of our responsibilities for the audit of the financial statements is provided on the Financial Reporting Council's website at <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's trustees as a body, in accordance with the Charities Act 2011. 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Clark Brownscombe Limited
Chartered Accountants and Statutory Auditors
2 St Andrews Place
Southover Road
Lewes
East Sussex
BN7 1UP

Date: 16 October 2020

Clark Brownscombe Limited is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

Blatchington Court Trust

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2020

	Notes	Unrestricted Funds £	Designated Funds £	Endowment Funds £	Total 2020 £	Total 2019 £
INCOME AND ENDOWMENTS FROM						
Donations		340	-	-	340	864
Investment income	2	550,885	-	-	550,885	557,467
TOTAL		551,225	-	-	551,225	558,331
EXPENDITURE ON						
<i>Costs of Raising funds</i>						
Investment management costs	3	-	-	35,975	35,975	33,695
<i>Expenditure on charitable activities</i>						
	4	497,092	-	-	497,092	559,255
TOTAL		497,092	-	35,975	533,067	592,950
Net (losses)/gains on investments	10	-	(194,843)	(1,396,613)	(1,591,456)	642,244
NET INCOME /(EXPENDITURE) BEFORE TRANSFERS		54,133	(194,843)	(1,432,588)	(1,573,298)	607,625
Gross transfer between funds		-	-	-	-	-
NET MOVEMENT IN FUNDS		54,133	(194,843)	(1,432,588)	(1,573,298)	607,625
RECONCILIATION OF FUNDS						
Balance brought forward at 1 April 2019		1,404,801	888,032	11,821,780	14,114,613	13,506,988
Balance carried forward at 31 March 2020		1,458,934	693,189	10,389,192	12,541,315	14,114,613

The detailed 2019 comparative statement of financial activities is reported in note 1.

Blatchington Court Trust

BALANCE SHEET

as at 31 March 2020

		2020	2019
	Note	£	£
FIXED ASSETS			
Tangible assets	9	1,510,561	1,536,152
Investments	10	10,466,085	12,323,263
		<u>11,976,646</u>	<u>13,859,415</u>
CURRENT ASSETS			
Debtors	11	37,590	41,062
Monies held on deposit		424,654	52,645
Cash at bank and in hand		142,700	261,307
		<u>604,944</u>	<u>355,014</u>
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	12	(40,275)	(99,816)
Net current assets		<u>564,669</u>	<u>255,198</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>12,541,315</u>	<u>14,114,613</u>
NET ASSETS		<u>12,541,315</u>	<u>14,114,613</u>
THE FUNDS OF THE CHARITY:			
Endowment funds	14	10,389,192	11,821,780
UNRESTRICTED FUNDS			
Designated fund for maintaining income	14	693,189	888,032
General funds	14	1,458,934	1,404,801
TOTAL CHARITY FUNDS		<u>12,541,315</u>	<u>14,114,613</u>

These financial statements were approved by the Trustees and authorised for issue on 14 October 2020 and signed on their behalf by:



R J Martin

The notes form part of these financial statements

Blatchington Court Trust

STATEMENT OF CASH FLOWS

For the year ended 31 March 2020

	Note	2020 £	2019 £
Cashflows from operating activities:			
<i>Net cash used in operating activities</i>	a	(558,375)	(553,168)
Cashflows from investing activities:			
Dividends, interest and rents from investments		550,885	557,467
Purchase of property, plant and equipment		(4,830)	(222,905)
Proceeds from the sale of investments		2,790,612	815,881
Purchase of investments		(2,524,890)	(600,698)
(Increase)/decrease in cash held by investment managers		(224,761)	(181,370)
<i>Net cash provided by (used in) investing activities</i>		<u>587,016</u>	<u>368,375</u>
Change in cash and cash equivalents in the reporting period		28,641	(184,793)
Cash and cash equivalents at the beginning of the reporting period	b	<u>114,060</u>	<u>298,853</u>
Cash and cash equivalents at the end of the reporting period	b	<u>142,701</u>	<u>114,060</u>
a Reconciliation of net income /(expenditure) to net cashflow from operating activities			
<i>Net (expenditure)/income for the reporting period (as per the statement of financial activities)</i>		(1,573,298)	607,625
Adjustments for:			
Depreciation charges		30,421	28,538
Losses/(gains) on investments		1,591,456	(642,244)
Dividends, interest and rents from investments		(550,885)	(557,467)
Decrease/(increase) in debtors		3,472	(6,876)
(Decrease)/increase in creditors		(59,541)	17,256
<i>Net cash provided by (used in) operating activities</i>		<u>(558,375)</u>	<u>(553,168)</u>
b Analysis of cash and cash equivalents			
Cash in hand		13,986	61,524
Notice deposits (less than 3 months)		<u>128,715</u>	<u>52,536</u>
<i>Total cash and cash equivalents</i>		<u>142,701</u>	<u>114,060</u>

