THE CITY OF WINCHESTER TRUST LIMITED
REPORT OF THE COUNCIL AND FINANCIAL STATEMENTS FOR THE YEAR ENDED
31 MARCH 2002

REFERENCE AND ADMINISTRATIVE INFORMATION

Registered in England and Wales, number 00609812
Registered with the Charity Commission, Charity Number 251798

OFFICERS AND MEMBERS OF COUNCIL

The Heritage Centre

32 Upper Brook Street, Winchester SO23 8DG
Telephone 01962 851664 - Fax: 01962 841824
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Website: www.cityofwinchestertrust.co.uk

PRESIDENT	His Honour Sir Peter Ramsbotham GCMG GCVO DL
COUNCIL MEMBERS	
CHAIRMAN	R B Merton (retired November 2001)
	R B Backhouse QC (from November 2001)
VICE CHAIRMEN	M Carden MBE AADip RIBA
HONORARY TREASURER	Captain I F Grant RN*

OTHER COUNCIL MEMBERS

R Attfield RIBA
Mrs S Carden BA
H R Cole BA Hon Alderman
Miss G M Collymore
Councillor P Davies
Mrs P Edwards
Mrs R Kinnard-Smith
K Leaman RIBA
Mrs J Martin MSc
N A McPherson BArch RIBA MA
Mrs P Neyroud
I A D Patton
A Proudman MA FBCS CEng
Captain A Skinner RN
H Thomas RIBA

Major A Trimmer OBE

COMPANY SECRETARY Mrs R Thomas

Members of the finance and Resources Committee indicated by an *

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Chairman's Report

I have now been Chairman of the Trust for eleven months. It has been something which I have greatly enjoyed doing and will continue to enjoy. I am still learning about the job and about the planning process and the valuable role that the Trust plays in the life of Winchester. I cannot believe that the first AGM which I shall chair is only one month away. In that time I have attended the Civic Trust in London twice to take part in the creation of a regional grouping of local amenity societies covering the South East, visited Canterbury for a seminar given by the English Historic Towns Forum, met the leader of the County Council on two occasions, met various councillors for the city parishes, spoken to a number of members about their concerns for the Trust, attended many planning meetings and other local authority meetings concerning the development agenda for the City and the wider Winchester District. This is not exhaustive but it does give an idea of what is involved. I have learned a great deal and shall go on learning until I eventually retire from the chair. The only item in my life that has suffered is my golf and that was a basket case anyway.

Membership

We now have an excellent system for information retrieval relating to our membership. I am very grateful to Rolly Thomas our Secretary, Ian Grant our Treasurer and to Dick Selwood who has been invaluable with his advice and practical guidance on creating a database. What is now available is a sound foundation upon which to build our membership. Our income from membership has increased thanks to a combination of higher membership fees and Gift Aid.

I am hoping to create a scheme whereby the Trust can target those who have recently moved to Winchester, and those who already live here but are not members. We should be able to send them a copy of our Vision statement together with a copy of our excellent written advice on how to Keep Your House in Good Order.

We can always do with more members and I would like to ask existing members to become recruiting sergeants, but not members of the press gang, to see if they can persuade friends and neighbours to join us. Similarly I would like to increase our corporate membership. We are going to produce a membership certificate to give to new and existing corporate members which can then be proudly displayed. We need to keep up our income levels and, more importantly, widen our sphere of influence.

Trust Activities

Apart from monitoring planning applications made within the City boundaries, the Trust also involves itself in as many other activities as it can. As an illustration we have been involved with the preparation of the latest Conservation document relating to the City, with the siting and design of the Millennium statue in the courtyard to the Law Courts, with the preparation of the Culture consultative document for the City and with the annual conference of the English Historic Towns Forum which is taking place in Winchester in late September. Again this is not exhaustive, but it does provide a sample of what we are doing.

There are two activities which we want to maintain. They are the Chippindale Venture which works with schools and architects to give children an introduction to design and planning, and the Awards Scheme where we make awards for good design within the City.

Controversies and Anxieties

The three largest controversies likely to face us all in the near future are the redevelopment at Friarsgate and possibly Barton Farm and the implementation of PPG3, which is a document put out by central government in March 2000 requiring local planners to increase housing density on so as to reduce the need to build on Greenfield sites.

