Charity number: 1011180

THE WHELER FOUNDATION

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2020

THE WHELER FOUNDATION

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REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 5 APRIL 2020

Trustees	Mr P. R. FitzGerald Mr C. M. P. Granger Mr P. E. M. Cowdy
Charity registered number	1011180
Principal office	Regent House 13 - 15 Albert Street Harrogate HG1 1JX
Independent auditors	WR Partners Chartered Accountants Belmont House Shrewsbury Business Park Shrewsbury Shropshire SY2 6LG
Agent	Carter Jonas LLP 13-15 Albert Street Harrogate North Yorkshire HG1 1JX

TRUSTEES' REPORT
FOR THE YEAR ENDED 5 APRIL 2020

The Trustees present their annual report together with the audited financial statements of the charity for the year 6 April 2019 to 5 April 2020.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's governing document, the Charities Act 2011 and the Accounting and Reporting by Charities: Statement of Recommended Practise applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

Objectives and activities

a. Policies and objectives

The charity's objectives are:

1. The maintenance and preservation of lands of historic, educational or landscape value, or natural beauty for the benefit of the public, whether or not educational.

2. The maintenance and preservation of historic buildings and works of art for the benefit of the public, whether or not educational.

3. Encouragement or assistance to agriculture, forestry and rural industry for the benefit of the public whether or not educational.

4. The making of gifts or donations to charitable bodies, where in the opinion of the Board of Trustees, such gifts or donations shall be conducive to the promotion of the objects of the Trust or any of them.

The success of achieving these objectives in the reporting period is considered at Trustee meetings through consideration of the Managing Agents reports which address these areas and financial information.

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

b. Strategies for achieving objectives

The Trustees have given due regard to the Charity Commission's revised guidance in respect of public benefit and have continued to carry out the charitable objects above throughout the year by safeguarding the Foundation's assets and carrying out the appropriate grant-making policy.

c. Activities undertaken to achieve objectives

The Foundation principally allows access to the Ledston and Otterden Estates for schools and other groups of both adults and children via pre organised visits. A project is under way to repair and protect Ledston Hall, which is a Grade 1 Listed Building dating back to c.1200. The project will require substantial funds, a large part of which have been raised through the sale of land at Charing during the year, further funds will be raised via borrowing.

Objectives and activities (continued)

d. Grant-making policies

Proposed grants are reviewed against the criteria set out in the Trust Deed. In the current year the Trustees have awarded appropriate grants to institutions and individuals as set out in note 6. Unusually, due to the spring Trustees' meeting (at which the majority of grants are agreed) falling just after year end on this occasion, there are only a small number of grants this year.

e. Main activities undertaken to further the charity's purposes for the public benefit

The Charity's main objectives focus on the preservation of historic buildings and landscapes and the education of adults and children about the countryside. This is achieved through school visits and educational days held on both of the Foundation's Estates and through the sympathetic maintenance and preservation of the Charity's historic properties and amenities.

The Trustees have given due consideration to the Charity Commission's guidance on public benefit when reviewing the objectives and in deciding what activities the Charity undertakes. The Trustees are satisfied that the achievements and planned activities contribute to the objectives they have set.

Achievements and performance

a. Key performance indicators

The Foundation achieved a net surplus before investment gains of £871,469 (2019: £163,726 surplus).

The total funds of the charity at the year end are £64,000,149 (2019: £63,183,907).

There is a surplus in free reserves (being unrestricted funds excluding fixed assets, borrowings secured on the assets and any designated funds) of £300,000 (2019: £612,047).

b. Review of activities

In maintaining the real value of the Foundation's assets, the Trustees have enabled the public as a whole to continue to enjoy the beauty and diverse history of the Ledston and Otterden estates.