The notes form part of these financial statements

Blatchington Court Trust

ACCOUNTING POLICIES

for the year ended 31 March 2020

BASIS OF ACCOUNTING

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014.

The Trustees have reviewed the charity's forecasts and projections covering a period of at least 12 months from the date of signing these financial statements, and based upon the level of existing cash and estimated levels of income & expenditure, the Trustees are satisfied that the charity has adequate resources to continue in operation for the foreseeable future. The Trustees have specifically considered the company's position in relation to COVID 19 as regards its impact of the ability to deliver its full service offerings and conclude that there are no material uncertainties in relation to going concern.

FUND ACCOUNTING

The charity's funds consist of permanent endowment funds, designated income funds and unrestricted income funds.

Funds held by the charity are:

Permanent endowment funds - these funds must be held on trust permanently as capital funds and cannot normally be spent as if they were income. Expenses incurred in the administration or protection of the funds, such as investment management charges are charged to the funds.

The endowment funds arose from the sale of land at Seaford, East Sussex and are invested for the purposes of the charity. Income on the endowment funds has been allocated to unrestricted funds in accordance with the scheme deed.

Designated funds – Designated funds comprise unrestricted funds that have been put aside at the discretion of the trustees for a particular purpose. At the year end it comprises a fund for maintaining income in the future to offset a known significant fall in income in the long term.

Unrestricted income funds – these funds can be used in accordance with the charitable objects at the discretion of the trustees.

INCOME

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. Income is deferred only when the charity has to fulfil conditions before becoming entitled to it or where the donor has specified that the income is to be expended in a future period.

Income derived from investments in the form of dividends is credited to the SOFA when receivable by the charity.

Gross rental income is included in the financial statements on an accruals basis.

Interest income is accrued on a time apportioned basis by reference to the principal outstanding at the effective interest rate.

Activities for generating funds relate to contributions to office costs for the use of office space by external parties. This income is included in the financial statements on an accruals basis.

Blatchington Court Trust

ACCOUNTING POLICIES (*continued*)

For the year ended 31 March 2020

EXPENDITURE

Expenditure is included on an accruals basis. Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings (see below).

Costs of raising funds

Costs of raising funds comprise those costs directly attributable to managing the investment portfolio and raising investment income.

Grants

Grants payable are charged in the year when the offer is conveyed to the recipient except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year-end are noted as a commitment, but not accrued as expenditure.

Where grants are given by way of computer equipment the full cost is charged in the year of the expense although the charity retains ownership of the equipment and may recall and reissue it. The reissue of this equipment is not reflected in the financial statements.

The exemption of disclosing the names of grant recipients has been taken under Charity Law.

Support costs

Support costs relate to the general running of the charity and include rent and services costs. Costs are allocated specifically where appropriate and practical, and proportionate to use where resources are shared.

Governance Costs

Governance costs comprise all costs involving the public accountability of the charity and compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees.

TAXATION

The charity is a registered charity, and therefore is not liable for income tax or corporation tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities.

INVESTMENT PROPERTIES

Investment properties are initially measured at cost and subsequently measured at fair value whilst a reliable measure of fair value is available without undue costs or effort.

The trustees consider that, because investment properties are not held for consumption, but for their investment potential, to depreciate them would not give a true and fair view.

INVESTMENTS

Investments are included at closing mid-market value at the balance sheet date with revaluation surpluses or deficits being credited or charged as unrealised gains or losses to the appropriate fund.

TANGIBLE ASSETS

Tangible fixed assets costing more than £1,000 are capitalised and included at cost including any incidental expenses of acquisition.