Friarsgate awaits the policy document from the local authority planners setting out what they would like to see built there. As I told you in the latest TrustNews we were approached by Thornfield Properties who are the preferred developers for Stagecoach. Their Development Manager for the project, Mike Capocci FRICS, is to address us at our AGM about "The Trials and Tribulations of a Developer in Winchester". We have enjoyed meeting him and sharing our thoughts with him.

Barton Farm development is a large cloud in the distance which we must watch. We cannot afford to be complacent about its presence but for the moment there is a more urgent need to consider the impact of PPG3. The Trust is preparing a document which shows how we believe that this government policy should be implemented in Winchester.

There is increasing alarm at its present implementation which is shared by those who live in the District as a whole. I have met Mark Oaten MP with members of local resident associations from Southdown, Sleepers Hill, Compton Down Society, and the Salters Acre Association at which we expressed our joint concerns as to what effect it was having. Mark Oaten was instrumental in securing a debate on the subject in the House of Commons in late July. I have read Hansard's report of the

debate. The Parliamentary Under-Secretary of State for the Office of the Deputy Prime Minister (to give him his full title) Tony McNulty made some remarks which are potentially helpful.

The debate was helpful because it brought support from members for other constituencies who have heard from their local constituents about similar concerns to-our own. However what is needed we believe is more time and skill in implementing PPG3 at the grass roots. The local officers who administer planning legislation are under enonnous pressure to turn round applications within eight weeks; the applications are increasing each year and the personnel to achieve it does not increase sufficiently. Building at higher densities than we did in the 20th Century involves much greater complexity than ever before. The design of the urban framework cannot just be left to developers, but is a critical responsibility of the City Council. Thus we believe that there should be adequate input from the planning system to achieve the standards we need in an historic city.

The Trust has written to the City Council pointing out the fact that more officers are needed to carry out the work required by the needs of planning legislation. The difficulty is compounded by officers leaving, and by the haste demanded of them so as to avoid criticism from government. Members need to contact their local councillors to ensure that PPG3 is applied more successfully.

Gratitude

I would like to thank all members of the Council for helping me in my first year of office. They have given me much needed support. It would be invidious to select anybody for special mention because everybody has been splendid but I would like to pick out Michael Carden whose wisdom and guidance drawn from his unrivalled knowledge about the Trust and its history have been of great value to me.

On behalf of the Council

signed Roger Backhouse
Chairman
September 2002

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Development Control Committee

Winchester continues to reel under the onslaught of the high density schemes resulting from the implementation of PPG3 that is discussed in detail elsewhere in the report. All kinds of proposed developments are popping up around our City, in its centre, its suburbs and its outer fringes - and a variety of action groups is springing

into life as threatened residents join forces to protect their respective neighbourhoods.

The Trust aims to make dispassionate comments on the applications that are seen each week, considering the proposals in the contexts of Winchester as a whole as well as their immediate surroundings. As a result our views on some developments may differ from those of the people most immediately affected, who sometimes cannot understand why our conclusions are different from theirs. It is often the case that their concerns are best served with the help of their Ward Councillors.

It is nearly ten years since details about our viewing panels and their activities were last circulated to our members, so perhaps it is now time to explain again how they operate and the reason why they came into being.

As everyone must know, the City of Winchester has no parish councils. Its citizens therefore lack the additional safeguard of having parish councillors to watch over schemes which would have significant local consequences in a District Council concerned with the affairs of a much larger area than just our City. The Trust has no wish to replace our missing parish councils in dealing with general problems, but does feel it has a part to play in fulfilling their role in commenting on the changes new developments might have on the City's character and built environment as a whole.

There are two alternating viewing panels, each consisting of three lay members of the Trust, one of whom acts as chairman, and an architect, who is usually retired. They follow guidelines which set out the Trust's current principles and policies, and it is important that panel members should be prepared to subsume their personal opinions in favour of Trust policy. Each prospective panellist is therefore given a copy of the guidelines and asked if they are willing to do this.

The applications are checked every week, and when a development seems likely to have a major effect on the neighbourhood it will be seen by both panels, and their views are combined to provide the Trust's comments - it is surprising how on most occasions a consensus opinion emerges via this process. The Trust's weekly comments are sent to the Planning Office (where they are available for the general public to read), and when there is an objection to a scheme a copy is also sent to the Chairman and Vice Chairman of the Planning Development Control Committee. It would be nice to be able to report that they always agree with our objections, but sadly this is not the case! It is however good to report that, because we give well-reasoned and knowledgeable comments, our views seem to be appreciated and are taken into consideration during the decision-making process, and it is sometimes suggested to developers with contentious schemes that they should consult us at the beginning of the planning procedure.