Each year, the Trustees accommodate student visits to both estates, in acknowledgement of the Foundation's ongoing commitment to education. For the period of these accounts, Ledston and Otterden welcomed 4,719 and 1,222 student visitors respectively, through a range of organised open days. Towards the end of the year, visits were unable to take place due to the impact of COVID-19 restrictions.

c. Fundraising activities and income generation

The principal funding source of the charity is income from freehold properties which formed the estates of the Wheler family and were endowed upon the charity as described below. The properties are a mix of residential, commercial and agricultural properties and land.

The Foundation do not engage directly with any fundraising activity.

Achievements and performance (continued)

d. Investment policy and performance

During the year from the sale of land at Charing, the Foundation used the proceeds to invest into a short term investment portfolio pending use of the funds for the essential maintenance and preservation of Ledston Hall.

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies. The annual distributions agreed post year end in April 2020 were at a reduced level (in view of many of these distributions helping to support events which were unable to take place during 2020 due to COVID-19), this will help to balance out a loss of income from COVID-19 related rent abatements on the commercial side of the rental portfolio.

b. Reserves policy

The Expendable Endowment represents the Endowment of the charity as at 5 April 2020.

The Foundation's reserves policy is to maintain a sum equivalent to 6 months expenditure, which is currently roughly £300,000 in free reserves.

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six months expenditure. The Trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities whilst consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

Funds are also accumulated in accordance with the Trustees' powers to provide for repair and maintenance work to identified Heritage assets.

The total reserves held at 5 April 2020 were £64,000,943 (2019 £63,183,906). £2,224,987 of these were unrestricted (£607,721 designated) and £61,775,162 were endowment. The free reserves were £300,000 (2019 £612,047). The free reserves policy of the charity is to generate sufficient income and resource to sustain the ongoing repair and maintenance of the estates (c. £400k p.a) and charitable grant giving activities (c. £125k p.a).

c. Financial Review

The Trustees consider that the financial position of the charity is satisfactory in that they consider the current financial performance of the charity enables them to make adequate provision for the essential maintenance of the properties and assets held.

The principal funding sources of the Foundation are generated from the rental income for the assets held within the estate. This funding supports the key objectives of the Charity.

The major financial consideration going forward is the project to repair and protect Ledston Hall now that a substantial part of the funding has been obtained.

Financial review (continued)

d. Covid 19

Covid-19 restrictions have indirectly affected the charity, by not allowing educational visits to take place across both Estates towards the end of the financial year.

Charitable distributions have reduced in the financial year, this is mainly due to the spring Trustees meeting (at which the vast majority of distributions are agreed) taking place post year end on this occasion, hence these distributions falling into the next financial year. For these 2020/21 distributions it was decided between Trustees that a reduction in distributions would be made, mainly because those distributions awarded to other Charities go towards holding public events which would not be taking place this calendar year due to covid restrictions.

Financial uncertainties for the Charity include a loss of income from both commercial and residential rents due to the COVID-19 epidemic. However up to the date of signing this report, any such impact has been modest.

The Charity doesn't carry out any fundraising activities, but relies on rental income from Real Estate. The Charity employs two gardeners; the employees remained at home during lockdown restrictions receiving full pay during this period to year end. The employees were not furloughed.

The Charities reserves policy is key for the next financial year, due to uncertainties in income, and is something that will be closely reviewed. Funds are set aside for the Ledston Hall renovation project in the 2020/21 and 2021/22 financial years.

Educational visitor numbers will be reduced across both Estates for 2020/21. The reduction in distributions 2020/21 will help balance out the reduction in income.