Tangible assets other than freehold land are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less the estimated residual value of each asset over its expected useful life, as follows:

Office equipment	-	25% of cost per annum
Freehold property	-	50 years straight line basis

Blatchington Court Trust

ACCOUNTING POLICIES (*continued*)

For the year ended 31 March 2020

PENSIONS

The charity operates defined contribution pension schemes whereby the assets of the schemes are held separately from those of the charity in independently administered funds. Contributions are charged against income as they are incurred.

LEASED ASSETS

The trust's principal leased asset is a property held under an operating lease. The annual rentals for all operating leases are charged wholly to the statement of financial activities as they arise.

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 due.

CASH AT BANK AND IN HAND

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

CREDITORS AND PROVISIONS

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.

FINANCIAL INSTRUMENTS

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

Blatchington Court Trust

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2020

1. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted Funds £	Designated Funds £	Endowment Funds £	Total 2019 £
INCOME AND ENDOWMENTS FROM				
Donations	864	-	-	864
Investment income	557,467	-	-	557,467
TOTAL	558,331	-	-	558,331
EXPENDITURE ON				
<i>Costs of Raising funds</i>				
Investment management costs	-	-	33,695	33,695
<i>Expenditure on charitable activities</i>	559,255	-	-	559,255
TOTAL	559,255	-	33,695	592,950
Net gains / (losses) on investments	-	69,086	573,158	642,244
NET INCOME /(EXPENDITURE)	(924)	69,086	539,463	607,625
BEFORE TRANSFERS				
Gross transfer between funds	-	-	-	-
NET MOVEMENT IN FUNDS	(924)	69,086	539,463	607,625
RECONCILIATION OF FUNDS				
Balance brought forward at 1 April 2018	1,405,725	818,946	11,282,317	13,506,988
Balance carried forward at 31 March 2019	1,404,801	888,032	11,821,780	14,114,613

Blatchington Court Trust

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2020

2. INVESTMENT INCOME

	2020 £	2019 £
Unrestricted funds		
Dividends and interest	386,847	339,164
Bank interest	305	156
Income from property	163,733	218,147
	<u>550,885</u>	<u>557,467</u>

£65,384 (2019: £59,332) of dividend income arose on overseas investments.

3. COST OF RAISING FUNDS

	2020 £	2019 £
Endowment fund:		
Investment management fees	35,975	33,695
	<u>35,975</u>	<u>33,695</u>
Total cost of raising funds	<u>35,975</u>	<u>33,695</u>

4. ANALYSIS OF CHARITABLE EXPENDITURE

		2020 £	2019 £
Grant making	5	37,631	62,629
Staff costs	7	298,585	328,809
Rent & services		84,715	77,664
Social Activities Programme		42,276	63,501
Governance costs	6	33,885	26,652
		<u>497,092</u>	<u>559,255</u>

All charitable expenditure in both the current and the prior year relates to unrestricted funds.

NET (EXPENDITURE)/INCOME FOR THE YEAR

This is stated after charging

		2020 £	2019 £
Depreciation	9	30,421	28,538
Auditor's remuneration		<u>7,500</u>	<u>6,900</u>

Blatchington Court Trust

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

for the year ended 31 March 2020

5. GRANTS

Grants were payable as follows:

	2020	2019
	£	£

GRANTS TO INDIVIDUALS

Computer grants 22 (2019: 39)	18,786	32,522
Other grants 60 (2019: 84)	18,845	30,107
	<hr/>	<hr/>
	37,631	62,629
	<hr/>	<hr/>

6. GOVERNANCE COSTS

	2020	2019
	£	£
Auditor's remuneration - Audit fee (inc. of VAT)	7,500	6,900
Other costs	26,385	19,752
	<hr/>	<hr/>
	33,885	26,652
	<hr/>	<hr/>

Blatchington Court Trust

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

for the year ended 31 March 2020

7. STAFF COSTS AND TRUSTEES' REMUNERATION

An analysis of staff costs is as follows:

	2020	2019
	£	£
Salaries	265,951	294,909
Social security	19,157	21,993
Pension contributions	13,477	11,907
Total	298,585	328,809

The average number of employees for 2020 was 13 (2019: 15), with 1 (2019: 1) employee providing support to the governance of the Charity and the remainder providing support services to the charity.