When a development is likely to have a particularly wide-ranging effect - and there are an awful lot of these at the moment - the applicants will be asked to make a presentation of the scheme so that it can also be seen by members of the Trust council. On other occasions the applicants will ask to give us a presentation of their scheme so that they can explain it in more detail. Presentations are attended by

members of the council and viewing panels, and an amalgam of their opinions is then presented to the Planning Office as the Trust's comments.

Other activities include writing letters when a scheme goes to appeal because the application has been refused by the City. As our comments will be on file we usually only write to the Inspector when we have objected to a scheme and have additional points to add to our original objection and, as is the case with our comments in general, our reasoning and arguments are not always the same as those put forward by the City.

To fulfil our role efficiently it is important that we should liaise closely with both the Planning Officers and the councillors on the Planning Development Control Committee, for we would have no influence if we were 'at daggers drawn' with them. It is also important that our members should keep us informed of their opinions by commenting on the reports in the now more-frequently published TrustNews. We aim to respond to all letters and phone messages left at the Heritage Centre, so please make your views known!

As well as opinions, active participation is also sought - our perennial cry for help! Our regular panellists find their task enjoyable and interesting (why else do we have members who have been fulfilling this role for ten years or so?), but even the most committed member needs to be able to go on holiday or have flu. We have a team of reserves who deputise when regular panellists are unable to attend, and it is virtually impossible to have too many of them. If there are any Trust members who are interested in presen/ing the character of Winchester and are prepared to give up to three hours of their time on an occasional Thursday morning, please let us know. No specialist knowledge is needed, although architectural or landscaping experience would of course be most welcome.

Shione Carden
Chairwoman, Development Control

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Policy Group

The Group's ambitious start with the publication of the '*Strategic Vision for Winchester*' culminated last year with the Vision Workshop following the AGM. This was attended by the previous evening's speaker, David Mackay. Before he left, David commented that if all amenity societies were as informed and as thorough as the Trust our cities would be better protected, but that local authorities needed more help with major developments.

Many questions were raised by the necessarily broad overview of the Vision, and it was our intention to research and prepare supplementary papers dealing with these

issues. But events overtook us with the application to Winchester of the Government's *Planning Policy Guideline No.3 (PPG3)*, and the re-awakening of the Friarsgate Development.

PPG 3

The Trust's vision is to accept the challenge of the massive increase in housing provision for the South-East, not only to minimise the loss of countryside by increasing the density of urban areas but also, by the astute use of new building, actually to improve the City. We were therefore relieved to find that the guidelines appeared to reinforce our thinking. However, despite assurances from the planners that they were ahead of us in wanting to achieve these things, we find that shortage of time and resources is preventing the authorities from giving the necessary attention to the problem.

PPG3 calls for local authorities to identify sites suitable for increased density and to take into account the character of the neighbourhood, the transport considerations, the ease of pedestrian access to shopping, and so forth. Instead it seems there has only been time to react to the sites brought forward by developers, and to impose standard density requirements irrespective of the circumstances. A development approach is beginning to take place which could permanently damage areas of the City, and we must postpone further elucidation of our vision while we try to counter this threat.

Our procedure so far has been for a small working party, led by Antony Proudman, to study PPG3* and its companion document Better Places to Live*‘ to ensure that we understand them as well as the planners and the developers do. Having completed this stage we are now investigating how to make use of our knowledge. A preliminary step was to ask our MP to raise the matter in the House. He made a valiant effort but was to all intents and purposes brushed aside by the Minister’s reply, largely, we think, because neither he nor the Minister concerned really understood the issues as they affect places like Winchester. We shall try again.

Friarsgate

The proposal to redevelop this sizeable area at the heart of the City has been simmering very slowly for a long time. The primary landowner, Stagecoach, has been in negotiation with the City Council, which has been unsuccessfully endeavouring to issue a development brief (theoretically the “public's" say about what should be done), partly hampered by the same lack of resources and partly by traffic considerations which have to be dealt with by the County.