Structure, governance and management

a. Constitution

The Wheler Foundation is a registered charity, number 1011180, and was established by a Declaration of Trust Deed dated 4 March 1992 and the Will of Mr G. H. H. Wheler dated 16 September 2002 and the First Codicil to that Will dated 6 January 2004.

b. Methods of appointment or election of Trustees

Trustees, Mr P. R. FitzGerald and Mr C. M. P. Granger, were appointed under the Declaration of Trust dated 4 March 1992 by the settlor of the Trust, Mr Granville H. H. Wheler. Under the Declaration of Trust there is no maximum number of Trustees and the minimum number is two. Mr P. E. M Cowdy was appointed a trustee on 19 August 2017 by the Trustee body under the power to appoint which vests with it.

c. Policies adopted for the induction and training of Trustees

Each Trustee is given a copy of the governing document and a copy of the latest Annual Report and financial statements. All new Trustees are briefed by the Chair of Trustees.

Structure, governance and management (continued)

d. Pay policy for key management personnel

The Trustees consider themselves as comprising the key management personnel of the charity in charge of directing and controlling the charity. All Trustees give of their time freely and no Trustee remuneration was paid in the year. Details of Trustee expenses and related party transactions are disclosed in notes 9 and 23 to the accounts.

e. Related party relationships

The Foundation holds a related parter relationship with Carter Jonas Estate Agents and Property Consultants. Transactions with this related party are included in note 26 of these financial statements.

Plans for future periods

The Foundation has a view to preserve and maintain its historic structures, particularly around Ledston Hall and parkland. There is a management scheme in place to maintain the buildings in a structurally sound and weatherproof condition.

Work has started on plans to bring Ledston Hall out of dereliction and restore it for a mix of uses that will be self-sustaining.

Otterden Place remains vacant following the vacation of the long standing tenant. The property requires substantial upgrade and renovation and the Trustees are currently considering options and costings.

'The Foundation is currently pursuing several planning applications both at Ledsham in Yorkshire and at Otterden and Charing in Kent.

The Foundation are also looking at plans to renovate a Listed farmhouse at Ledsham and the Chequers Inn pub in Ledsham.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 5 APRIL 2020

Statement of Trustees' responsibilities

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the . 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.

Disclosure of information to auditors

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

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

Auditors

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

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

Mr P. E. M. Cowdy
Trustee
Date: 23 December 2020

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE WHELER FOUNDATION

Opinion

We have audited the financial statements of The Wheler Foundation (the 'charity') for the year ended 5 April 2020 which comprise the Statement of Financial Activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 5 April 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 conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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 Annual report, other than the financial statements and our Auditors' 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 (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the Trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE WHELER FOUNDATION (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

WR Partners

WR Partners
Chartered Accountants
Statutory Auditors
Belmont House
Shrewsbury Business Park
Shrewsbury
Shropshire
SY2 6LG

Date: 13th January 2021

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

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 5 APRIL 2020

	Note	Unrestricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £	*Total funds 2019 £*
Income and endowments from:					
Charitable activities	3	**1,053,443**	**-**	**1,053,443**	*989,837*
Investments	4	**21,631**	**87,710**	**109,341**	*21,802*
Other income	5	**10,675**	**4,754**	**15,429**	*13,205*
Total income and endowments		**1,085,749**	**92,464**	**1,178,213**	*1,024,844*
Expenditure on:					
Charitable activities	7	**883,989**	**(576,451)**	**307,538**	*861,118*
Total expenditure		**883,989**	**(576,451)**	**307,538**	*861,118*
Net losses on investments		**-**	**(54,432)**	**(54,432)**	-
Net income		**201,760**	**614,483**	**816,243**	*163,726*
Transfers between funds	20	**(62,799)**	**62,799**	**-**	-
Net movement in funds before other recognised gains/(losses)		**138,961**	**677,282**	**816,243**	*163,726*
Other recognised gains/(losses):					
Losses on revaluation of assets		**-**	**(2,482,678)**	**(2,482,678)**	-
Net movement in funds		**138,961**	**(1,805,396)**	**(1,666,435)**	*163,726*
Reconciliation of funds:					
Total funds brought forward		**2,086,026**	**61,097,880**	**63,183,906**	*63,020,180*
Net movement in funds		**138,961**	**(1,805,396)**	**(1,666,435)**	*163,726*
Total funds carried forward		**2,224,987**	**59,292,484**	**61,517,471**	*63,183,906*

The notes on pages 14 to 32 form part of these financial statements.