No employees received emoluments of more than £60,000 during either year.

None of the trustees received any emoluments or other payments for their services during either year. No trustee was reimbursed expenses (2019: no trustee). There have been no other related party transactions.

Key management personnel

The trust considers its key management comprise the executive manager supported by a professional team including Technical Services, Advocacy, Counselling & Finance Officers. The total employee benefit including employer pension contributions of the key management personnel were £169,351 (2019: £217,638).

8. PENSIONS

The trust operates defined contribution pension schemes. The assets of these schemes are held separately from those of the charity in independently administered funds. The pension charge represents contributions payable by the charity to the funds and amounted to £13,477 (2019: £11,907).

9. TANGIBLE FIXED ASSETS

	Freehold Property £	Office equipment £	Total £
Cost or valuation			
At 1 April 2019	1,621,666	61,095	1,682,761
Additions	-	4,830	4,830
At 31 March 2020	1,621,666	65,925	1,687,591
Depreciation			
At 1 April 2019	92,000	54,609	146,609
Charge for the year	27,400	3,021	30,421
At 31 March 2020	119,400	57,630	177,030
Net book value or valuation			
As at 31 March 2020	1,502,266	8,295	1,510,561
As at 31 March 2019	1,529,666	6,486	1,536,152

Blatchington Court Trust

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

for the year ended 31 March 2020

9. TANGIBLE FIXED ASSETS (continued)

Included within Freehold Property is Barclay House, St Peters Road, Seaford, East Sussex, which forms part of the endowment funds that have been developed by SeeAbility to provide sheltered accommodation and a day centre. The trustees have granted a 99-year lease of the land at a nominal rent to SeeAbility. Similarly, with regard to the SeeAbility Wellington project the charity has retained a long leasehold interest in the property for which funds have been used.

Included within Freehold Property, at a total cost of £1,621,666 (2019: £1,621,666), is 6a Hove Park Villas, Hove, East Sussex which is the trust's principal place of operations.

10. INVESTMENTS

	Designated funds £	Endowment funds £	2020 Total £	2019 Total £
Market value at 1 April 2019	888,032	11,435,231	12,323,263	11,896,202
Additions at cost	-	2,524,890	2,524,890	600,698
Disposal proceeds	-	(2,790,612)	(2,790,612)	(815,881)
Net realised and unrealised investment (losses)/gains	(194,843)	(1,396,613)	(1,591,456)	642,244
Market value at 31 March 2020	<u>693,189</u>	<u>9,772,896</u>	<u>10,466,085</u>	<u>12,323,263</u>

An analysis of the investments is as follows:

	£	2020 £	£	2019 £
UK investments listed on a recognised stock exchange or valued by reference to such investments	6,314,396		6,393,039	
Fixed interest securities	1,156,422		1,901,088	
Overseas investments	<u>1,995,267</u>		<u>2,154,136</u>	
		9,466,085		10,448,263
UK investment properties				
Freehold	-		875,000	
Long leasehold	<u>1,000,000</u>		<u>1,000,000</u>	
		1,000,000		1,875,000
		<u>10,466,085</u>		<u>12,323,263</u>

In accordance with the trustees' valuation policy rent reviews on the property portfolio lead to valuations being instigated to monitor the performance of the portfolio. The valuations are the trustees' (named in the trustees' report on page 1) best estimate of market value following a review of parameters of value provided to them.

Investments representing more than 5% of the total valuation at the year-end were:

	2020 £	2019 £
Freehold of 93/94, George Street, Hove, East Sussex	-	875,000
Leasehold of Jury's Inn, Brighton	<u>1,000,000</u>	<u>1,000,000</u>
	<u>1,000,000</u>	<u>1,875,000</u>

Blatchington Court Trust

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

for the year ended 31 March 2020

10. INVESTMENTS (continued)

The cost of the investments including investment properties was as follows:

	2020	2019
	£	£
Designated funds	625,000	625,000
Endowment funds	7,838,284	8,057,574
	<u>8,463,284</u>	<u>8,682,574</u>

11. DEBTORS

	2020	2019
	£	£
Prepayments and accrued income	37,590	41,062
	<u>37,590</u>	<u>41,062</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Other tax and social security	10,338	5,260
Accruals and deferred income	29,937	94,556
	<u>40,275</u>	<u>99,816</u>

13. FINANCIAL INSTRUMENTS

At the balance sheet date the charity held financial assets at amortised cost comprising cash and short term deposits, other debtors and accrued income of £604,944 (2019 £355,014) and financial liabilities at amortised cost comprising accruals and deferred income of £29,937 (2019: £94,556).