Recently a new force appeared on the scene in the person of a new development manager for Thornfield, the developers selected by Stagecoach. Until we met Michael Capocci the Trust was in despair about the prospects for this area, because Thornfield and their regular architect had no experience of historic-city development and, hard as they might try, we believe the planners would have had little chance of achieving a decent carrier bag, let alone a silk purse, from such a combination.

The difference is that the new manager has been appointed, he tells us, specifically to make a success of just such developments - as a matter of pride for developer and citizens alike. He takes the trouble to seek the Trust's opinion and we are impressed by his attitude, by his experience, and by his first action, which was to dispense with their unsuitable architect and search for a team which is capable of achieving these objectives, a search in which the Trust has been asked to play a part.

Roger Backhouse is heading another small working party from the Policy Group to maintain close contact with Thornfield and to respond constructively but searchingly to the consultation process. Of course our interests only overlap to a certain extent, and we could be having the wool pulled over our eyes, but you will soon be able to judge for yourselves, because the development manager, Mike Capocci, has agreed to be the speaker at our next AGM on the 4th November.

Michael Carden
Chairman, Policy Group

**These documents are available at the Heritage Centre for study by interested members*

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Hampshire County Structure Plan

The Trust continues to monitor developments, making comments and proposals where appropriate.

The period under review is 1996-2011. Hampshire County and the Cities of Southampton and Portsmouth are co-partners in the Structure Plan, policy being drafted by a Joint Advisory Panel (JAP).

The total number of houses required to be built in Hampshire over the period 1996-2011 is 80,300. Winchester District's allocation is 7295 - or 486 houses per year. Of this, the figures for Winchester City itself are 3200 houses for the period 2001 - 2011, or 320 per year.

In addition to the normal urban and rural building programmes, guided by local Capacity Studies which are in course of preparation, the figures for Winchester District include a designated Major Development Area (MDA) for 2000 houses West of Waterlooville. Capacity Studies will be updated annually, including the monitoring of planning permission approvals, with the next update due in Autumn 2002.

During the period 1996 - 2001, 2390 houses have been built in Winchester District. This leaves a shortfall of 4905 houses to be built during the period 2001 - 2011, which is just about on target.

But this is not all, as further provision is to be made throughout the County for twelve Reserve MDAs, should the need arise. In Winchester District, there is one Reserve MDA for a further 1000 houses West of Waterlooville. but the one that concerns us most is the Reserve MDA for 2000 houses at Winchester City (North). This is most likely to be at Barton Farm, alongside the Andover Road.

Reserve MDAs will not necessarily be built on. A strict annual monitoring process has been set up, and this will determine whether any Reserve MDA land needs to be released for building.

As a result of recent monitoring, the JAP has said "the current projection of housing land is sufficient to meet both the Structure Plan and (the Government's) Regional Planning Guidance requirements in every future year of the Plan period" and also that "there is no case this year for triggering the release of any Reserve housing land".

The City of Winchester Trust will watch progress on this vital subject. The Trust welcomes the arrangements made by the Joint Advisory Panel for monitoring the housing position annually.

Antony Skinner

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Winchester District Local Plan

Following the publication of the First Deposit of the Winchester District Local Plan in late October 2001, the District Council has received no fewer than 3000 - yes, 3000! - representations from organisations, companies and private individuals.

The mammoth task of reviewing each representation, and then summarising the Council’s response, has stretched the Strategic Section of the Planning Department to its limits. Each representation is listed, considered and commented upon, and then a recommendation is made by the Council Officers as to whether the original text should be amended or left as it is.

The WDLP Panel of Councillors then confirms or rejects the Officers' proposals at a series of meetings open to the public and at which the Trust has been represented. The final decisions then go fon/vard to the Second Deposit, which forms the base document for the Public Inquiry.

As one would expect, much of the public representation has concerned housing, with serried ranks of developers and their architects making representations. An Urban Capacity Study mapping out the possibilities for housing development throughout the District, from brownfield sites in central Winchester to sites on the outskirts of small villages, has caused much discussion.

One of the Trust's greatest worries has been shopping and the City Centre. This still has further to go, and finance has been made available for a shopping survey before final decisions are made. Also hanging above Winchester as a sword of Damocles is the threat of a major development at Barton Farm. Doubt remains over at what stage the Council should start studies as to what infrastructure might be required. At present it would appear that this development is last in the queue of Reserve Major Development Areas, but there are repeated danger signals being shown that certain Councillors favour this development. It is Trust policy to oppose any voluntary or premature move in this direction.