BALANCE SHEET
AS AT 5 APRIL 2020

	Note		2020 £		2019 £
Fixed assets					
Intangible assets	12		**28,492**		*24,958*
Tangible assets	13		**16,082**		*8,198*
Heritage assets	15		**52,314,673**		*61,563,704*
Investments	16		**6,397,148**		*-*
Investment property	14		**866,000**		*975,000*
			59,622,395		*62,571,860*
Current assets					
Debtors	17	**1,978,899**		*1,534,437*	
Cash at bank and in hand		**877,350**		*289,711*	
		2,856,249		*1,824,148*	
Creditors: amounts falling due within one year	18	**(101,173)**		*(352,102)*	
Net current assets			**2,755,076**		*1,472,046*
Total assets less current liabilities			**62,377,471**		*64,043,906*
Creditors: amounts falling due after more than one year	19		**(860,000)**		*(860,000)*
Net assets			**61,517,471**		*63,183,906*
Total net assets			**61,517,471**		*63,183,906*
Charity funds					
Endowment funds	20		**59,292,484**		*61,097,880*
Unrestricted funds	20		**2,224,987**		*2,086,026*
Total funds			**61,517,471**		*63,183,906*

The financial statements were approved and authorised for issues by the Trustees and signed on their behalf by:

Mr P. E. M. Cowdy
Date: 23 December 2020
The notes on pages 14 to 32 form part of these financial statements.

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 5 APRIL 2020

	Note	2020 £	2019 £
Cash flows from operating activities			
Net cash used in operating activities	23	**16,875**	*36,766*
Cash flows from investing activities			
Dividends, interests and rents from investments		**109,341**	*21,802*
Proceeds from the sale of tangible fixed assets		**147**	-
Purchase of intangible assets		**(3,534)**	*(12,416)*
Purchase of tangible fixed assets		**(13,395)**	*(917)*
Proceeds from sale of investments		**1,180,000**	-
Purchase of investments		**(7,631,580)**	-
Improvement additions to heritage assets		**(62,799)**	*(38,534)*
Proceeds from sale of heritage assets		**7,515,064**	-
Gain on disposal of heritage assets		**(576,912)**	-
Loss on disposal of investments		**26,594**	-
Revaluation loss on investments		**27,838**	-
Net cash provided by/(used in) investing activities		**570,764**	**(30,065)**
Change in cash and cash equivalents in the year		**587,639**	**6,701**
Cash and cash equivalents at the beginning of the year		**289,711**	*283,010*
Cash and cash equivalents at the end of the year	24	**877,350**	*289,711*

The notes on pages 14 to 32 form part of these financial statements

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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) (issued in October 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Wheler Foundation 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.

1.2 Going concern

After making enquires, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. The Charity therefore continues to adopt the going concern basis in preparing its financial statements.

The Trustees have also assessed the potential impact on the future operations of the Charity with regard to the Covid-19 outbreak. The Charity is considered to be well positioned given the current environment with no impact on the going concern basis of the financial statements.

1.3 Income

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

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

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

1. Accounting policies (continued)

1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

The cost of generating funds includes the costs of managing the investment properties to the extent that these costs are not chiefly charitable.

Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities. Grants payable are charged in the year when the offer is made 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.

1.5 Interest receivable

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

1.6 Intangible assets and amortisation

Intangible assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

1.7 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

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

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, on a reducing balance basis.

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

Plant and machinery	-	25% reducing balance
Motor vehicles	-	25% reducing balance

1. Accounting policies (continued)

1.8 Heritage assets

The Charity holds a number of properties and pieces of land. These comprise the freehold property of the former G.H.H Wheler 1992 Settlement, the freehold property of the Ledston and Otterden Estates which were transferred to the Wheler Foundation on 5 April 2006. In accordance with section 34 of FRS102, Heritage land and building assets are recognised on the Balance Sheet at the latest valuation dated 5 April 2020.