Total income received in respect of financial assets held at amortised cost totalled £305 (2019: £156).

The charity held assets at fair value through income and expenditure of £10,466,085 (2019: £12,323,263). Movements in the year through the statement of financial activities comprised losses of £1,571,903 (2019: gains £642,424) and income from the investment portfolio of £386,847 (2019: £339,164).

Blatchington Court Trust

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

for the year ended 31 March 2020

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

<u>2020</u>	Unrestricted funds	Designated funds	Endowment funds	2020 Total
	£	£	£	£
Tangible fixed assets	1,510,561	-	-	1,510,561
Investments	-	693,189	9,772,896	10,466,085
Net current assets/(liabilities)	(51,627)	-	616,296	564,669
Total funds	<u>1,458,934</u>	<u>693,189</u>	<u>10,389,192</u>	<u>12,541,315</u>

<u>2020</u>	Balance b/fwd	Income	Expenses	Gains/ losses	Balance c/fwd
	£	£	£	£	£
Unrestricted funds	1,404,801	551,225	(497,092)	-	1,458,934
Designated funds	888,032	-	-	(194,843)	693,189
Endowment funds	11,821,780	-	(35,975)	(1,396,613)	10,389,192
Total	<u>14,114,613</u>	<u>551,225</u>	<u>(533,067)</u>	<u>(1,591,456)</u>	<u>12,541,315</u>

<u>2019</u>	Unrestricted funds	Designated funds	Endowment funds	2019 Total
	£	£	£	£
Tangible fixed assets	1,536,152	-	-	1,536,152
Investments	-	888,032	11,435,231	12,323,263
Net current assets/(liabilities)	(131,351)	-	386,549	255,198
Total funds	<u>1,404,801</u>	<u>888,032</u>	<u>11,821,780</u>	<u>14,114,613</u>

<u>2019</u>	Balance b/fwd	Income	Expenses	Gains/ losses	Balance c/fwd
	£	£	£	£	£
Unrestricted funds	1,405,725	558,331	(559,255)	-	1,404,801
Designated funds	818,946	-	-	69,086	888,032
Endowment funds	11,282,317	-	(33,695)	573,158	11,821,780
Total	<u>13,506,988</u>	<u>558,331</u>	<u>(592,950)</u>	<u>642,244</u>	<u>14,114,613</u>

15. TRUSTEES' INDEMNITY INSURANCE

The premium paid for trustees' indemnity insurance during the year was £389 (2019: £389).

Blatchington Court Trust

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

for the year ended 31 March 2020

16. POST BALANCE SHEET EVENT: VALUATION OF INVESTMENT PROPERTY (LEASEHOLD OF JURY'S INN HOTEL, BRIGHTON).

This has been held in the Balance Sheet at £1m but, in the light of the severe downturn in the hospitality industry following national lockdown towards the end of March 2020, the Trustees have considered whether to reduce the valuation at the Balance Sheet date of 31 March 2020.

The Trustees decided that the valuation should not be changed for the 2019/20 financial statements, although fully recognising that this should be kept under review in the light of the impact on hotels (and on the Jury's Inn Hotel in particular) as lockdown is gradually eased.

Their reasons were:

a) the hotel had continued to pay its rent obligations as they fell due and, in particular, the Trust received full payment of rent due on the March and June 2020 quarter days.

b) no request for a rent holiday, deferment of rent or reduction of rent had been received from the hotel company.

c) the hotel industry only began to re-open for business from late June and, at the time of writing (6 August), it is impossible to determine whether ongoing trade will be sufficient to meet the rent due in September and December 2020. Although, as the hotel paid its rent when it was closed, it seems likely that it will continue to pay now that it is open. Any negative impact on valuation is therefore impossible to ascertain at the present time.

d) professional valuers say that it is virtually impossible to give reliable advice on the valuation of commercial buildings in the hospitality industry at present.