At the time of writing the series of meetings of the WDLP Panel is drawing to a close, with the final meeting in October/November 2002. If all goes well this should allow the Public Inquiry to start in late 2003. There will be two Inspectors, and the Inquiry is expected to last 6-9 months, with the final ratification of the Plan in 2006.

Antony Skinner

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Reference Collection

Listing of the Collection is now complete, thanks to the kind and welcome assistance of one member.

The Collection contains:

- records of the immense amount of work carried out by volunteers since the Trust was formed in 1957 to oppose the then proposed redevelopment of the inner City;
- major planning issues since then;
- a collection of black and white photos of the City.

Members are welcome to borrow and use the large slide collection also held. A volunteer is needed to extend this collection, preferably with a digital camera. Expenses can be covered by income from the Alder Trust.

Rosemary Kinnaird-Smith

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Summer 2002 Evening Walks

We started on 6th June with Phil Yates guided journey back in time to the days of his youth, "Memories of the High Street in the Thirties". This proved to be a popular, if somewhat nostalgic topic and Phil was able to fill us in on all the city social life of that time. Some of us began to feel that we had missed out on something!

Robin Freeman was able to give us another well-researched exposition of the work of Owen Brown-Carter and in a way this was also nostalgic. Whilst we were viewing Brown-Carter's terraced villas in Southgate Street, we met Chris Webb, past chairman of the Heritage Centre, who owns Chernocke Place, one of Carter's masterpieces, and who will be giving us a guided tour later in the Walks season.

The third Walk was led by Andrew Rutter who explained how attitudes to planning and urban design had changed since 1946 when Sir Patrick Abercrombie, the eminent international planning guru, had proposed various ways in which the Cathedral Close and City could be "opened up" and made more "visually accessible".

On 27th June we were treated to another in-depth tour of St Cross Hospital and Chapel led by Trust Deputy Chairman Michael Carden. Although Michael has now retired as Architect to the Fabric of St Cross, his long association and wealth of experience were always much in evidence as we were led initially around the perimeter of the ancient building complex and then into the unique and splendid Chapel, where we were shown the architectural glories of the late Norman transitional design and detailing. After this we were shown the Brothers' Hall and the original Master's residence including the extraordinary Hospital kitchen and dining areas. For this evening we enjoyed one of the warmest and most idyllic evenings of the summer in the heart of the Itchen Watermeadows.

The following Walk was absolutely different. Richard Baker, Head of Architecture and Planning at Eastleigh Borough Council, took us to the various public authority buildings of the city. Starting at the Wctorian Guildhall, Richard spoke of its grandeur and similarity with other Town Halls designed by the same architects. We then progressed up the High Street, pausing outside the original Guildhall, now Lloyds Bank and on to the various County Council buildings and the West Gate itself. Here we encountered the Winchester Crown Court, a rather ugly Fifties' building often seen as a backdrop to reports on high-profile trials.

The sixth Walk was led by architect and Trust council member, Huw Thomas. As usual with Huw's walks there was no shortage of material to view or to think and talk about. Various controversial housing proposals were viewed and discussed, starting at the top of the town at the remodelled Wessex Court on Upper High Street (lipstick

on the face of the gorilla). We viewed the Charles House housing proposals before walking across to Peninsula Barracks. Huw was particularly sympathetic about the new block (Queens Court) inside the main entrance gates, an example of what happens when the architect loses contractual control of the developer/contractor.

Barbara Hall, Hyde resident, City Guide and lecturer and chairman of the Hyde Abbey Garden Steering Group, led us on the next Walk on 18th July. This took us on the route of Alfred the Great's last journey in 1110, when his bones were ceremoniously transferred from their first burial place at the Anglo-Saxon New Minster to their new home beneath the newly constructed Hyde Abbey. This was a distance of about a mile and would have been through open marshland country in those distant days. However, Barbara was able to give us great detail of the various complex religious and political groupings evident at that time. She also explained the exciting proposals for a new garden at the end of King Alfred Place. We were all encouraged to join the Friends of Hyde Abbey Garden.

On 25th July the Cathedral's Canon Librarian, the Revd. A. K. Walker, led us on a fascinating tour of the Cathedral. It is obvious that Canon Walker thoroughly enjoys guiding, explaining and debating matters of religious and artistic relevance and we were treated to an erudite exposition of the architecture and art of the Cathedral. We viewed the Jacobean Mosley Library and the unique Winchester Bible in the Williams Library, then descended to the vaults to encounter the brooding sculpture by Anthony Gonnley - continuing through to the very end of the vault below the Lady Chapel.