The objectives of these assets being held are:

1. The maintenance and preservation of lands of historic, educational or landscape value, or natural beauty for the benefit of the public, whether or not educational.

2. The maintenance and preservation of historic buildings and works of art for the benefit of the public, whether or not educational.

3. Encouragement or assistance to agriculture, forestry and rural industry for the benefit of the public whether or not educational.

4. The making of gifts or donations to charitable bodies, where in the opinion of the Board of Trustees, such gifts or donations shall be conducive to the promotion of the objects of the Trust or any of them.

Depreciation is not charged since the chattels are considered to have indeterminate lives and a high residual value.

1.9 Investments

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

1.10 Debtors

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

1.11 Cash at bank and in hand

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

1. Accounting policies (continued)

1.12 Liabilities and provisions

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

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

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

1.13 Financial Instruments

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

1.14 Fund accounting

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

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

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

1.15 Expendable endowment fund

The Trust capital, represented by the land with which the Trust was endowed, is shown as an Expendable Endowment fund, as the Trustees have the power to realise the capital for charitable purpose, at their discretion. The income of the fund is available for general purposes and is shown in the unrestricted fund.

1.16 Investment properties

Investment properties are recognised on the Balance Sheet at the valuation obtained at 5 April 2020. These represent land and buildings that the Charity has purchased to generate future rental income from to support the objectives of the Charity.

2. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

3. Income from charitable activities

	Unrestricted funds 2020 £	**Total funds 2020 £**	*Total funds 2019 £*
Rental Income	1,001,320	**1,001,320**	*985,751*
Timber Sales	47,172	**47,172**	*705*
Environmental Stewardship Scheme	4,951	**4,951**	*3,381*
Total 2020	1,053,443	**1,053,443**	*989,837*
Total 2019	*989,837*	*989,837*	

4. Investment Income

	Unrestricted funds 2020 £	**Endowment funds 2020 £**	**Total funds 2020 £**	*Total funds 2019 £*
Investment income - properties	20,676	-	**20,676**	*21,251*
Investment income - local cash	955	87,710	**88,665**	*551*
Total 2020	21,631	87,710	**109,341**	*21,802*
Total 2019	*21,802*	-	*21,802*	

5. Other incoming resources

	Unrestricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £	*Total funds 2019 £*
Other interest	10,675	4,754	**15,429**	*6,995*
Ledston garden land disposal	-	-	-	*6,210*
	10,675	4,754	**15,429**	*13,205*
Total 2019	*13,205*	-	*13,205*	

6. Analysis of grants

	Grants to Institutions 2020 £	Total funds 2020 £	*Total funds 2019 £*
Grants paid	12,008	**12,008**	*137,934*
Total 2019	*137,934*	*137,934*	

6. Analysis of grants (continued)

The charity has made the following material grants to institutions during the year:

Name of Institution	2020 £	2019 £
Stalisfield with Otterden PCC	-	5,000
Stalisfield Village Hall	-	500
Charing Church	-	500
Bunce Ecclesiastical Charity	-	2,000
Countryside Learning	-	55,000
Hedge Laying Society	-	3,000
The Country Trust	-	12,000
Society for Protection of Ancient Buildings	-	3,000
Royal Agricultural Society of England	-	5,000
Yorkshire Agricultural Society	-	12,000
Kent Agricultural Society	-	6,000
Royal Agricultural Benevolent Institution	-	3,000
Innovation for Agriculture	-	4,000
St Lawrence Chapel Insurance	1,778	1,709
St Lawrence Chapel Repairs	790	19,725
Ledsham Parish Council re WW1 Centenary	-	500
Hagge Woods Trust (The Wood Meadow Project)	-	5,000
Stipend to Vicar of Ledsham with Fairburn	9,440	-
	12,008	137,934
	12,008	137,934

7. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £	*Total funds 2019 £*
Estate management costs	871,981	461	**872,442**	*723,184*
Grants paid (note 6)	12,008	-	**12,008**	*137,934*
Surplus on sale of land	-	(576,912)	**(576,912)**	-
	883,989	(576,451)	**307,538**	*861,118*
Total 2019	*861,118*	-	*861,118*	

8. Analysis of expenditure by activities

	Activities undertaken directly 2020 £	Grant funding of activities 2020 £	Total funds 2020 £	*Total funds 2019 £*
Estate management costs	872,442	-	**872,442**	*723,184*
Grants paid	-	12,008	**12,008**	*137,934*
Surplus on disposal of land	(576,912)	-	**(576,912)**	-
	295,530	12,008	**307,538**	*861,118*
Total 2019	*723,184*	*137,934*	*861,118*	

8. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Total funds 2020 £	*Total funds 2019 £*
Staff costs	**46,681**	*46,507*
Repairs	**304,437**	*245,908*
Insurance	**154,856**	*60,510*
Agent management fees	**164,761**	*143,440*
Legal and professional fees	**67,920**	*70,741*
Loan interest	**27,273**	*26,390*
Bank charges	**235**	*341*
Water, rates and energy	**9,366**	*20,224*
Motor and machinery expenses	**9,918**	*8,879*
Website costs	**92**	*608*
Irrecoverable VAT	**24,482**	*22,413*
Sundry expenses	**8,058**	*22,797*
Bad debts	**(31,994)**	*12,353*
Running costs of Education Centre	**4,936**	*3,325*
Depreciation	**5,213**	*2,737*
Chattels storage costs	**42,013**	*6,287*
Governance costs	**34,195**	*29,724*
Surplus on sale of land	**(576,912)**	*-*
Total 2020	**295,530**	*723,184*

9. Auditors' remuneration

	2020 £	*2019 £*
Fees payable to the charity's auditor for the audit of the charity's annual accounts	**8,400**	*8,150*

10. Staff costs

	2020 £	2019 £
Wages and salaries	**45,332**	*45,344*
Social security costs	**874**	*843*
Contribution to defined contribution pension schemes	**475**	*320*
	46,681	*46,507*

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

	2020 No.	2019 No.
	2	*2*

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

The total remuneration and benefits received by key management personnel in the year was £Nil (2019: £Nil).

11. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits *(2019 - £NIL)*.

During the year ended 5 April 2020, expenses totalling £256 were reimbursed or paid directly to 2 Trustees *(2019 - £573 to 2 Trustees)*. These expenses related to meeting expenses, postage and document certification fees.

12. Intangible assets

	Intangible £
Cost	
At 6 April 2019	**24,958**
Additions	**3,534**
At 5 April 2020	**28,492**
Net book value	
At 5 April 2020	**28,492**
At 5 April 2019	*24,958*

The above intangible assets reflect 84 Basic Premium Scheme entitlements that were purchased previously in regard to Newfield Farm and the Basic Premium Scheme entitlements in regard to Newton Farm purchased in the current year.

13. Tangible fixed assets

	Plant and machinery £	Motor vehicles £	Total £
Cost or valuation			
At 6 April 2019	**29,227**	**8,250**	**37,477**
Additions	**2,400**	**10,995**	**13,395**
Disposals	**-**	**(150)**	**(150)**
At 5 April 2020	**31,627**	**19,095**	**50,722**
Depreciation			
At 6 April 2019	**21,176**	**8,103**	**29,279**
Charge for the year	**2,615**	**2,749**	**5,364**
On disposals	**-**	**(3)**	**(3)**
At 5 April 2020	**23,791**	**10,849**	**34,640**
Net book value			
At 5 April 2020	**7,836**	**8,246**	**16,082**
At 5 April 2019	*8,051*	*147*	*8,198*

14. Investment property

	Freehold investment property £
Valuation	
At 6 April 2019	**975,000**
Loss on revaluation	**(109,000)**
At 5 April 2020	**866,000**

The current valuations were made by Dan Taylor MRICS FAAV of Carter Jonas LLP, Chartered Surveyors, on an open market value for existing use basis.

The investment property was valued as at 5 April 2020.

15. Heritage assets

Assets recognised at valuation

	Land and buildings 2020 £	Chattels 2020 £	Total 2020 £
Carrying value at 6 April 2019	60,122,879	1,440,825	**61,563,704**
Additions	62,799	-	**62,799**
Disposals	(6,770,000)	(168,152)	**(6,938,152)**
Revaluations	(2,373,678)	-	**(2,373,678)**
	51,042,000	1,272,673	**52,314,673**

Heritage land and buildings

These comprise the freehold property of the Ledston and Otterden Estates which were transferred to the Wheler Foundation on 5th April 2006, following the death of the Settlor in 2004. In accordance with section 34 of FRS102, Heritage land and building assets have been recognised on the Balance Sheet at the valuation obtained at 5 April 2020..

Heritage chattels

The heritage chattels held are made up of pictures, furniture, objects of art, books, manuscripts, silverware and porcelaln which are held at the Otterden and Ledston estates.

The heritage chattels were included in the financial statements for the year ended 5 April 2010 at an external valuation provided by Christie, Manson and Woods Limited on 11 June 2010. The chattels were valued at this date at their current market value, each chattel being given a lower and upper value. The chattels were included in the financial statements at the middle of those two total values.

In accordance with SORP 2015 (FRS 102), the heritage chattels are not depreciated but are instead reviewed for evidence of impairment at each balance sheet date. The board consider there to have been no material changes to the valuation and no evidence of impairment.

Heritage chattels management policy

The heritage chattels are held mainly within the investment properties owned by the foundation, some of which are let. Public access is granted to the properties where possible.

Heritage Chattels are shown at market value at 11 June 2010. The Trustees regularly review the chattels for impairment and adjust the valuation accordingly.

Depreciation is not charged since the chattels are considered to have indeterminate lives and a high residual value.

16. Fixed asset investments

	Listed Investments £
Cost or valuation	
Additions	**7,631,580**
Disposals	**(1,206,594)**
Revaluations	**(27,838)**
At 5 April 2020	**6,397,148**
Net book value	
At 5 April 2020	**6,397,148**

17. Debtors

	2020 £	*2019 £*
Due within one year		
Trade debtors	**215,283**	*78,503*
Prepayments and accrued income	**1,763,616**	*1,455,934*
	1,978,899	*1,534,437*

18. Creditors: Amounts falling due within one year

	2020 £	*2019 £*
Trade creditors	**32,735**	*274,305*
Other taxation and social security	**3,897**	*5,959*
Accruals and deferred income	**64,541**	*71,838*
	101,173	*352,102*

19. Creditors: Amounts falling due after more than one year

	2020 £	*2019 £*
Bank loans	860,000	*860,000*

20. Statement of funds

Statement of funds - current year

	Balance at 6 April 2019 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 5 April 2020 £
Unrestricted funds						
Designated funds						
Designated Funds	-	-	-	607,721	-	607,721
General funds						
General funds	2,086,026	1,085,749	(883,989)	(670,520)	-	1,617,266
Total Unrestricted funds	2,086,026	1,085,749	(883,989)	(62,799)	-	2,224,987
Endowment funds						
Estate Property Fund	61,097,880	-	576,912	(7,284,112)	(2,482,680)	51,908,000
Estate Investment Fund	-	-	-	6,451,581	(54,430)	6,397,151
Estate Investment Fund (cash)	-	92,464	(461)	548,419	-	640,422
Estate Prepayments	-	-	-	346,911	-	346,911
	61,097,880	92,464	576,451	62,799	(2,537,110)	59,292,484
Total of funds	63,183,906	1,178,213	(307,538)	-	(2,537,110)	61,517,471