As I write this piece, there are still some 5 Walks to go, and I think that if the quality and variety continues, then the 2002 season will have been very successful indeed.

Nick McPherson
Summer Walks Co-ordinator

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Publications

TrustNews

With the publication of the Newsletter “Summer 2001" the Trust ceased publication of the twice-yearly newsletter, and replaced it with a shorter, more frequent TrustNews. This contains more up-to-date news of development in the City and of Trust activities. Members are encouraged to contribute by sending in news, suggestions and letters for publication.

Keep Your House in Good Order

This publication has been updated and reprinted, and is an invaluable illustrated leaflet for people moving into an old house. It contains information and advice about repairs of windows, roofs and doors, and renovation and restoration of houses. Copies can be obtained free of charge, from the Heritage Centre.

The Future of Winchester: a Strategic Vision

Work continues on the development of and direction of the policy contained in this publication of September 2000. Copies are available at the-Heritage Centre. Also see the Policy Group section in this report.

Do you Care for the Character of Winchester?

The enrolling brochure has been updated and copies are available for distribution to potential members by way of the Library and other outlets.

Neighbourhood Studies

Fulflood, Oram's Arbour with St. James Lane, St Cross, St Giles Hill, Hyde and other areas are the subjects of illustrated studies by Nick Bourne, mentioned in the last Annual Report. We regret the unavoidable delay in publishing these studies and intend to have news of them soon. It is expected that Fulflood will be the first study to be completed.

Christmas Card

Keith Leaman designed the 2001 Christmas card for the Trust - a watercolour of St Thomas Street with the Curfew Tower. This is also available as a blank card, price £1.75 for a pack of five, from the Heritage Centre. The new cards for 2002 will be available at the AGM.

Gill Collymore
Publicity Group

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Extracts from the Trust's Accounts
for the year 2001 - 2002

The City of Winchester Trust Limited

Annual Report of The Council for the Year Ended 31st March 2002

During this year the Trust has continued its practice of reviewing all planning applications as well addressing wider planning and design issues. It has continued to

act as a lobby group and kept up a dialogue with a range of contacts and partners in local government and other organisations.

The majority of this work is undertaken by volunteers - the direct cost to the Trust is therefore low. The underpinning administration and support is more expensive but without this the volunteers could not carry out their work.

Charitable Projects

The refocusing of the Trust's aims, led in the previous year by the Policy Group, has led to a review of the project work undertaken as part of the core business of the Trust. It is hoped that by categorising and prioritising the work, and by delegating budgetary responsibility to project leaders, the Trust will be able to spend its money effectively and work within manageable timescales. Some projects can take years to come to fruition, whilst others are short tenn and may arise unexpectedly. The Finance and Resources Committee has been charged with monitoring the overall expenditure and management of these projects so that the Trust does not over-extend its resources.

Membership and Subscriptions

The Council approved an increase in subscriptions from May 2001. This necessitated new standing order mandates for the majority of members. The opportunity was taken to review subscriptions paid over the past three years, to recover payment of arrears, and to make some refunds where payments were duplicated in 2001/02.

The increase in revenue from arrears collected during this exercise is reflected in the accounts, which show a substantially higher income in 2001-02 than in the previous year. The exercise culminated in a list of some 128 members who had not paid their subscriptions in full to date. Efforts continue to address this issue in 2002-03. At the same time the membership database is being enhanced to improve the administration of membership subscriptions. The Trust has obtained agreement from the Inland Revenue that subscriptions paid to the Trust are eligible for Gift Aid tax relief. Some members have signed declarations, and payments from the lnland Revenue have been received for the period up to April 2001. During 2002-03 it is planned to make further recoveries.

Whilst the Council welcomes the achievement of a surplus in this financial year it recognises that in future financial years, should all the individual projects take up their individual allocations of money, an overall deficit would result. The Council considers that achieving the aims of these projects would justify the modest use of capital funds.

Council Responsibilities

Company law requires the Council to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the company and of the surplus or deficit for that financial period. ln doing so the Council is required to:-

- Select suitable accounting policies and then apply them consistently;
- Make judgements 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;
- Prepare the financial statements on an ongoing concern basis.

The Council is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company and enable the Council to ensure that the financial statements comply with the Companies Act 1985. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

VII of the Companies Act 1985 relating to small companies.

By Order of the Council

signed by R Thomas
Secretary
Dated 2002
32 Upper Brook Street,
Winchester,
Hampshire, SO23 8DG

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Independent Examiners Report

To the Members of The City of Winchester Trust Limited

for the Year Ended 31st March 2002

We have audited the financial statements in this report, which have been prepared under the historical cost convention, and the accounting policies set out in this report.

Respective Responsibilities of Council of Management and Auditors

As described in this report the Council Members (who act as Trustees for the Charity) are responsible for the preparation of financial statements. it is our responsibility to form an independent opinion, based on our audit, on the financial statements and to report our opinion to you.

Basis of Opinion

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the judgements made by the Council Members in the preparation of the financial statements, and of whether the accounting policies are appropriate to the charitable com pany's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance as other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion the financial statements give a true and fair view of the charitable company’s state of affairs as at 31st March 2002 and of its resources and application of resources, including its income and expenditure, in the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Date: 2002

BUTLER & CO

Registered Auditor, Fareham, PO16 0DZ

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	Unrestricted Funds 2002	Restricted Funds 2002	Total Funds 2002	Total Funds 2001
Income:	**£**	**£**	**£**	**£**
Donation and legacies (note 1)	230	-	230	515
Grants, subscriptions and Gift Aid (note 2)	7,563	-	7,563	6,739
Investment income, including rental (Note 3)	15,420	316	15,736	14,550
Fund raising (Note 4)	2,079	-	2,079	1,940
Total Income	25,292	316	25,608	23,744
Expenditure				
Direct charitable expenditure:				
Project expenditure	1,812	-	1,812	6,405

Other expenditure	-	-	-	564
Other expenditure:				
Management and administration of the charity (note 8)	15,857	70	15,927	14,785
Letting expenses	873	-	873	746
Sundry expenditure	-	-	-	653
Property expenditure	190	-	190	1,050
Depreciation	4,378	-	4,378	5,217
Total Expenditure	23,110	70	23,180	29,420
Net income/(expenditure) for the year	2,182	246	2,428	(5,676)
Other recognised gains and losses				
Gains/losses on investments:				
Realised	(3,534)	-	(3,534)	(756)
Net movement in Funds	591	1,172	1,763	(6,371)
Funds balances brought forward at 1 April 2001	296,992	6,755	303,747	310,118
Fund balances carried forward at 31 March 2002	297,583	7,927	305,510	303,747

BALANCE SHEET AS AT 31st MARCH 2002

	Notes	31 March 2002 £	31 March 2002 £	31 March 2001 £	31 March 2001 £
Fixed assets					
Tangible assets(leasehold, building, functional - office, investment - 2flats)	**7**		175,261		179,522
Investments(equity, bonds)	**8**		115,119		116,043
			290,380		295,565

Current assets					
Stocks	**9**	624		365	
Debtors	**10**	779		1,636	
Cash at bank and in hand		15,137		8,796	
		16,540		10,797	
Creditors:					
amounts falling due within one year	**11**	(1,410)		(2,615)	
Net current assets			15,130		8,182
NET ASSETS			305,510		303,747
FUNDS					
Unrestricted	**12**		297,583		296,992
Restricted	**12**		7,927		6,755
			305,510		303,747

These financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 frelating to small companies.

The financial statements were approved by the Council of Management and signed on its behalf by:

signed Roger Backhouse
(Council Member)
2002

signed Captain I F Grant
(Council Member)
2002

NOTES TO THE ACCOUNTS

	Unrestricted Funds	Restricted Funds	31 March 2002	31 March 2001
	£	£	£	£
1 DONATIONS AND LEGACIES				
Donations	30		30	15
Legacies	200	-	200	500
	230		230	515
2 GRANTS, SUBSCRIPTIONS AND GIFT AID	£	£	£	£
Grants	1,000		1,000	3,000
Subscriptions	6,033		6,033	3,739
Gift Aid	530		530	-
	7,563		7,563	6,739
3 INVESTMENT INCOME	£	£	£	£
Dividends	5,253	316	5,569	5,777
Interest	267	-	267	198
Rental income	9,900		9,900	8,575
	15,420	316	15,736	14,550
4 FUND RAISING INCOME	£	£	£	£
Sale of books and cards	1,667		1,667	1,360
Walks	412		412	563
Other	-	-	-	17
	2,079	-	2,079	1,940