20. Statement of funds (continued)

Statement of funds - prior year

	Balance at 6 April 2018 £	*Income* £	*Expenditure* £	*Transfers in/out* £	*Balance at 5 April 2019* £
Unrestricted funds					
General Fund	*1,960,836*	*1,024,844*	*(861,119)*	*(38,535)*	*2,086,026*
Endowment funds					
Estate Property Fund	*61,059,345*	-	-	*38,535*	*61,097,880*
Total of funds	*63,020,181*	*1,024,844*	*(861,119)*	-	*63,183,906*

21. Summary of funds

Summary of funds - current year

	Balance at 6 April 2019 £	**Income** £	**Expenditure** £	**Transfers in/out** £	**Gains/ (Losses)** £	**Balance at 5 April 2020** £
Designated funds	-	-	-	**607,721**	-	**607,721**
General funds	**2,086,026**	**1,085,749**	**(883,989)**	**(670,520)**	-	**1,617,266**
Endowment funds	**61,097,880**	**92,464**	**576,451**	**62,799**	**(2,537,110)**	**59,292,484**
	63,183,906	**1,178,213**	**(307,538)**	-	**(2,537,110)**	**61,517,471**

21. Summary of funds (continued)

Summary of funds - prior year

	Balance at 6 April 2018 £	*Income* £	*Expenditure* £	*Transfers in/out* £	*Balance at 5 April 2019* £
General funds	*1,960,836*	*1,024,844*	*(861,119)*	*(38,535)*	*2,086,026*
Endowment funds	*61,059,345*	-	-	*38,535*	*61,097,880*
	63,020,181	*1,024,844*	*(861,119)*	-	*63,183,906*

General Funds

These funds are held by the Charity to further the objects of the charity as set out in the Trustees Report.

Designated Funds

These funds have been allocated to be used for ther Ledston Hall repair project, currently being undertaken.

Endowment Funds

'The Estate Property Funds represent the Heritage and investment properties held at the Ledston and Otterden Estates.

The transfer made in the prior year between the General Fund and Endowment Fund represents property improvements made in the year.

22. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2020 £	**Endowment funds 2020** £	**Total funds 2020** £
Tangible fixed assets	16,082	-	**16,082**
Intangible fixed assets	28,492	-	**28,492**
Fixed asset investments	-	6,397,148	**6,397,148**
Investment property	-	866,000	**866,000**
Heritage assets	1,272,673	51,042,000	**52,314,673**
Current assets	1,868,913	987,336	**2,856,249**
Creditors due within one year	(101,173)	-	**(101,173)**
Creditors due in more than one year	(860,000)	-	**(860,000)**
Total	2,224,987	59,292,484	**61,517,471**

22. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior period

	Unrestricted funds 2019 £	*Endowment funds 2019 £*	*Total funds 2019 £*
Tangible fixed assets	8,198	-	*8,198*
Intangible fixed assets	24,958	-	*24,958*
Investment property	-	975,000	*975,000*
Heritage assets	1,440,824	60,122,880	*61,563,704*
Current assets	1,824,148	-	*1,824,148*
Creditors due within one year	(352,102)	-	*(352,102)*
Creditors due in more than one year	(860,000)	-	*(860,000)*
Total	2,086,026	61,097,880	*63,183,906*

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

	2020 £	*2019 £*
Net income for the period (as per Statement of Financial Activities)	**816,243**	*163,726*
Adjustments for:		
Depreciation charges	**5,364**	*2,737*
Dividends, interests and rents from investments	**(109,341)**	*(21,802)*
Increase in debtors	**(444,462)**	*(168,712)*
Increase/(decrease) in creditors	**(250,929)**	*60,817*
Net cash provided by operating activities	**16,875**	*36,766*