5 FIXED ASSETS

	Tangible assets
	£
Cost	
At 1 April 2001	197,981
Additions	117
At 31 March 2002	198,098

Depreciation

At 1 April 2001	18,459
Charge for the year	4,378
At 31 March 2002	22,837

Investments

Listed investments	112,057
Cash balances	3,062
	115,119

Listed investments

Market value at 1 April 2001	115,927
Purchases	45
Sales proceeds	(3,250)
Realised investment losses	(3,534)
Unrealised investment profit	2,869
Market value at 31 March 2002	112,057

6 NET INCOME/(EXPENDITURE)

(a) Net Income/(expenditure) is stated after charging:	**2002**	**2001**
	£	£
Depreciation	4,378	5,217
Staff costs	6,113	5,189
Auditors Remuneration - auditors	1,998	2,500
- other services	437	250
	12,926	13,156

(b) Particulars of staff:

The City of Winchester Trust Limited has one part-time member of staff

(c) Current Projects:

Newsletters
Policy Group
Development Control
Friarsgate
Communications
Publicity
Neighbourhood Studies

Membership
Railings
Housing of Model Winchester

(d) Management and administration costs include:	**2002**	**2001**
	£	£
Telephone	803	897
Postage, stationery and printing	1,838	1,864
Cleaning	162	314
Light and heat	634	600
Salaries	6,133	5,189
Audit and Accountancy	2,435	2,545
Legal fees and broker charges	-	1,014
Insurance	845	758
Subscriptions	25	133
Meeting costs	1,480	1,133
Bank and Broker charges	909	338
Equipment repairs	221	-
Sundry expenses	364	-
Rates and water	(563)	-
Property expenditure	190	1,050
irrecoverable tax	661	-
Per statement of financial activities	16,117	15,835
Less: property costs	190	1,050
	15,927	14,785

FURTHER NOTES TO THE ACCOUNTS

7 TANGIBLE FIXED ASSETS

	Leasehold Property	Fixtures and fittings	Office Equipment	Total
	£	£	£	£
Cost				
At 1 April 2001	172,586	15,772	9,623	197,981
Additions	-	-	117	117

At 31 March 2002	172,586	15,772	9,740	198,098
Depreciation				
At 1 April 2001	3,486	6,641	8,332	18,459
Charge for the year	1,743	2,283	352	4,378
At 31 March 2002	5,229	8,924	8,684	22,837
Net Book Value				
At 31 March 2002	167,357	6,848	1,056	175,261
At 31 March 2001	169,100	9,131	1,291	179,522

8 FIXED ASSET INVESTMENTS

	31 March 2002	**31 March 2001**
	£	£
Listed investments	112,057	115,927
Cash balances	3,062	116
	115,119	116,043
Listed investments		
Market value at 1 April 2001	115,927	112,667
Purchases	45	9,269
Sales proceeds	(3,250)	(5,315)
Realised investment profits/(losses)	(3,534)	61
Unrealised investment profit/(losses)	2,869	(755)
Market value at 31 March 2002	112,057	115,927
Historical cost as at 31 March 2002	86,056	92,840
	£	

9 STOCKS

	31 March 2002	**31 March 2001**
	£	£
Goods putrchased for resale (Leaflets,Christmas Cards, notelets)	624	365

10 DEBTORS

	31 March 2002	31 March 2001
	£	£
Due within one year:		
Other debtors	241	991
Prepayments	538	645
	779	1,636

11 CREDITORS

	£	£
Due within one year:		
Accruals and deferred income	1,410	2,500
Other taxes and social security	-	115
	1,410	2,615

12 ANALYSIS OF FUNDS

	Tangible fixed assets	Investments	Net current assets	Total
	£	£	£	£
Restricted fund: Alder	-	7,927	-	7,927
Unrestricted Funds	172,561	107,193	17,829	297,583
Total funds	172,561	115,120	17,829	305,610

The Trust received a legaccy of |£200 during the year. The use of the legacy is not restricted.

Included in unrestricted funds are investments amounting to £2,954 which are designated funds set aside for the purpose of replacing the Trust‘s premises on expiry of the lease. It is the Trust's intention to set aside money each year for this purpose (Sinking Fund).

13 COMMITMENTS

There were no commitments.